

INTER-OFFICE MEMO

TYPE OF MEETING: <u>RCLU</u>
MEETING DATE: <u>June 10, 2019</u>
SEE AGENDA ITEM: <u>D.1</u>

TO: Mayor & Council

FROM: General Manager, Planning & Development Department

DATE: June 10, 2019

FILE: 7914-0255-00

\* Supplemental Information

RE: Agenda Item D.1, June 10, 2019 Regular Council - Land Use  
Development Application No. 7914-0255-00  
3375 Morgan Creek Way & 15711 - 32 Avenue (Rosemary Heights)

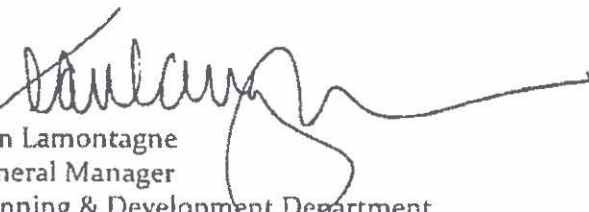
**This memorandum provides information regarding the status of Development Application No. 7914-0255-00.**

Development Application No. 7914-0255-00 is on the June 10, 2019 Regular Council - Land Use agenda for consideration by Council. This project was referred back to staff at the April 3, 2017 Regular Council - Public Hearing meeting, to work with the developer to address the neighbourhood concerns raised during the Public Hearing portion of the meeting regarding completion of the neighbourhood being in keeping with the neighbourhood context. The project has not received Third Reading.

Since the April 3, 2017 Public Hearing, the applicant has made revisions to the apartment portion of the proposal and has conducted additional consultation with the community, as discussed in the Planning Report. However, despite the attempts to engage with the community and to provide clear information about the proposed development, the applicant has not been able to identify a clear consensus for whether the proposal is supported or not.

Consequently, staff recommend that this application be referred back to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of development for the entire project.

The applicant would prefer the project to be given a new Public Hearing, and staff have identified that option in the Planning Report in the conclusion section. Should Council feel there is merit in the revised proposal, Council could consider setting a date for a new Public Hearing for Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19188 and Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2000, No. 13973, Amendment Bylaw, 2017, No. 19189 in order to hear directly from area residents.

  
Jean Lamontagne  
General Manager  
Planning & Development Department

c.c. - City Manager

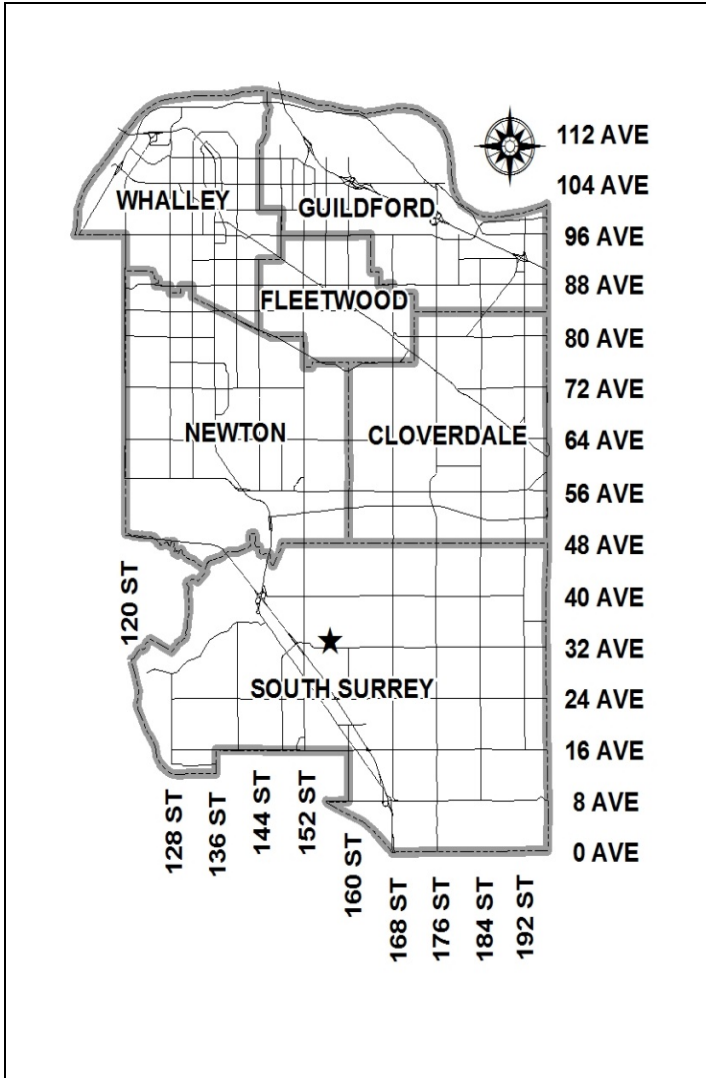
CLERKS DEPT.  
7914-0255-00  
JUN 10 2019

D.1 RCLU, JUN 10, 19

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7914-0255-00

Planning Report Date: June 10, 2019



**PROPOSAL:**

- **NCP Amendment** to introduce a new land use designation: Low-Density Apartments (3-Storeys)
  - **NCP Amendment** from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density"
  - **Rezoning** 3375 - Morgan Creek Way from CD (By-law No. 12961) to RM-15 and RM-30 and a portion of 15711 - 32 Avenue from CD (By-law No. 13973) to RM-15 and RM-30
  - **Amending CD By-law No. 13973** to include a portion of 3375 - Morgan Creek Way
  - **Development Permit**
  - **Development Variance Permit**
- to allow for a lot line adjustment and the development of 46 townhouses and 51 apartment units.

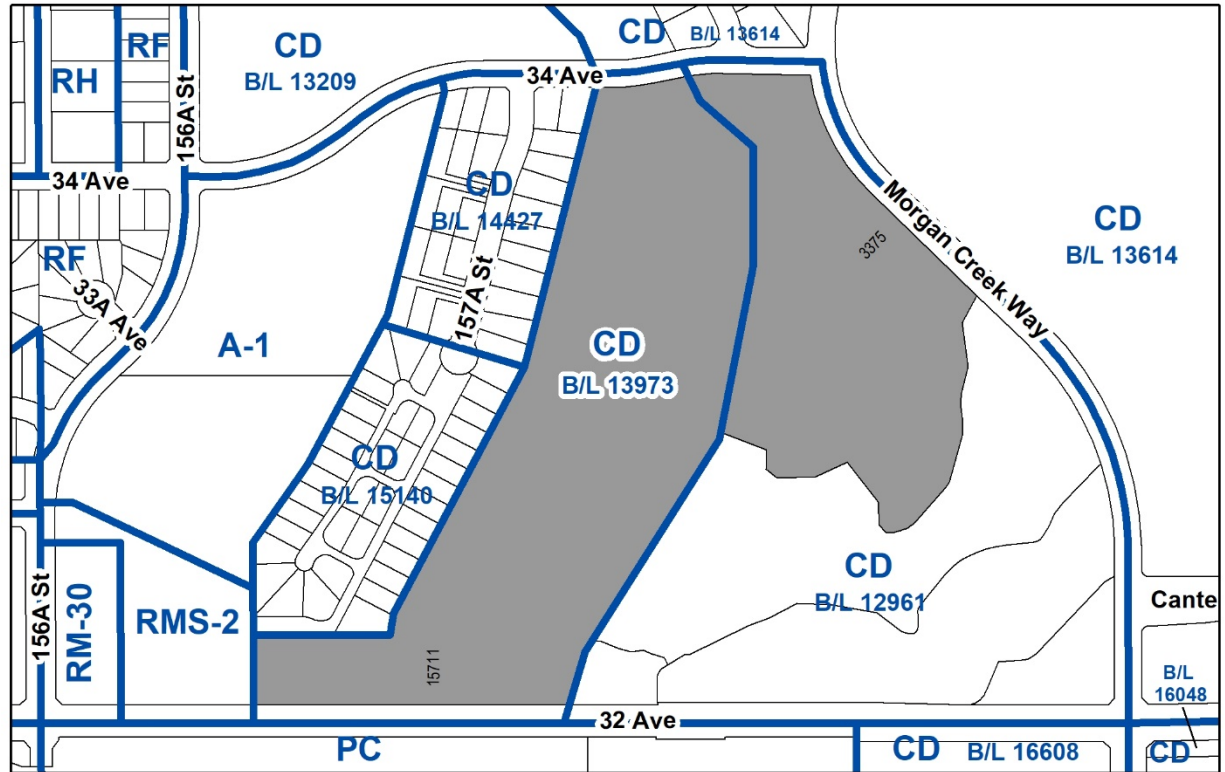
**LOCATION:** 3375 - Morgan Creek Way  
 15711 - 32 Avenue

**OWNER:** Morgan Creek Holdings Inc.

**ZONING:** CD (By-law Nos. 12961 and 13973)

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Golf Course and Clustering and Single Family Density



### RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be referred back to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of development for the entire project.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires the following amendments to the Rosemary Heights Central NCP:
  - Introduce a new land use designation: "Low-Density Apartments (3-Storeys)"; and
  - Amendments from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density"

### RATIONALE OF RECOMMENDATION

- At the April 3, 2017 Regular Council – Public Hearing meeting, Council considered the subject application and passed the following motion (RES.R17-966):
  - That Application No. 7914-0255-00 be referred back to staff to work with the developer to address the neighbourhood concerns raised during the Public Hearing portion of the meeting regarding completion of the neighbourhood being in keeping with the neighbourhood context.
- Most of the concerns expressed at the April 3, 2017 Regular Council – Public Hearing meeting were in regard to the apartment component of the project. Following the Public Hearing, the applicant revised the apartment plans by modifying massing, increasing setbacks and enhancing the building design (Appendix I). In addition, the applicant has conducted consultation with the surrounding community through a Public Information Meeting (including comment sheet feedback), and also through a web-based survey.
- However, despite the attempts to engage with the community and to provide clear information about the proposed development, the applicant has not been able to identify a clear consensus for whether the proposal is supported or not. This is evidenced by the website survey results, which indicated approximately half of respondents (45%) had concerns about the proposal moving forward, which in staff's opinion falls short of Council's direction "to address concerns raised during the Public Hearing".
- Consequently, staff recommend that this application be referred back to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of development for the entire project.

## RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of development for the entire project.

## BACKGROUND

### Proposal

- The subject site consists of two properties:
  - The western property, at 15711 – 32 Avenue (7.39 hectares (18.3 acres) in area) is the Morgan Creek Golf Course (Fairway Nos. 10 and 11), is designated Urban in the Official Community Plan (OCP) and "Golf Course" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP)" and is zoned "Comprehensive Development Zone (CD)" (By-law No. 13973); and
  - The eastern property, at 3375 – Morgan Creek Way (4 hectares (9.88 acres) in area) is a vacant lot at the corner of 34 Avenue and Morgan Creek Way, is designated Urban in the OCP and "Clustering at Single Family Density" in the Rosemary Heights Central NCP and is zoned "Comprehensive Development Zone (CD)" (By-law No. 12961).
- The applicant proposes a lot line adjustment between the Golf Course and the vacant lot, to allow one of the tee boxes for Fairway No. 10 to be located within the golf course property, as it is currently located on the adjacent (easterly) vacant lot, and to transfer surplus golf course land (to the east of the existing golf cart pathway) to the development site. This will increase the developable area of the subject site from 4.0 hectares (9.88 acres) to 4.4 hectares (10.8 acres).
- On the vacant property at 3375 – Morgan Creek Way, the applicant proposes to develop 46 townhouse units and two 3-storey apartment buildings (containing 51 apartment units) for a total of 97 units. To facilitate the proposal the following are required:
  - An amendment to the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to introduce a new land use designation "Low-Density Apartments (3-Storeys)", and redesignate a portion of the site from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)", and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density";
  - A rezoning to permit the proposed townhouse and apartment units;
  - A Development Permit for the proposed townhouse and apartment units; and
  - A Development Variance Permit for various setback relaxations.



- The project proposes a total of 97 units, which is moderately higher than the 79 units envisioned for the site under General Development Permit No. 7996-0089-00 in 1996 (Appendix II). However, because of the lot line adjustment with the golf course, the development site is being increased in size by 0.4 hectares (1 acre). The overall proposed density of the project is 9 units per acre (upa), which is a slight increase from the 8 upa approved under Development Permit No. 7996-0089-00.
- The Rosemary Heights Central NCP advocates for "a variety of housing types ranging from low to high densities to meet the diverse needs and lifestyles of future residents and to achieve a balanced and integrated social structure". There are public benefits to the proposal, including increasing housing stock diversity within this area of Surrey and providing an opportunity for area residents to age in place, both of which are desirable Planning objectives and help contribute toward ensuring complete communities. For this reason, staff supported the proposal in the initial Planning Report to Council dated March 6, 2017 (Appendix III).

### Process

- Development Application No. 7914-0255-00 was previously considered by Council at the March 6, 2017 Regular Council – Land Use Meeting (Appendix II), where First and Second Reading of the associated by-laws was granted (Council Resolution Nos. R17-647, R17-648, R17-650 and R17-651).
- At the April 3, 2017 Regular Council – Public Hearing meeting, area residents raised concerns with regard to character and "fit" of the apartment building form relative to the surrounding single family dwellings and low-density townhouses, parking, and the impact of the proposed development on surrounding property values. Following the Public Hearing, Council referred the subject development application back to staff "to work with the developer to address the concerns raised during the Public Hearing portion of the meeting regarding completion of the neighbourhood being in keeping with the neighbourhood context".

## DISCUSSION

### Site Plan Modifications & Revised Proposal

- Following the April 3, 2017 Regular Council – Public Hearing meeting, the applicant made several modifications to the proposal in response to the concerns expressed by area residents, including:
  - reduced building heights and roof lines on the proposed apartment buildings (to reduce building massing concerns);
  - increased building setbacks, added landscape planting buffers along the Deer Run drive aisle and added landscape buffer planting along the north of the site, along 34 Avenue, including significant specimen trees (to reduce interface concerns); and
  - revised end elevations, materials and cladding on the apartment buildings to break up the horizontal lines and added vertical elevation lines (to reduce building massing concerns) (Appendix I).

- The project revisions were presented to the community at a Public Information Meeting (PIM) on October 23, 2017.

#### October 23, 2017 Public Information Meeting

- On October 23, 2017, the applicant held a new Public Information Meeting (PIM) (the third PIM for this project) at the Morgan Creek Golf Clubhouse at 3500 Morgan Creek Way.
- Public Information Meeting notices were sent by the applicant to property owners within 100 metres of the subject site. Approximately 308 property owners were notified of the meeting. Although 140 residents signed in at the meeting, approximately 156 residents are estimated to have attended.
- The applicant presented visual materials, sections, drawings and renderings to illustrate the setbacks and design modifications that the applicant had made.
- The setback along 34 Avenue was increased by 2.6 metres as a result of comments that had previously been received from area residents, resulting in a 7.0 metre (23 ft.) setback to the building face.
- The lot line adjustment will allow one of the tee boxes for Fairway No. 10 to be located within the golf course property, as it is currently located on the adjacent (easterly) lot (the development site). The separation between the face of the proposed apartment building along the south side of 34 Avenue and the existing single family dwelling along the north side of 34 Avenue is approximately 30 metres (100 ft.).
- Attendees were invited to complete a comment sheet and 40 comment sheets were received from 48 individuals. A summary of the comment sheet responses is as follows:
  - 85% (34 respondents) support development in the neighbourhood in general with 17.5% (7 respondents) opposed to any development in the neighbourhood and 2.5% (1 respondent) expressing neither support nor opposition (neutral).
  - 80% (32 respondents) have confidence in the Morgan Creek Developer's commitment to quality material and design for the proposal while 17.5% (7 respondents) do not. 2.5% (1 respondent) did not respond to this question.
  - 77% (31 respondents) support the project and 20% (8 respondents) are opposed to the project, with 2.5% (1 respondent) expressing neither support nor opposition (neutral); and
  - 72.5% (29 respondents) feel that the increased landscaping, reduction in building heights and roof line and increased building setbacks are an improvement to the plan presented to Council on March 6, 2017 while 22.5% (9 respondents) do not feel that the site plan modifications and revised proposal are an improvement to the plan previously presented before Council. 2.5% (1 respondent) was unsure about whether the site plan modifications and revised proposal is an improvement to the plan presented before Council in March 6, 2017 and another 2.5% (1 respondent) did not respond to this question.

- Staff were present at this meeting and noted that the majority of the attendees appeared supportive of the revised proposal. Following the meeting, staff were satisfied that the applicant had reasonably addressed the concerns raised during the Public Hearing.
- However, in the weeks following the PIM, staff received a significant number of emails (70+) from area residents in opposition to the proposal.
- The applicant expressed concerned that the emails received in opposition to the proposal after the PIM were sent by residents who likely did not attend the PIM and therefore were not aware of the proposed modifications to the proposal. While this may have been the case, staff advised the applicant that the opinions and comments provided in these emails could not be disregarded.
- In an effort to ensure that all Morgan Creek residents were informed of the changes to the proposal, the applicant developed a website which contained a detailed explanation of the revised proposal, including all relevant drawings and building elevations and included a survey to seek feedback from Morgan Creek residents.

#### Morgan Creek Pinehurst Website and Survey (May/June 2018)

- In order to provide an overview of the revised development proposal and attempt to address any potential misunderstanding of the project details, the applicant prepared a website which provided graphic and visual information to assist the public in understanding more technical items of the site plan (i.e. setback variances proposed between internal property lines). The website contained a survey to allow area residents to provide feedback.
- The website included the following information:
  - Clarification of the proposed lot line adjustment to the golf course;
  - Clarification of the proposed densities and mix of housing types;
  - Clarification regarding the proposed Pinehurst and Deer Run interface, including the proposed plan versus the original 1997 Development Plan and an accurate cross-section of the interface;
  - Clarification of the proposed setback variance on 34 Avenue;
  - Information addressing overflow and on-street parking concerns;
  - Illustrations of the proposed condominium height relative to existing housing forms in the neighbourhood;
  - Illustrations of the proposed form and character of the condominium buildings;
  - An overview of the changes made to the proposed site plan; and
  - An overview of the demographic projections and impact on school capacity.

- Letters were sent to 536 properties within Morgan Creek inviting them to review the website and provide their feedback through the online survey. Of 303 respondents, 49% (148 respondents) indicated that they were not concerned with the proposal moving forward, and 45% (137 respondents) indicated that they were concerned with the proposal moving forward and the remaining 6% (18 respondents) were undecided.
- In addition to the survey responses, staff received 26 emails opposing the proposal and 2 emails in favour of the proposal.
- Staff cross-referenced the emails received in opposition to the proposal against the list of names and email addresses of those Morgan Creek residents who completed the online survey and found that the majority of the emails received in opposition to the proposal were sent by residents who did not complete the survey. It is not clear whether those respondents had the opportunity to review the detailed explanation of the revised proposal, including all relevant drawings and building elevations, or whether those residents did not review the website and were therefore not aware of the proposed modifications to the proposal.

#### Phone Calls Received

- Since December 2018 staff have received 3 phone calls regarding the subject proposal. Two (2) of the callers had no concerns and generally supported the proposal. One (1) caller did not support the apartment portion of the proposal.

#### Petition Received June 4, 2019

- On June 4, 2019 staff received a petition in favour of the proposed development from the residents of the Deer Run townhouse complex located immediately south of the subject site at 3355 – Morgan Creek Way. This property was developed in the late 1990s as part of Development Application No. 7996-0089-00.
- The petition indicates that the proposed development fills an important need in the community and will enable area residents to “down-size” and yet remain in their community. Of the 80 units in the Deer Run townhouse complex, 71 units (89 %) have signed the petition in support of the proposed project.

#### CONCLUSION

Despite several attempts to engage with the community and to provide clear information about the proposed development, the applicant has not been able to identify a clear consensus for whether the proposal is supported or not. This is evidenced by the website survey results, which saw a relatively high participation rate, with 303 out of 536 property owners responding to the question of whether they wanted to see this project move forward. This survey indicated approximately half of respondents (45%) had concerns about the proposal moving forward, which in staff's opinion falls short of Council's direction “to address concerns raised during the Public Hearing”.

Consequently, staff recommend that this application be referred back to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of development for the entire project.

Should Council feel there is merit in the revised proposal, Council could consider setting a date for a new Public Hearing for Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19188 and Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2000, No. 13973, Amendment Bylaw, 2017, No. 19189 in order to hear directly from area residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Revised Site Plan, Building Elevations, and Perspective
Appendix II.	General Development Permit No. 7996-0089-00 Site Plan
Appendix III.	March 6, 2017 Planning Report

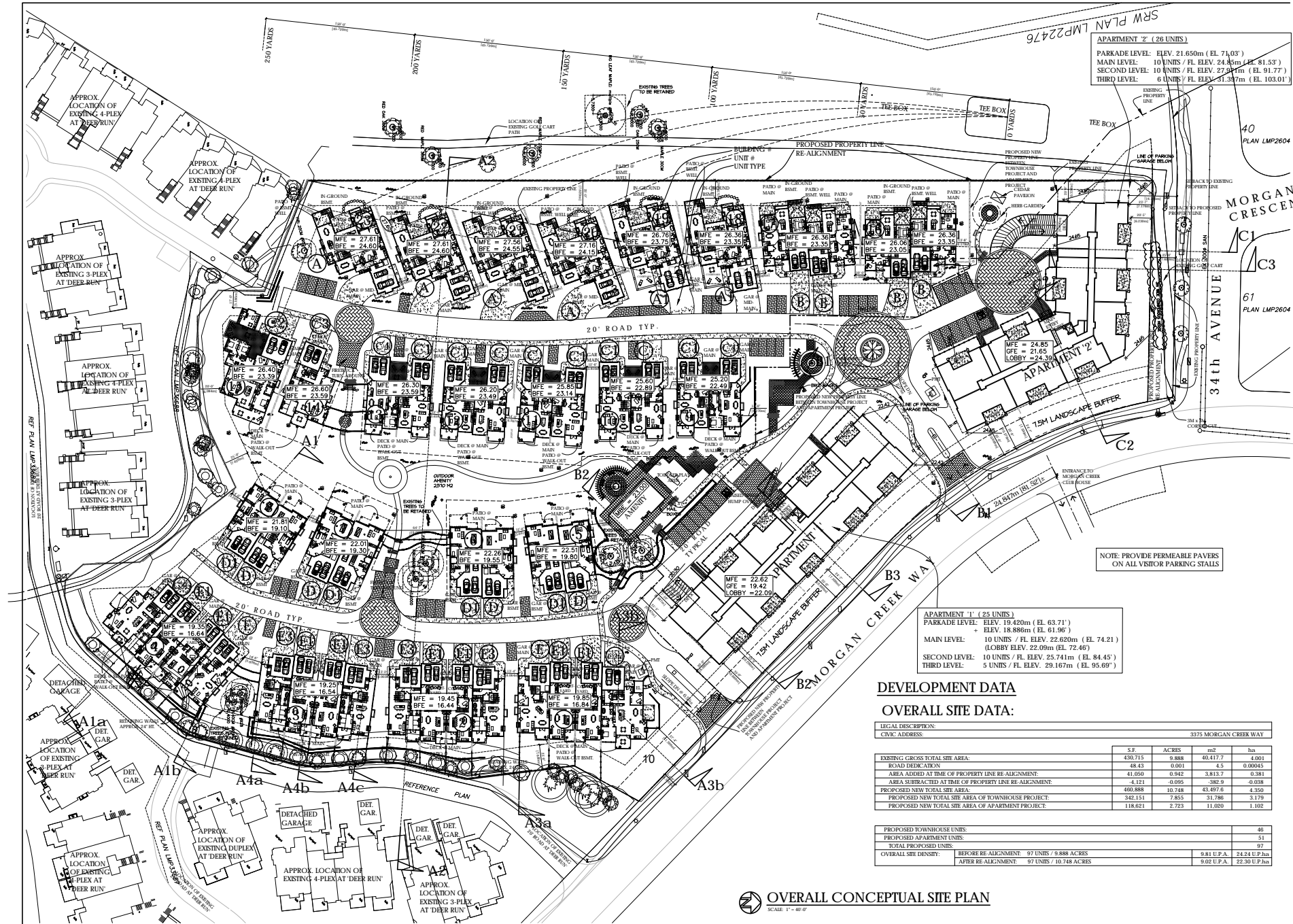
*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/cm







**APARTMENT 2 (26 UNITS)**  
 PARKADE LEVEL: ELEV. 21.650m (EL. 71.03')  
 MAIN LEVEL: 10 UNITS / FL. ELEV. 21.451m (EL. 70.53')  
 SECOND LEVEL: 10 UNITS / FL. ELEV. 21.041m (EL. 69.01')  
 THIRD LEVEL: 6 UNITS / FL. ELEV. 21.337m (EL. 70.01')

**APARTMENT 1 (25 UNITS)**  
 PARKADE LEVEL: ELEV. 19.420m (EL. 63.71')  
 MAIN LEVEL: 10 UNITS / FL. ELEV. 18.886m (EL. 61.90')  
 (LOBBY ELEV. 22.09m DEL. 72.46')  
 SECOND LEVEL: 10 UNITS / FL. ELEV. 25.741m (EL. 84.45')  
 THIRD LEVEL: 5 UNITS / FL. ELEV. 29.167m (EL. 95.69')

NOTE: PROVIDE PERMEABLE PAVERS ON ALL VISITOR PARKING STALLS

**DEVELOPMENT DATA**

**OVERALL SITE DATA:**

LEGAL DESCRIPTION:		3375 MORGAN CREEK WAY			
CIVIC ADDRESS:		3375 MORGAN CREEK WAY			
EXISTING GROSS TOTAL SITE AREA:	420.715	9.888	40,817.7	4,001	
ROAD DEDICATION:	48.43	0.001	4.3	0.00045	
AREA ADDED AT TIME OF PROPERTY LINE RE-ALIGNMENT:	41.050	0.942	3,813.7	0.381	
AREA SUBTRACTED AT TIME OF PROPERTY LINE RE-ALIGNMENT:	4.121	-0.095	-382.0	-0.038	
PROPOSED NEW TOTAL SITE AREA:	409.288	10.748	43,973.0	4,350	
PROPOSED NEW TOTAL SITE AREA OF TOWNHOUSE PROJECT:	342.151	7.855	31,780	3,179	
PROPOSED NEW TOTAL SITE AREA OF APARTMENT PROJECT:	148.621	2.723	11,020	1,102	

PROPOSED TOWNHOUSE UNITS:		46	
PROPOSED APARTMENT UNITS:		51	
TOTAL PROPOSED UNITS:		97	
OVERALL SITE DENSITY:	BEFORE RE-ALIGNMENT: 97 UNITS / 9.888 ACRES	9.81 U.P.A.	24.24 U.P./ha
	AFTER RE-ALIGNMENT: 97 UNITS / 10.748 ACRES	9.02 U.P.A.	22.30 U.P./ha

**OVERALL CONCEPTUAL SITE PLAN**  
 SCALE: 1" = 40'-0"

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ISSUED FOR:	ISSUED BY:	DATE:	ISSUE:
1. BARNETT DEMBEK	1. M.D. BARNETT	1. 2024.08.15	1. PRELIMINARY
2. MORGAN CREEK HOLDINGS LTD.	2. M.D. BARNETT	2. 2024.08.15	2. PRELIMINARY
3. MULTI-FAMILY DEVELOPMENT	3. M.D. BARNETT	3. 2024.08.15	3. PRELIMINARY
4. OVERALL CONCEPTUAL SITE PLAN	4. M.D. BARNETT	4. 2024.08.15	4. PRELIMINARY

DESIGN: MORGAN CREEK HOLDINGS LTD.  
 DRAWN: M.D. BARNETT  
 DATE: 2024.08.15  
 SCALE: 1" = 40'-0"

CLIENT: MORGAN CREEK HOLDINGS LTD.  
 PROJECT: MULTI-FAMILY DEVELOPMENT  
 3375 MORGAN CREEK WAY, SURREY, B.C.  
 SHEET: OVERALL CONCEPTUAL SITE PLAN

**barnett dembek**

UNIT 135,  
 7536 130 STREET  
 SURREY, B.C.  
 V3W 1H8

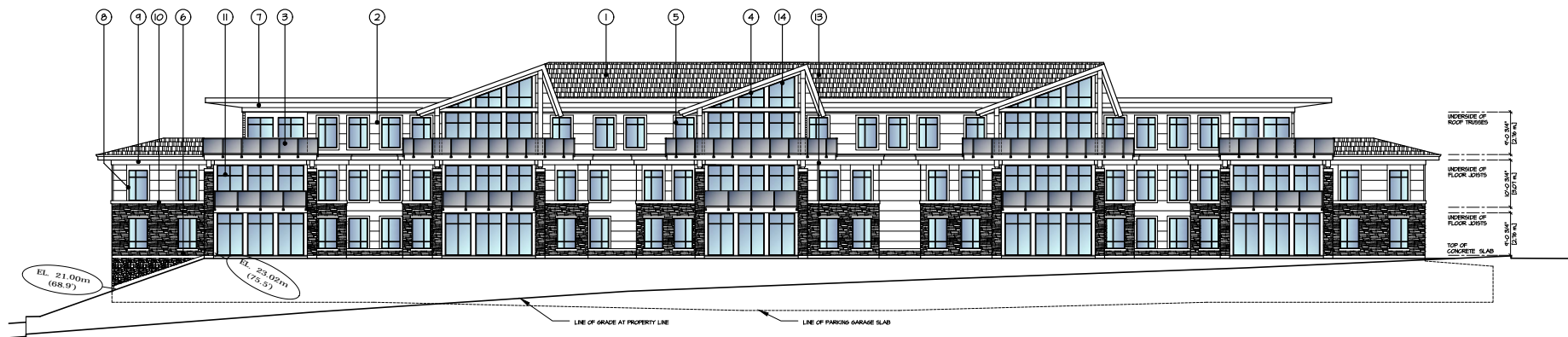
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnettdev.com

CLIENT NO.	SHEET NO.
15004	AC-101
PROJECT NO.	REV. NO.
15004	1



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1. BARNETT DANK	M.D.	2017.07.17	1
2. BARNETT DANK	M.D.	2017.07.17	2

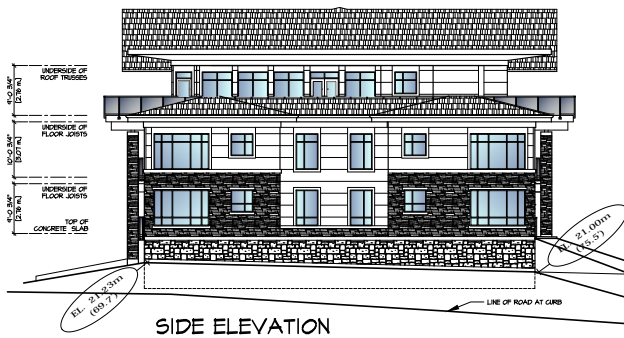


**REAR ELEVATION - MORGAN CREEK WAY**

SCALE: 3/32" = 1'-0"

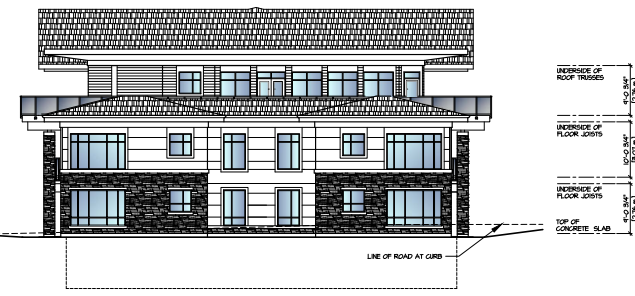
**SCHEDULE OF FINISHES**

- ① CEDAR SHAKE OR CONCRETE CEDAR SHAKE
- ② WHITE VINYL FRAMED WINDOWS  
C/M WOOD TRIM - STORM GREY
- ③ POWDER COAT ALUMINUM GUARDRAIL - BLACK  
C/M TEMPERED GLASS PANELS
- ④ CEDAR SOFFITS - CLEAR SEAL
- ⑤ FIBER-CEMENT PANEL SIDING - OFF WHITE
- ⑥ LEDGESTONE VENEER CLADDING - GREY
- ⑦ FIBER-CEMENT FASCIA - STORM GREY
- ⑧ 3 1/2" FIBER-CEMENT CORNER TRIM TO MATCH SIDING
- ⑨ 2x12 WOOD TRIM BOARD - STORM GREY
- ⑩ 2x8 WOOD TRIM BOARD - STORM GREY
- ⑪ COLUMNS - LEDGESTONE VENEER - GREY  
C/M 2x8 WOOD TRIM - CLEAR SEAL
- ⑫ STRUCTURAL WOOD CLAD BEAM - CLEAR SEAL
- ⑬ 2x12 ABOVE 2x8 WOOD GABLE FASCIA - CLEAR SEAL



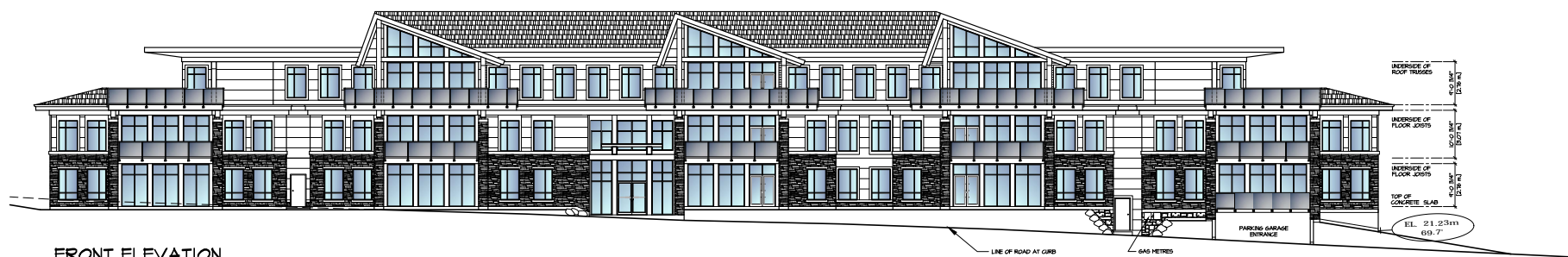
**SIDE ELEVATION**

SCALE: 3/32" = 1'-0"



**SIDE ELEVATION**

SCALE: 3/32" = 1'-0"



**FRONT ELEVATION**

SCALE: 3/32" = 1'-0"

DESIGN :	MORGAN CREEK HOLDINGS LTD.
CLIENT :	MORGAN CREEK HOLDINGS LTD.
PROJECT :	MULTI-FAMILY DEVELOPMENT 3075 MORGAN CREEK WAY, SURREY, B.C.
DATE :	OCT. 20 17
SCALE :	3/32" = 1'-0"
SHEET NO. :	APARTMENT '1'
BUILDING ELEVATIONS	

**barnett dank**

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H6

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

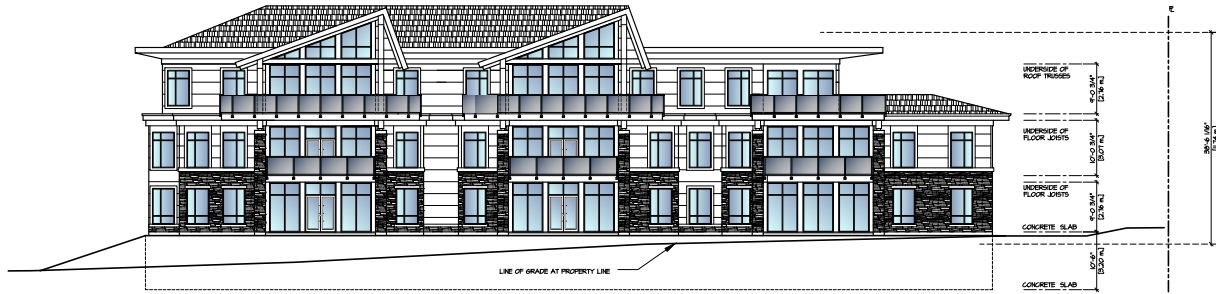
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15004	AC-4.1

**APARTMENT '1'**



**REAR ELEVATION - MORGAN CREEK WAY**

SCALE : 3/32" = 1'-0"



**REAR ELEVATION - 34th AVENUE**

SCALE : 3/32" = 1'-0"



**SIDE ELEVATION**

SCALE : 3/32" = 1'-0"

**SCHEDULE OF FINISHES**

- ① CEDAR SHAKE OR CONCRETE CEDAR SHAKE
- ② WHITE VINYL FRAMED WINDOWS  
G/M WOOD TRIM - STORM GREY
- ③ POWDER COAT ALUMINUM GUARDRAIL- BLACK  
G/M TEMPERED GLASS PANELS
- ④ CEDAR SOFFITS - CLEAR SEAL
- ⑤ FIBER-CEMENT PANEL SIDING - OFF WHITE
- ⑥ LEDGESTONE VENEER CLADDING - GREY
- ⑦ FIBER-CEMENT FASCIA - STORM GREY
- ⑧ 3 1/2" FIBER-CEMENT CORNER TRIM TO MATCH SIDING
- ⑨ 2x12 WOOD TRIM BOARD - STORM GREY
- ⑩ 2x8 WOOD TRIM BOARD - STORM GREY
- ⑪ COLUMNS - LEDGESTONE VENEER - GREY  
G/M 2x8 WOOD TRIM - CLEAR SEAL
- ⑫ STRUCTURAL WOOD CLAD BEAM - CLEAR SEAL
- ⑬ 2x12 ABOVE 2x8 WOOD GABLE FASCIA - CLEAR SEAL

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ISSUE NO.	DATE	BY	ISSUED FOR
1	MAY 11 2017	MLB	LANDING DESIGN PANS
2	OCT 11 2017	MLB	REWORK AS PER PLANNING DEPT COMMENTS
3	OCT 11 2017	MLB	REWORK AS PER PLANNING DEPT COMMENTS

REV.	DATE	BY	CHK.	APP.	DESCRIPTION
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604-AC-41-43.1-APT.1g

DESIGN :	DESIGN :	DATE :	SCALE :
BY :	BY :	OCT 20 17	3/32" = 1'-0"
PROJECT :	PROJECT :		
CLIENT :	CLIENT :		
CLIENT : MORGAN CREEK HOLDINGS LTD. PROJECT : MULTI-FAMILY DEVELOPMENT 3075 MORGAN CREEK WAY, SURREY, B.C. SHEET CONTAINS : APARTMENT '2' BUILDING ELEVATIONS			

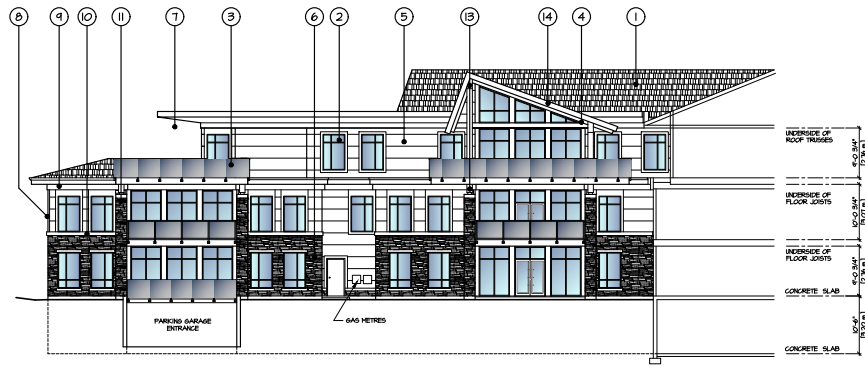
**barnett denbek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H5

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15004	AC-4.02

**APARTMENT '2'**



**FRONT ELEVATION - PART A**

SCALE : 3/32" = 1'-0"



**FRONT ELEVATION- PART B**

SCALE : 3/32" = 1'-0"



**SIDE ELEVATION**

SCALE : 3/32" = 1'-0"

**SCHEDULE OF FINISHES**

- ① CEDAR SHAKE OR CONCRETE CEDAR SHAKE
- ② WHITE VINYL FRAMED WINDOWS  
C/M WOOD TRIM - STORM GREY
- ③ POWDER COAT ALUMINUM GUARDRAIL- BLACK  
C/M TEMPERED GLASS PANELS
- ④ CEDAR SOFFITS - CLEAR SEAL
- ⑤ FIBER-CEMENT PANEL SIDING - OFF WHITE
- ⑥ LEDGESTONE VENEER CLADDING - GREY
- ⑦ FIBER-CEMENT FASCIA - STORM GREY
- ⑧ 3 1/2" FIBER-CEMENT CORNER TRIM TO MATCH SIDING
- ⑨ 2x12 WOOD TRIM BOARD - STORM GREY
- ⑩ 2x8 WOOD TRIM BOARD - STORM GREY
- ⑪ COLUMNS - LEDGESTONE VENEER - GREY  
C/M 2x8 WOOD TRIM - CLEAR SEAL
- ⑫ STRUCTURAL WOOD CLAD BEAM - CLEAR SEAL
- ⑬ 2x12 ABOVE 2x8 WOOD GABLE FASCIA - CLEAR SEAL

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ISSUE	DATE	BY	ISSUED FOR	
			DATE	BY
1	NOV 11 2017	M.A.B.	LANDING DESIGN WORK	
2	OCT 11 2017	M.A.B.	PROJECT 1017 PM	
3	OCT 11 2017	M.A.B.		



004-AC-41-43.1-APT.1.dwg

DESIGN :	DESIGN :	DATE :	SCALE :
BY :	BY :	OCT 20 17	3/32" = 1'-0"
CLIENT : MORGAN CREEK HOLDINGS LTD.			
PROJECT : MULTI-FAMILY DEVELOPMENT			
3075 MORGAN CREEK HWY, SURREY, B.C.			
SHEET CONTAINS APARTMENT '2'			
BUILDING ELEVATIONS			

**barnett dembek**

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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15004	AC-4.03

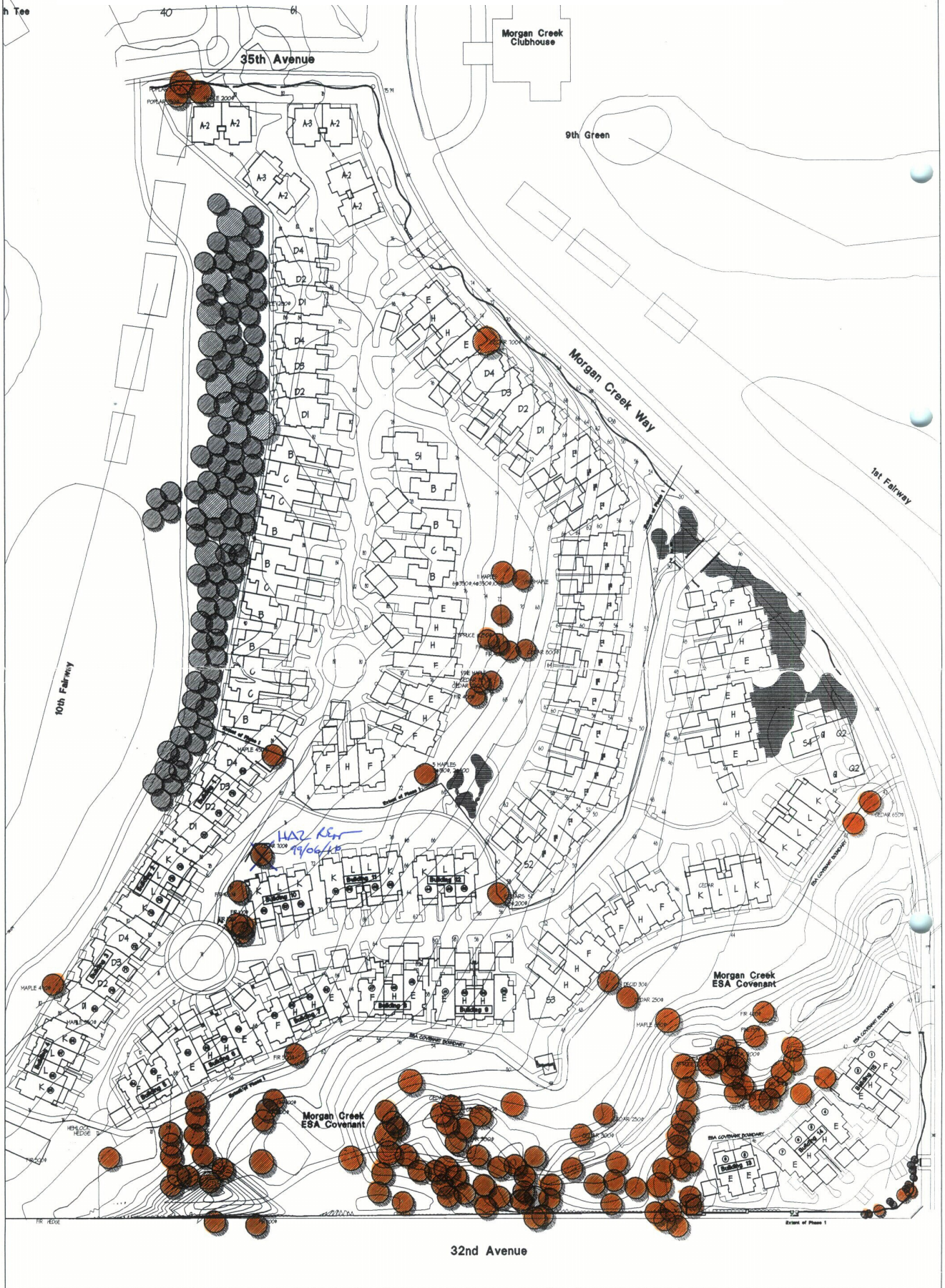
**APARTMENT '2'**











# Morgan Creek - Townhouse Development

## Existing Trees to be Retained

Scale 1" = 120'-0"

APPENDIX A  
T 355



# Appendix III

## PLANNING & DEVELOPMENT REPORT

File: 7914-0255-00

Planning Report Date: March 6, 2017

### PROPOSAL:

- **NCP Amendment** to introduce a new land use designation: Low-Density Apartments (3-Storeys)
- **NCP Amendment** from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density"
- **Rezoning** 3375 - Morgan Creek Way from CD (By-law No. 12961) to RM-15 and RM-30 and a portion of 15711 - 32 Avenue from CD (By-law No. 13973) to RM-15 and RM-30
- **Amending CD By-law No. 13973** to include a portion of 3375 - Morgan Creek Way
- **Development Permit**
- **Development Variance Permit**

to allow for a lot line adjustment and the development of 46 townhouses and 51 apartment units.

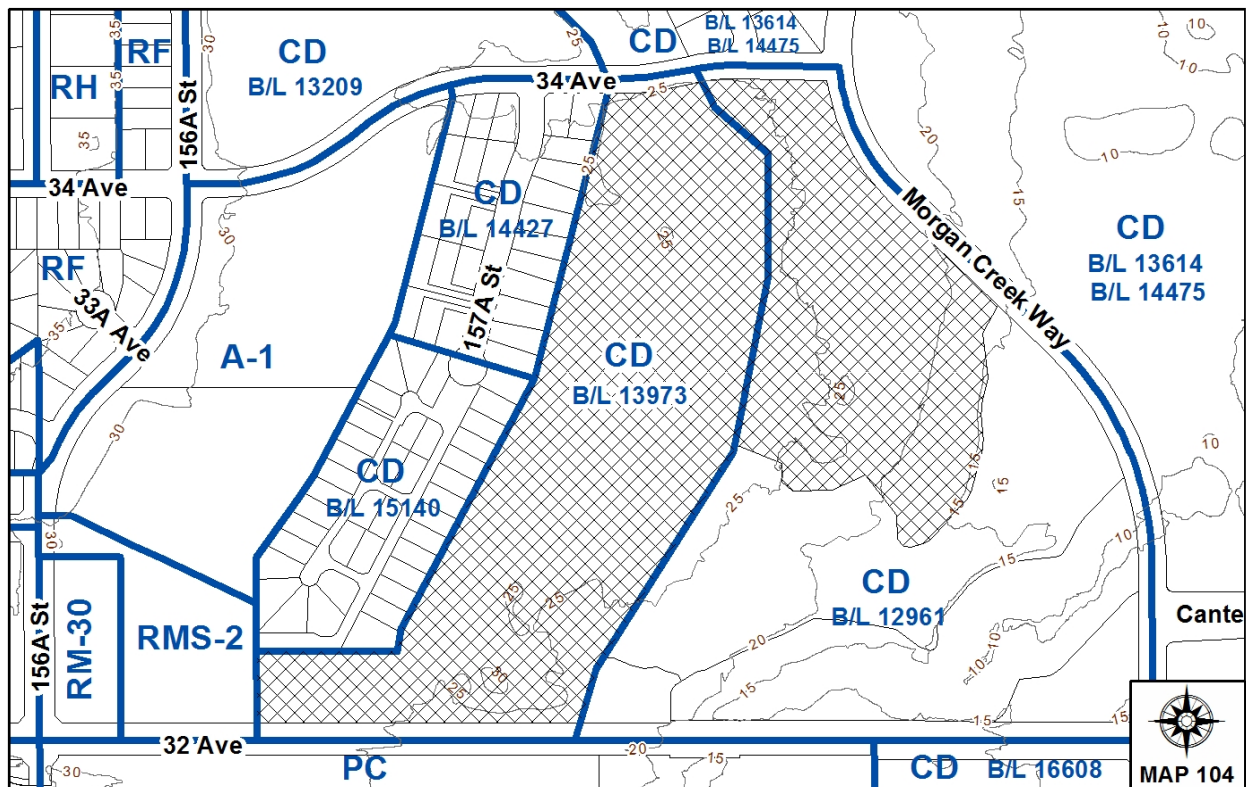
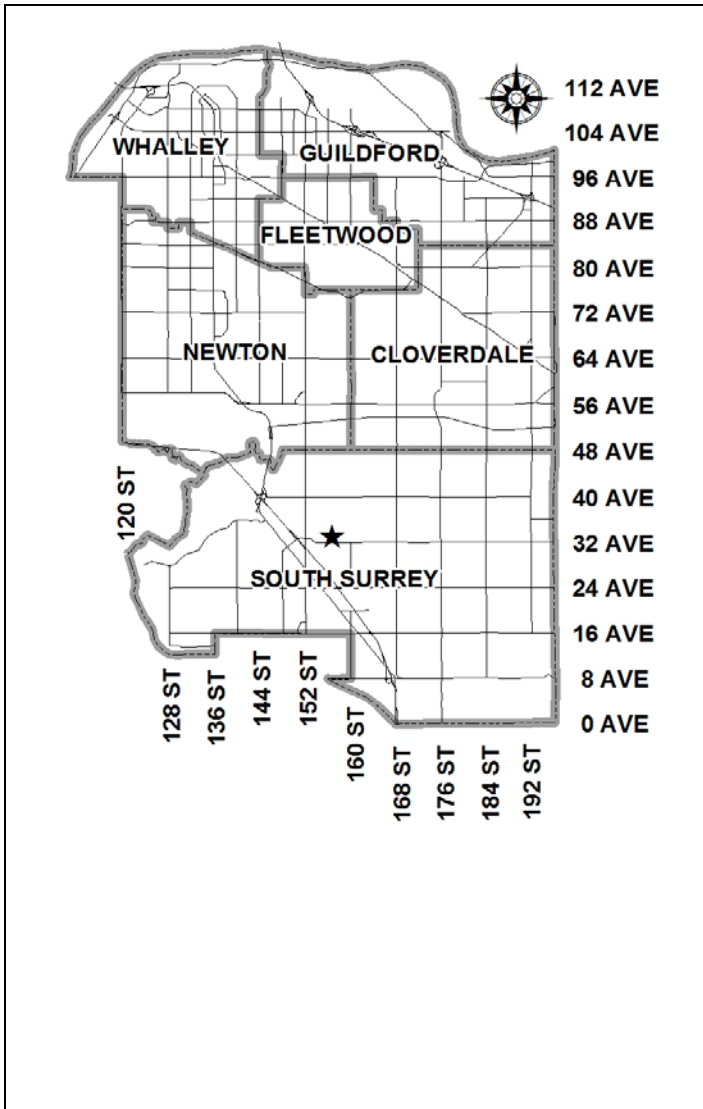
**LOCATION:** 3375 - Morgan Creek Way and 15711 - 32 Avenue

**OWNER:** Morgan Creek Holdings Inc.

**ZONING:** CD (By-law Nos. 12961 and 13973)

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Golf Course and Clustering at Single Family Density



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - Rezoning; and
  - Amendment to CD By-law No. 13973.
- Approval to draft Development Permit No. 7914-0255-00.
- Approval for Development Variance Permit No. 7914-0255-00 to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires the following amendments to the Rosemary Heights Central Neighbourhood Concept Plan:
  - Introduce a new land use designation: "Low-Density Apartments (3-Storeys)"; and
  - Amendments from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density"
- The applicant is proposing to reduce the side yard setbacks of the RM-15 Zone and to reduce the front and side yard setbacks of the RM-30 Zone in certain locations.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) Designation.
- The proposal partially complies with the site's designation in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). The townhouse component of the project occupies 75% of the site area, and will remain as Clustering at Single Family Density.
- The proposed amendments to the Rosemary Heights Central NCP have been requested in order to achieve the required land use designation and density for the proposed apartments, and to accommodate a proposed lot line adjustment between the golf course and the proposed development site.
- The Rosemary Heights Central NCP advocates for "a variety of housing types ranging from low to high densities to meet the diverse needs and lifestyles of future residents and to achieve a balanced and integrated social structure". The apartment form offers a different product type which addresses specific housing stock supply and diversity and provides an opportunity for local residents to age in place.
- The site's location at the easternmost edge of the Rosemary Heights Central NCP area, with golf course lands on either side (to the east and west) lends support to the apartment building form.



- 
- The project proposes a total of 97 units, which is moderately higher than the 79 units approved for the site under Development Permit No. 7996-0089-00 in 1996. However, because of the lot line adjustment with the golf course, the development site is being increased in size by 0.4 ha (1 acre). Consequently, the overall density of the project is 9 upa, which is a slight increase from the 8 upa approved under Development Permit No. 7996-0089-00.
  - The apartment buildings are limited to three stories and with a proposed height of 12 metres (39 ft.), are below the maximum height of 13 metres (43 ft.) which is permitted under the RM-30 Zone. Furthermore, the top (third) floor has been set back significantly from the first two stories on both buildings to help reduce the massing of the building.
  - The proposed variances are supportable as they are mostly side yard conditions or relate to internal lot lines between the proposed townhouse and apartment sites. The majority of the required building setbacks are proposed to be met or exceeded for the project.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A and Block B, as shown on the Survey Plan (Appendix IX) from "Comprehensive Development Zone (CD)" (By-law No. 12961) and "Comprehensive Development Zone (CD)" (By-law No. 13973), respectively, to "Multiple Residential (15) Zone (RM-15)" and to rezone Block C and Block D, as shown on the Survey Plan (Appendix IX) from "Comprehensive Development Zone (CD)" (By-law No. 12961) and "Comprehensive Development Zone (CD)" (By-law No. 13973), respectively, to "Multiple Residential (30) Zone (RM-30)";
2. a By-law be introduced to rezone Block E, as shown on the Survey Plan (Appendix IX) from "Comprehensive Development Zone (CD)" (By-law Nos. 12961) to "Comprehensive Development Zone (CD)" (By-law No. 13973), and to amend Comprehensive Development By-law No. 13973, by replacing the subdivision plan Schedule I with a new Schedule I (Appendix XI);  
  
and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7914-0255-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0255-00 (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to:
    - 4 metres (13 ft.) for Building 8; and
    - 6 metres (20 ft.) for Building 15.
  - (b) to reduce the minimum rear yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 9;
  - (c) to reduce the minimum rear yard (west) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 15;
  - (d) to reduce the minimum side yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 16;
  - (e) to reduce the minimum side yard (east) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 2.9 metres (9 ft.) for Building 16;
  - (f) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Apartment Building 2; and
  - (g) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the balcony posts for Apartment Building 2.

5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
  - (g) 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;
  - (h) registration of a "no-build" Section 219 Restrictive Covenant along the west portion of the townhouse site, and to notify future owners of the risks associated with living adjacent to the golf course, and to indemnify the City in relation to this; and
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to introduce new land use designation: "Low-Density Apartments (3-Storeys)" in the Rosemary Heights Central Neighbourhood Concept Plan; and to redesignate portions of the land from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density".

Should Council have concerns about proceeding to Public Hearing, Council may select Option 2, discussed in the "Project Evaluation" section of this report, and refer the application back to staff to work with the applicant to achieve greater community support for the proposal.

**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:**

22 Elementary students at Morgan Elementary School  
 10 Secondary students at Earl Marriott 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 the Winter of 2019.

Parks, Recreation & Culture: No concerns.

**SITE CHARACTERISTICS**

Existing Land Use: Vacant property and Morgan Creek Golf Course

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34 Avenue):	Single family dwellings	Suburban / N/A	CD (By-law Nos. 13614 and 14475)
East (Across Morgan Creek Way):	Morgan Creek Golf Course	Suburban / N/A	CD (By-law Nos. 13614 and 14475)
South:	Townhouse site (Deer Run)	Urban / Clustering at Single Family Density	CD (By-law No. 12961)
West:	Single family dwellings	Urban / Clustering at Single Family Density and Compact Single Family/Cluster	CD (By-law Nos. 14427 and 15140)

**DEVELOPMENT CONSIDERATIONS**

**Background**

- The subject site consists of two properties:

- The western property, at 15711 – 32 Avenue, is the Morgan Creek Golf Course (Fairway Nos. 10 and 11), is designated Urban in the Official Community Plan (OCP) and "Golf Course" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP)" and is zoned "Comprehensive Development Zone (CD)" (By-law No. 13973); and
- The eastern property, at 3375 - Morgan Creek Way, is a vacant lot at the corner of 34 Avenue and Morgan Creek Way, is designated Urban in the OCP and "Clustering at Single Family Density" in the Rosemary Heights Central NCP and is zoned "Comprehensive Development Zone (CD)" (By-law No. 12961).
- The golf course property is 7.39 hectares (18.3 acres) and the vacant property is 4 hectares (9.88 acres). The total site area is 11.39 hectares (28.18 acres).

### Current Proposal

- The applicant proposes a lot line adjustment between the Golf Course and the vacant lot (Appendix II). This lot line adjustment will require an amendment to CD By-law No. 13973 to reflect the new lot line.
- The lot line adjustment is proposed to allow one of the tee boxes for Fairway No. 10 to be located within the golf course property, as it is currently located on the adjacent (easterly) vacant lot, and to transfer surplus golf course land (to the east of the existing golf cart pathway) to the development site. This will increase the developable area of the subject site from 4.0 hectares (9.88 acres) to 4.4 hectares (10.8 acres).
- On the vacant property, the applicant proposes to develop 46 townhouse units and two 3-storey apartment buildings, containing a total of 51 units. The proposal requires rezoning to RM-15 for the townhouse portion of the site and RM-30 for the apartment portion of the site.
- An amendment to the Rosemary Heights Central NCP to redesignate a portion of the site from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)", and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density" is required to reflect this increase in density, and the lot line adjustment along the golf course (Appendix VIII).
- Development Permit No. 7914-0255-00, if approved, will replace the existing General Development Permit (No. 7996-0089-00) on the vacant property.
- Morgan Creek Holdings is the applicant and has been responsible for the design and development of the entire Morgan Creek Golf Course community.

### Rationale for NCP Amendment

- The NCP designation of the vacant lot is "Clustering at Single Family Densities" (14.8 units per hectare or 6 units per acre), which would allow for a total of 60 units. However, a General Development Permit (No. 7996-0089-00), was approved in 1996 for the subject site and for the Deer Run townhouse development to the south with a total of 159 units: 80 at "Deer Run" (which have been constructed), and 79 units at "Pine Hurst" (the subject site) at an overall density of 20 units per hectare, or 8 upa.



- With the lot line adjustment, the development site is 4.4 hectares (10.8 acres) in area. The proposed increase in the number of units represents a density of 14.8 units per hectare (6 units per acre) for the proposed townhouses, and 42 units per hectare (17 units per acre) for the proposed apartments for a total overall density of 22.2 units per hectare (9 units per acre) across the site.
- The proposal requires the following amendments to the Rosemary Heights Central NCP:
  - Introduce a new land use designation: "Low-Density Apartments (3-Storeys)"; and
  - Amendments from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)", and "Golf Course" and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density".
- The NCP amendments are proposed in order to achieve the required land use designation and density to accommodate the proposed lot line adjustment and apartments. Most of the site will remain as Clustering at Single Family Density.
- The proposed apartments are reasonably low density (17 units per acre) and are requested by the applicant in response to changes in market demand, product differentiation and demographics.
- The height of the proposed apartments is limited to 3 storeys and is proposed to be 12 metres (39 ft.), which is 1 metre (3.3 ft.) above the maximum height of 11 m (36 ft.) which is permitted under the existing CD Zone (By-law No. 12961) and 1 metre (3.3 ft.) below the maximum height of 13 m (43 ft.) which is permitted under the proposed RM-30 Zone. The top (third) storey is also significantly setback from the first two stories, which helps to reduce the massing of the buildings.
- The site's location at the easternmost edge of the Rosemary Heights Central NCP area, with golf course lands on either side (to the east and west) lends support to the apartment building form density.
- The Rosemary Heights Central NCP advocates for "a variety of housing types ranging from low to high densities to meet the diverse needs and lifestyles of future residents and to achieve a balanced and integrated social structure".
- The applicant has indicated that there is demand from existing area residents for master-on-main, lock-and-leave, low maintenance units with secure (underground) parking in this area.
- The apartment form offers a different product type which addresses specific housing stock supply and diversity and provides an opportunity for local residents to age in place.

## PUBLIC CONSULTATION

### March 20, 2015 Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on March 25, 2015 at the Morgan Creek Clubhouse at 3500 - Morgan Creek Way.

- Approximately 308 property owners were notified of the meeting. Although only 133 residents signed in at the meeting, approximately 200 residents are estimated to have attended.
- Attendees were invited to complete a comment sheet.
- Comments were received from 23 attendees, 9 of which were opposed to the proposed development.
- Some residents had comments regarding details of the design, however the main concern was about the apartment form and the proposed increase in density.

### Pre-Notification Letter

Pre-notification letters were sent on December 8, 2016 to 308 households within 100 metres (328 ft.) of the subject site. To date, staff have received 3 letters, 22 emails and 5 phone calls as follows:

- 23 area residents expressed concern about the proposal. Of those, 6 expressed general concern with or opposition to the proposal, 15 were specifically opposed to the proposed apartment use, 1 was concerned about parking and 1 was concerned about the height of the proposed apartment building.
- 3 area residents expressed support for the proposal.
- 4 area residents had general questions about the proposal and did not express any concerns.

Staff also received a letter signed by 29 residents of Collingwood Crescent, 34 Avenue and 157A Street in opposition to the proposed apartment building form. The concerns identified through the pre-notification process and at the PIM held by the applicant, included character and "fit" of the apartment building form relative to the surrounding single family dwellings and low-density townhouses, parking, and the impact of the proposed development on surrounding property values.

As a result of the correspondence received by staff, the applicant was directed to hold a second PIM.

### February 1, 2017 Public Information Meeting

- A second PIM was held on February 1, 2017 at the Morgan Creek Clubhouse at 3500 - Morgan Creek Way.
- Approximately 308 property owners were notified of the meeting. Although only 89 residents signed in at the meeting, approximately 150 residents are estimated to have attended.
- Attendees were invited to complete a comment sheet.
- Comments were received from 37 attendees. A summary of the responses is as follows:

- 48% of respondents support the project as a whole (including the mix of townhouses and apartments) with 43.2% opposed to the project and 8.1% expressing neither support nor opposition (neutral); and
- 45.9% of respondents support the proposed apartment units with 40.5% opposed to the proposed apartment units and 13.5% expressing neither support nor opposition (neutral). Of those that oppose the apartment units, 80% would support a proposal for 100% townhouse units of a smaller size with the same number of overall units as is currently being proposed.
- The concerns identified by residents were similar to those raised through the pre-notification process. The following is a summary of the main issues raised by area residents at both PIMs; with staff comment noted in italics:

- increasing the density above the maximum 6 units per acre (14.8 units per hectare) that is permitted under the site's existing "Clustering at Single Family Densities" NCP designation;

*The subject site is the last remaining undeveloped site within the Morgan Creek Golf Course community.*

*The proposed development largely fits into the site's existing NCP designation of "Clustering at Single Family Densities"; the NCP amendments are required only for the lot line adjustment and to permit the apartment land use and density at the north east portion of the site.*

*The density for the apartment portion of the site is 17 units per acre, which is effectively a townhouse density. A General Development Permit (No. 7996-0089-00) that was approved in 1996 for the subject site at an overall density of 20 units per hectare (8 units per acre). The overall density for the proposed townhouse and apartment mix is marginally higher than the density approved in 1996 under the General DP at 22.2 units per hectare (9 units per acre).*

- Character and "fit" of the apartment building form relative to the surrounding single family dwellings and low-density townhouses.

*The site's location at the easternmost edge of the Rosemary Heights Central NCP area, with golf course lands on either side (to the east and west) lends support to a higher residential density. The apartment form offers a different product type which addresses specific housing stock supply and diversity and provides an opportunity for local residents to age in place.*

*Concentrating units within the apartment buildings provides more area for green space and landscaping.*

- Parking – concerns the proposal will add to on-street parking congestion in the area. Many residents pointed out that they already experience parking shortages along Morgan Creek Way during events and tournaments at the Morgan Creek Golf Course.

*The elevation change and extensive landscaping between Morgan Creek Way and the proposed townhouse and apartment buildings makes parking along Morgan Creek Way to access the development inconvenient.*

*Although they are only required to provide 1.5 parking spaces for each apartment unit, the applicant is proposing to provide 2 parking spaces for each apartment unit. The applicant is proposing to provide 194 resident parking spaces for the townhouse and apartment units, exceeding the By-law requirement of 169 resident parking spaces by 25 spaces. The applicant is also proposing to provide 53 visitor parking spaces, well in excess of the By-law requirement of 19 visitor spaces.*

- Traffic – concerns that adding more people to the area will increase traffic, specifically along 32 Avenue.

*The proposed development will produce approximately 55 to 60 vehicular trips in the peak hour.*

*32 Avenue is an arterial road that will ultimately be widened to 5 lanes (2 travel lanes in each direction) to provide additional capacity. Currently, the widening of 32 Avenue, from 154 Street/Croydon Drive to 160 Street, is in the City's 10 Year Servicing Plan as a long term project (7-10 years).*

- The proposal will devalue the existing properties in the neighbourhood.

*From a Planning perspective, individual property values are not a key consideration in the review of proposed development. Irrespective of current property values, the development proposal meets the City's long-term goals of balanced and integrated social structures, vibrant and diverse communities and ageing in place.*

- Staff received a petition with 22 signatures from residents of the Deer Run development who are concerned about the height of the proposed buildings along the Deer Run interface, given the fact that the grade of the subject site is higher than that of Deer Run.

*Townhouse units were always envisioned along the Deer Run interface. The units will be higher than the Deer Run units because of the existing grade of the subject site. The proposed height of the townhouse units, at 10.2 metre (33 ft.) is below the maximum height of 11 m (36 ft.) which is permitted under both the existing CD Zone (By-law No. 12961) and the proposed RM-15 Zone.*

*The units that interface with the Deer Run townhouses to the south are side unit conditions, which minimizes privacy and overlooking concerns as the units are oriented east-west and not north-south.*

*Non-bylaw size, decorative trees were planted on the subject site when Deer Run was developed. Although these trees are not protected by by-law, they are proposed to be retained.*

## PROJECT EVALUATION

- The community is essentially split in its view of the proposed development, with a slight leaning towards support for the project. As the project involves an amendment to the approved NCP, there are two options available for Council's consideration:

**Option 1:** Advance the project to Public Hearing to hear directly from area residents.

### OR

**Option 2:** Refer the project back and direct staff to work with the applicant to achieve greater community support for the proposal.

- This application proposes an NCP amendment. Many area residents have reservations about the proposed apartment building form and wish to see a development form that is in keeping with the approved NCP. In response to these concerns, the applicant has designed the buildings so that they are in keeping with the character of Morgan Creek.
- The applicant has responded to concerns about the building form of the proposed apartment buildings by:
  - setting the top (third) storey back significantly from the first two stories on both buildings;
  - providing a generous 7.5 metre (25 ft.) wide landscape buffer and setting the apartment buildings back a minimum of 9.0 metres (30 ft.) along Morgan Creek Way; and
  - by retaining the existing 7.5 metre (25 ft.) tall hedge along 34 Avenue.
- The Rosemary Heights Central NCP advocates for "a variety of housing types ranging from low to high densities to meet the diverse needs and lifestyles of future residents and to achieve a balanced and integrated social structure". There is a public benefit in allowing this application to proceed, including increasing housing stock diversity within this area of Surrey and providing an opportunity for area residents to age in place, both of which are desirable Planning objectives and help contribute toward ensuring complete communities.
- The proposed NCP amendments are required to achieve the apartment land use designation and density and to accommodate the proposed lot line adjustment. Approximately 75% of the site will remain as Clustering at Single Family Density, in accordance with the existing NCP designation. The apartments are proposed at a low density (17 units per acre / 42 units per hectare), and the site's location at the easternmost edge of the Rosemary Heights Central NCP area, with golf course lands on either side (to the east and west) lends support to the apartment building form.

## Conclusion

Based on the above, staff is of the view that there is sufficient merit to the proposal, and accordingly, recommends that Council approve Option 1, to allow the application to proceed to Public Hearing.

## DESIGN PROPOSAL AND REVIEW

### Access, Pedestrian Circulation & Parking

- The applicant is proposing to split the subject site into two separate development sites: one for the townhouse units and one for the apartment buildings. This will ensure that separate stratas can address the different aspects of each building type.
- Two points of access are proposed from Morgan Creek Way for the overall project: one drive aisle is proposed to the south of the apartment site and the other is proposed in between the two apartment buildings. Both drive aisles feature central landscape dividers and gatepost elements. Shared access easements are required between the two sites.
- 194 resident parking spaces are proposed, exceeding the By-law requirement of 169 resident parking spaces, based on 1.5 parking spaces per apartment unit and 2 parking spaces per townhouse unit. In addition, each townhouse unit is proposed to have a parking apron that can accommodate another 2 parking spaces.
- 53 visitor parking spaces are proposed, exceeding the By-law requirement of 19 visitor spaces.
- In total, 247 resident and visitor parking spaces are proposed to be provided with an additional 92 parking spaces within the driveways of the townhouse units.
- Generous front yards and open spaces between buildings results in an open and extensively landscaped site while pedestrian pathways throughout the site provide connectivity and circulation within.

### Deer Run Interface

- The units that interface with the Deer Run townhouses to the south are side unit conditions, which minimizes privacy and overlooking concerns as the units are oriented east-west and not north-south.
- Non-bylaw size, decorative trees were planted on the subject site when Deer Run was developed. Although these trees are not protected by by-law, they are proposed to be retained.
- Where necessary, a landscaped, low, and in some instances tiered retaining wall is provided to increase the aesthetic buffering between the subject site and the Deer Run development.
- No vehicular access between Deer Run and the subject site is proposed, therefore ensuring privacy and maximizing the opportunity for landscaping between the developments.
- Townhouse units are proposed adjacent to Deer Run. The proposed apartment buildings have been deliberately sited away from Deer Run, along Morgan Creek Way, across from the Morgan Creek golf course Clubhouse and parking lot.

### Morgan Creek Way Interface

- The two apartment buildings have the majority of their frontage along Morgan Creek Way. A generous, 7.5 metre (25ft.) wide landscape buffer is proposed along Morgan Creek Way. This, combined with a total 9.0 metre (30 ft.) building setback, provides for a sensitive integration of the apartments within the Morgan Creek community, and to emphasize the parkway entrance into the community. The two-storey Clubhouse and parking lot are located on the east side of Morgan Creek Way.

### Golf Course Interface

- The applicant retained Donald V.S. Duncan to provide an independent third-party assessment of the safety, architectural design and landscape layout of the proposed townhouse development in relation to the interface with the golf course.
- The applicant has modified the architectural and landscape design as follows, in accordance with the consultant's recommendations:
  - A 7.5 metre (25 ft.) building setback is provided for the townhouses that back onto the Morgan Creek golf course. These large, detached units have an "angled" orientation, which is designed to reduce the impact of errant golf balls from Fairway 10;
  - The majority of the existing trees between the golf course and the proposed residential development are proposed to be retained; and
  - Approximately 30 new trees are proposed to be planted on the subject site, along the golf course interface. In addition, landscaping is proposed at the rear of the individual units and between units along the golf course.
- In order to help protect the City from future liability related to the golf course operations and future homes, a Section 219 Restrictive Covenant will be registered to notify future owners of the risks associated with living adjacent to a golf course and to indemnify the City of this liability.

### 34 Avenue Interface

- The shortest leg of Apartment Building 2 fronts 34 Avenue. The existing 7.5 metre (25 ft.) tall hedge along 34 Avenue is proposed to be retained, which effectively screens the first two floors of the building.
- There is one single family dwelling adjacent to the proposed apartment site, on the opposite (north) side of 34 Avenue. The home fronts Collingwood Crescent with very few window openings on 34 Avenue and a tall hedge along its south property line. The separation between the face of the proposed apartment building along the south side of 34 Avenue and the existing single family dwelling along the north side of 34 Avenue is approximately 30 metres (100 ft.).



### Amenity Space

- The Zoning By-law requires that 291 square metres (3,132 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The Morgan Creek Golf Course Clubhouse amenity building is located across 34 Avenue and Morgan Creek Way, just east of the subject site. A Section 215 covenant is registered on the title of the subject site and the Deer Run townhouse site to the south, which provides for access to this indoor amenity space for residents of both sites.
- In addition to use of the Clubhouse amenity space, the applicant is proposing to provide a 139 square metre (1,496 square foot) indoor amenity building, consisting of an exercise area, washrooms and a lounge, on the subject site.
- The applicant is proposing to provide 2,570 square metres (27,663 square feet) of outdoor amenity space. The outdoor amenity spaces are located throughout the site and include open, landscaped areas, trellised seating areas, walking paths, a children's play area, a gas fire pit, a decorative water fountain, and BBQ and picnic areas including a covered pavilion.

### Landscaping

- Landscaping includes a mix of trees, shrubs, grasses, perennials and ground cover.
- 300 trees are proposed to be planted on the site, including a mix of maple, dogwood, western red cedar, mountain ash, oak, cypress, cherry, and locust.
- Other plantings include a variety of flowering shrubs, grasses, ground covers and perennials such as lavender, sage and thyme and are used to soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.
- Undersized, decorative trees were planted on the subject site when the Deer Run townhouses were developed. Although these trees are not protected by By-law, they are proposed to be retained. Where necessary a landscaped, low, and in some instances tiered retaining wall is provided to increase the aesthetic buffering between the subject site and the Deer Run townhouse site to the south.
- The existing hedge along 34 Avenue is proposed to be retained. Additional hedging is also proposed.
- Generous landscaping is proposed along Morgan Creek Way to emphasize the parkway entrance to the community. Low, open, cultured stone walls are provided to define the front yard of each unit along Morgan Creek Way and designate between public and private spaces.
- An entry feature, comprised of cultured stone and concrete, is proposed at the southerly site entrance on Morgan Creek Way. In addition, central landscaped dividers and gatepost elements are proposed for both site entrances.



- Decorative pavers are proposed at the site's entrance, at the intersection of drive aisles and within visitor parking spaces.
- A pedestrian pathway allows for circulation through the site and connection to the City sidewalk.

### Townhouses

- The townhouse site is 3.2 hectares (7.8 acres) in area, fronting Morgan Creek Way. The Morgan Creek golf course is directly to the west of the site and the Deer Run townhouse development is located directly south of the site.
- Of the 46 proposed townhouse units, 45 contain three-bedrooms and 1 contains five-bedrooms. The typical unit size is 306 square metres (3,297 square feet), including basements. The exception is the one proposed 5-bedroom unit, which is 540 square metres (5,814 square feet). The townhouse units are provided within 23 buildings in detached, duplex, 3-plex and 4-plex forms.
- 28 of the 46 units are proposed to be master-on-main type units.
- The units that interface with the Deer Run townhouses to the south are side unit conditions, which minimizes privacy and overlooking concerns as the units are oriented east-west and not north-south.
- The townhouses that back onto the Morgan Creek golf course are large, detached units that are oriented to reduce the impact of errant golf balls from Fairway 10.
- The overall design of the project follows a contemporary West Coast theme.
- Exterior building cladding consist of Hardi panel siding (warm grey and taupe), horizontal Hardi plank siding (warm grey and taupe), vinyl windows (dark brown), manufactured stone facing (grey), dark wood columns and trims and "cedar-look" synthetic roof shingles. Balconies, finished with dark aluminum railings and tempered glass, are provided for each unit.
- All of the units are proposed to have side by side double garages. Additionally, the parking aprons provided for each garage are sufficient in size to allow an additional 2 cars to be parked within them.
- The golf course will not be altered in any way. The cart path will continue to be the divide between the golf course and the proposed residential development on the subject site.

### Apartments

- The apartment site is 1.1 hectares (2.7 acres) and fronts both Morgan Creek Way and 34 Avenue. The proposed townhouse units are located to the south of the apartment buildings and the Morgan Creek golf course is located to the west.
- The apartments are proposed in response to a call from the neighbourhood for master-on-main, lock-and leave, low maintenance units with secure (underground) parking.

- The apartment units are contained within two buildings and range in size from 111-214 square metres (1,200-2,300 square feet). 47 of the units are two-bedrooms and 4 units are three-bedrooms.
- The proposed large single story units provide an opportunity for existing residents to downsize while remaining in the community. Further, these units are accessible in the following ways:
  - The underground parking garage is graded such that it is free from steep ramps and other barriers to accessibility. The underground parking garage is linked to the buildings by an elevator;
  - Most units have kitchens and bathrooms that are large enough to be wheelchair friendly; and
  - Access to the large, private outdoor patios is barrier-free.
- The apartment buildings are limited to three stories. With a proposed height of 12 metres (39 ft.), they are 1 metre (3.3 ft.) above the maximum height of 11 m (36 ft.) which is currently permitted under the existing CD Zone (By-law No. 12961) and 1 metre (3.3 ft.) below the maximum height of 13 m (43 ft.) which is permitted under the proposed RM-30 Zone.
- The top (third) storey on both apartment buildings is set back significantly from the first two stories.
- The west-coast aesthetic of the building is reminiscent of the design of the Morgan Creek Clubhouse and commercial property on 34 Avenue and Rosemary Heights Drive.
- The applicant for the subject application, Morgan Creek Holdings, and the proposed builder, Genex, are responsible for building the Morgan Creek community. The proposed building materials, architectural design and character are in keeping with the high-quality and standards of Morgan Creek.
- Exterior building cladding consist of horizontal fiber-cement plank siding (light grey), fiber-cement panel siding (off white), dark grey wood and window trim, manufactured stone facing (grey) and wood columns, soffits and beams. Large balconies, finished with dark aluminum railings and tempered glass, are provided for each unit. Off-centre roof gables provide visual interest at the roof line and contribute towards the overall west-coast aesthetic.
- Top floor decks are large and stretch beyond the sides and face of the deck and patio below.
- Windows form floor to ceiling glass walls on the rear of the decks where they flank the main living areas within the units, providing ample natural light.
- 2 underground parking spaces are provided for each apartment unit, which exceeds the required rate of 1.5 parking spaces per unit.

TREES

- Mike Mills, ISA Certified Arborist of Michael J Mills Consulting, 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
<b>Alder and Cottonwood Trees</b>			
Alder	17	17	0
Cottonwood	15	15	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	4	4	0
Big Leaf Maple	14	14	0
Willow	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	13	6	7
Western Red Cedar	7	7	0
Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>40</b>	<b>33</b>	<b>7</b>
<b>Additional Retained Non-By-law-Sized Trees</b>		<b>17</b>	
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>300</b>	
<b>Total Retained and Replacement Trees</b>		<b>324</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 40 protected trees on the site, excluding Alder and Cottonwood trees. 32 existing trees, approximately 44% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 7 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 17 undersized (non-By-law-sized) trees along Morgan Creek Way, which are proposed to be retained.
- 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 98 replacement trees on the site. The applicant is proposing 300 replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees including maple, dogwood, western red cedar, mountain ash, oak, cypress, cherry, and locust.
- In summary, a total of 324 trees are proposed to be retained or replaced on the site.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 14, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is located within the Rosemary Heights Central NCP.</li> <li>• The proposed development is in compliance with the OCP.</li> <li>• An NCP amendment is proposed.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Permitted gross density is 14.8 uph (6 upa).</li> <li>• Proposed gross density is 22.3 uph (9 upa).</li> <li>• A mix of 46 ground-oriented townhouses and 51 apartment units are proposed.</li> <li>• A central rose garden is proposed within the development.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Stormwater is proposed to enter the existing detention / habitat pond prior to being discharged into Titman creek.</li> <li>• Tree replacement proposed on the site (300 replacement trees) equates to a 350% increase in tree canopy cover.</li> <li>• Extensive landscaping is proposed.</li> <li>• Composting areas will be provided on-site.</li> <li>• Composting and recycling pickup will be made available to residents.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• 8 of the proposed units are accessible and adaptable.</li> <li>• Indoor and outdoor community gathering spaces are proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The applicant has held 2 Public Information Meetings with existing residents and has reasonably addressed concerns raised through the Planning and design process.</li> </ul>

### ADVISORY DESIGN PANEL

The apartment portion of the proposal was presented to the Advisory Design Panel (ADP) on May 12, 2016. The Panel was generally supportive of the form and massing, including the horizontality of the buildings and in the off-centre gables. The panel had some comments relating primarily to the exterior finishes and the landscaping design. These comments will be addressed by the applicant prior to consideration of Final Adoption.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variances:

- Reduce the minimum side yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to:
  - 4 metres (13 ft.) for Building 8; and
  - 6 metres (20 ft.) for Building 15.
- Reduce the minimum rear yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 9.
- Reduce the minimum rear yard (west) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 15.
- Reduce the minimum side yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 16.
- Reduce the minimum side yard (east) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 2.9 metres (9 ft.) for Building 16.
- Reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Apartment Building 2.
- Reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the balcony posts for Apartment Building 2.

#### Applicant's Reasons:

- The reduced setbacks will allow for Buildings 16-23 to be sited on an angle to the golf course in order to reduce the impact of errant golf balls from Fairway 10.

- 3 of the 6 proposed setback variances relate to the internal lot line between the proposed townhouse and apartment sites which, although they will be separate legal lots with separate stratas, will effectively function as one site.
- The proposed setbacks allow room for increased visitor parking and double car parking aprons.

Staff Comments:

- Proposed setback reductions along the Deer Run interface apply to 3 specific points at which the angle of the buildings relative to the jog in the property line results in a reduced setback. In all 3 cases, these are side yard conditions and the reduced setback is only for a single point (corner) of the building.
- Due to the nature of the proposed setback reductions and the generous landscaping proposed along the Deer Run interface, the proposed setbacks do not negatively impact adjacent units within the Deer Run development.
- The setback reductions that relate to Buildings 9 and 16 relate to the internal lot line between the proposed townhouse and apartment sites. Because the site will function as one, despite separate legal lots and stratas, the setbacks required under the RM-15 Zone are effectively maintained.
- A reduction in the west setback for Apartment Building 2 is supportable as it is a side yard condition and the neighbouring property is the golf course and a reduced setback will not negatively affect its functioning. The tee box on Fairway 10 is located forward in relation to the apartment building, so there is no risk of errant golf balls striking the side of the building.
- The proposed setbacks along 34 Avenue provide sufficient space for the retention of the existing 7.5 metre (25 ft.) tall hedge, which will effectively screen the first 2 stories of the building.
- There is one single family dwelling adjacent to the proposed setback, on the opposite (north) side of 34 Avenue. The home fronts Collingwood Crescent with very few window openings on 34 Avenue and a tall hedge along its south property line. The separation between the face of the proposed apartment building along the south side of 34 Avenue and the existing single family dwelling along the north side of 34 Avenue is approximately 30 metres (100 ft.).
- The 4.5 metre setback to the building face also allows enough space for outdoor patios and decks for each unit.

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.	Proposed Subdivision Layout, 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.	ADP Comments and Applicant's Response
Appendix VII.	NCP Plan (Current)
Appendix VIII.	NCP Plan (Proposed)
Appendix IX.	Rezoning Block Plan
Appendix X.	Development Variance Permit No. 7914-0255-00
Appendix XI.	Amended Schedule I, CD By-law No. 13973

INFORMATION AVAILABLE ON FILE

- Morgan Creek Golf Course Interface Study prepared by Donald V.S. Duncan, dated August 24, 2015.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da





## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-15 (Townhouses)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		31,786 m <sup>2</sup>
Net Total		
LOT COVERAGE (in % of net lot area)		34%
Buildings & Structures		25%
Paved & Hard Surfaced Areas		59%
Total Site Coverage		
SETBACKS ( in metres)		
Front (Morgan Creek Way)		11.3 m
Rear (Golf Course)		5.3 m
Side #1 (North)		4.1 m
Side #2 (South)		4.2 m
Side #3 (East)		2.9 m
BUILDING HEIGHT (in metres/storeys)		
Principal		10.2 m / 3 storey
Accessory		4.3 m / 1 storey
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		46
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		17,482 m <sup>2</sup>

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		14.47 uph / 5.85 upa
FAR (gross)		
FAR (net)		0.55
AMENITY SPACE (area in square metres)		
Indoor	0	138
Outdoor	138	2,570
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	92	92
Residential Visitors	9	35
Institutional		
Total Number of Parking Spaces	101	127
Number of accessible stalls		
Number of small cars	35	0
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30 (Apartments)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		11,020 m <sup>2</sup>
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		36%
Buildings & Structures		26%
Paved & Hard Surfaced Areas		62%
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (34 Avenue)		3.6 m
Rear		7.5 m
Side #1 (East- Morgan Creek Way)		10.3 m
Side #2 (West)		5.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		12 m / 3 storey
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		47
Three Bedroom +		4
Total		51
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		9,061 m <sup>2</sup>

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		46.28 uph / 18.7 upa
FAR (gross)		
FAR (net)		0.82
AMENITY SPACE (area in square metres)		
Indoor	0	138
Outdoor	153	2,570
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	71	94
3-Bed	6	8
Residential Visitors	10	18
Institutional		
Total Number of Parking Spaces	87	120
Number of accessible stalls	0	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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- SCHEDULE OF FINISHES**
- CEDAR LOCK SYNTHETIC ROOF SHINGLES
  - PREFINISHED ALUMINUM FASCIA GUTTER
  - 2 X 10 FASCIA BOARD
  - 1 X 4 TRIM ON 2X10 GABLE BARGE BOARD
  - HARDEE PANEL SIDING
  - HORIZONTAL WOOD PLANK SIDING C/W 3/4" X 1" TRIM
  - MANUJ STONE VENEER FACING
  - VINYL FRAMED WINDOWS
  - ALUMINUM / TEmPERED GLASS PAILING
  - 2X12 WOOD TRIM
  - WOOD COLUMN C/W DECORATIVE TRIM



**FRONT ELEVATION**

SCALE: 3/32" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 3/32" = 1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 3/32" = 1'-0"



**REAR ELEVATION**

SCALE: 3/32" = 1'-0"

REV	DATE	BY	ISSUE FOR

10/14/2014 10:54:11 AM

DESIGNER:	MORGAN CREEK HOLDINGS LTD.
DATE:	10/14/2014
SCALE:	3/32" = 1'-0"
PROJECT:	MULTI-FAMILY DEVELOPMENT 3575 MORGAN CREEK WAY, SURREY, B.C.
SHEET CONTENTS:	TOWNHOUSE BUILDING 1 ELEVATIONS

**barnett dembek**  
ARCHITECTURE INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15004	AG

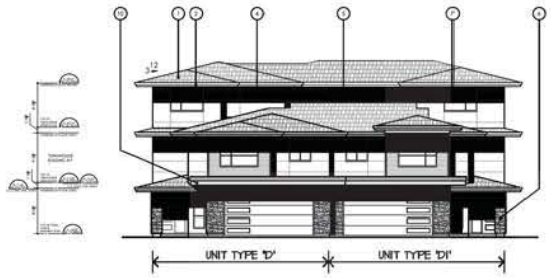
**TOWNHOUSE BUILDING # '1'**



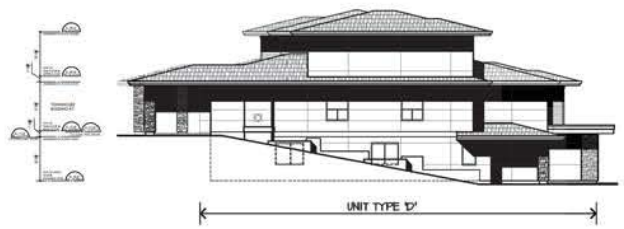


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- SCHEDULE OF FINISHES**
- CEDAR LOOK SYNTHETIC ROOF SHINGLES
  - PREFINISHED ALUMINUM FASCIA GUTTER
  - 2 X 10 FASCIA BOARD
  - 1 X 4 TRIM ON 2X10 GABLE BARGE BOARD
  - HARDIE PANEL SIDING
  - HORIZONTAL HARDIE-PLANK SIDING c/w 5/4X4 TRIM
  - MANUF. STONE VENER FACING
  - VINYL FRAMED WINDOWS
  - ALUMINUM / TEmPERED GLASS RASING
  - 2X12 WOOD TRIM
  - WOOD COLUMN c/w DECORATIVE TRIM



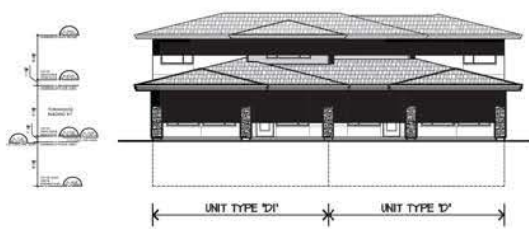
**FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



**REAR ELEVATION**  
SCALE: 3/32" = 1'-0"

**TOWNHOUSE BUILDINGS # '5', '6', '7' & '8'**

REV	DATE	BY	ISSUE FOR

DATE PLOTTED: 2013-11-14 10:51:11 AM

DESIGN NO.	15004
DATE	2013-11-14
SCALE	3/32" = 1'-0"
PROJECT	MORGAN CREEK HOLDINGS LTD. MULTI-FAMILY DEVELOPMENT 3975 MORGAN CREEK WAY, SURREY, B.C. TOWNHOUSE BUILDINGS 5, 6, 7 & 8 ELEVATIONS

**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET  
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V3W 1H9

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	15004	SHEET NO.	AC
PROJECT NO.	15004	REV. NO.	

















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NO.	ISSUED FOR	DATE	BY
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12	ISSUED FOR	DATE	BY
13	ISSUED FOR	DATE	BY
14	ISSUED FOR	DATE	BY
15	ISSUED FOR	DATE	BY



**REAR ELEVATION - MORGAN CREEK WAY**

SCALE: 3/32" = 1'-0"

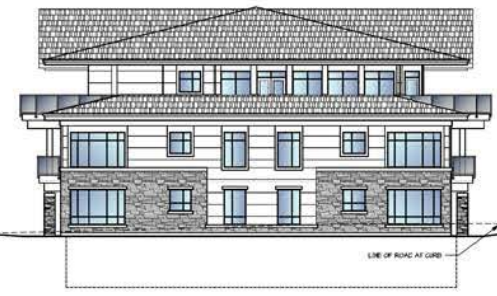
**SCHEDULE OF FINISHES**

- ① CEDAR SHAKE OR CONCRETE CEDAR SHAKE
- ② WHITE VINYL FRAMED WINDOWS  
C/M WOOD TRIM - STORM GREY
- ③ POWDER COAT ALUMINUM GUARDRAIL- BLACK  
C/M TEMPERED GLASS PANELS
- ④ CEDAR SOFFITS - CLEAR SEAL
- ⑤ FIBER-CEMENT PANEL SIDING - OFF WHITE
- ⑥ LEDGESTONE VENEER GLADDING - GREY
- ⑦ PREFINISHED ALUMINUM GUTTER - BLACK  
ON 2x12 WOOD FASCIA- CLEAR SEALED
- ⑧ 3 1/2" FIBER-CEMENT CORNER TRIM TO MATCH SIDING
- ⑨ 2x12 WOOD TRIM BOARD - STORM GREY
- ⑩ 2x6 WOOD TRIM BOARD - STORM GREY
- ⑪ COLUMNS -WOOD CLAD - CLEAR SEAL &  
LEDGESTONE VENEER C/M 2x6 WOOD TRIM - CLEAR SEAL
- ⑬ STRUCTURAL WOOD CLAD BEAM - CLEAR SEAL
- ⑭ 2x12 ABOVE 2x6 WOOD GABLE FASCIA - CLEAR SEAL



**SIDE ELEVATION**

SCALE: 3/32" = 1'-0"



**SIDE ELEVATION**

SCALE: 3/32" = 1'-0"



**FRONT ELEVATION**

SCALE: 3/32" = 1'-0"

**APARTMENT '1'**

CLIENT:	MORGAN CREEK HOLDINGS LTD.
PROJECT:	MULTI-FAMILY DEVELOPMENT 3075 MORGAN CREEK WAY, SURREY, B.C.
DATE:	SEP. 12
SCALE:	3/32" = 1'-0"
SHEET NO.:	AC-4J
SHEET TITLE:	BUILDING ELEVATIONS

**barnett dembek**  
ARCHITECTS INC.

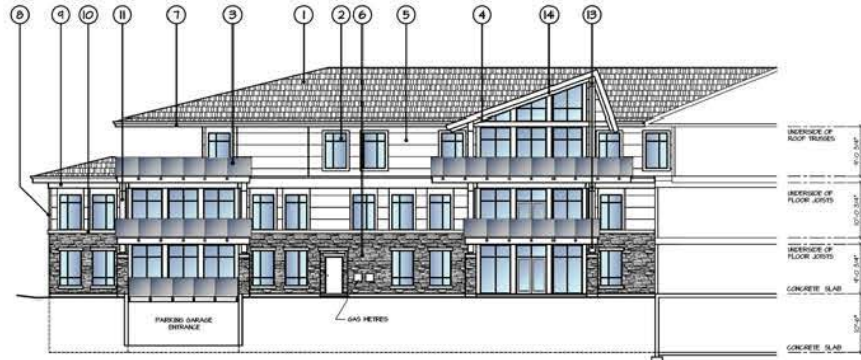
UNIT 135,  
7536 130 STREET  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [mail@barnett.com](mailto:mail@barnett.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV NO.
15004	AC-4J







**FRONT ELEVATION - PART A**

SCALE = 3/32" = 1'-0"



**FRONT ELEVATION- PART B**

SCALE = 3/32" = 1'-0"



**SIDE ELEVATION**

SCALE = 3/32" = 1'-0"

**SCHEDULE OF FINISHES**

- ① CEDAR SHAKE OR CONCRETE CEDAR SHAKE
- ② WHITE VINYL FRAMED WINDOWS  
G/M HOOD TRIM - STORM GREY
- ③ POWDER COAT ALUMINUM GUARDRAIL- BLACK  
G/M TEMPERED GLASS PANELS
- ④ CEDAR SOFFITS - CLEAR SEAL
- ⑤ FIBER-CEMENT PANEL SIDING - OFF WHITE
- ⑥ LEDGESTONE VENEER CLADDING - GREY
- ⑦ PREFINISHED ALUMINUM GUTTER - BLACK  
ON 2x12 WOOD FASCIA- CLEAR SEALED
- ⑧ 3 1/2" FIBER-CEMENT CORNER TRIM TO MATCH SIDING
- ⑨ 2x12 WOOD TRIM BOARD - STORM GREY
- ⑩ 2x8 WOOD TRIM BOARD - STORM GREY
- ⑪ COLUMNS- WOOD CLAD - CLEAR SEAL &  
LEDGESTONE VENEER G/M 2x6 WOOD TRIM - CLEAR SEAL
- ⑫ STRUCTURAL WOOD CLAD BEAM - CLEAR SEAL
- ⑬ 2x12 ABOVE 2x8 WOOD GABLE FASCIA - CLEAR SEAL

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ISSUE NO.	ISSUED FOR	DATE	BY	SCALE
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(04-4-47143)

DESIGNER	DATE	SCALE
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2		
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CLIENT : MORGAN CREEK HOLDINGS LTD.  
 PROJECT : MULTI-FAMILY DEVELOPMENT  
 3075 MORGAN CREEK HWY, SURREY, B.C.  
 SHEET CONTAINS: APARTMENT '2'  
 BUILDING ELEVATIONS

**barnett dembek**  
 ARCHITECTURE INC.

UNIT 135,  
 7536 130 STREET  
 SURREY, B.C.  
 V3W 1R5

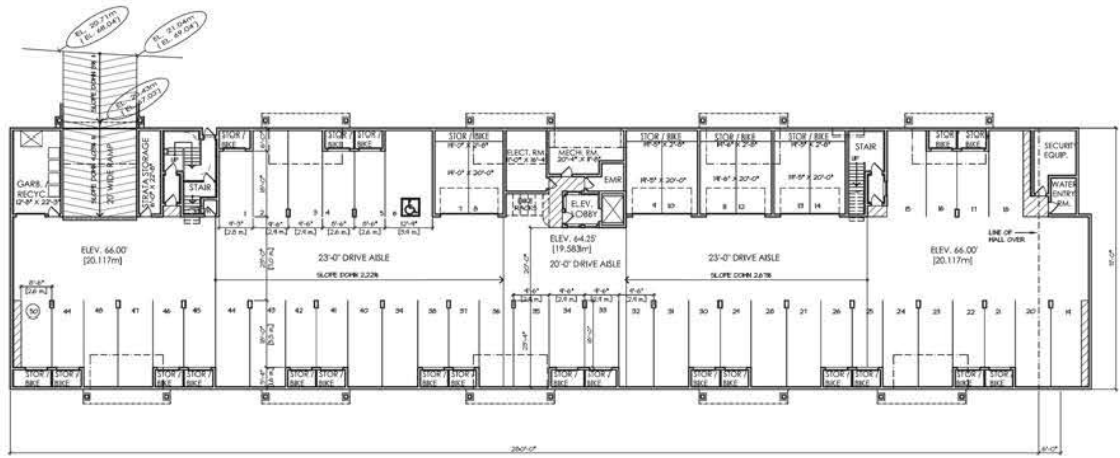
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darbitex.com

CLIENT NO.	SHEET NO.
	AC-4.3
PROJECT NO.	REV. NO.
15004	

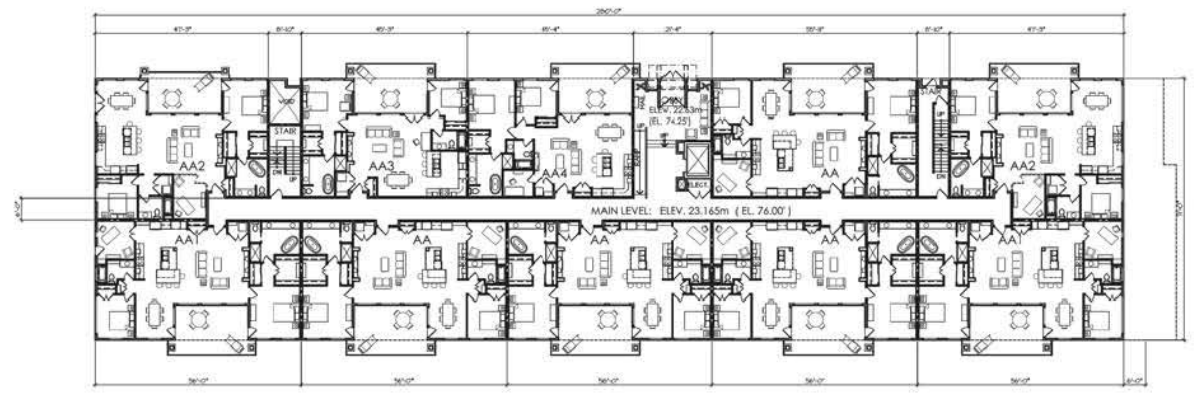
**APARTMENT '2'**







**PARKING GARAGE PLAN**  
SCALE: 1/8" = 1'-0"  
20,618 SF.



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
11,240 SF.  
10 UNITS

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REV#	DATE	BY	ISSUE FOR

CLIENT:	MORGAN CREEK HOLDINGS LTD.
PROJECT:	MULTI-FAMILY DEVELOPMENT 3075 MORGAN CREEK HWY., SURREY, B.C.
SHEET NO.:	AC-3.01
SHEET TITLE:	PARKING GARAGE & FIRST FLOOR PLAN
DATE:	JAN 20 2010
SCALE:	1/8" = 1'-0"
DRAWN BY:	
CHECKED BY:	

**barnett dembok**  
ARCHITECTURE INC.  
UNIT 135,  
7536 130 STREET  
SURREY, B.C.  
V3W 1H5  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darbitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15004	AC-3.01

APARTMENT '1'





























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 Email: office@m2la.com



- WOOD RAIL PERIMETER FENCE. SEE DET4, L3
- 6' HT. PRIVACY SCREENING FENCE. SEE DET2, L3
- 42" HT. WOOD PICKED FENCE. SEE DET 1, L3
- SPLIT RAIL FENCE. SEE DET.3, L3
- ROCK BOULDER RETAINING WALL
- ALLAN BLOCK RETAINING WALL
- PIP CONCRETE WALL FACED WITH CULTURED STONE

NO.	DATE	REVISION DESCRIPTION	DR.
1	05/08/10	REVISED AS PER NEW SITE PLAN	SHG
2	05/11/10	REVISED AS PER CITY COMMENTS	SHG
3	05/12/10	REVISED AS PER CITY COMMENTS	SHG
4	06/14/10	REVISED FOR O.P.	SHG
5	06/14/10	REVISED FOR ACP	SHG
6	06/15/10	PRELIMINARY O.P. SUPERVISION	SHG
7	06/15/10	REVISED AS PER NEW GRASSES	SHG
8	06/17/10	REVISED AS PER NEW SITE PLAN	SHG
9	06/17/10	REVISED PER NEW PAVED SITE PLAN	SHG
10	06/17/10	PRELIMINARY O.P. SUPERVISION	SHG
11	06/17/10	PRELIMINARY DESIGN	SHG

PROJECT:  
**PINEHURST  
 MULTI-FAMILY DEV.**  
 3375 MORGAN CREEK WAY,  
 SURREY, BC

DRAWING TITLE:  
**GRADING PLAN  
 CONDO**

DATE: 05/08/10	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L4</b>
DRAWN: AS	
DESIGN: AS	
CHKD: HTLM	
M2LA PROJECT NUMBER: 15064	JOB NO 15064



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 Fax: 604.553.0045  
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NO.	DATE	REVISION DESCRIPTION	DR.
1	05/08/10	REVISED AS PER NEW SITE PLAN	SPK
2	05/10/10	REVISED AS PER CITY COMMENTS	SPK
3	06/02/10	REVISED AS PER CITY COMMENTS	SPK
4	06/14/10	REVISED FOR DP	SPK
5	06/24/10	REVISED FOR ADP	SPK
6	06/25/10	PRELIMINARY DP SUPERVISION	SPK
7	06/25/10	REVISED AS PER NEW GRADINGS	SPK
8	06/25/10	REVISED AS PER NEW SITE PLAN	SPK
9	06/25/10	REVISED PER NEW ADP SITE PLAN	SPK
10	06/25/10	PRELIMINARY DP SUPERVISION	SPK
11	06/25/10	PRELIMINARY DESIGN	SPK

PROJECT:  
**PINEHURST  
 MULTI-FAMILY DEV.**  
 3375 MORGAN CREEK WAY,  
 SURREY, BC

DRAWING TITLE:  
**GRADING PLAN  
 TOWNHOUSES**

DATE: 05/08/10	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L5</b>
DRAWN: AS	OF 11
DESIGN: AS	
CHKD: HTLM	
MOLA PROJECT NUMBER: <b>JOB NO 15064</b>	





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NO.	DATE	REVISION DESCRIPTION	DR.
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6		ISSUED FOR AGP	SPK
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12		PRELIMINARY DESIGN	AG

NO. DATE REVISION DESCRIPTION DR.

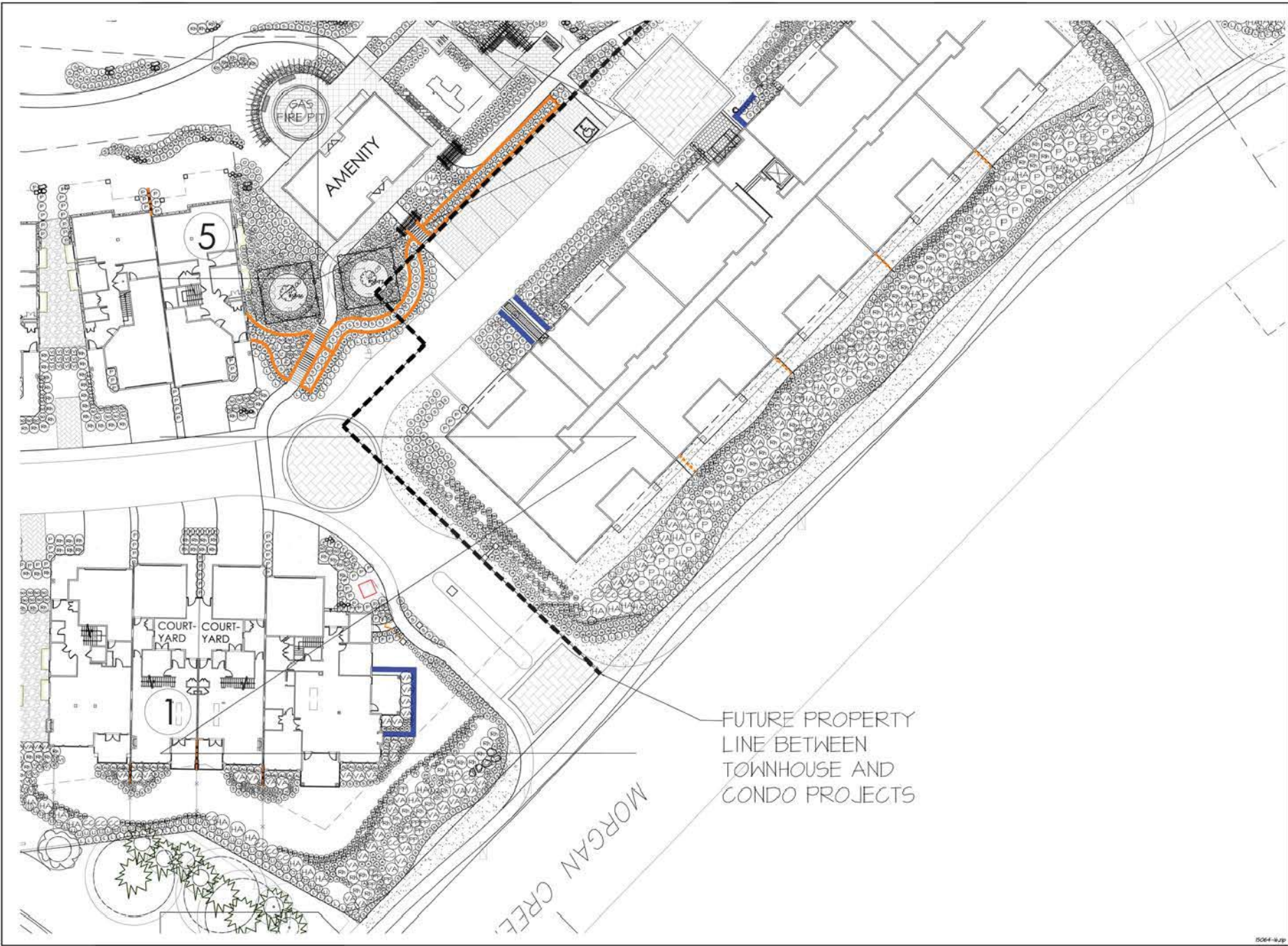
SEAL:

PROJECT:  
**PINEHURST  
 MULTI-FAMILY DEV.**  
 3375 MORGAN CREEK WAY,  
 SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN  
 NORTH WEST**

DATE: 15.AUG.10	DRAWING NUMBER:
SCALE: 1/8"=1'	<b>L6</b>
DRAWN: AG	
DESIGN: AG	
CHK'D: MTLH	
M2LA PROJECT NUMBER: 15064-10/p	JOB NO 15064





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NO.	DATE	REVISION DESCRIPTION	DR.
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FUTURE PROPERTY LINE BETWEEN TOWNHOUSE AND CONDO PROJECTS

MORGAN CREEK

PROJECT: PINEHURST MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY, BC

DRAWING TITLE: SHRUB PLAN NORTH EAST

DATE: 05/10/10 DRAWING NUMBER: L7 OF 11  
 SCALE: 1/8"=1'-0"  
 DRAWN: AG  
 DESIGN: AG  
 CHK'D: MTLH  
 M2LA PROJECT NUMBER: JOB NO 15064



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**M2**  
LANDSCAPE ARCHITECTURE  
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New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
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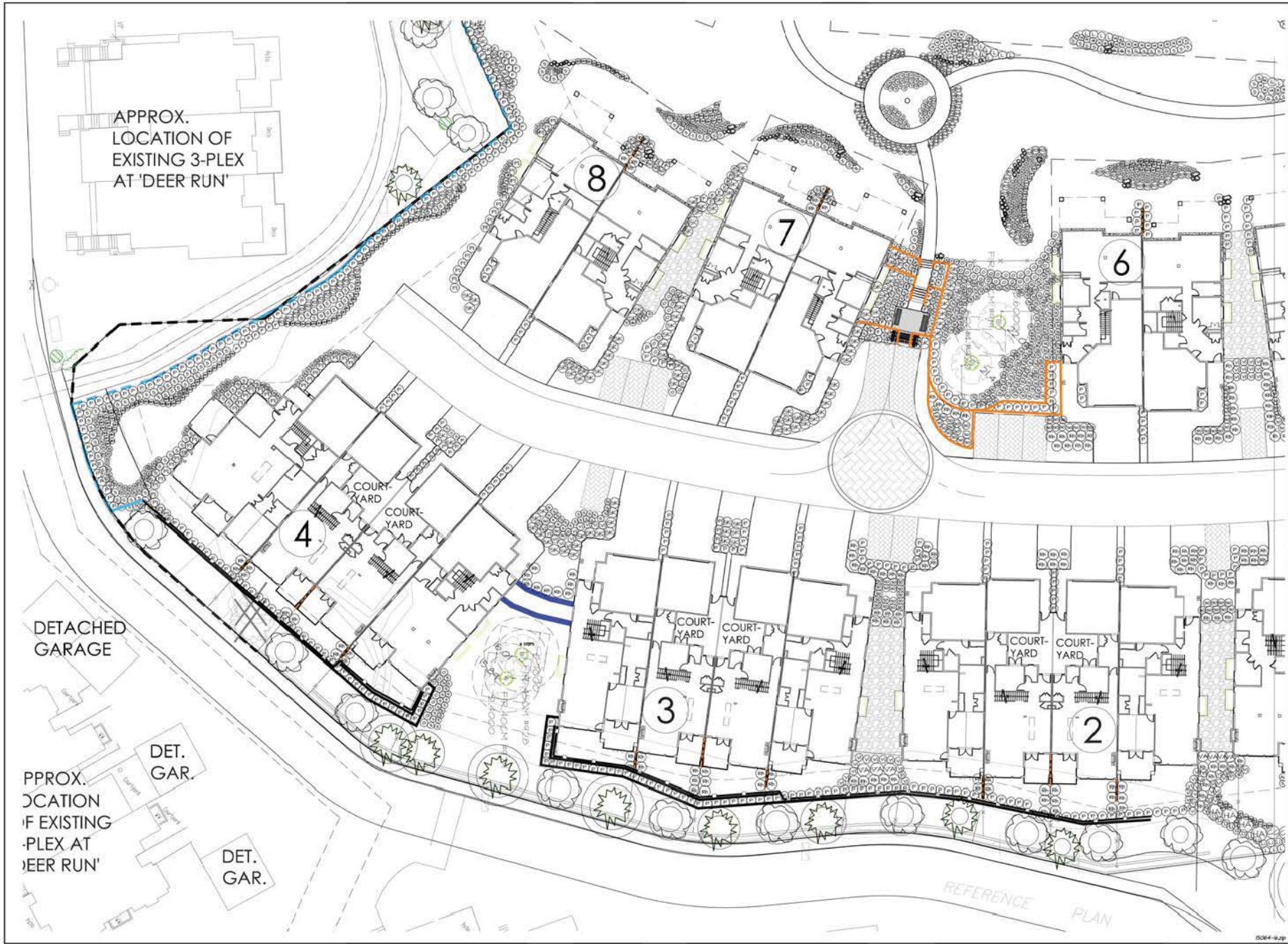
NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:  
PINEHURST  
MULTI-FAMILY DEV.  
3375 MORGAN CREEK WAY,  
SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN  
SOUTH EAST**

DATE: 05/15/10 DRAWING NUMBER:  
SCALE: 1/8"=1' L8  
DRAWN: AG  
DESIGN: AG  
CHK'D: MTLH  
M2LA PROJECT NUMBER: JOB NO 15064



APPROX.  
LOCATION OF  
EXISTING 3-PLEX  
AT 'DEER RUN'

DETACHED  
GARAGE

PPROX.  
LOCATION OF  
EXISTING 3-PLEX  
AT 'DEER RUN'

DET.  
GAR.

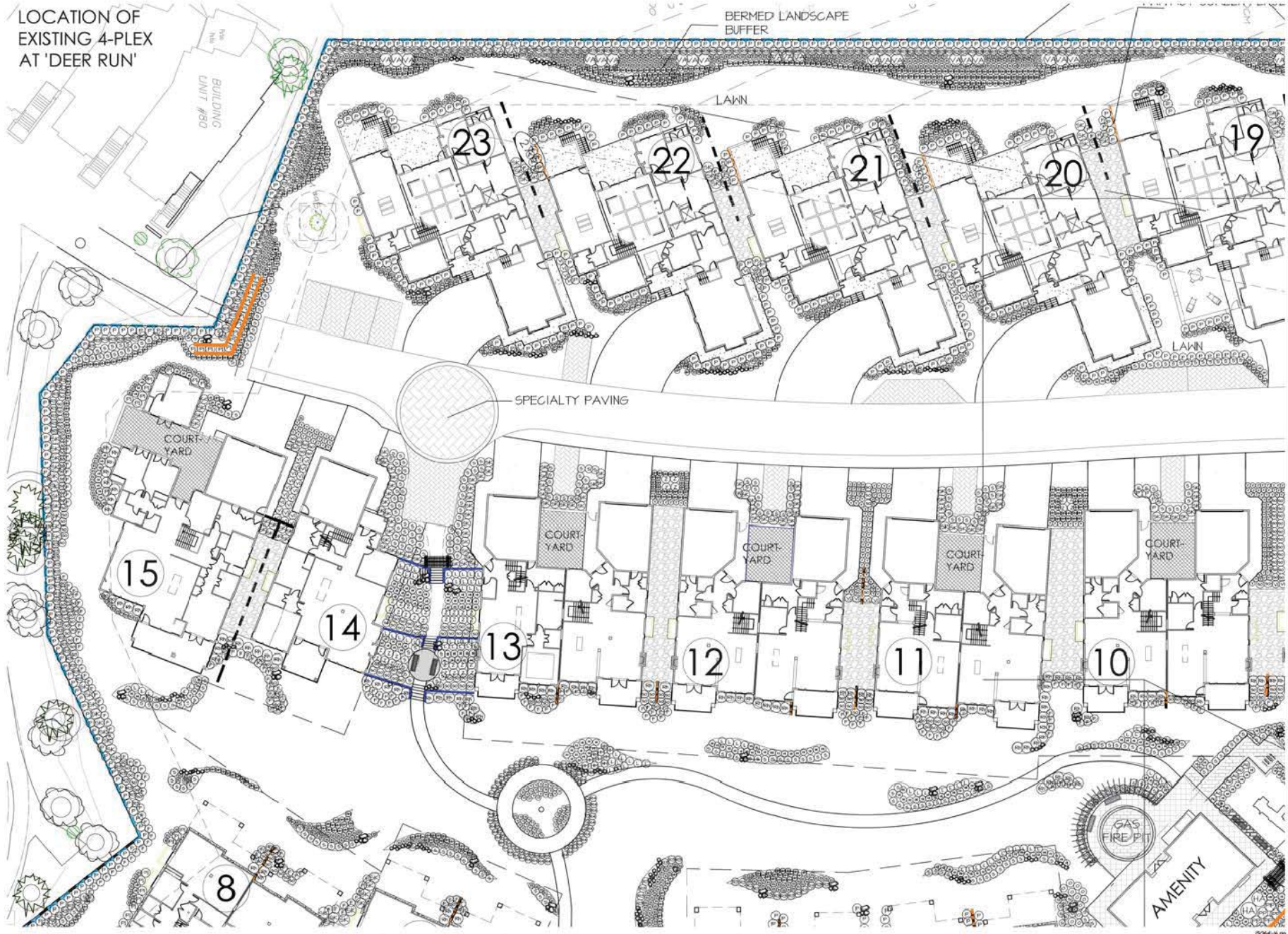
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REFERENCE  
PLAN

15064-010



LOCATION OF  
EXISTING 4-PLEX  
AT 'DEER RUN'



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**M2**  
LANDSCAPE ARCHITECTURE  
#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:  
PINEHURST  
MULTI-FAMILY DEV.  
3375 MORGAN CREEK WAY,  
SURREY, BC

DRAWING TITLE:  
SHRUB PLAN  
SOUTH WEST

DATE: 05/20/20	DRAWING NUMBER:
SCALE: 1/8"=1'	<b>L9</b>
DRAWN: AG	OF 11
DESIGN: AG	
CHKD: HLFH	
M2LA PROJECT NUMBER: JOB NO 15064	











## INTER-OFFICE MEMO

---

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

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

DATE: **February 15, 2017** PROJECT FILE: **7814-0255-00**

---

RE: **Engineering Requirements  
Location: 15711 32 Ave & 3375 Morgan Creek Way**

**NCP AMENDMENT**

The following issues are to be addressed as a condition of the NCP Amendment:

Amendments to the Central Rosemary Heights land use plan will warrant review of servicing strategies and downstream infrastructure to ensure adequate capacity is available for the increase in density/impervious area.

**REZONE/SUBDIVISION*****Works and Services***

- Construct driveway access ensuring 6.0 metre queuing distance.
- Construct any downstream utility improvements deemed necessary by the servicing review.
- Provide Restrictive covenant for on-site storm water management facilities.
- Provide service connections.

A Servicing Agreement is not 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

LRt

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, February 14, 2017  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0255 00

**SUMMARY**

The proposed 51 apartments and 46 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	22
Secondary Students:	10

September 2016 Enrolment/School Capacity

<b>Morgan Elementary</b>	
Enrolment (K/1-7):	43 K + 385
Capacity (K/1-7):	100 K + 375
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

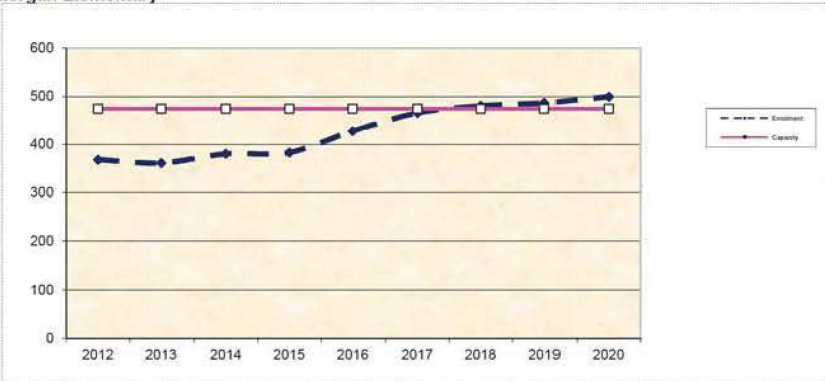
**School Enrolment Projections and Planning Update:**

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

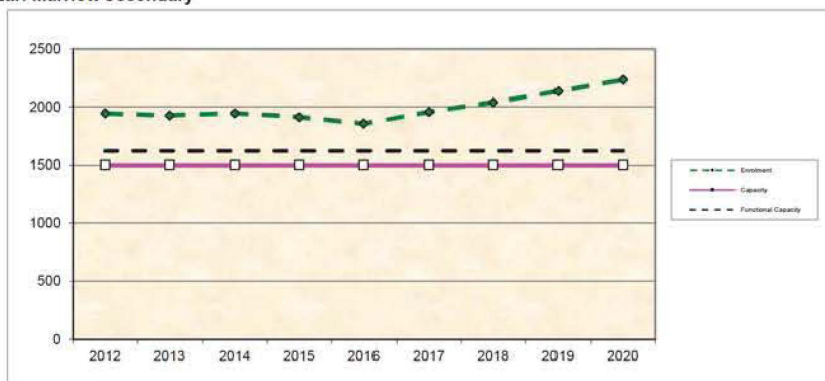
The District recently completed 2 classroom addition to Rosemary Elementary and 4 classrooms at Morgan Elementary. As of September 2016, the Morgan Elementary catchment area was increased to help relieve the explosive enrolment growth at Sunnyside Elementary. It's expected that Morgan Elementary will once again be over capacity in the near future. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020).

Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

**Morgan Elementary**



**Earl Marriott 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.

Updated January 16, 2017

Pinehurst Multi Family Residential Development (updated to add tpz)  
 3375 Morgan Creek Way  
 MJM File # 1432

#### 4.0 Tree Preservation Summary (on-site bylaw size trees only)

<b>Surrey Project No:</b>	14-0255-00						
<b>Address:</b>	3375 Morgan Creek Way						
<b>Registered Arborist:</b>	Michael Mills, Michael J Mills Consulting						
<b>On-Site Trees (Does not include smaller than bylaw size trees along the south property line.)</b>							
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)							<b>72</b>
<b>Protected Trees to be Removed</b>							<b>65</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)							<b>7</b>
<b>Total Replacement Trees Required:</b>							<b>98</b>
-	Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio						
32	X	one (1)	=	32			
-	All other Trees Requiring 2 to 1 Replacement Ratio						
33	X	two (2)	=	66			
<b>Replacement Trees Proposed (that meet bylaw size criteria) From M2 La.</b>							<b>300 +/-</b>
<b>Replacement Trees in Deficit</b>							<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>							<b>n/a</b>
<b>Off-Site Trees</b>							
							<b>0</b>
<b>Protected Off-Site Trees to be Removed</b>							<b>0</b>
<b>Total Replacement Trees Required:</b>							<b>0</b>





# Advisory Design Panel Minutes

City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, MAY 12, 2016  
Time: 5:00 pm

**Present:**

Chair - L Mickelson  
S. Forrest  
M. Younger  
M. Vance  
S. Vincent

**Guests:**

M. Dembek, Barnett Dembek Architect  
M. Mitchell, M2 Landscape Architecture  
J. Arora, DF Architecture Inc.

**Staff Present:**

M. Rondeau, Acting City Architect  
N. Chow, Urban Designer  
L. Luaifoa, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was

Moved by S. Vincent  
Seconded by M. Younger  
That the minutes of the Advisory Design

Panel meeting of April 7, 2016, be deferred.

Carried

**B. NEW SUBMISSIONS**

**1. 4:00PM**

<b>File No.:</b>	<b>7914-0255-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	<b>NCP amendment, Rezoning and DP for a 3-storey apartment building</b>
<b>Address:</b>	<b>3375 Morgan Creek Way</b>
<b>Developer:</b>	<b>Geoff Barker, Nanoose Harbour Holdings</b>
<b>Architect:</b>	<b>Maciej Dembek, Barnett Dembek Architect Inc</b>
<b>Landscape Architect:</b>	<b>Meredith Mitchell, M2 Landscape Architecture</b>
<b>Planner:</b>	<b>Luci Moraes</b>
<b>Urban Design Planner:</b>	<b>Nathan Chow</b>

The Urban Designer presented a brief overview of the project and highlighted the following:

- The site overlooks Morgan Creek Golf Course and is visible along Morgan Creek Way.
- The 3 storey apartment buildings trigger an NCP amendment from townhouse to apartments.

- Staff is generally supportive of a variety of housing in the area and would like to see a contextual response to the neighbourhood scale and predominant housing forms.

**The Project Architect** presented an overview of the site plan, building plans, elevations, cross sections and streetscapes and highlighted the following:

- The buildings are set back generously from Morgan Creek way which will enable a fairly significant amount of landscaping to be put in place.
- Entry to the site is via 2 vehicle entries
- The amenity building is a solid, masonry box which has an open glazed box which encloses with an exercise area, washroom, change room, locker room area and two trainer stalls/booths.

**The Landscape Architect** presented an overview of the landscape plans and highlighted the following:

- Landscape design is consistent with the architectural style and consists of cultured stone walls in the front, low metal picket fences in the yards, and use of boulders at the retaining walls, softened with planting.
- The intent is to create a green space that blends in with the existing green space that flows into the golf course area. The existing conditions is an open space with very few existing trees. A considerable amount of trees will be added on the site.

## ADVISORY DESIGN PANEL STATEMENT OF REVIEW

### Three-storey apartment building

File No. 7914-0255-00

It was

Moved by M. Ehman

Seconded by S. Vincent

That the Advisory Design Panel (ADP)

recommend A - that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

## STATEMENT OF REVIEW COMMENTS

### Building Form and Character

- Generally support form, massing including the horizontality of the buildings and can see some interest in the off-centre gables.



- The primary exterior materials are broken into each level. Suggest reducing to 2 (two) materials to better transition the horizontality over-emphasis.  
*Horizontal siding is deleted. Fibre cement siding only is provided on the top 2 floors.*
- For the exposed ends of the buddings at the driveways, suggest break up of lower stone cladding. Use ends at entry to distinguish those elevations.  
*Grades are reworked to diminish the exposed extent of lower stone cladding. A central dropped portion of the fibre cement cladding is dropped onto the lower floor elevation.*
- Recommend second elevator based on size of buildings given market expectations  
*Elevators are not added. One elevator per building for 25 and 26 units respectively, as proposed, is more than adequate.*
- Amenity building shows two uses. Suggest revisiting the plans to incorporate a second floor of the building with elevator. A view from upper level of the golf course could be a feature of the project. Consider overlook of the roof as well.  
*The amenity building is retained as one storey to deliberately keep this as a low key structure. The golf course is not visible from this location due to the slope onsite. A hipped concrete tile roof is added to address the overlook concern.*

### Landscaping

- Recommend adding more planting at the front yard.  
*7.5 m landscape buffer with large scale landscape planting is added along Morgan Creek Way.*
- Consider bringing dry-stack horizontal retaining walls down by terracing, for better transition. Organic boulder walls don't work well.  
*The retaining walls facing Morgan Creek Way have been removed. The interior walls (facing internal roads) are boulder retaining walls for an optimal integration with the Landscape.*
- Recommend revisiting the oval paving area and changing it into a square form.  
*Oval area is revised to a square shape.*

### CPTED

- There were no specific CPTED comments.

### Accessibility

- Consider emergency call buttons in the parking lobby elevator.  
*Emergency call buttons to be provided where required by code.*
- Recommend power doors where applicable.  
*Power doors to be provided where required by code.*
- Recommend that 5% of units be wheelchair accessible or wheelchair friendly.



*Given the large size of the units, many of the kitchens and bathroom are already sixed up and wheelchair friendly. This specifically applies to units AA1, AA2, BB, BB1, BB2, BB3, BB4, BB5, BB6.*

- Ensure amenity areas with washrooms are wheelchair accessible.  
*Amenity washrooms meet code accessibility requirements.*

#### **Sustainability**

- Recommend removal of the chimneys if there are not needed.  
*Chimneys removal.*
- Encourage the use of permeable paving where possible.  
*Permeable paving will be used at the vistor parking spaces*
- Encourage use of heat recovery ventilators.  
*Conformance with ASHRAE 90.1-2010 will be achieved with CRV units.*
- Encourage the use of rainwater use within water feature elements.  
*Water features use chemical treated water and are not allowed to connect to storm water, but rather drain into sanitary lines. For this reason we do not wish to add to the sanitary burden onsite. Storm water retention is already accommodated within the Morgan Creek overall development and the low density on this site provides many open landscape areas where rain is suitably retained.*

#### **C. OTHER COMPETENT BUSINESS**

#### **D. NEXT MEETING**

The next Advisory Design Panel is scheduled for **Thursday, May 26, 2016.**

#### **E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:30 p.m.

















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Jane Sullivan, City Clerk

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Leroy Mickelson, Chairman  
Advisory Design Panel

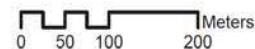


 Suburban 1 Acre Residential	 Single Family Small Lot	 Institutional Residential
 Suburban 1/2 Acre Residential	 Townhouses	 Buffer/Park / Open Space
 Single Family Residential	 Garden Apartments (3-Storeys)	 Elementary School
 Compact Single Family Residential	 Neighbourhood Commercial	 Pond
 Clustering at Single Family Density	 Institutional (Religious, College, Library, Fire Hall, etc.)	 Golf Course
 Compact Single Family/Cluster		

**ROSEMARY HEIGHTS CENTRAL LAND USE PLAN**

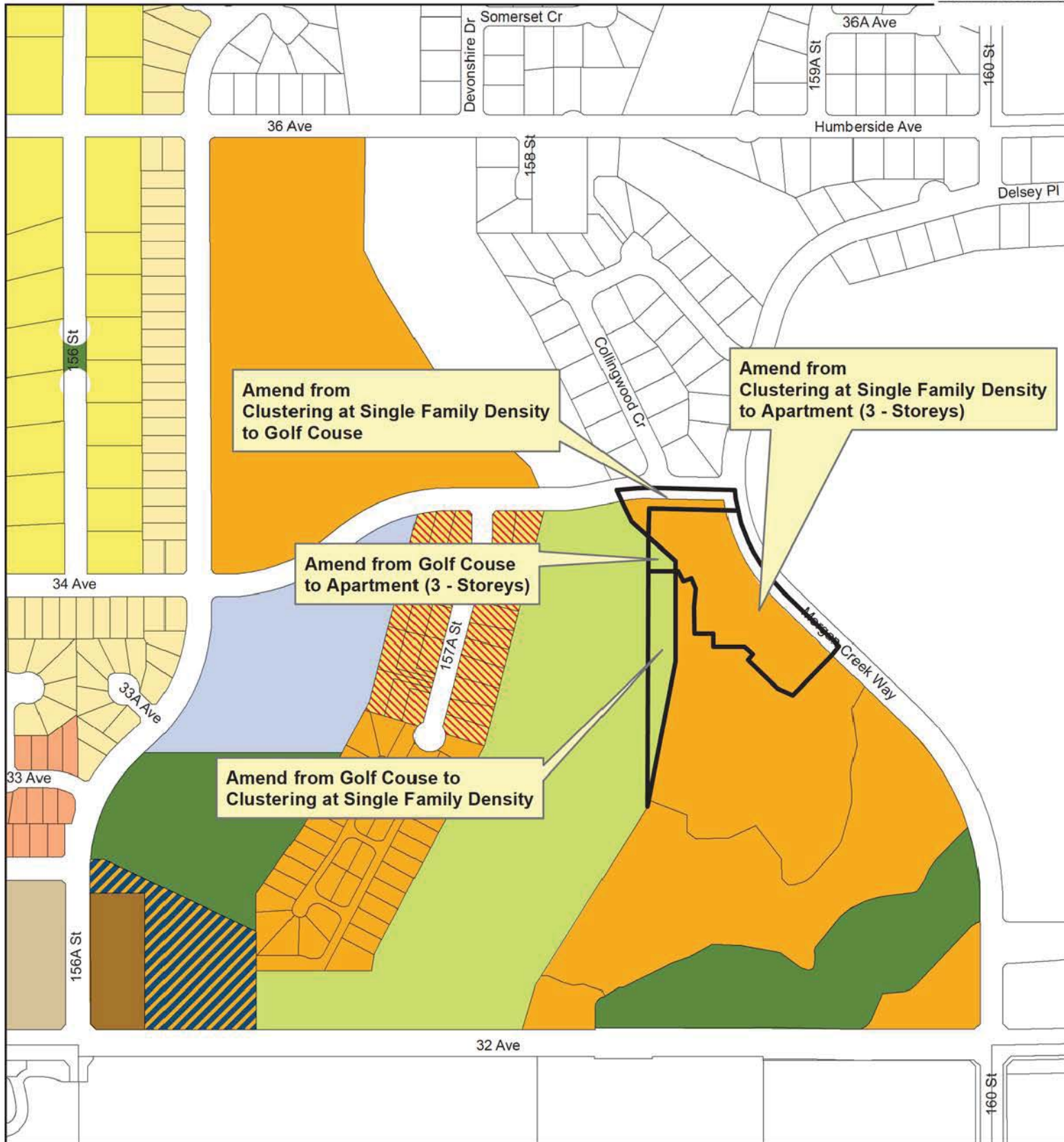
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: May 6, 1999 Amended 15 Oct. 2013



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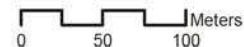


Suburban 1 Acre Residential	Single Family Small Lot	Institutional Residential
Suburban 1/2 Acre Residential	Townhouses	Buffer/Park / Open Space
Single Family Residential	Garden Apartments (3-Storeys)	Elementary School
Compact Single Family Residential	Neighbourhood Commercial	Pond
Clustering at Single Family Density	Institutional (Religious, College, Library, Fire Hall, etc.)	Golf Course
Compact Single Family/Cluster		

**ROSEMARY HEIGHTS CENTRAL LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

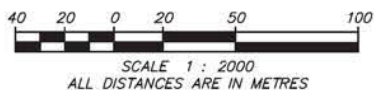
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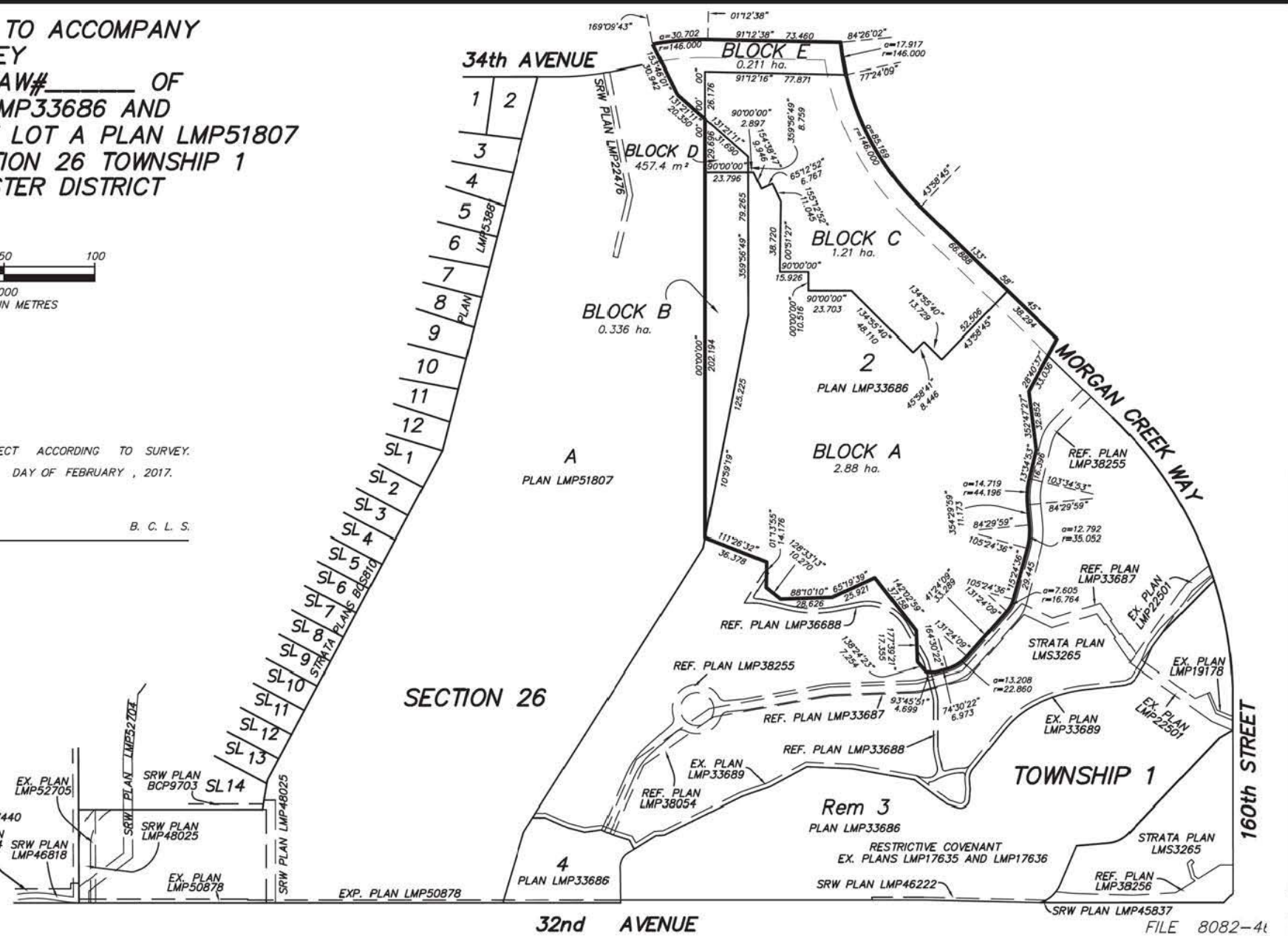
**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY  
REZONING BYLAW# \_\_\_\_\_ OF  
LOT 2 PLAN LMP33686 AND  
A PORTION OF LOT A PLAN LMP51807  
BOTH OF SECTION 26 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT**



CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 16th DAY OF FEBRUARY, 2017.

B. C. L. S.

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189



32nd AVENUE

FILE 8082-41

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0255-00

Issued To: MORGAN CREEK HOLDINGS INC.

("the Owner")

Address of Owner: 504, 1367 – West Broadway  
Vancouver, BC V6H 4A7

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: 023-803-843  
 Lot 2 Section 26 Township 1 New Westminster District Plan LMP33686  
  
 3375 - Morgan Creek Way

Parcel Identifier: 025-185-039  
 Lot A Section 26 Township 1 New Westminster District Plan LMP51807  
  
 15711 - 32 Avenue

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. In Subsection F, Yards and Setbacks, of Part 21, Multiple Residential 15 Zone (RM-15) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) The minimum side yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to:
    - 4 metres (13 ft.) for Building 8; and
    - 6 metres (20 ft.) for Building 15.
  - (b) The minimum rear yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 9;
  - (c) The minimum rear yard (west) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 15;
  - (d) The minimum side yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 16; and
  - (e) The minimum side yard (east) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 2.9 metres (9 ft.) for Building 16.
5. In Subsection F, Yards and Setbacks, of Part 22, Multiple Residential 30 Zone (RM-30) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) The minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Apartment Building 2; and
  - (b) The minimum front yard (north) setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the balcony posts for Apartment Building 2.
6. The siting of buildings and structures shall be in accordance with the drawing numbered 7914-0255-00(A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
7. 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.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. 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.



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

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

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

REV	DATE	BY	APP

Setback varied to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the balcony posts.

Setback varied to 5 metres (16 ft.)

Setback varied to 4 metres (13 ft.)

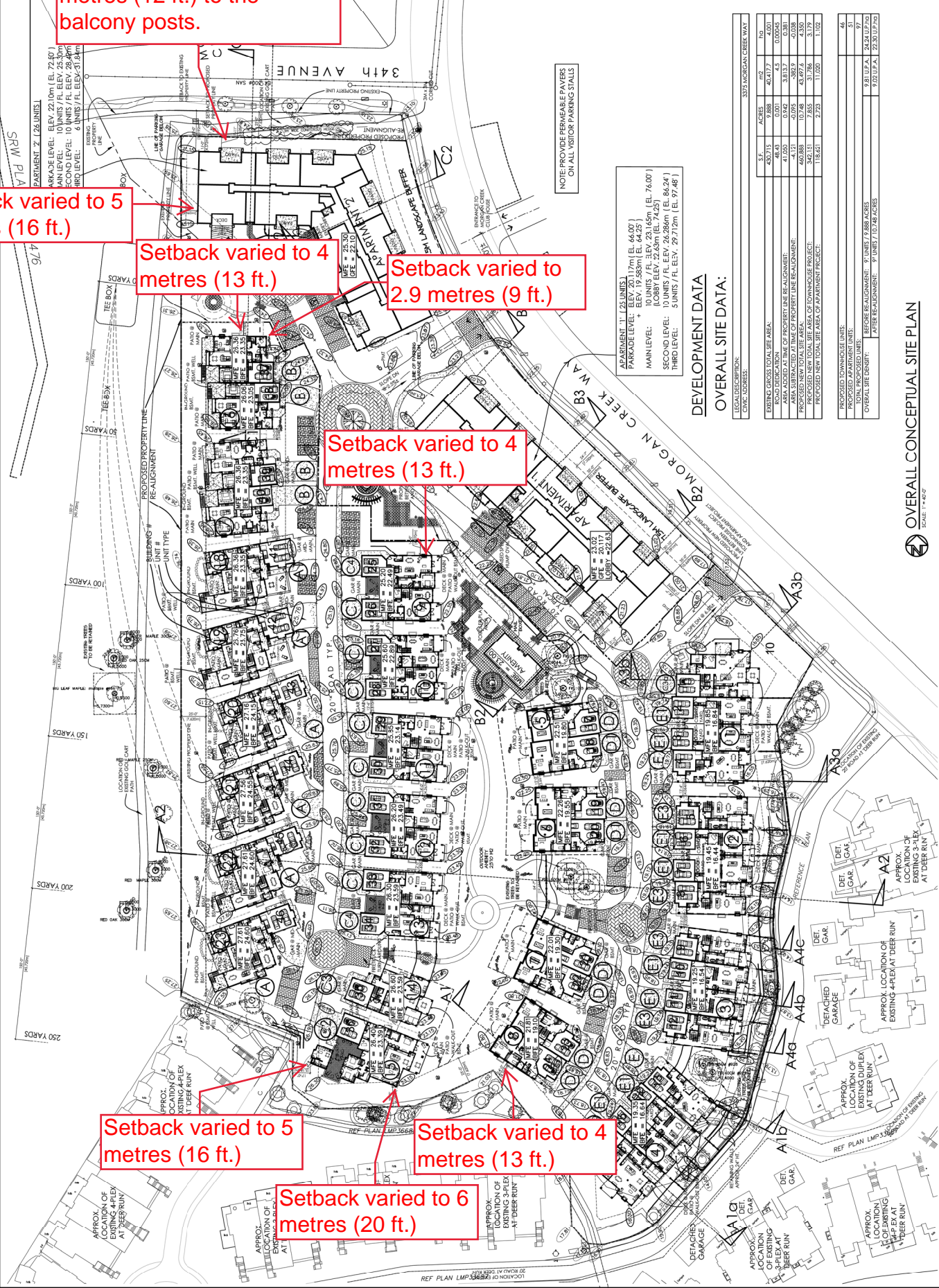
Setback varied to 2.9 metres (9 ft.)

Setback varied to 4 metres (13 ft.)

Setback varied to 5 metres (16 ft.)

Setback varied to 4 metres (13 ft.)

Setback varied to 6 metres (20 ft.)



APARTMENT 11: (25 UNITS)  
 PARADE LEVEL: ELV. 20.17m (EL. 66.00')  
 +  
 MAIN LEVEL: ELV. 19.89m (EL. 64.25')  
 LOBBY: ELV. 22.43m (EL. 74.21')  
 SECOND LEVEL: 10 UNITS / FL. ELV. 26.286m (EL. 86.24')  
 THIRD LEVEL: 5 UNITS / FL. ELV. 29.712m (EL. 97.48')

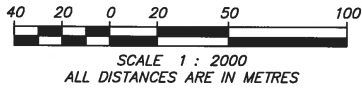
**DEVELOPMENT DATA**  
**OVERALL SITE DATA:**

EXISTING GROSS TOTAL SITE AREA:	ACRES	707.5	150
ROAD DEDICATION: <td>4.715</td> <td>1.0</td> <td>0.00045</td>	4.715	1.0	0.00045
AREA ADDED AT LINE OF PROPERTY LINE RE-ALIGNMENT: <td>0.001</td> <td>0.00022</td> <td>0.00004</td>	0.001	0.00022	0.00004
AREA SUBTRACTED AT LINE OF PROPERTY LINE RE-ALIGNMENT: <td>41.050</td> <td>9.242</td> <td>3.8137</td>	41.050	9.242	3.8137
PROPOSED NEW TOTAL SITE AREA OF DOWNLOUSE PROJECT: <td>460.185</td> <td>10.758</td> <td>43.9977</td>	460.185	10.758	43.9977
PROPOSED NEW TOTAL SITE AREA OF APARTMENT PROJECT: <td>342.151</td> <td>7.855</td> <td>31.765</td>	342.151	7.855	31.765
	118.621	2.723	11.026

PROPOSED DOWNLOUSE UNITS:	BEFORE RE-ALIGNMENT:	AFTER RE-ALIGNMENT:
PROPOSED APARTMENT UNITS:	9 UNITS / 9,886 ACRES	2.81 U.P.A. / 24.24 U.P.D.
OVERALL SITE UNITS:	9 UNITS / 10,748 ACRES	2.02 U.P.A. / 22.30 U.P.D.

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY  
REZONING BYLAW# \_\_\_\_\_ OF  
A PORTION OF LOT A, PLAN LMP51807,  
AND A PORTION OF LOT 2, PLAN LMP33686,  
BOTH OF SECTION 26, TOWNSHIP 1,  
NEW WESTMINSTER DISTRICT**



CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 16th DAY OF MARCH 2017.



B. C. L. S.

**MURRAY & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
201-12448 82nd AVENUE  
SURREY, BC V3W 3E9  
(604) 597-9189

