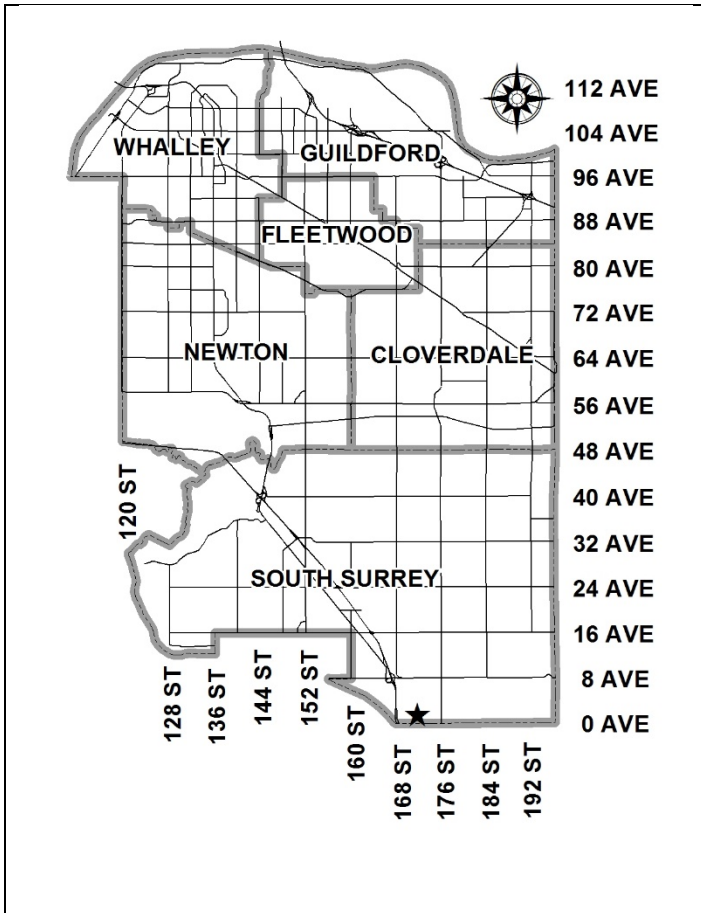


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7915-0118-00

Planning Report Date: February 24, 2020



PROPOSAL:

- **OCP Amendment** for a portion of the site from Urban to Multiple Residential
- **NCP Amendment** for a portion of the site from Townhouse (15 upa) to Townhouse (30 upa) and for modifications to the local road network
- **Rezoning** from RA to RM-30 and CD
- **Development Permit**
- **Development Variance Permit**

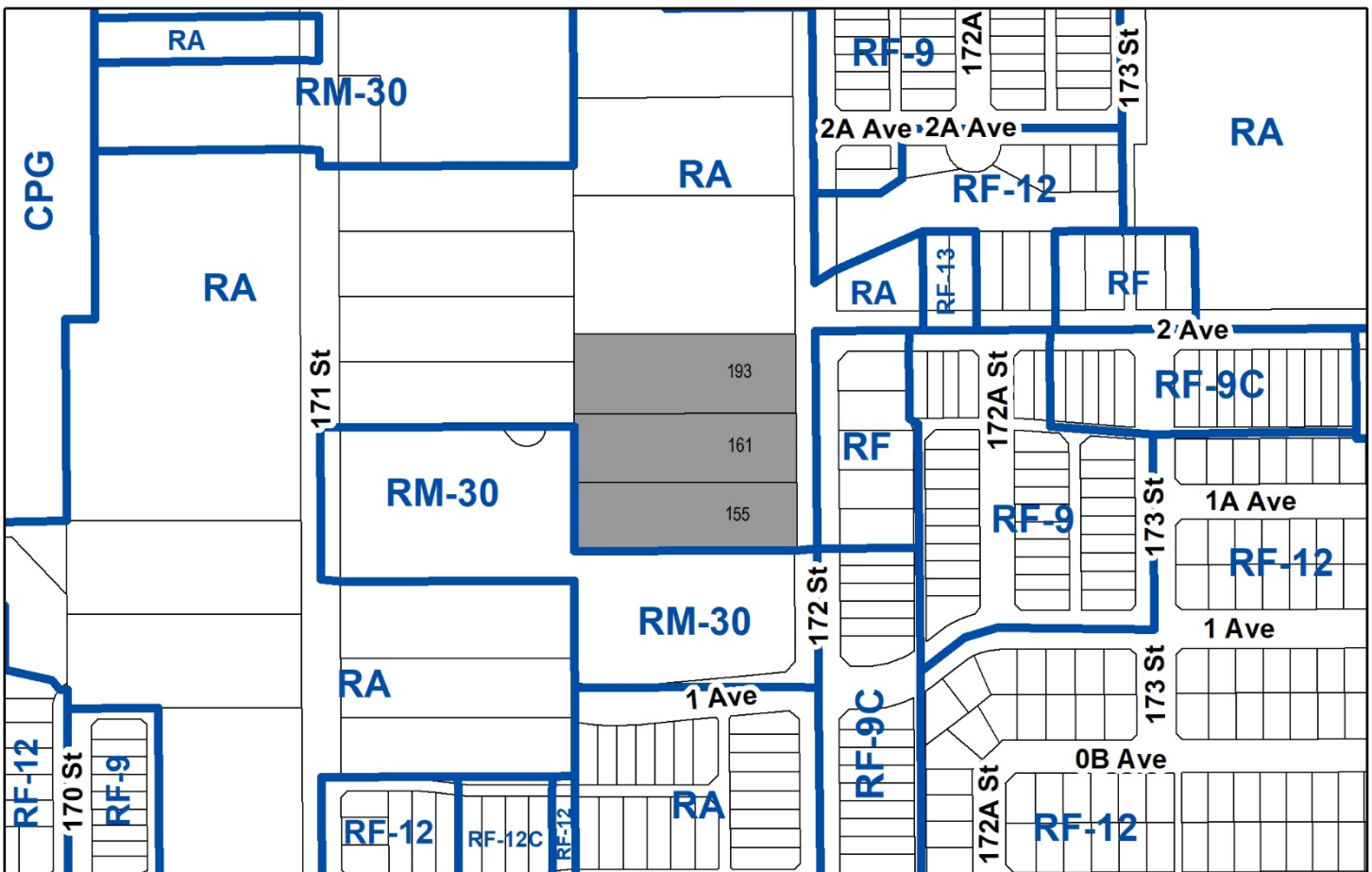
to permit the development of 45 townhouse units and a three-storey mixed-use building with commercial units on the ground floor and 29 apartment units on the upper floors.

LOCATION: 155, 161, and 193 - 172 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse (15 upa),
 Commercial/Residential & Open Space



RECOMMENDATION SUMMARY

- Council grant Third Reading to By-law No. 19938 for the OCP Amendment (for the mixed-use portion of site).
- Council approve amendments to By-law No. 19939, as outlined in this report, and grant Third Reading to By-law No. 19939, as amended (for the mixed-use portion of site) to rezone the subject property.
- Council grant Third Reading to By-law No. 19940 (for the townhouse portion of site) to rezone the subject property.
- Council authorize staff to draft Development Permit No. 7915-0118-00 generally in accordance with the attached revised drawings (Appendix III).
- Council provide an indication of support for Development Variance Permit No. 7915-0118-00, which proceeded to Public Notification after the Regular Council – Land Use meeting on October 7, 2019.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Official Community Plan (OCP) is proposed to redesignate the mixed-use portion of the site from Urban to Multiple Residential.
- The applicant is proposing an amendment to the Douglas Neighbourhood Concept Plan (NCP) to redesignate the townhouse portion of the site from Townhouse (15 upa) to Townhouse (30 upa) and for modifications to the local road network.
- The applicant is proposing a Development Variance Permit to reduce various setbacks under the Multiple Residential 30 Zone (RM-30).

RATIONALE OF RECOMMENDATION

- At the October 21, 2019 Regular Council – Public Hearing meeting, Council referred the application back to staff to address the concerns raised during the Public Hearing regarding height, density, parking, and impact on eagle nesting habitat.
- Since the October 21, 2019 Regular Council – Public Hearing meeting, the applicant has worked to revise their proposal and respond to Council's direction. The applicant has made the following revisions to their proposal:
 - Reduced the height of the proposed mixed-use building from 15.0 metres to 12.9 metres by relocating the indoor and outdoor amenity space from the rooftop to the third floor;

-
- In addition to the reduction in height, the mixed-use building was redesigned with more modest roof forms, similar to single family forms in the surrounding neighbourhood. The overall building appearance and massing is scaled down with this redesign of the roofline.
 - Reduced the floor area from 4,291 square metres to 4,062 square metres, resulting in a reduction in the proposed density from 1.47 FAR to 1.40 FAR;
 - Reduced the number of proposed apartment units from 30 units to 29 units; and
 - Modified the south elevations on the four townhouse units adjacent to 127 - 172 Street to add privacy screens to the roof top decks and to minimize window size to address overlooking concerns.
- With the reduction in the number of residential units in the proposed mixed-use building, the proposal now exceeds the parking required under Zoning By-law No. 12000 by 2 parking spaces. The parking for the townhouse portion of the site continues to meet the Zoning By-law requirements.
 - A Wildlife Biologist has revisited the site and confirmed that the recommendations previously provided in the Bald Eagle Nest Management Plan will minimize the risk of disturbance to the nest located on the adjacent property to the south at 127 - 172 Street. The recommendations include monitoring of the nest by a Qualified Environmental Professional (QEP) familiar with Bald Eagle behaviour to ensure they will not be adversely affected by construction related noise and activity.
 - In light of the applicant's proposed revisions to the site, staff are of the view that Council's concerns raised at the October 21, 2019 Regular Council – Public Hearing meeting have been addressed, and that the application is in order to receive Council's consideration for Third Reading of the associated By-laws.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council amend By-law No. 19939 to incorporate the following revised provisions, as shown in Appendix II:
 - (a) Section D.1. is amended to reflect the recent introduction of Community Amenity Contributions, with respect to Affordable Housing and Capital Projects Contributions;
 - (b) Section D. Density is amended in Section D.2. to reduce the floor area ratio (FAR) from 1.47 to 1.40; and
 - (c) Section G. Height of Buildings is amended in Section G.1. to reduce the maximum height for a principal building from 15.0 metres to 12.9 metres.
2. Council consider Third Reading of By-law No. 19939 (Appendix II), as amended (mixed-use portion of the site) to rezone the subject property.
3. Council grant Third Reading to By-law No. 19938 for the OCP Amendment.
4. Council grant Third Reading to By-law No. 19940 (townhouse portion of site) to rezone the subject property.
5. Council authorize staff to draft Development Permit No. 7915-0118-00 generally in accordance with the attached drawings (Appendix III).
6. Council support Development Variance Permit No. 7915-0118-00 and consider issuance of the Permit upon final adoption of the associated By-laws.

DEVELOPMENT CONSIDERATIONS

Background

- At the October 21, 2019 Regular Council – Public Hearing meeting, Council referred the application back to staff to address the concerns raised during the Public Hearing regarding height, density, parking, and impact on eagle nesting habitat.

Revised Mixed-Use Building Proposal

- Since the October 21, 2019 Regular Council – Public Hearing meeting the applicant has worked to revise their proposal and respond to Council's direction. The applicant has addressed the concerns raised at the Public Hearing through the following revisions to their proposal.

Building Height and Massing

- The western portion of the site fronting 172 Street is designated Commercial/Residential in the Douglas Neighbourhood Concept Plan (NCP), which allows for a mixed-use building form with small neighbourhood-oriented commercial units at street level with residential units above. The applicant is proposing a mixed-use building with commercial retail units on the ground floor and residential units above, which complies with the NCP designation.
- To address resident concerns regarding the proposed building height, the applicant has reduced the height of the proposed mixed-use building from 15.0 metres to 12.9 metres. The indoor and outdoor amenity space that was previously proposed for the rooftop has been relocated to the north end of the third floor adjacent to the townhouse drive aisle and riparian area.
- Further to the height reduction, the east building elevation facing 172 Street has been simplified with more modest roof forms, similar to single family forms in the surrounding neighbourhood. With the previous design, the gable ends of multiple shed roof peaks drew attention to the building height. The revised roof forms are simple open gable ends, with shorter peaks, and are fewer in number, thereby drawing less attention to the roofline. The overall appearance of height is scaled down with this redesign of the roofline.
- The elevation drawing now shows the proposed interface with the existing townhouse development to the south at 127 – 172 Street, illustrating a 16.5 metre separation between the buildings, as well as minimal difference in building height.

Density

- The applicant is proposing to reduce the number of apartment units in the mixed-use building from 30 units to 29 units, which equates to a net unit density of 100 units per hectare (40 units per acre).
- The applicant is also proposing to reduce the total floor area from 4,291 square metres to 4,062 square metres, resulting in a reduction in the proposed density from 1.47 FAR to 1.40 FAR.
- The Douglas NCP allows for a maximum unit density of 45 units per acre for apartments in the plan area and does not prescribe a maximum floor area ratio (FAR).
- The comments at Public Hearing were focused primarily on the height, massing, and density of the proposed mixed-use building, rather than the townhouse site. For this reason, the applicant has not proposed a reduction in the density of the townhouse site. The proposal still includes an amendment to the Douglas NCP to redesignate the townhouse portion of the site from Townhouse (15 upa) to Townhouse (30 upa). The proposed density for the townhouse site is 52 units per hectare (21 units per acre), which is consistent with other townhouse developments in the area, including the existing townhouse project to the west and south, which was approved in 2017 under Development Application No. 7916-0011-00.

Parking

- The number of residential units in the proposed mixed-use building has been reduced from 30 units to 29 units and the unit mix has been adjusted in order to accommodate the relocated amenity space on the third floor.
- These changes have resulted in a reduction in the number of parking spaces required from 81 parking spaces to 79 parking spaces. The applicant is still proposing to provide 81 parking spaces, exceeding the parking requirements under Zoning By-law No. 12000 by 2 parking spaces.
- The parking for the townhouse portion of the site continues to meet the Zoning By-law requirements.

Proposed Amendments to Comprehensive Development (CD) By-law No. 19939

- In order to bring Comprehensive Development (CD) By-law No. 19939 in line with the proposed changes to the mixed-use building, the following amendments are proposed:
 - Section D. Density is amended in Section D.2. to reduce the floor area ratio (FAR) from 1.47 to 1.40;
 - Section G. Height of Buildings is amended in Section G.1. to reduce the maximum height for a principal building from 15.0 metres to 12.9 metres.
- The proposed FAR and building height reductions in the proposed CD By-law reflect the proposed decrease in height and massing of the mixed-use building.
- As the proposal results in a decrease in density, a new Public Hearing is not required.
- On November 18, 2019, Council approved a new City-wide Capital Project Community Amenity Contribution (CAC), which came into effect on January 1, 2020. Section D. Density is amended in Section D.1. to reflect the changes to Zoning By-law No. 12000 that resulted from the introduction of this new CAC.

Revised Townhouse Proposal

- Although many of the comments at the Public Hearing focused on the proposed mixed-use building, some concerns were raised regarding the proposed townhouse site. In particular, concerns were raised regarding the elimination of 1A Avenue, proposed reductions to setbacks, and privacy.

Elimination of 1A Avenue

- The elimination of 1A Avenue between 171 Street and 172 Street was originally proposed under Development Application No. 7916-0011-00, located directly to the south and west of the subject site, and received Council approval on February 20, 2017.

- This road was originally intended to provide legal road frontage to allow for subdivision to single-family small lots for the area to the south of what was proposed to be 1A Avenue. However, under that same Development Application (No. 7916-0011-00) the land use designation for those areas was amended from Small Lot Single Family (10 upa) to Townhouse (30 upa) in order to assist with the preservation of a significant cluster of trees, including one that contains an eagle's nest. With the redesignation to allow townhouses on that portion of the site, 1A Avenue was no longer required to provide legal frontage or access and was therefore approved to be eliminated.
- The proposed amendment under the subject application to eliminate the portion of 1A Avenue on the subject site is in keeping with the changes that were previously approved by Council under Development Application No. 7916-0011-00. 1A Avenue has been eliminated to the west, which means there is no longer an opportunity to achieve 1A Avenue as an east-west connection between 171 Street and 172 Street. With both the proposed mixed-use lot and townhouse lot under the subject application proposing to take access directly from 172 Street, there is no rationale for dedicating and constructing this segment of unconnected road.

Proposed Setback Reductions

- The proposed setbacks are consistent with other townhouse developments in the area for both rear and side yard conditions.
- The proposed 6.0 metre rear yard setback along the west boundary matches the setbacks of the existing townhouses to the west approved under Development Application No. 7916-0011-00. This creates a 12.0 metre separation between buildings along this interface.
- The proposed 3.0 metre side yard setback along the south boundary is consistent with the side yard setbacks approved under Development Application No. 7916-0011-00. There are only four end units proposed along the south boundary of the subject site with the 3.0 metre side yard condition. The existing townhouse units on the property to south have a 6.0 metre rear yard building setback to their north property line, creating a 9.0 metre separation between buildings along this interface.
- The setbacks along the north boundary interface with proposed open space, and the setback reductions along the east boundary are minor and interface with the proposed mixed-use building to the east.

Privacy

- Although the proposed setback reductions are consistent with other townhouse projects in the area, the applicant has proposed modifications to the south elevations on the four townhouse units adjacent to 127 – 172 Street.
- The modifications include adding privacy screens to the roof top decks and minimizing window size along the south elevations of these four units to address overlooking concerns.

Bald Eagle's Nest

- Concerns were raised at the Public Hearing that the proposed development would have negative impacts on the bald eagle's nest located in the treed area of 127 – 172 Street to the south of the subject site.
- The applicant submitted a Bald Eagle Nest Management Plan in March 2019, which outlines recommendations to limit disturbance to the nest and sets out a plan for monitoring by a Qualified Environmental Professional (QEP) familiar with Bald Eagle behaviour throughout the duration of construction to ensure any eagles will not be adversely affected by construction related noise and activity.
- The applicant had a Wildlife Biologist return to the subject properties (155, 161, and 193 - 172 Street) on February 19, 2020. The Wildlife Biologist confirmed that no new eagle's nests, prey remains (e.g. feathers and bones), or extensive white wash (which would indicate a habitual roost) were detected on any of the three properties. The Wildlife Biologist confirmed that eagles are not using the subject property for new nest sites.
- The Wildlife Biologist confirmed that the nest located at 127 – 172 Street is now active with a female eagle observed in the nest at the time of the site visit.
- The Wildlife Biologist has provided an additional statement confirming that the approved Nest Management Plan from March 2019 provides suitable recommendations to be followed during development of the site to minimize disturbance and the risk of abandonment of the nest during the nesting season. The Wildlife Biologist reconfirmed the recommendation for the nest to be monitored for breeding activity during construction.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets for Mixed-Use Lot
Appendix II.	Proposed Amendments to CD By-law No. 19939
Appendix III.	Proposed Site Plan, Building Elevations, and Landscape Plans
Appendix IV.	Planning Report No. 7915-0118-00, dated October 7, 2019

approved by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (Lot 1)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,064 sq. m.
Road Widening area		153 sq. m.
Undevelopable area		
Net Total		2,910 sq. m.
LOT COVERAGE (in % of net lot area)	55%	55%
SETBACKS (in metres)		
East	2.0 m	2.0 m
West	9.5 m	9.5 m
North	1.5 m	1.5 m
Northwest	1.5 m	1.5 m
South	9.4 m	9.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.9 m	12.9 m
Accessory	4.5 m	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		1
One Bed		8
Two Bedroom		19
Three Bedroom +		1
Total		29
FLOOR AREA: Residential		3,029 sq. m.
FLOOR AREA: Commercial		1,033 sq. m.
TOTAL BUILDING FLOOR AREA		4,062 sq. m.
DENSITY		
# of units/ha /# units/acre (gross)		95 uph / 38 upa
# of units/ha /# units/acre (net)		100 uph / 40 upa
FAR (gross)		1.33
FAR (net)	1.40	1.40
AMENITY SPACE (area in square metres)		
Indoor	87 sq. m.	124 sq. m.
Outdoor	87 sq. m.	87 sq. m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
PARKING (number of stalls)		
Commercial	31	31
Residential Bachelor + 1 Bedroom	12	12
2-Bed + 3-Bed	30	32
Residential Visitors	6	6
Total Number of Parking Spaces	79	81
Number of accessible stalls	2	5
Number of small cars	28	14

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CITY OF SURREYBYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-253-886
 Lot 11 Section 6 Township 7 New Westminster District Plan 7418

Portion of 155 – 172 Street

Portion of Parcel Identifier: 007-538-863
 Lot 12 Section 6 Township 7 New Westminster District Plan 7418

Portion of 161 – 172 Street

Portion of Parcel Identifier: 007-538-880
 Lot 13 Section 6 Township 7 New Westminster District Plan 7418

Portion of 193 – 172 Street

as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 13th day of September, 2019, containing 3,064.1 square metres, called Block A.

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate a mixed-use development consisting of neighbourhood commercial uses, *multiple unit residential buildings* and related *amenity spaces*, developed in accordance with a *comprehensive design*, where *density bonus* is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential buildings.*
2. The following *accessory uses*, provided that the *gross floor area* of each individual business does not exceed 370 square metres (4,000 sq. ft.), and such uses form an integral part of the *multiple unit residential building* on the *Lands*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *Eating establishments* excluding *drive-through restaurants*;
 - (d) *Neighbourhood pub*;
 - (e) Office uses excluding *social escort services* and *methadone clinics*;
 - (f) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
 - (g) *Indoor recreational facilities*;
 - (h) *Community services*; and
 - (i) *Child care centres.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. ~~The maximum density shall not exceed a floor area ratio of 0.1. The maximum density may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 120000, as amended.~~
For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres [3,230 sq. ft.], whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, and parks) are provided in accordance with Schedule G, Sections A and B of “Surrey Zoning By-law, 1993, No. 12000”, as amended.

2. The *floor area ratio* shall not exceed ~~1.47~~ 1.40.
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2 of this Zone.
4. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 55%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard (East)</i>	<i>Rear Yard (West)</i>	<i>Side Yard (North)</i>	<i>Side Yard (North -West)</i>	<i>Side Yard (South)</i>
<i>Principal Buildings</i>		2.0 m	9.5 m	1.5 m	1.5 m	9.4 m
<i>Accessory Buildings and Structures</i>		(7 ft.)	(31 ft.)	(5 ft.)	(5 ft.)	(31 ft.)

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, awnings and canopies may encroach up to 1.5 m [5. ft.] into the required *front yard setbacks*.
3. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].

4. Notwithstanding Sub-section A.3 (d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended *underground parking* may be located up to 0 metres (0 ft.) from any *lot line*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed ~~15.0 metres [50 ft.]~~ 12.9 metres [42 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.
4. Loading areas, garbage containers and *passive recycling containers* shall be located within the *underground parking* or *principal building*.
5. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,900 sq.m. [0.71 acre]	90 metres [295 ft.]	34 metres [111 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for the residential portion and the C-5 Zone for the commercial portion.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

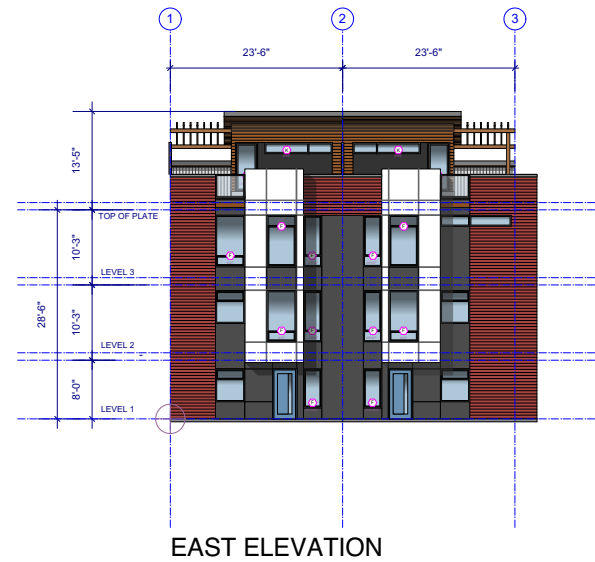
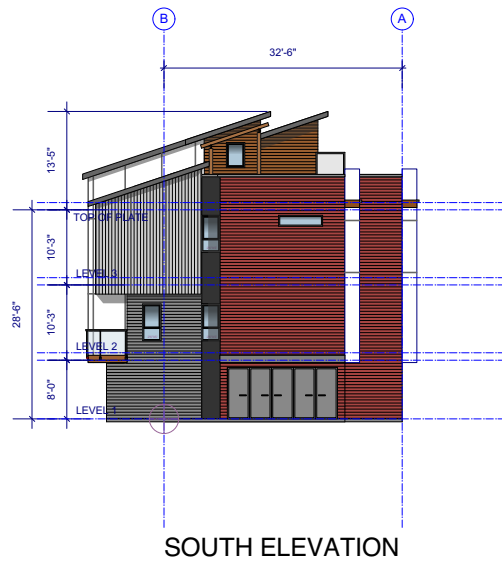
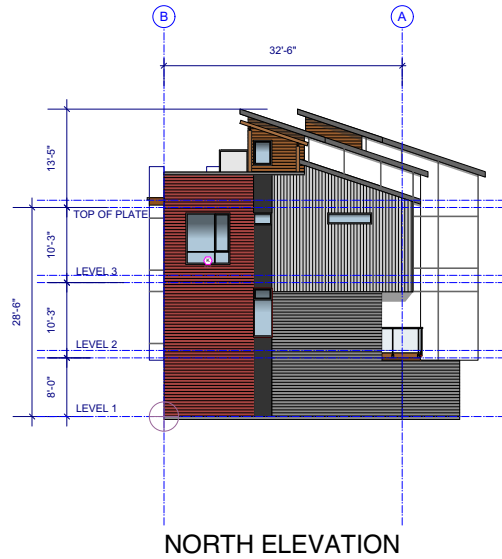
PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK



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No.	Date	Revision Details



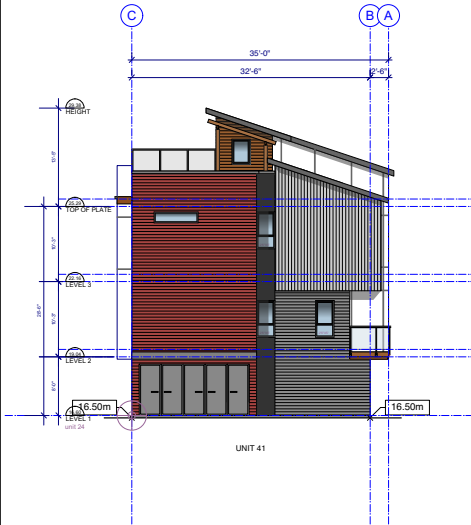
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 TEL: (604) 331 2378
 email: wg@wgarchitectureinc.com

Project Title:
 193,161,155 172nd St
 SURREY, BC

Drawing Title:
**BUILDING 1
 ELEVATIONS**

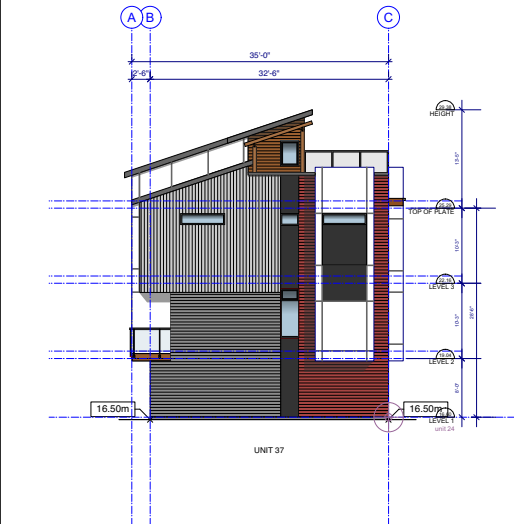
Date: -	Project Number: 1625
Scale: 1:96	Sheet No.:
Drawn By:	DP301
Approved By: WG	



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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No. Date: Revision Details:



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email: wg@wgarchitectureinc.com

Project Title:

193,161,155 172nd St
SURREY, BC

Drawing Title:








**BUILDING 8
ELEVATIONS**

Date: -	Project Number: 1625
Scale: 1:96	Sheet No.:
Drawn By:	DP308
Approved By: WG	

200 PLANES/SHOOTS APPROVED BY CONTRACT AND NOT TO BE USED FOR ANY OTHER PROJECTS

REVISIONS		
REV.	DATE	DESCRIPTION
1	09/09/19	REVIS PER ADP/CITY COMMENT
2	01/08/19	REVIS PER ADP/CITY COMMENT
3	30/09/19	REVIS PER ADP/CITY COMMENT
4	12/09/19	REVIS PER ADP/CITY COMMENT
ISSUE		
REV.	DATE	DESCRIPTION
1	28/01/11	ISSUED FOR CLIENT REVIEW
2	24/05/19	ISSUED FOR COORDINATION
3	20/09/19	ISSUED FOR ADP REVIEW
4	09/09/19	RE-ISSUED FOR GAS REVIEW
5	21/08/19	RE-ISSUED FOR GAS REVIEW
6	30/09/19	RE-ISSUED FOR GAS REVIEW
7	12/09/19	ISSUED FOR DP
8	09/04/20	RE-ISSUED FOR DP

LEGEND

-  Existing trees to be removed / retained
-  Proposed Tree Planting
-  Mixed Plantings of Shrubs, Perennials and Groundcovers
-  Evergreen Hedge
-  18"x18" HydraPressed Slabs by Abbotsford Concrete Products 'Desert sand' colour
-  Old Country Stone concrete pavers by Abbotsford Concrete Products (Desert Sand Colour)
-  80mm thick Eco-Priora permeable conc. pavers (herringbone) by Mutual Materials

NOTES:

1. All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCNTA and the contract specification.
2. Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:
 Grass Areas - 150 mm (6")
 Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
 Trees - Minimum 300 mm (1') of topsoil around the rootball excavation to 85% Std. Proctor Density
3. Ensure compaction of fill adjacent to existing trees does not exceed 6" (15cm) depth.
4. Tree protection fence shall be installed prior to construction and maintained until project completion.



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North Vancouver BC, Canada V7M 3G8
P: 604 954 9833 F: 604 954 9833

ARCHITECT:
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904 - 470 Granville St.
VANCOUVER BC

CLIENT:
Peace Park Developments Ltd.
5915 - 154 St.

PROJECT:
155,161,193 172nd Street

SUBSEY. B.C.

OVERALL LANDSCAPE PLAN

DESIGNED	DR
DRAWN	SK
CHECKED	DR

SCALE:
DATE: 29 AUG 2019

PROJECT No.	DWG No.	REV
1723	L 1	4



1
L-1 OVERALL LANDSCAPE PLAN
SCALE: 1:250

MATCHLINE

MATCHLINE

1.8M HIGH CEDAR FENCE
1.8M HIGH PRIVACY SCREEN
1.0M HIGH CEDAR FENCE



1 L-3 DETAILED LANDSCAPE PLAN (SOUTH)
SCALE: 1:200

CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE
Ac	14	Acer cratum	Vine maple	18 4m	as shown	tree	native
Apd	5	Acer palmatum dissectum atropurpureum	Purple Japanese maple	1.75m (6ft)	as shown	tree	nonnative
Al	1	Albizia julibrissin 'Red Silk'	Silk tree	60m Cal	as shown	tree	nonnative
Cc	12	Cercis canadensis	Eastern Redbud	70m Cal	as shown	tree	nonnative
Cn	3	Cornus nuttallii	Pacific dogwood	60m Cal	as shown	tree	native
Fsd	1	Ficus sylvatica 'Dorsey'	Dorsey's purple beech	60m Cal	as shown	tree	nonnative
Fa	7	Fraxinus americana 'Autumn purple'	'Autumn Purple' White Ash	80m Cal	as shown	tree	native
Ppe	2	Parrotia persica	Parrotia	70m Cal	as shown	tree	nonnative
Pp	13	Prunus pennsylvanica	Pink Cherry	70m Cal	as shown	tree	native
Op	3	Quercus palustris	Pine Oak	70m Cal	as shown	tree	nonnative
St	9	Styrax japonica	Japanese Snowbell	70m Cal	as shown	tree	nonnative
as	8	Aemilancher alatifolia	Serviceberry	#2 pot	as shown	shrub	native
aj	20	Azalea japonica 'Blue Glauca'	Japanese azalea	#2 pot	as shown	shrub	nonnative
aj	27	Azalea japonica 'Glaucor'	Japanese azalea	#2 pot	as shown	shrub	nonnative
bs	138	Buxus sempervirens	Boxwood	#2 pot	as shown	shrub	nonnative
lse	29	Buxus sempervirens 'Salignissima'	Variiegated Boxwood	#2 pot	as shown	shrub	nonnative
cs	3	Cornus sericea	Red osier dogwood	#3 pot	as shown	shrub	native
csw	3	Cornus sericea 'White Gold'	Variiegated red osier dogwood	#3 pot	as shown	shrub	native
hq	1	Hydrangea quercifolia	Oakleaf hydrangea	#3 pot	as shown	shrub	nonnative
hq	15	Hydrangea serrata 'Bluebird'	Bluebird hydrangea	#3 pot	as shown	shrub	nonnative
ll	64	Lavandula angustifolia 'Twicken Purple'	English Lavender	#2 pot	as shown	shrub	nonnative
lp	101	Lavandula stoechas 'Fragrant'	Spanish Lavender	#2 pot	as shown	shrub	nonnative
ma	15	Mahonia aquifolium	Oregon grape	#3 pot	as shown	shrub	native
ndd	31	Nandina domestica 'Harbour dwarf'	Heavenly bamboo	#2 pot	as shown	shrub	nonnative
pb	4	Phoradendron lewisii 'Blissong'	Black orange	#3 pot	as shown	shrub	native
pl	26	Phoradendron lewisii 'Olive Light'	Olive Light	#2 pot	as shown	shrub	nonnative
ro	1	Rhododendron 'Orchid Lights'	Orchid Lights Azalea	#2 pot	as shown	shrub	nonnative
rb	4	Rhododendron Cunningham's Blush	Cunningham's Blush Rhododendron	#2 pot	as shown	shrub	nonnative
ro	75	Rosa rugosa	Rose	#2 pot	as shown	shrub	nonnative
sh	42	Sarcococca hookeriana humilis	Sarcococca	#2 pot	as shown	shrub	nonnative
sd	24	Spiraea densiflora	Mountain Spiraea	#2 pot	as shown	shrub	native
sdb	4	Spiraea douglasii	Douglas Spiraea	#2 pot	as shown	shrub	native
sa	28	Symphoricarpos albus	Common Snowberry	#2 pot	as shown	shrub	native
ts	1000	Thuja occidentalis 'Smaragd'	Emerald cedar	1.2 m	as shown	shrub	nonnative
vt	7	Vaccinium ovatum 'Thunderbird'	Evergreen huckleberry	#2 pot	as shown	shrub	native
vs	38	Viburnum dentatum	Dorsey's viburnum	#2 pot	as shown	shrub	nonnative

af	100	Aquilegia formosa	Western Columbine	# 1 pot	as shown	perennial	nonnative
bca	2	Bergenia cordifolia 'Silver Light'	Bergenia	# 1 pot	as shown	perennial	nonnative
g	13	Geranium 'Sproun's Blue'	Hardy geranium	# 1 pot	as shown	perennial	nonnative
gm	29	Geranium macrorrhizum	Hardy geranium	# 1 pot	as shown	perennial	nonnative
hc	5	Hemerocallis 'Stella d'Oro'	Daylily	# 1 pot	as shown	perennial	nonnative
he	10	Hebe xanthophylla elegans	Penzance Hebe	# 1 pot	as shown	perennial	native
op	1	Osteospermum 'Purple Mountain'	African daisy	# 1 pot	as shown	perennial	nonnative
ss	12	Sedum spectabile 'Indian Chief'	Stonecrop	# 1 pot	as shown	perennial	nonnative
tg	99	Telium grandiflora	Fringing	# 1 pot	as shown	perennial	native
tl	71	Taxilla trifoliata	Foamflower	# 1 pot	as shown	perennial	native
vl	17	Viola labradorica purpurea	Violet	# 1 pot	as shown	perennial	nonnative
au	35	Arctostaphylos uva-ursi 'Missouriwaxer'	Kentuckia	# 2 pot	as shown	ground cover	nonnative
cc	4	Cornus canadensis	Bunchberry	# 2 pot	as shown	ground cover	native
ec	131	Erica carnea	Winter heath	# 2 pot	as shown	perennial	nonnative
gs	153	Gaultheria shallon	'Sole'	# 1 pot	as shown	ground cover	native
mm	168	Mahonia nervosa	Cascade Oregon Grape	# 1 pot	as shown	ground cover	native
ap	31	Adiantum pedatum	Maidenhair Fern	# 2 pot	as shown	fern	native
bs	303	Blechnum spicant	Brake fern	# 2 pot	as shown	fern	native
pm	45	Polystichum munium	Western sword fern	# 1 pot	as shown	fern	native

- NOTES:
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 - Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions: Grass Areas - 150 mm (6") Shrub, Groundcovers, Vines & Perennials - 450 mm (18") Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
 - Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
 - Tree protection fence shall be installed prior to construction and maintained until project completion.

LEGEND

- Existing trees to be removed / retained
- Proposed Tree Planting
- Mixed Plantings of Shrubs, Perennials and Groundcovers
- Evergreen Hedge
- 18"x18" Hydra/Pressed Slabs by Abbottsford Concrete Products 'Desert sand' colour
- Old Country Stone concrete pavers by Abbottsford Concrete Products (Desert Sand Colour)
- 80mm thick Eco-Priora permeable conc. pavers (herringbone) by Mutual Materials

155-161-193 172 St Plant List

155-161-193 172 St Plant List

1723 L3 4

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VANCOUVER BC

CLIENT
Peace Park Developments Ltd.
5915 - 154 St.

PROJECT
155, 161, 193 172nd Street

SUBSET: B.C.

DWG TITLE:
DETAILED LANDSCAPE PLAN (SOUTH)

DESIGNED: DR
DRAWN: DR
CHECKED: DR

SCALE
DATE: 29 AUG 2018

PROJECT NO: 1723 L3 4

REVISIONS		
REV.	DATE	DESCRIPTION
1	09/08/19	REVISED PER ADP/STY COMMENT
2	09/08/19	REVISED PER ADP/STY COMMENT
3	09/08/19	REVISED PER ADP/STY COMMENT
4	09/08/19	REVISED PER ADP/STY COMMENT
5	09/08/19	REVISED PER ADP/STY COMMENT
6	09/08/19	REVISED PER ADP/STY COMMENT
7	09/08/19	REVISED PER ADP/STY COMMENT

ISSUE		
REV.	DATE	DESCRIPTION
1	28/07/18	ISSUED FOR CLIENT REVIEW
2	24/08/19	ISSUED FOR COORDINATION
3	20/09/19	ISSUED FOR ADP REVIEW
4	09/08/19	RE-ISSUED FOR GAS REVIEW
5	30/08/19	RE-ISSUED FOR GAS REVIEW
6	12/09/19	ISSUED FOR CP
7	02/08/20	RE-ISSUED FOR CP



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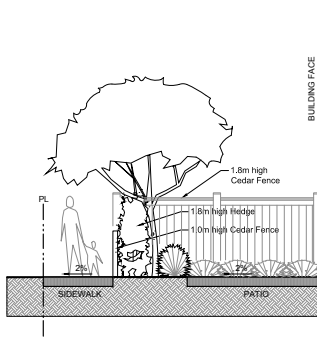
CLIENT:
Peace Park Developments Ltd.
5915 - 154 St.
SURREY BC

PROJECT:
155,161,193 172nd Street

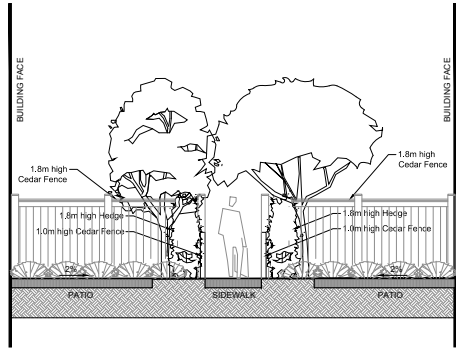
DWG TITLE:
LANDSCAPE DETAILS

DESIGNED	DR
DRAWN	SK
CHECKED	DR
DATE	

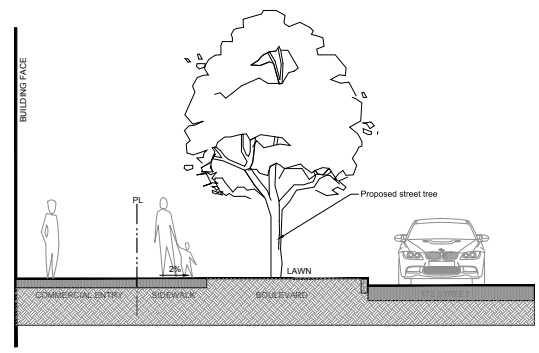
SCALE	
DATE	29 AUG 2019
PROJECT No.	1723
DWG No.	L5
REV	2



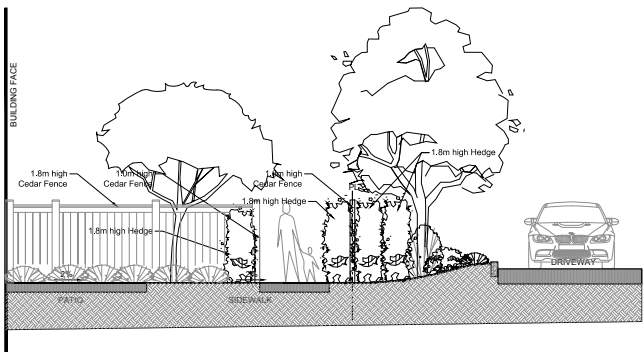
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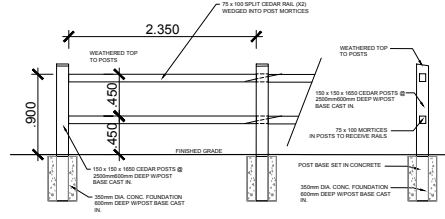
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SCALE: 1:50



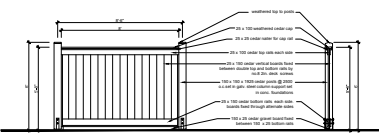
3 SECTION D - D
SCALE: 1:50



4 SECTION C - C
SCALE: 1:50



8 2-RAIL CEDAR FENCE to 30m SHADE ZOS
SCALE: 1:50

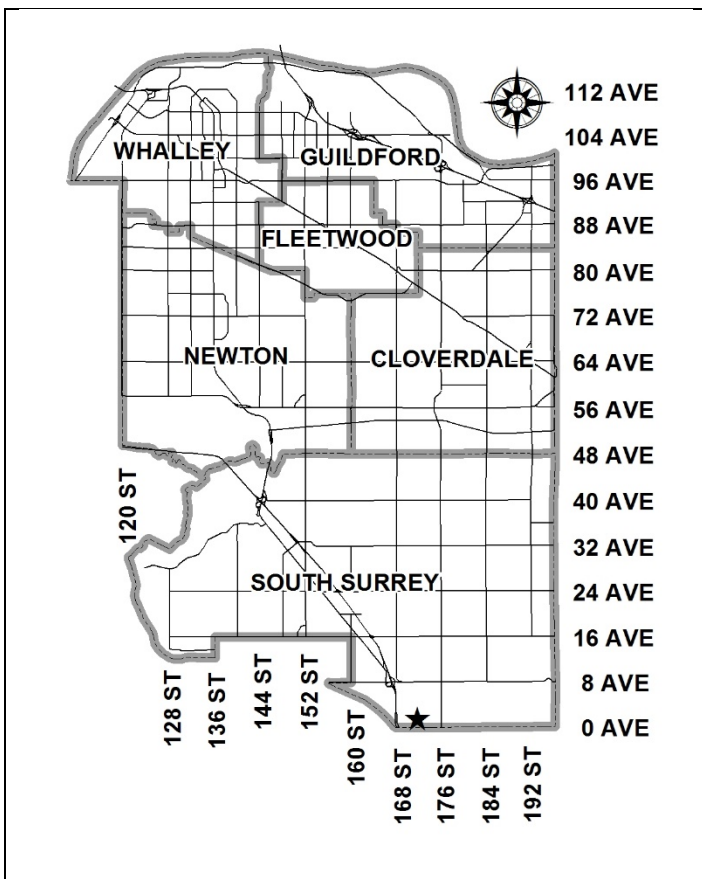


5 CLOSE-BOARDED CEDAR FENCE
SCALE: 1:50

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0118-00

Planning Report Date: October 7, 2019



PROPOSAL:

- **OCP Amendment** for a portion of the site from Urban to Multiple Residential
- **NCP Amendment** for a portion of the site from Townhouse (15 upa) to Townhouse (30 upa) and for modifications to the local road network
- **Rezoning** from RA to RM-30 and CD
- **Development Permit**
- **Development Variance Permit**

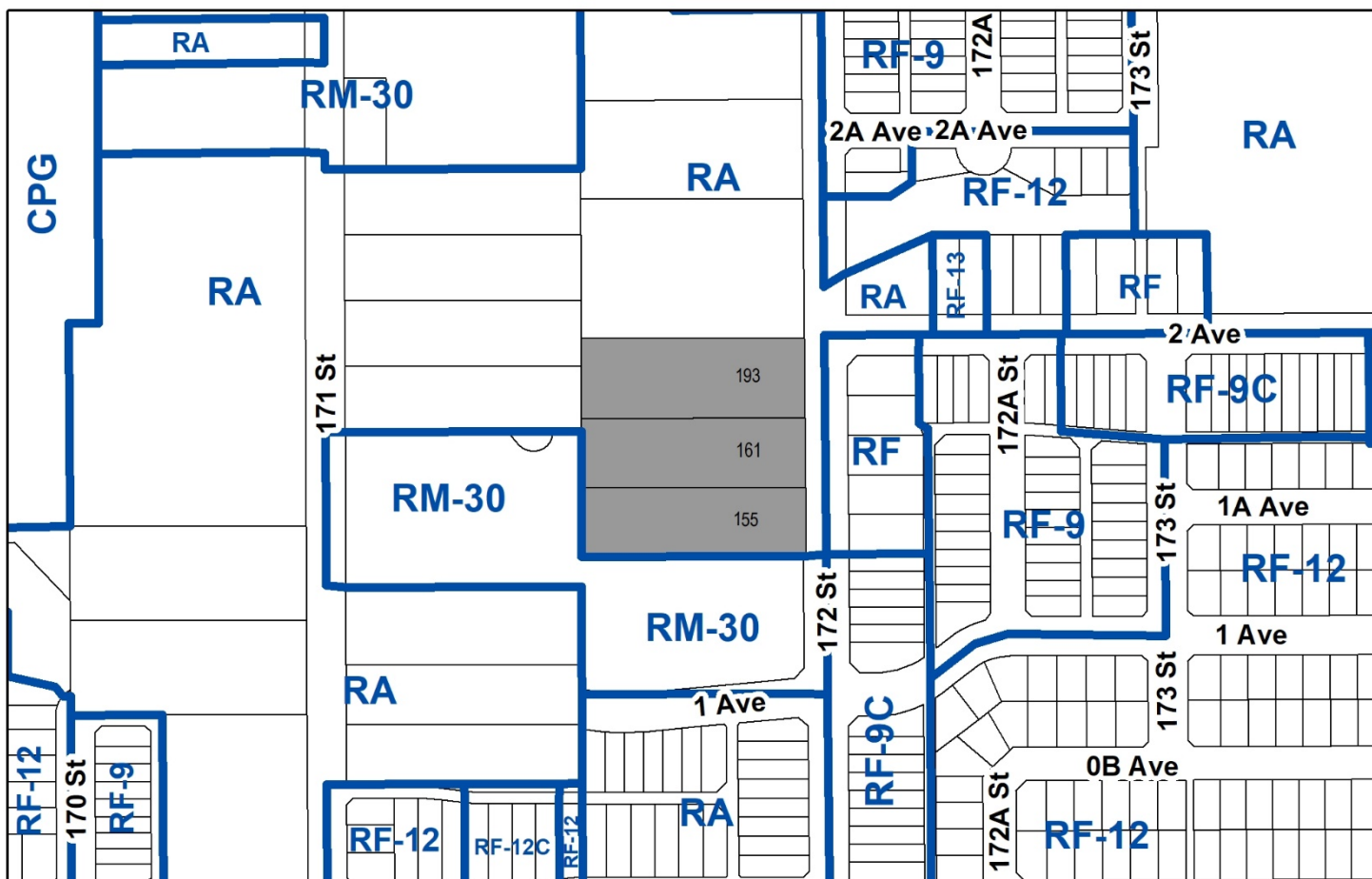
to permit the development of 45 townhouse units and a three-storey mixed-use building with commercial units on the ground floor and 30 apartment units on the upper floors.

LOCATION: 155, 161, and 193 - 172 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse (15 upa), Commercial/Residential & Open Space



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Official Community Plan (OCP) is proposed to redesignate a portion of the site from Urban to Multiple Residential.
- The applicant is proposing an amendment to the Douglas Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from Townhouse (15 upa) to Townhouse (30 upa) and for modifications to the local road network.
- The applicant is proposing a Development Variance Permit to reduce various setbacks under the Multiple Residential 30 Zone (RM-30).

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment to redesignate a portion of the site to Multiple Residential is a housekeeping amendment intended to align the OCP designation with the Commercial/Residential designation of this portion of the site under the Douglas Neighbourhood Concept Plan (NCP). A mixed-use building is proposed for the eastern portion of the site, which complies with the Commercial/Residential designation under the Douglas NCP.
- The western portion of the site is currently designated as Townhouses (15 upa) in the Douglas NCP. The proposed land use is consistent with the intent of the NCP to focus townhouses around the proposed neighbourhood commercial node, a future natural park area, and the Peace Portal Golf Course.
- The proposed NCP amendment to allow for an increase in the townhouse density is supportable as it reflects similar densities achieved for other townhouse developments in the immediate vicinity. Average townhouse densities have increased since the time that the Douglas NCP was adopted in 1999, largely due to changing market conditions associated with increasing land costs and housing affordability.
- The proposed NCP amendment for modifications to the local road network is necessary due to the modifications approved under Development Application No. 7916-0011-00 to the south and west, which eliminated 1A Avenue between 171 Street and 172 Street and realigned 1 Avenue further south in order to protect a cluster of trees that contains a bald eagle's nest.

-
- The proposed north-south and east-west lanes are no longer necessary as the Townhouse lot and Mixed-Use lot are both proposed to take access directly from 172 Street.
 - The proposed variances for building setbacks are supportable as they: match setbacks of existing townhouses to the west; are oriented as side yard conditions along the south property line; interface with proposed open space to the north and northwest; and are appropriately setback from the proposed mixed-use building to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the Official Community Plan by redesignating a portion of the subject site from "Urban" to "Multiple Residential" and a date for Public Hearing be set (Appendix VIII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A By-law be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7915-0118-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0118-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (b) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (c) to reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to Building 2 and to 6.0 metres (20 ft.) to Building 1;
 - (d) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to Buildings 8 and 9 and to 1.7 metres (6 ft.) to the Amenity Building; and
 - (e) to reduce the minimum side yard (northeast) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to the Amenity Building.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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;
 - (i) registration of a Section 219 Restrictive Covenant to indicate the requirement of a Nest Management Plan for the existing bald eagle nest on adjacent lands;
 - (j) registration of a Combined Restrictive Covenant and Statutory Right of Way for City access to the riparian area; and
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
8. Council pass a resolution to amend the Douglas NCP to redesignate a portion of the land from "Townhouse (15 upa)" to "Townhouse (30 upa)" and for changes to the road layout, as shown in Appendix VII when the project is considered for final adoption.

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:**

13 Elementary students at Hall's Prairie Elementary School
7 Secondary students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units are expected to be constructed and ready for occupancy by July 2021 for Phase 1 (Townhouse Buildings 2, 3, 4 & 5) and by June 2022 for Phase 2 (Townhouse Buildings 1, 6, 7, 8 & 9, and the Mixed-use Building).

Parks, Recreation & Culture:	Parks requires all fencing adjacent to parkland to be permeable, located on the private property line, and not higher than 1.2 metres (4 ft.); fencing along the northern property line should be Parks standard two rail split fence.
Ministry of Transportation & Infrastructure (MOTI):	The application was referred to MOTI. Comments are pending.
Surrey Fire Department:	<p>The City of Surrey By-law No.19108 for Public Safety E-Comm Radio Amplification applies to the apartment building.</p> <p>The Fire Department connections and fire alarm annunciator panels are to be installed in locations approved by SFS staff. To be determined at Building Permit application.</p> <p>Hydrants are to be installed in conformance with the BC Building Code and Surrey By-laws.</p> <p>A Building Permit will not be issued until a Construction Fire Safety Plan has been submitted, reviewed and accepted by the Fire Department. A sealed report that addresses articles 5.6.1.2., 5.6.1.4., and 5.6.1.6. will be required from a professional (i.e. fire protection engineer) to be included as part of the CFSP.</p> <p>Storage lockers are to conform with NFPA 13 (i.e. wire mesh cages).</p>

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling	Open Space	RA
East (Across 172 Street):	Single family dwellings	Commercial/Residential & Open Space	RF
South:	Townhouses	Townhouse (30 upa)	RM-30
West:	Single family dwellings, Townhouses, and City-owned Park	Open Space, Townhouse (15 upa) & Townhouse (30 upa)	RA & RM-30

JUSTIFICATION FOR PLAN AMENDMENT

Proposed OCP Amendment

- The subject site is designated Urban in the Official Community Plan (OCP).

- Approximately one third of the subject site (fronting 172 Street) is designated Commercial/Residential in the Douglas Neighbourhood Concept Plan (NCP).
- Although the Urban OCP designation does allow for small-scale neighbourhood-serving shops, a mixed-use, apartment building form is not specifically permitted.
- A mixed-use building is proposed for the eastern portion of the site, which complies with the Commercial/Residential designation under the Douglas NCP.
- Therefore, an OCP amendment is proposed to redesignate the portion of the site fronting 172 Street from Urban to Multiple Residential in order to align the OCP designation with the Commercial/Residential designation in the Douglas NCP. Given that the use is supported under the NCP, the OCP amendment is considered a housekeeping matter to allow the use that is envisioned for the site.

Proposed NCP Amendment

- The applicant is proposing an amendment to the Douglas Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from Townhouse (15 upa) to Townhouse (30 upa) and for modifications to the local road network.
- The western portion of the site is currently designated as Townhouses (15 upa) in the Douglas NCP. The proposed land use is consistent with the intent of the NCP to focus townhouses around the proposed neighbourhood commercial node, a future natural park area, and the Peace Portal Golf Course.
- The proposed NCP amendment to allow for an increase in the townhouse density is supportable as it reflects similar densities achieved for other townhouse developments in the Douglas area, including the existing townhouse project to the west and south, which was approved in 2017. Average townhouse densities have increased since the time that the Douglas NCP was adopted in 1999, largely due to changing market conditions associated with increasing land costs and housing affordability.
- In July 2016, Development Application No. 7916-0011-00, which borders the subject site to the south and west, proposed an amendment to the local road network to shift the alignment of 1A Avenue to the south to avoid an existing bald eagle's nest. The removal of 1A Avenue was also proposed as part of that application. These amendments to the road network received approval from Council on February 20, 2017.
- The current application aligns with the changes to the road network that were approved under Development Application No. 7916-0011-00, by eliminating 1A Avenue. The NCP amendment also proposes removal of the north-south and east-west lanes on the subject site, as they are no longer necessary. The Townhouse lot and Mixed-Use lot both propose to take access directly from 172 Street.

- The subject properties are located within a land consolidation area identified in the Douglas NCP that originally consisted of 11 lots. Consolidation of all 11 lots was never achieved, and in the absence of consolidation, Development Application Nos. 7916-0011-00 and 7916-0117-00 were given approval to proceed on their own. A cost sharing agreement was negotiated between the owners of the properties involved in these three applications (subject application, 7916-0011-00, and 7916-0117-00) for the construction of 1 Avenue.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is approximately 1.3 hectares (3.1 acres) in area and is comprised of three parcels which front 172 Street.
- The subject properties are designated Urban in the Official Community Plan (OCP). The western portion of the site is designated Townhouse (15 upa) and the eastern portion is designated Commercial/Residential in the Douglas Neighbourhood Concept Plan (NCP), as shown in Appendix VII. The properties are zoned One-Acre Residential Zone (RA).
- The adjacent property to the north of the subject site at 221 – 172 Street contains three ponds that are protected under the Provincial Riparian Areas Regulation (RAR) and the City's Streamside Protection provisions in the Zoning By-law. A portion of the subject site is impacted by the required protection area for these ponds.

Current Proposal

- The applicant is proposing to create two lots as part of the current application. Lot 1 will be located at the eastern portion of the site adjacent to 172 Street and is proposed for a three-storey mixed-use building with ground floor commercial and apartment units above. Lot 2 will be located on the western portion of the site and is proposed for townhouses.
- The applicant is proposing:
 - An Official Community Plan (OCP) housekeeping amendment for a portion of the site from Urban to Multiple Residential to align the OCP designation with the Commercial/Residential designation under the Douglas NCP;
 - To amend the Douglas Neighbourhood Concept Plan (NCP) to redesignate the west portion of the site from Townhouse (15 upa) to Townhouse (30 upa) and for modifications to the local road network.
 - Rezoning of the site from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) and Comprehensive Development Zone (CD);

- A Development Permit for Form and Character and Sensitive Ecosystems to allow the development of 45 townhouse units and a three-storey mixed-use building with approximately 1,033 square metres (11,119 sq. ft.) of ground floor commercial with 30 apartment units on the upper floors; and
 - A Development Variance Permit to reduce the minimum required setbacks of the RM-30 Zone for the townhouse portion of the site.
- The riparian area is proposed to be protected through registration of a combined Restrictive Covenant and Statutory Right-of-Way on the title of the property.

Proposed CD Zone

- The Zoning By-law does not have a zone that will allow for a mixed-use development of the scope that is being proposed for Lot 1 (Block A). Therefore, rezoning to a Comprehensive Development Zone (CD) is required.
- The proposed CD By-law (Appendix X) is based on the Multiple Residential 45 Zone (RM-45) and the Neighbourhood Commercial Zone (C-5). A comparison of the key criteria of the RM-45 Zone, C-5 Zone, and the proposed CD Zone is outlined in the table below.

	C-5	RM-45	CD Zone
FAR	0.50	1.30	1.47
Lot Coverage	50%	45%	55%
Building Height	9.0 metres (30 ft.)	15.0 metres (50 ft.)	15.0 metres (50 ft.)
Setbacks	7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines	East (along 172 Street): 2.0 m (7 ft.) West: 9.5 m (31 ft.) North: 1.5 m (5 ft.) Northwest: 1.5 m (5 ft.) South: 9.4 m (31 ft.)
Permitted Uses	<ul style="list-style-type: none"> • Neighbourhood scale commercial uses (maximum floor area of 370 square metres (4,000 sq. ft.) per business). 	<ul style="list-style-type: none"> • Multiple unit residential buildings; • Ground-oriented multiple unit residential buildings; • Child care centres (provided not a singular use on the lot). 	<ul style="list-style-type: none"> • Multiple unit residential buildings; • All neighbourhood scale commercial uses permitted under Section B.1 of the C-5 Zone (maximum floor area of 370 square metres (4,000 sq. ft.) per business).

- The typical 7.5 metre (25 ft.) setbacks have been customized through review of the form and character of the proposal. The reduced setbacks allow for a more pedestrian-oriented, urban streetscape along 172 Street.

- The North and Northwest side yard setbacks of 1.5 metres (5 ft.) are less than would typically be required for a side yard condition, however, given the context of the adjacent site, which has an internal drive aisle and a protected riparian area abutting the mixed-use site at this location, the reduced setback is considered acceptable.
- An increase in lot coverage and floor area ratio (FAR) is also proposed, beyond what is permitted under the RM-45 or C-5 Zones. The height of the proposed building is, however, limited to three storeys or 15.0 metres (50 ft.), which is the same as the maximum permitted under the RM-45 Zone and is appropriate for this part of Douglas.

DESIGN PROPOSAL AND REVIEW

Proposed Lot 1 (Mixed-use Site)

- Proposed Lot 1 is 2,910 square metres (0.72 acres) in area and is bounded by 172 Street to the east, the proposed townhouse site (Lot 2) to the north and west, and by an existing townhouse development to the south.
- A three storey mixed-use building is proposed for Lot 1 with a total floor area 4,291 square metres (46,188 sq. ft.). The ground floor is proposed to consist of up to 11 commercial retail units (CRUs), occupying a floor area of 1,033 square metres (11,125 sq. ft.), with 30 apartment units occupying the two upper floors.
- The residential unit mix consists of six one-bedroom units, 22 two-bedroom units, and two three-bedroom units.
- The primary entrance to the residential portion of the building is located along the 172 Street frontage, with a secondary entrance accessed from the parking lot at the rear of the building.
- The proposed building is oriented towards 172 Street, with one level of underground parking and limited surface parking at the rear of the building.
- The building has a strong street presence, with the ground floor CRUs designed with their primary frontages along 172 Street. Continuous weather protection is provided for pedestrians along the commercial frontages through the provision of a canopy above.

Amenity Areas

- The Zoning By-law requires that 90 square metres (969 sq. ft.) of both indoor and outdoor amenity areas be provided for the residential units within the mixed-use building. The adjacent townhouse units are proposed to have their own separate amenity space.
- A rooftop amenity space is proposed, with 276 square metre (2,970 sq. ft.) of indoor amenity area and 751 square metre (8,084 sq. ft.) of outdoor amenity area, which exceeds the Zoning By-law requirements.
- The indoor amenity space will include a fitness room, showers, multi-use room, office, media room, lounge, washrooms, and associated storage space.

- The rooftop outdoor amenity space will be accessible from the indoor amenity area and will include a jacuzzi, children's play area, and an open deck with a barbeque area and outdoor seating options.

Site Access and Parking

- Vehicular access to the site is proposed from 172 Street, with the underground parking accessed at the rear of the site via a drive aisle that wraps around the south and west sides of the building.
- The applicant is proposing to provide a total of 81 vehicle parking spaces on-site, which meets the minimum number of parking spaces required under the Zoning By-law. A limited number of these parking spaces will be provided for the CRUs at grade at the rear of the building, with the remainder of the parking spaces for the CRUs, residents, and visitors located in the underground parking.
- The applicant is proposing 19 bicycle parking spaces in a secure bicycle parking area in the underground parkade and another 23 bicycle parking spaces in a secure bicycle parking room on the ground floor for residents. Two bike racks for visitors will be provided at grade at the front of the building to accommodate 14 bicycles. This meets the requirements for bicycle parking under the Zoning By-law.

Proposed Lot 2 (Townhouse Site)

- Proposed Lot 2 is 9,643 square metres (2.38 acres) in area and contains a riparian protection area along the northeast portion of the site for three ponds located on the single family lot to the north.
- Lot 2 is bounded by the mixed-use site and 172 Street to the east, by an existing single family dwelling to the north, by an existing townhouse development on the south, and by City-owned park, a single family dwelling, and an existing townhouse development to the west.
- Forty-five (45) townhouse units are proposed on this portion of the site within nine buildings. The buildings will each have between two and eight units. All the units are proposed to have three bedrooms.

Amenity Areas

- The Zoning By-law requires that 135 square metres (1,453 sq. ft.) of both indoor and outdoor amenity areas be provided for the townhouse units.
- A 200 square metre (2,153 sq. ft.) indoor amenity building is proposed at the northeast portion of the site that will include a lounge and kitchen on the ground floor, with a game room and fitness room on the second floor. Washrooms and storage space will also be provided.
- A 141 square metre (1,518 sq. ft.) outdoor amenity area is proposed adjacent to and accessible from the indoor amenity building.

Site Access and Parking

- Vehicular and pedestrian access is proposed from 172 Street via a drive aisle and pedestrian walkway at the north end of the site.
- All 45 townhouse units are proposed to have double garages, providing 90 parking spaces for residents. A total of nine visitor parking spaces are also proposed, including one accessible parking space, and are distributed across the site.
- One bike rack for visitors, which can accommodate seven bicycles, will be provided near the entrance to the site to the east of the indoor and outdoor amenity areas. This meets the requirements for bicycle parking under the Zoning By-law.

Riparian Area

- Three ponds are located on the property to the north of the subject site. As a portion of the subject site falls within 50 metres of these Class B watercourses, the proposal is subject to a Development Permit for Sensitive Ecosystems (Streamside Areas).
- Under Part 7A Streamside Protection of the Zoning By-law, a streamside setback area of 20 metres (66 ft.) from top-of-bank would be required. However, a detailed Riparian Areas Regulation (RAR) assessment was conducted by the applicant's environmental consultant, which resulted in a minimum 30 metre (98 ft.) required setback from the ponds to the south. In cases where the requirements specified in RAR exceed Part 7A of the Zoning By-law, the RAR requirements must be adhered to.
- The applicant has submitted an Ecosystem Development Plan (EDP) in support of the required Sensitive Ecosystem Development Permit and has proposed registration of a combined restrictive covenant and right-of-way against the property to ensure safeguarding and maintenance of the protected area in perpetuity.
- Existing trees will be retained within the riparian area and a planting plan has been prepared by the applicant's environmental consultant that includes planting native species of trees and shrubs within the disturbed areas, covering approximately 763 square metres (8,213 sq. ft.). A permanent split-rail fence will be constructed along the boundary of the streamside protection area to prevent further encroachment.

Nest Management Plan

- A portion of the site is within the buffer of a known nest tree of a Bald Eagle located on the property to the south at 127 – 172 Street, therefore it is the responsibility of the applicant to confirm that the proposed development will not negatively impact the nest tree or the birds.
- The applicant submitted a Bald Eagle Nest Management Plan in March 2019, which outlines recommendations to limit disturbance to the nest and sets out a plan for monitoring by a Qualified Environmental Professional (QEP) throughout the duration of construction.

Landscaping

- Landscaping plans, prepared by PD Group Landscape Architecture Ltd., have been reviewed and found to be generally acceptable. The proposed landscaping includes 63 replacement trees (including Vine Maple, Purple Japanese Maple, Silk Tree, Eastern Redbud, Pacific Dogwood, Dawyck's Purple Beech, Parrotia, Pin Cherry, Pin Oak, and Japanese Snowbell), shrubs, perennials, and ground cover.
- Decorative paving is proposed at the vehicular entrances to both the mixed-use and townhouse sites, as well as along some of the pedestrian walkways throughout the site, and for the visitor parking spaces for the townhouses.
- A 3.0 metre (10 ft.) landscape strip, including a 1.8 metre (6 ft.) high cedar fence, is proposed along the western property line of the mixed-use site to provide a buffer to the proposed townhouse units to the west from the commercial activities on the mixed-use site.

PRE-NOTIFICATION

- A development proposal sign was installed onsite on August 29, 2017 and pre-notification letters were sent on August 31, 2017, to 124 households within 100 metres (300 ft.) of the subject site.
- Staff received two responses from nearby residents who expressed concerns about the proposed development placing additional pressure on existing infrastructure, such as roads, schools, and public transportation. Parking issues and increased traffic were cited as concerns.

(The Douglas NCP reflects housing densities that were typical when the Plan was adopted in 1999. Average townhouse densities have increased since that time due to changing market conditions associated with increasing land costs and housing affordability.)

The applicant is meeting the requirements of the Zoning By-law in terms of providing onsite parking for all the proposed uses.

The School District is aware of the pressure on schools in the area. The Ministry of Education has approved funding for design and construction of a new 605 capacity elementary school located in the Douglas area. The school is targeted to open in 2020. A new 1500 capacity high school, Grandview Heights Secondary, is currently in design and construction to relieve pressure at Earl Marriott Secondary. It is scheduled to open in September 2021.

The applicant has advised that the earliest any of the units would be occupied would be July 2021, which aligns with the opening of the new Secondary School.)

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	17	17	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	6	6	0
Bitter Cherry	2	2	0
Cascara	1	1	0
Holly	1	1	0
Sycamore Maple	1	1	0
Coniferous Trees			
Douglas Fir	10	10	0
Falsecypress	1	1	0
Ponderosa Pine	2	2	0
Shore Pine	2	2	0
Western Red Cedar	55	55	0
Total (excluding Alder and Cottonwood Trees)	81	81	0
Additional Trees in the proposed Riparian Area	37	1	36
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		63	
Total Retained and Replacement Trees		99	
Contribution to the Green City Fund		\$46,800	

- The Arborist Assessment states that there is a total of 81 protected trees on the site, excluding Alder and Cottonwood trees. Eighteen (18) existing trees, approximately 18% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Table 1 includes an additional 37 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) is required for the monitoring and maintenance of the proposed trees to be planted in the riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 180 replacement trees on the site. Since only 63 replacement trees can be accommodated on the site, the deficit of 117 replacement trees will require a cash-in-lieu payment of \$46,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 172 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 63 trees are proposed to be retained or replaced on the site with a contribution of \$46,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 1, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located within the Douglas NCP area. • An NCP amendment is proposed to increase the density on the townhouse portion of the site. • The proposal will assist in providing a diversity of housing stock (apartments and townhouses) in this location.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density of the townhouse site is 21 upa and 1.00 FAR. • The proposed density of the mixed-use site is 42 upa and 1.47 FAR. • The proposal includes a mix of commercial, ground-oriented townhouses, and low-rise apartment units. • The rooftop outdoor amenity space in the mixed-use building provides an opportunity for community gardens if desired by future residents.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low Impact Development Standards (LIDS) are provided in the form of absorbent soils, and roof downspout disconnection and natural landscaping. • Three ponds exist on the property to the north and the riparian area extends onto the subject site. This area will be protected through a restrictive covenant on the property. A landscape restoration plan has been provided, and the area will be permanently fenced. • 36 trees are to be retained within the riparian area.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Walking is supported through the provision of onsite paths and sidewalks that connect to off-site pedestrian paths. • Bike racks and lockers are provided for the mixed-use building.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) is supported through the provision of vision glazing panels in the doors of the underground parkade. • Fencing adjacent to parkland is to be permeable and not higher than 1.2 metres (4 ft.). • Indoor and outdoor community amenity spaces are provided in both the townhouse portion of the site and the mixed-use portion of the site.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None proposed.

ADVISORY DESIGN PANEL

- The application was presented to the Advisory Design Panel (ADP) on June 27, 2019 and received a motion of conditional support. It was recommended that the applicant address a number of issues to the satisfaction of the Planning and Development Department, and, at the discretion of Planning staff, resubmit the project to the ADP for review.
- The comments prepared by the panel, along with the Architect's responses, are attached as Appendix VI. The comments provided by the panel formed part of the detailed urban design review.
- The applicant has resolved the issues identified by the ADP to the satisfaction of the Planning and Development Department.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setbacks of the RM-30 Zone as follows:
 - Rear yard (west) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - Side yard (south) setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - Side yard (north) setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to Building 2 and to 6.0 metres (20 ft.) to Building 1;
 - Side yard (east) setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to Buildings 8 and 9 and to 1.7 metres (6 ft.) to the Amenity Building; and
 - Side yard (northeast) setback from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to the Amenity Building.

Applicant's Reasons:

- The proposed setbacks are consistent with other townhouse developments in the area.
- The buildings on the townhouse portion of the site and the mixed-use building were coordinated to provide adequate separation between the two sites.

Staff Comments:

- The proposed 6.0 metre (20 ft.) setback along the west boundary matches the setbacks of the existing townhouses to the west approved under Development Application No. 7916-0011-00.
- The proposed 3.0 metre (10 ft.) setback along the south boundary are acceptable as the townhouse units are oriented as side yard conditions relative to the townhouses to the south.
- The reduced setbacks along the north boundary are acceptable as they interface with the proposed open space.
- The reduced setback along the east boundary is minor, and the units will be appropriately setback from the proposed mixed-use building to the east, which is proposed to have a setback of at least 9.5 metres (31 ft.).
- Staff support this variance to proceed to public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Survey Plan, Subdivision Plan, Site Plans, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Response
Appendix VII.	NCP Amendment Plan
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Development Variance Permit No. 7915-0118-00
Appendix X.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Marlim Ecological Consulting Ltd., dated December 2017
- Bald Eagle Nest Management Plan prepared by Enkon Environmental Ltd., dated March 2019
- Complete Set of Architectural and Landscape Plans prepared by WG Architecture Inc. and PD Group Landscape Architecture Ltd., respectively, dated October 2, 2019 and September 13, 2019

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Lot 1)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,064 sq. m.
Road Widening area		153 sq. m.
Undevelopable area		
Net Total		2,910 sq. m.
LOT COVERAGE (in % of net lot area)	55%	55%
SETBACKS (in metres)		
East	2.0 m	2.0 m
West	9.5 m	9.5 m
North	1.5 m	1.5 m
Northwest	1.5 m	1.5 m
South	9.4 m	9.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15.0 m	15.0 m
Accessory	4.5 m	N/A
NUMBER OF RESIDENTIAL UNITS		
One Bed		6
Two Bedroom		22
Three Bedroom +		2
Total		30
FLOOR AREA: Residential		3,258 sq. m.
FLOOR AREA: Commercial		1,033 sq. m.
TOTAL BUILDING FLOOR AREA		4,291 sq. m.
DENSITY		
# of units/ha /# units/acre (gross)		98 uph / 40 upa
# of units/ha /# units/acre (net)		103 uph / 42 upa
FAR (gross)		1.40
FAR (net)	1.47	1.47
AMENITY SPACE (area in square metres)		
Indoor	90 sq. m.	276 sq. m.
Outdoor	90 sq. m.	751 sq. m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
PARKING (number of stalls)		
Commercial	31	31
Residential Bachelor + 1 Bedroom	8	8
2-Bed	33	33
3-Bed	3	3
Residential Visitors	6	6
Total Number of Parking Spaces	81	81
Number of accessible stalls	2	5
Number of small cars	28	14

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

Proposed Zoning: RM-30 (Lot 2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,677 sq. m.
Road Widening area		35 sq. m.
Undevelopable area		1,042 sq. m.
Net Total	2,000 sq. m.	8,600 sq. m.
LOT COVERAGE (in % of net lot area)	45%	42%
SETBACKS (in metres)		
West	7.5 m	6.0 m
South	7.5 m	3.0 m
North	7.5 m	3.0 m & 6.0 m
East	7.5 m	6.5 m & 1.7 m
Northeast	7.5 m	2.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	11.5 m
Indoor Amenity Building	11.0 m	8.5 m
Accessory	4.5 m	N/A
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom	45	45
Total	45	45
FLOOR AREA: Residential		8,608 sq. m.
TOTAL BUILDING FLOOR AREA		8,608 sq. m.
DENSITY		
# of units/ha /# units/acre (gross)		47 uph / 19 upa
# of units/ha /# units/acre (net)	75 uph / 30 upa	52 uph / 21 upa
FAR (gross)		0.89
FAR (net)	1.00	1.00
AMENITY SPACE (area in square metres)		
Indoor	135 sq. m.	201 sq. m.
Outdoor	135 sq. m.	141 sq. m.

Development Data Sheet cont'd

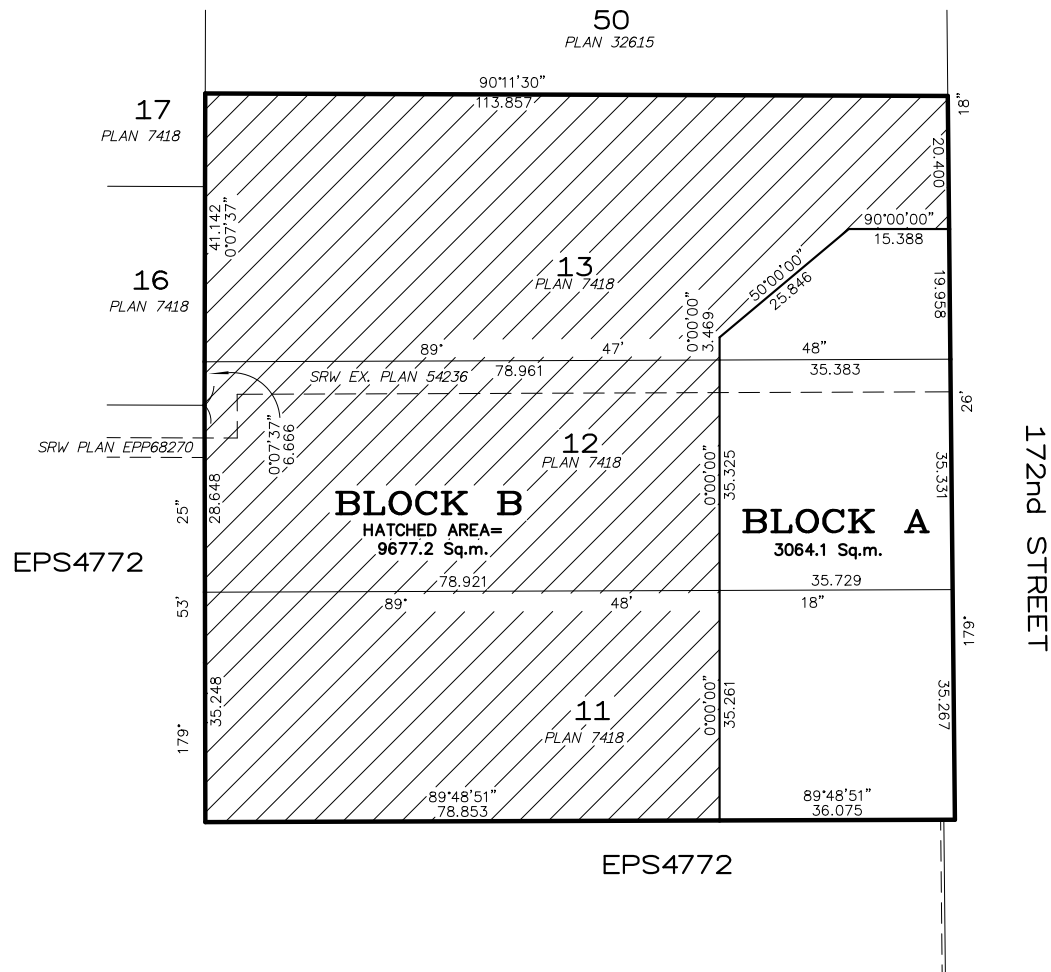
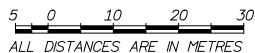
Required Development Data	Minimum Required / Maximum Allowed	Proposed
PARKING (number of stalls)		
Residential 2 Bedroom	90	90
Residential Visitors	9	9
Total Number of Parking Spaces	99	99
Number of accessible stalls		1

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOTS 11, 12, AND 13 ALL OF SEC 6 TP 7 NWD PLAN 7418

FOR REZONING PURPOSES

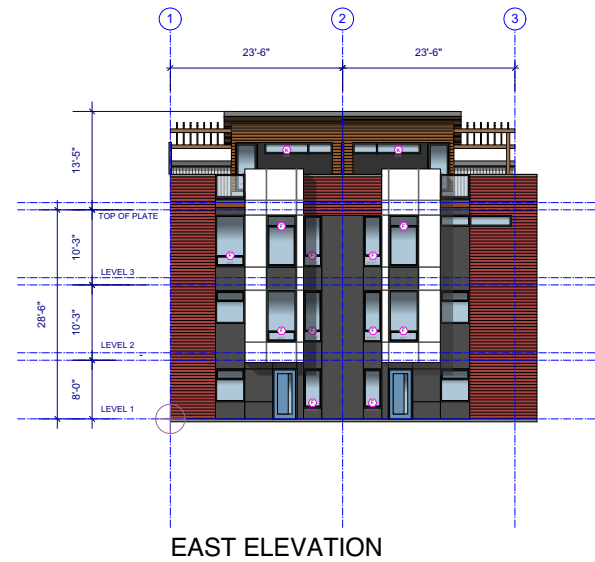
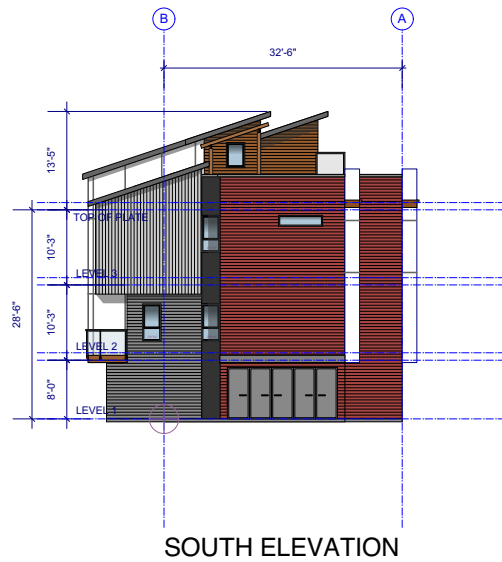
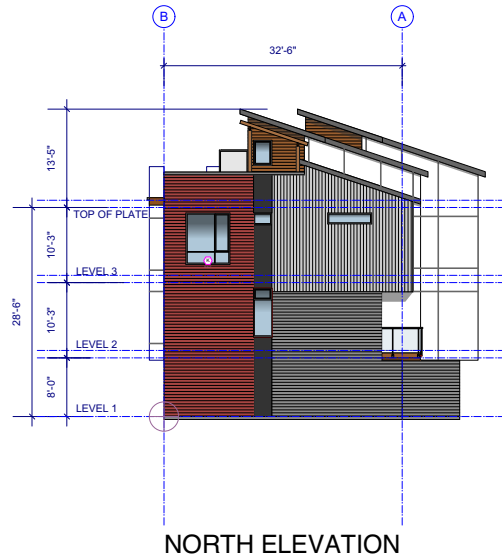
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Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT
DATED THIS 13th DAY OF SEPTEMBER, 2019

----- B.C.L.S.
M. Adam Fulkerson



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No.	Date	Revision Details



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Project Title:
 193,161,155 172nd St
 SURREY, BC

Drawing Title:
**BUILDING 1
 ELEVATIONS**

Date: -	Project Number: 1625
Scale: 1:96	Sheet No.:
Drawn By:	DP301
Approved By: WG	

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No.	Date:	Revision Details:



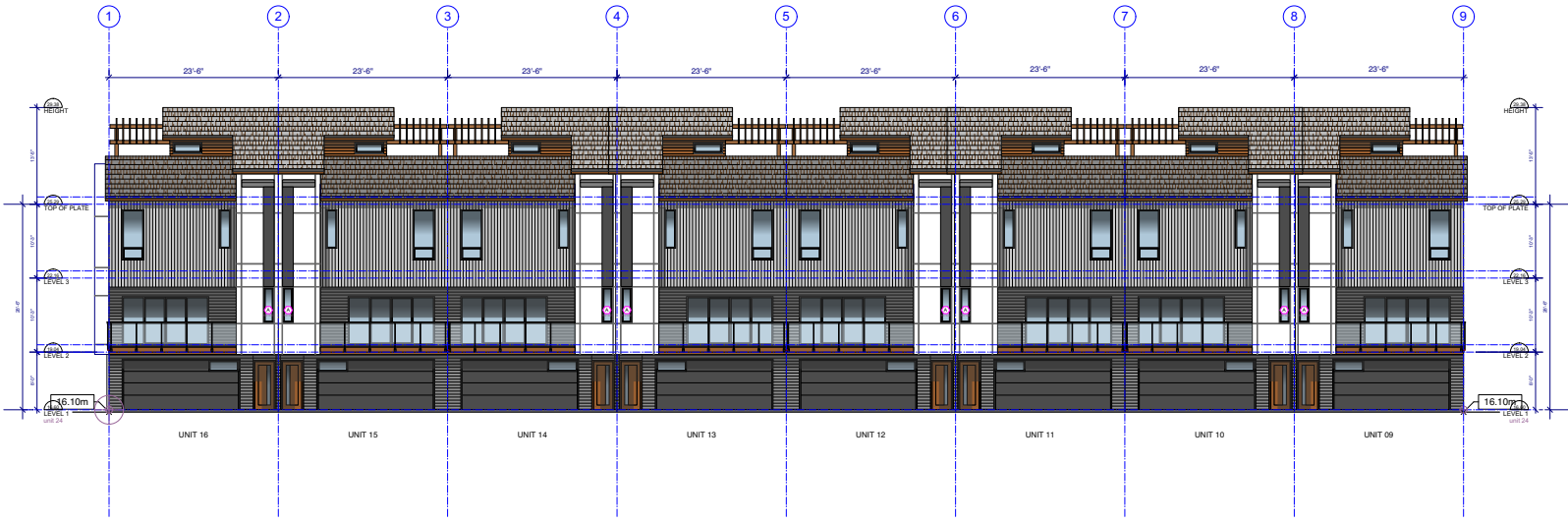
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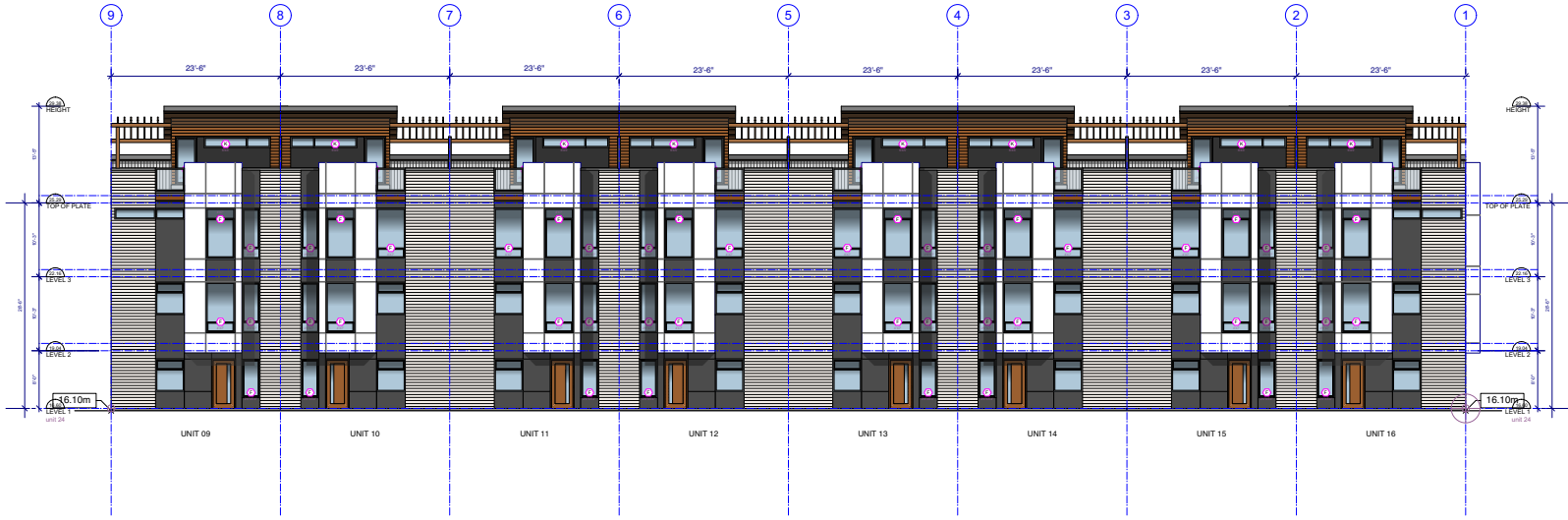
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SURREY, BC

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ELEVATIONS

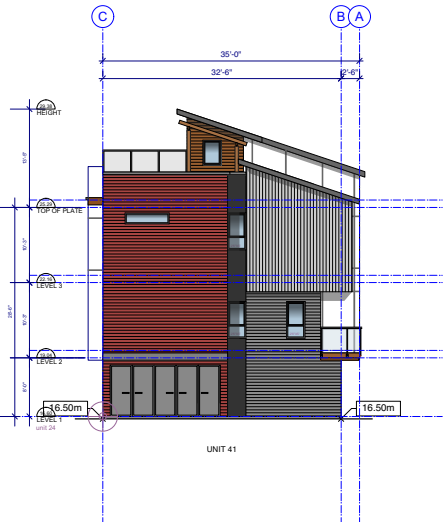
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EAST ELEVATION



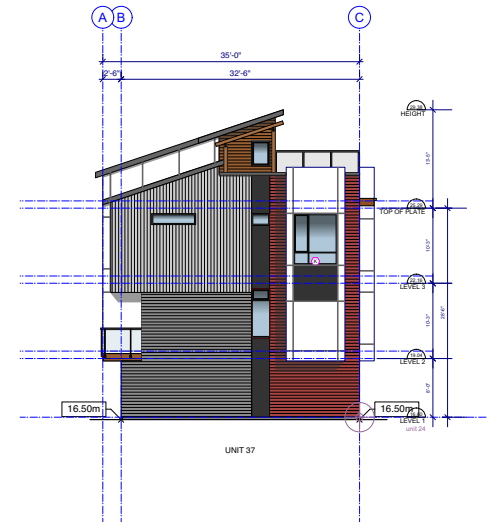
WEST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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No.:	Date:	Revision Details:



WG ARCHITECTURE INC
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 email: wg@wgarchitectureinc.com

Project Title:
 193,161,155 172nd St
 SURREY, BC

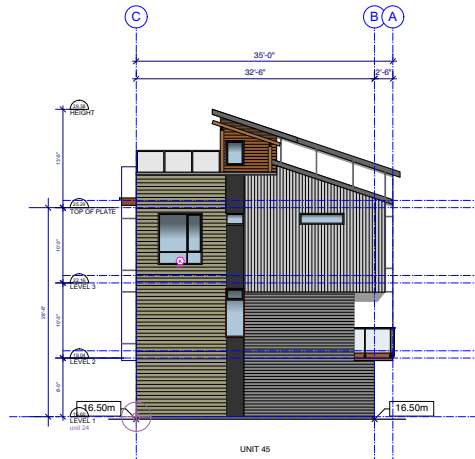
Drawing Title:
BUILDING 8 ELEVATIONS

Date:	Project Number:
-	1625
Scale:	Sheet No.:
1:96	
Drawn By:	DP308
Approved By:	
WG	

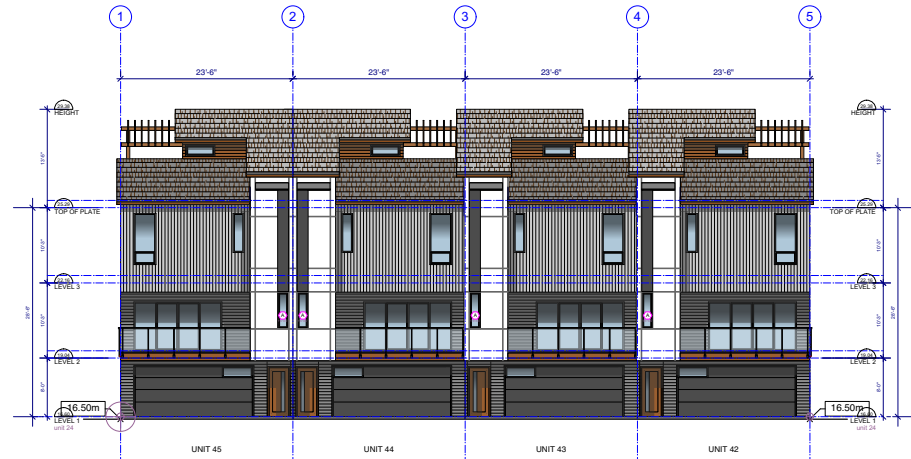
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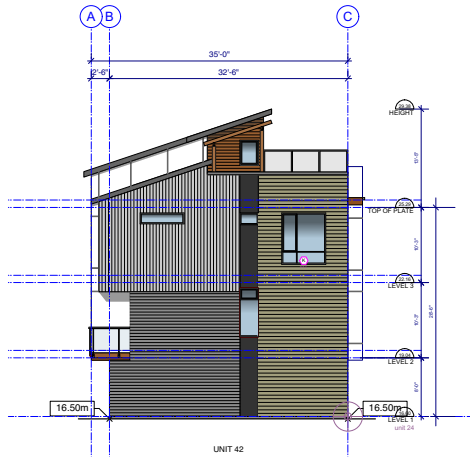
No. Date: Revision Details:



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



W G ARCHITECTURE INC

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Project Title:








193,161,155 172nd St
SURREY, BC

Drawing Title:

BUILDING 9 ELEVATIONS

Date: -	Project Number: 1625
Scale: 1:96	Sheet No.:
Drawn By:	DP309
Approved By: WG	

LEGEND

-  Existing trees to be removed / retained
-  Proposed Tree Planting
-  Mixed Plantings of Shrubs, Perennials and Groundcovers
-  Evergreen Hedge
-  18"x18" HydraPressed Slabs by Abbotsford Concrete Products 'Desert sand' colour
-  Old Country Stone concrete pavers by Abbotsford Concrete Products (Desert Sand Colour)
-  80mm thick Eco-Priora permeable conc. pavers (herringbone) by Mutual Materials

NOTES:

1. All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCNTA and the contract specification.
2. Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:
 Grass Areas - 150 mm (6")
 Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
 Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
3. Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
4. Tree protection fence shall be installed prior to construction and maintained until project completion.



PD Group
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ARCHITECT:
WG Architecture Inc.
904 - 470 Granville St.
VANCOUVER BC

CLIENT:
Peace Park Developments Ltd.
5915 - 154 St.

PROJECT:
155,161,193 172nd Street

SUBSEY. #1:

DWG. TITLE:
OVERALL LANDSCAPE PLAN

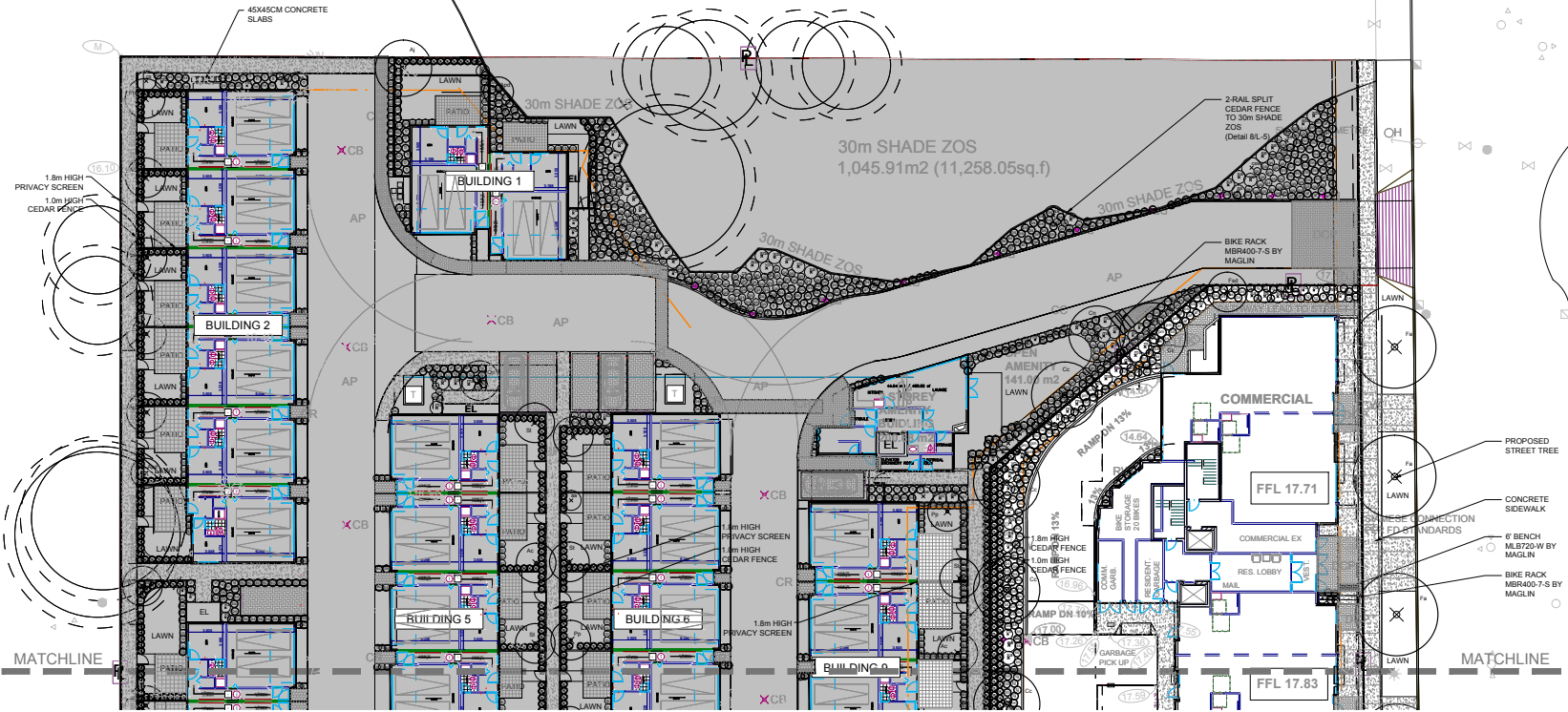
DESIGNED	DR
DRAWN	SK
CHECKED	DR

SCALE:
DATE: 29 AUG 2019

PROJECT No.	DWG No.	REV
1723	L 1	4



1
L-1 OVERALL LANDSCAPE PLAN
SCALE: 1:250



1 DETAILED LANDSCAPE PLAN (SOUTH)
SCALE: 1:200

REVISIONS		
REV.	DATE	DESCRIPTION
1	2020/10	ISSUED FOR CLIENT REVIEW
2	2020/10	REVIS PER ADPCTY COMMENT
3	2020/11	REVIS PER ADPCTY COMMENT
4	2020/11	RE-ISSUED FOR LGS REVIEW
5	2020/11	RE-ISSUED FOR LGS REVIEW
6	2020/11	ISSUED FOR DP

ISSUE		
REV.	DATE	DESCRIPTION
1	2020/11	ISSUED FOR CLIENT REVIEW
2	2020/11	ISSUED FOR COORDINATION
3	2020/11	ISSUED FOR ADPCTY COMMENT
4	2020/11	RE-ISSUED FOR LGS REVIEW
5	2020/11	RE-ISSUED FOR LGS REVIEW
6	2020/11	ISSUED FOR DP



SEAL



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ARCHITECT
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CLIENT
Peace Park Developments Ltd.
5915 - 154 St.
VANCOUVER BC

PROJECT
155,161,193 172nd Street

DESIGNED BY
DRAWN BY
CHECKED BY

SCALE
DATE 29 AUG 2018

PROJECT No.	DWG No.	REV
1723	L2	3

155-161-193 172 St Plant List									
CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE	PERENNIALS & Ground covers	
Ac	14	Acer circinnatum	Vine maple	16 dbh	as shown	tree	native		
Adp	5	Acer palmatum 'Dissectum atropurpureum'	Purple Japanese maple	1.75m B&B	as shown	tree	nonnative		
Al	1	Albizia julibrissin 'Red Silk'	Silk tree	60m Cal	as shown	tree	nonnative		
Co	12	Cercis canadensis	Eastern Redbud	70m Cal	as shown	tree	nonnative		
Cn	3	Cornus nuttallii	Pacific dogwood	60m Cal	as shown	tree	native		
Fad	1	Fagus sylvatica 'Dawyck'	Dawyc's purple beech	60m Cal	as shown	tree	nonnative		
Fr	7	Fraxinus americana 'Autumn purple'	Autumn Purple White Ash	80m Cal	as shown	tree	native		
Pp	2	Platanus persica	Platanus	70m Cal	as shown	tree	nonnative		
Pp	13	Prunus pennsylvanica	Pin Cherry	70m Cal	as shown	tree	native		
Op	3	Quercus palustris	Pin Oak	70m Cal	as shown	tree	nonnative		
St	8	Styrax japonica	Japanese Snowbell	70m Cal	as shown	tree	nonnative		
aa	8	Amelanchier alnifolia	Servicberry	#5 pot	as shown	shrub	native		
al	20	Azalea japonica 'Blue Danube'	Japanese azalea	#2 pot	as shown	shrub	nonnative		
ag	30	Azalea japonica 'Violette'	Japanese azalea	#2 pot	as shown	shrub	nonnative		
bs	138	Buxus sempervirens	Boxwood	#2 pot	as shown	shrub	nonnative		
be	29	Buxus sempervirens 'Elegantissima'	Variiegated Boxwood	#2 pot	as shown	shrub	nonnative		
cs	3	Cornus kousa	Red osier dogwood	#3 pot	as shown	shrub	native		
caw	3	Cornus sericea 'White Gold'	Variiegated red osier dogwood	#3 pot	as shown	shrub	native		
ht	11	Hydrangea quercifolia	Oakleaf hydrangea	#3 pot	as shown	shrub	nonnative		
ht	15	Hydrangea serrata 'Bluebird'	Bluebird hydrangea	#3 pot	as shown	shrub	nonnative		
it	64	Lavandula angustifolia 'Twinkle Purple'	English Lavender	#2 pot	as shown	shrub	nonnative		
ma	15	Malva sylvestris 'Pavilion'	Spigarn Lavender	#2 pot	as shown	shrub	nonnative		
ma	31	Malva sylvestris	Oregon grape	#3 pot	as shown	shrub	native		
ndd	4	Nandina domestica 'Harbour dwarf'	Heavenly bamboo	#2 pot	as shown	shrub	nonnative		
pb	24	'Pithecolobium burrelii' 'Alcornoque'	Black orange	#3 pot	as shown	shrub	native		
pl	26	Prunus laurocerasus 'Obo Lucretia'	Obo Lucretia Laurel	#3 pot	as shown	shrub	nonnative		
ro	1	Rhododendron 'Orchid Light'	Orchid Lights Azalea	#2 pot	as shown	shrub	nonnative		
ro	14	Rhododendron Cunningham's Blue	Cunningham's Blue Rhododendron	#2 pot	as shown	shrub	nonnative		
ro	75	Rhododendron officinale	Rosemary	#2 pot	as shown	shrub	nonnative		
sh	42	Sarcococca hookeriana humilis	Sarcococca	#2 pot	as shown	shrub	nonnative		
sd	24	Spiraea densiflora	Mountain Spirea	#2 pot	as shown	shrub	native		
sd	4	Spiraea douglasii	Douglas' spirea	#2 pot	as shown	shrub	native		
sa	28	Symphoricarpos albus	Common Snowberry	#2 pot	as shown	shrub	native		
sv	1000	Thuja occidentalis 'Smaragd'	L Emerald cedar	1.2 m	as shown	shrub	nonnative		
vo	7	Vaccinium corymbosum 'Thunderbolt'	Evergreen huckleberry	#2 pot	as shown	shrub	native		
vd	38	Viburnum davidii	Dawley's viburnum	#3 pot	as shown	shrub	nonnative		

155-161-193 172 St Plant List									
af	100	Azorella formosa	Western Columbine	# 1 pot	as shown	perennial	nonnative		
bu	2	Bergenia cordifolia 'Silver Light'	Bergenia	# 1 pot	as shown	perennial	nonnative		
gl	13	Geranium 'Johnson's Blue'	Hardy geranium	# 1 pot	as shown	perennial	nonnative		
gr	29	Geranium macrorrhizum	Hardy geranium	# 1 pot	as shown	perennial	nonnative		
ha	5	Hemerocallis 'Stella d'Oro'	Lily	# 1 pot	as shown	perennial	nonnative		
he	10	Hosta sieboldiana elegans	Plantain lily	# 1 pot	as shown	perennial	nonnative		
op	1	Osteospermum 'Purple Mountain'	African daisy	# 1 pot	as shown	perennial	nonnative		
sa	12	Sedum spectabile 'Indian Chief'	Stonecrop	# 1 pot	as shown	perennial	nonnative		
tg	99	Tillandsia grandifolia	Fringetop	# 1 pot	as shown	perennial	native		
tr	71	Taraxacum officinale	Ranunculus	# 1 pot	as shown	perennial	native		
vo	17	Violet	Violet	# 1 pot	as shown	perennial	native		
au	35	Arctostaphylos uva-ursi 'Massachusetts'	Kinnikinnick	# 2 pot	as shown	ground cover	nonnative		
cc	4	Cornus canadensis	Bunchberry	# 2 pot	as shown	ground cover	native		
ec	131	Erica carnea	Winter heath	# 2 pot	as shown	ground cover	nonnative		
gs	123	Gaultheria shallon	Sale	# 1 pot	as shown	ground cover	native		
ma	108	Malva nervosa	Cascade Oregon Grape	# 1 pot	as shown	ground cover	native		
ap	31	Adiantum pedatum	Maadriean Fern	# 2 pot	as shown	fern <th>native</th> <td> </td> <td> </td>	native		
ls	303	Leschium spicatum	User fern	# 2 pot	as shown	fern <th>native</th> <td> </td> <td> </td>	native		
pm	45	Polystichum munium	Western sword fern	# 1 pot	as shown	fern <th>native</th> <td> </td> <td> </td>	native		

LEGEND

- Existing trees to be removed / retained
- Proposed Tree Planting
- Mixed Plantings of Shrubs, Perennials and Groundcovers
- Evergreen Hedge
- 18"x18" Hydra/Pressed Slabs by Abbotsford Concrete Products 'Desert sand' colour
- Old Country Stone concrete pavers by Abbotsford Concrete Products (Desert Sand Colour)
- 80mm thick Eco-Priora permeable conc. pavers (herringbone) by Mutual Materials

NOTES:

- All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCLSLAB/CNTA and the contract specification.
- Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions: Grass Areas - 150 mm (6") Shrubs, Groundcovers, Vines & Perennials - 450 mm (18") Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
- Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
- Tree protection fence shall be installed prior to construction and maintained until project completion.

MATCHLINE

MATCHLINE

1.8M HIGH CEDAR FENCE
1.8M HIGH PRIVACY SCREEN
1.0M HIGH CEDAR FENCE



1 DETAILED LANDSCAPE PLAN (SOUTH)
L-3 SCALE: 1:200

CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE
Ac	14	Acer crinitum	Vine maple	1R 4m	as shown	tree	native
Apd	5	Acer palmatum 'Dissectum atropurpureum'	Purple Japanese maple	1.75m (6ft)	as shown	tree	nonnative
Al	1	Albizia julibrissin 'Red Silk'	Silk tree	6m Cal	as shown	tree	nonnative
Cc	12	Cercis canadensis	Eastern Redbud	70m Cal	as shown	tree	nonnative
Cn	3	Cornus nuttallii	Pacific dogwood	60m Cal	as shown	tree	native
Fsd	1	Ficus snyderiana 'Ebonyk'	Dawson's purple beech	60m Cal	as shown	tree	nonnative
Fa	7	Fraxinus americana 'Autumn purple'	'Autumn Purple' White Ash	80m Cal	as shown	tree	native
Ppa	2	Parrotia persica	Parrotia	70m Cal	as shown	tree	nonnative
Pp	13	Prunus pennsylvanica	Pink Cherry	70m Cal	as shown	tree	nonnative
Op	3	Quercus palustris	Pine Oak	70m Cal	as shown	tree	nonnative
St	9	Syrinx japonica	Japanese Snowbell	70m Cal	as shown	tree	nonnative
as	8	Aemilancher chinensis	Servicberry	#2 pot	as shown	shrub	native
aj	20	Azalea japonica 'Blue Glauca'	Japanese azalea	#2 pot	as shown	shrub	nonnative
ag	27	Azalea japonica 'Glaucor'	Japanese azalea	#2 pot	as shown	shrub	nonnative
bs	138	Buxus sempervirens	Bowwood	#2 pot	as shown	shrub	nonnative
bse	29	Buxus sempervirens 'Salignissima'	Variiegated Bowwood	#2 pot	as shown	shrub	nonnative
c	3	Cornus sericea	Red osier dogwood	#3 pot	as shown	shrub	native
caw	3	Cornus sericea 'White Gold'	Variiegated red osier dogwood	#3 pot	as shown	shrub	native
hq	1	Hydrangea quercifolia	Oakleaf hydrangea	#3 pot	as shown	shrub	nonnative
h	15	Hydrangea serrata 'Bluebird'	Bluebird hydrangea	#3 pot	as shown	shrub	nonnative
l	64	Lavandula angustifolia 'Twinkle Purple'	English Lavender	#2 pot	as shown	shrub	nonnative
lp	101	Lavandula stoechas 'Purplet'	Spanish Lavender	#2 pot	as shown	shrub	nonnative
ma	15	Mahonia aquifolium	Oregon grape	#3 pot	as shown	shrub	native
ndd	31	Nandina domestica 'Harbour dwarf'	Heavenly bamboo	#2 pot	as shown	shrub	nonnative
pb	4	Phoradendron lewisii 'Elizang'	Black orange	#3 pot	as shown	shrub	native
pl	26	Phytolacca americana 'Olio Lyngby'	Olio Lyngby Laurel	#3 pot	as shown	shrub	nonnative
ro	1	Rhododendron 'Orchid Lights'	Orchid Lights Azalea	#2 pot	as shown	shrub	nonnative
rb	4	Rhododendron Cunningham's Blush	Cunningham's Blush Rhododendron	#2 pot	as shown	shrub	nonnative
rc	75	Rosa rugosa	Rose	#2 pot	as shown	shrub	nonnative
sh	42	Sarcococca hookeriana humilis	Sarcococca	#2 pot	as shown	shrub	nonnative
sd	24	Spiraea densiflora	Mountain Spiraea	#2 pot	as shown	shrub	native
sdb	4	Spiraea douglasii	Douglas' Spiraea	#2 pot	as shown	shrub	native
sa	28	Symphoricarpos albus	Common Snowberry	#2 pot	as shown	shrub	native
ts	1000	Thuja occidentalis 'Smaragd'	Emerald cedar	1.2 m	as shown	shrub	nonnative
vt	7	Vaccinium ovatum 'Thunderbird'	Evergreen huckleberry	#2 pot	as shown	shrub	native
vs	38	Viburnum dentatum	Dawson's viburnum	#3 pot	as shown	shrub	nonnative

af	100	Aquilegia formosa	Western Columbine	# 1 pot	as shown	perennial	nonnative
bca	2	Bergenia cordifolia 'Silver Light'	Bergenia	# 1 pot	as shown	perennial	nonnative
bl	13	Geranium 'Sproun's Blue'	Hardy geranium	# 1 pot	as shown	perennial	nonnative
gm	29	Geranium macrorrhizum	Hardy geranium	# 1 pot	as shown	perennial	nonnative
hp	5	Hemerocallis 'Stella d'Oro'	Daylily	# 1 pot	as shown	perennial	nonnative
he	10	Hebe xanthiiflora elegans	Penzance Ivy	# 1 pot	as shown	perennial	native
oa	1	Osteospermum 'Purple Mountain'	African daisy	# 1 pot	as shown	perennial	nonnative
ss	12	Sedum spectabile 'Indian Chief'	Stonecrop	# 1 pot	as shown	perennial	nonnative
tz	98	Telima grandiflora	Fringebloss	# 1 pot	as shown	perennial	native
tl	71	Taraxacum officinale	Foamflower	# 1 pot	as shown	perennial	native
vl	17	Viola labradorica purpurea	Violet	# 1 pot	as shown	perennial	nonnative
au	35	Androsace hookeri	Kentuckia	# 2 pot	as shown	ground cover	nonnative
cc	4	Cornus canadensis	Bunchberry	# 2 pot	as shown	ground cover	native
ec	131	Erica carnea	Winter heath	# 2 pot	as shown	ground cover	nonnative
sc	1	Solidago canadensis	Solid	# 1 pot	as shown	ground cover	native
mm	108	Mahonia nervosa	Cascade Oregon Grape	# 1 pot	as shown	ground cover	native
ap	31	Adiantum pedatum	Maederhan Fern	# 2 pot	as shown	fern <th>native</th>	native
bs	303	Berberis thunbergii	Berberis thunbergii	# 2 pot	as shown	fern <th>native</th>	native
pm	45	Polystichum munium	Western sword fern	# 1 pot	as shown	fern <th>native</th>	native

Perennials & Ground covers

LEGEND

- Existing trees to be removed / retained
- Proposed Tree Planting
- Mixed Plantings of Shrubs, Perennials and Groundcovers
- Evergreen Hedge
- 18"x18" Hydra/Pressed Slabs by Abbottsford Concrete Products 'Desert sand' colour
- Old Country Stone concrete pavers by Abbottsford Concrete Products ('Desert Sand Colour')
- 80mm thick Eco-Priora permeable conc. pavers (herringbone) by Mutual Materials

- NOTES:
- All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLABCNTA and the contract specification.
 - Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions: Grass Areas - 150 mm (6") Shrubs, Groundcovers, Vines & Perennials - 450 mm (18") Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
 - Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
 - Tree protection fence shall be installed prior to construction and maintained until project completion.

REVISIONS		
REV.	DATE	DESCRIPTION
1	200910	REV'S PER ADPITY COMMENT
2	21/09/12	REV'S PER ADPITY COMMENT
3	30/09/12	REV'S PER ADPITY COMMENT
4	12/09/13	REV'S PER ADPITY COMMENT

ISSUE		
REV.	DATE	DESCRIPTION
1	28/01/11	ISSUED FOR CLIENT REVIEW
2	24/05/11	ISSUED FOR COORDINATION
3	20/05/12	ISSUED FOR ADP REVIEW
4	09/09/12	RE-ISSUED FOR CUS REVIEW
5	21/08/13	RE-ISSUED FOR CUS REVIEW
6	30/09/13	RE-ISSUED FOR CUS REVIEW
7	12/09/14	ISSUED FOR CP



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CLIENT
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5915 - 154 St.

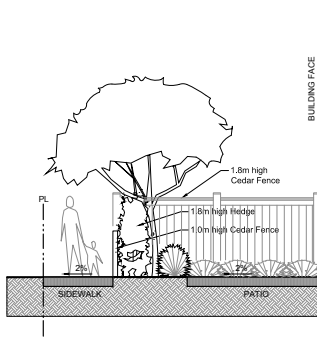
PROJECT
155, 161, 193 172nd Street

DATE FILED
DETAILED LANDSCAPE PLAN (SOUTH)

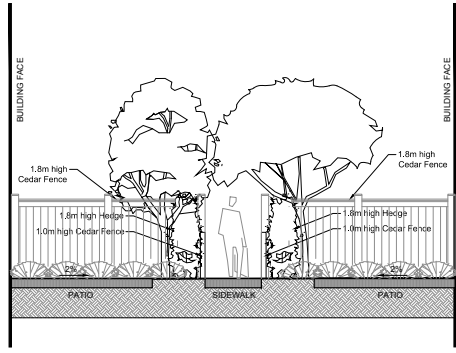
DESIGNED	DR
DRAWN	DR
CHECKED	DR
SCALE	
DATE	29 AUG 2018
PROJECT NO.	1723
L3	4

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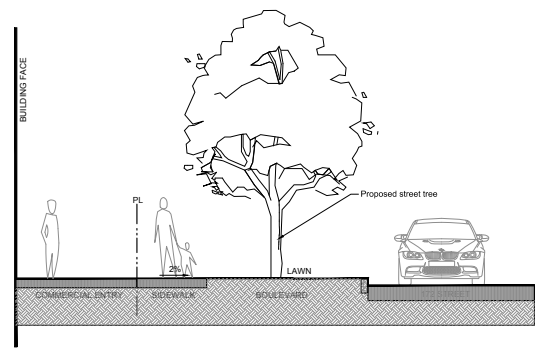
REVISIONS		
REV.	DATE	DESCRIPTION
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2	09/08/19	REVISED PER ADP/STY COMMENT
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99	09/08/19	REVISED PER ADP/STY COMMENT
100	09/08/19	REVISED PER ADP/STY COMMENT



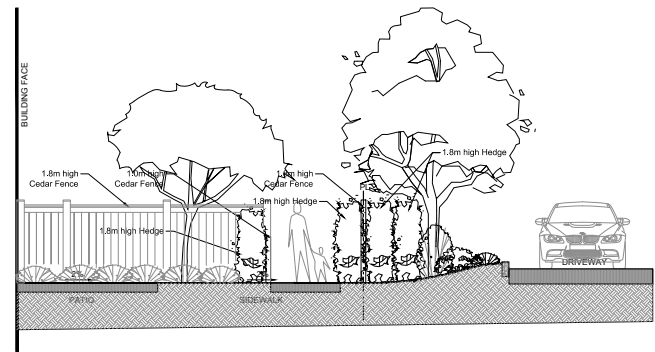
1 SECTION A - A
SCALE: 1:50



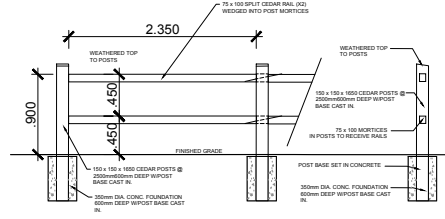
2 SECTION B - B
SCALE: 1:50



3 SECTION D - D
SCALE: 1:50



4 SECTION C - C
SCALE: 1:50



8 2-RAIL CEDAR FENCE to 30m SHADE ZOS
SCALE: 1:50



PD Group
Landscape Architecture Ltd
217 - 225 West 1st Street
North Vancouver BC, Canada V7M 3C8
p: 604 904 9623 e: 604 904 9610

ARCHITECT:
WG Architecture Inc.
904 - 470 Granville St.
VANCOUVER BC

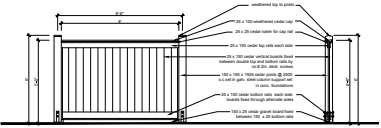
CLIENT:
Peace Park Developments Ltd.
5915 - 154 St.
SURREY BC

PROJECT:
155,161,193 172nd Street

DWG TITLE:
LANDSCAPE DETAILS

DESIGNED	DR
DRAWN	SK
CHECKED	DR
SCALE	
DATE	29 AUG 2019

PROJECT No.	DWG No.	REV
1723	L 5	2



5 CLOSE-BOARDED CEDAR FENCE
SCALE: 1:50

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

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

DATE: **Oct 3, 2019** PROJECT FILE: **7815-0118-00**

RE: **Engineering Requirements (Commercial)
Location: 155 172 Street**

**OCP AMENDMENT/ NCP AMENDMENT/ DEVELOPMENT PERMIT/ DEVELOPMENT
VARIANCE PERMIT**

There are no engineering requirements relative to the OCP and NCP Amendments and to the issuance of Development Permit and Development Variance Permit.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.692 m along 172 Street towards 23.5 m Local Road allowance.
- Register 0.5 m Statutory Right-of-Way (SRW) along 172 Street frontage.
- Register a combination SRW/RC for RAR/SPEA boundary setback and drainage maintenance access for the Class "B" watercourse along adjacent north property.

Works and Services

- Construct west side of 172 Street toward Local Road standard.
- Construct 7.3 m concrete driveway letdown per City standards.
- Construct storm sewer along 172 Street to service the proposed development.
- Construct sanitary sewer system along 172 Street to service the site.
- Abandon existing 300 mm sanitary main within site boundaries and along 172 Street and discharge existing SRW #E1978-0014.
- Provide adequately-size storm, sanitary, and water service connections to the lot.
- Register an RC on title for onsite drainage mitigation/detention features as determined through detailed design.
- Register an RC on title for water quality/sediment control chamber maintenance.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Services Manager

AY



January 31, 2019

Planning

School Enrolment Projections and Planning Update:

As of September 2018, Hall's Prairie Elementary had 5 portables on site to meet the growing in-catchment demand. During this past winter, the Ministry of Education approved funding for design and construction of a new 605 capacity elementary school located in the Douglas community. The school is targeted to open 2020.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is targeted to open for September 2021.

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0118 00 (updated Jan 31 2019)

SUMMARY

The proposed 45 townhouse units and 30 lowrise units are estimated to have the following impact on the following schools:

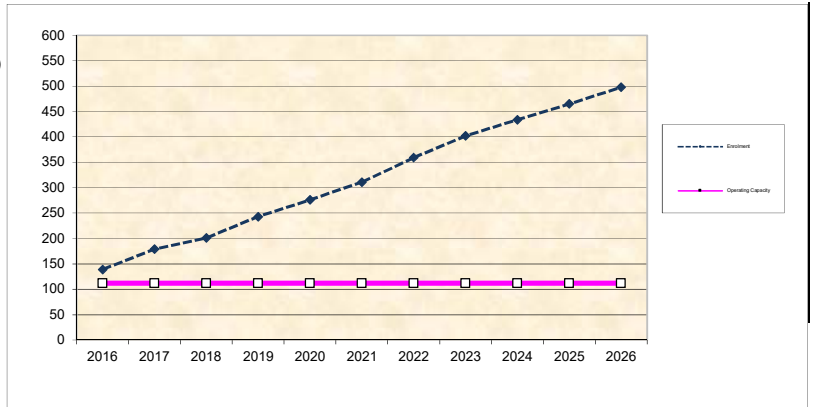
Projected # of students for this development:

Elementary Students:	13
Secondary Students:	7

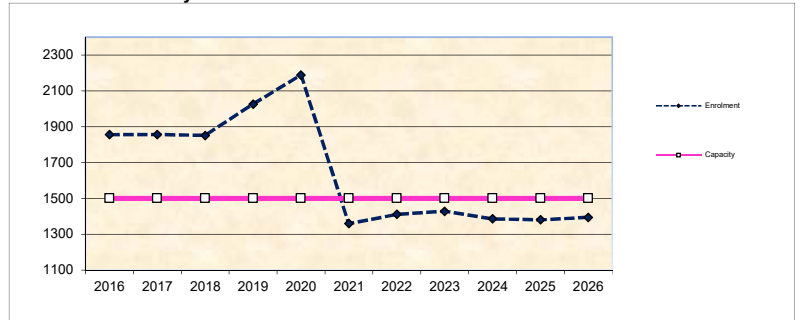
September 2018 Enrolment/School Capacity

Hall's Prairie Elementary	
Enrolment (K/1-7):	31 K + 170
Operating Capacity (K/1-7)	19 K + 93
Earl Marriot Secondary	
Enrolment (8-12):	1851
Capacity (8-12):	1500

Hall's Prairie Elementary



Earl Marriot Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0118-00


Address: 155 / 161 / 193 - 172 Street, Surrey, BC

Registered Arborist: Mike Fadum and Peter Mennel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	99
Protected Trees to be Removed	99
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 18 X one (1) = <u>18</u> - All other Trees Requiring 2 to 1 Replacement Ratio 81 X two (2) = <u>162</u> 	180
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	36

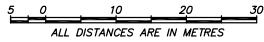
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	4
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist: 

Date: October 3, 2019





NOTE: REMOVE PENDING PERMISSION FROM THE REGISTERED OWNER.

NO EXCAVATION OR GRADE ALTERATIONS INSIDE THE TPZ. CONSIDER 1' SHARPEE FOOTINGS AND ELIMINATE PERIMETER DRAIN TO REDUCE EXCAVATION OFFSET TO 0.4M.

LIKELY REMOVED WITH APPLICATION TO WEST

LIKELY REMOVED WITH APPLICATION TO SOUTH

APPROX. POND LOCATION

NO EXCAVATION INSIDE THE TPZ. CONSIDER 1' SHARPEE FOOTINGS AND ELIMINATE PERIMETER DRAIN TO REDUCE EXCAVATION OFFSET TO 0.4M.

NO BUILD AREA
30m SHADE ZOS
1,042.33m² (11,219.91sq.ft)

45 TOWNHOUSE UNITS

ALIGN ROAD SO EXCAVATION AVOID TPZ.

COMMERCIAL
2,786.42 sq.ft.
247.60m²

2 STOREY AMENITY BUILDING
40 m²

OUTDOOR AMENITY
40 m²

COMMERCIAL
8,363.83 sq.ft.
777.00m²

SITE-B

2nd AVE

172nd STREET

NOTE: REMOVE 15 TREES ON PRIVATE PROPERTY AND 3 TREES ON CITY PROPERTY PENDING PERMISSION FROM SURREY'S PARKS AND REC DEPT.

NOTE: REMOVE 15 TREES ON PRIVATE PROPERTY AND 3 TREES ON CITY PROPERTY PENDING PERMISSION FROM SURREY'S PARKS AND REC DEPT.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- TREE PREVIOUSLY REMOVED

STAMP	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
	1	JULY 17/13	SL	NEW SITE PLAN	6	JAN 05/17	MK	NEW SITE PLAN
	2	JAN 15/14	SL	NEW SITE PLAN	7	JAN 11/17	MK	REVISIONS
	3	FEB 10/15	SL	NEW SITE PLAN	8	SEPT 06/17	MK	NEW SITE PLAN
	4	JULY 25/16	SL	NEW SITE PLAN	9	MAR 07/16	MK	NEW SITE PLAN
	5	SEPT 15/16	MK	NEW SITE PLAN				

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

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

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PROJECT TITLE
155,161,193 - 172 ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
CLIENT
MCSL

DRAWN
SGL
SCALE
AS SHOWN
DATE
FEBRUARY 8, 2012



T-1
SHEET 1 OF 2

Accessibility

- Consider removing the steps into townhouse.
- The checkerboard turf pavers create a barrier for wheelchair access.
- Recommend that the amenity restrooms and showers be accessible.

3. **6:15 p.m.**

File No.:	7915-0118-00
Address:	155, 161 & 193 – 172 Street
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Partial OCP Amendment, NCP Amendment, Rezoning, and detailed Development Permit to permit the development of 45 townhouse units and a 3-storey mixed-use building containing 30 apartment units and approximately 1,034 square metres of ground floor commercial.
Developer:	Parshotam Goel, Peace Park Developments Ltd.
Architect:	Martin Liew, WG Architecture Inc.
Landscape Architect:	David Rose, PD Group Landscape Architecture Ltd.
Planner:	Christa Brown
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. There are two elevators, one for the residential and one for the commercial.

The Landscape Architect presented an overview of the general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Patterson
Seconded by R. Sethi
That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant
address the following issues to the satisfaction of the Planning & Development
Department and, at the discretion of Planning staff, resubmit the project to the
ADP for review.

Carried
With G. Borowski opposed.

Key Points:

- Architectural language of the façade.
- Expression of retail height at façade.
- Commercial expression at East elevation.
- Stronger aligning upper floor verticals at retail.

- More ski chalet vaults.
- Articulation to long corridors.
- Introduction daylight into corridor.
- Reconcile bike and storage locker.
- Simplify rooftop amenity planning space and furniture.
- Adding children play equipment.
- Incorporate opportunities for children to view on rooftop.
- Acoustic impact of roof top activities.
- Improving accessibility of rooftop for amenities.
- Accessible rooftop furniture.
- Accessible shower at rooftop amenity.
- Consulting a garbage contractor.
- Certifying the project under LEED.

Site

- Consider improving the rear pedestrian lobby.
- Consider widening the narrow pedestrian walkway at the rear of the building.
- Concern that the rooftop amenity may create noise disturbance to the units below.
- Recommend unifying the roof top amenity to be less broken up by consolidating the spaces.
- Recommend refining adequate seating spacing on the rooftop amenity.
- Relocate the showers in the indoor amenity area in favour of more views to the outdoor amenity area.
- Consider breaks in rooftop wall to allow children or those sitting have the availability to view the surrounding landscape.
- Suggest improving bicycle access in the parkade by moving the bicycle storage closer to the ramp entrance.
- Recommend avoiding traffic conflicts for the accessible parking stall, which is at a long distance.
- Recommending checking the parking dimensions.
- Consider the commercial and residential garbage area functions at this stage of the process rather than later.

Form and Character

- Recommend improving the architectural expression and following through on a single architectural language for the building: either the farmhouse or ski chalet.
- Consider simplifying rules for materials expression on the building.
- The architectural elevation is out of alignment on east elevation.
- The front elevation does not appear grounded when its upper vertical elements are not grounded like the rear elevation.
- Consider opportunity for three-dimensional expression as there is too much flat composition with the planar transitions, such as on the South elevation.

- Recommend that the front be maintained as the front despite having rear parking, to encourage pedestrian use on the street frontage and to ensure that the front does not become back of commercial.
- Consider increasing the height of the commercial glazed area and having less heavy banding above.
- Ensure structural columns are not added at the rear balconies to maintain the proposed design.
- Consider the pedestrian experience of viewing the soffits.
- Ensure roofline is maintained as shown. Consider providing a vaulted ceiling.
- Suggest determining whether the angled roof is in tune and integrated with the surrounding spaces.
- Consider removing chalets in order eaves become straight and clarify the expression.
- Recommend reviewing if the shingle roof is consistent with the chalet concept.
- Consider realistic rainwater leaders.
- Suggest reviewing the soffit wrapping down at the rear commercial parking.
- Reconsider how elevator landing and stairs are laid out to encourage use of stairwell.
- Recommend introducing natural light into the corridor.
- Consider articulating the hallway doors at the unit entries.
- Recommend showing realistic details.

Landscape

- Consider coordination to show landscape trellis on architectural drawings.
- Recommend ensuring concrete paving to street curb to allow for pedestrian movement from parked car to commercial.
- Recommend laying out the roof top amenity furnishing with more strategic programing.
- Reconsider use of artificial turf in amenity space.

CPTED

- Consider corner security.
- Consider bicycle room layouts, sight lines and level of security.

Sustainability

- Consider the BC Energy Step Code.
- Follow through on the sustainability rationale.

Accessibility

- Encourage accessible rooftop furniture.
- Ensure universal stair-free access to hot tub.
- Recommend that the amenity restrooms and showers be accessible and larger with a fold-down bench.
- Two accessible stalls at grade, there is column in between accessibility stalls.
- Provide power operated doors.

C. OTHER BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, July 25, 2019 at Surrey City Hall in 2E Community Room B.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 8:10 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chair

RESPONSE FOR ADP COMMENTS (FILE NO. : 7915-0118-00)

1. Architectural language of the façade.
Implemented. Please see A201
2. Expression of retail height at facade
Implemented. Please see A201
3. Commercial expression at East elevation
Implemented. Please see A201
4. Stronger aligning upper floor verticals at retail
Implemented. Please see A201.
5. More ski chalet vaults.
Implemented. Please see A201.
6. Articulation to long corridors.
Implemented. To make wide in unit entrance area. Please see A102.
7. Introduction daylight into corridor.
Implemented. Windows be introduced at the end wall
8. Reconcile bike and storage locker.
Implemented. Please see A101.
9. Simplify rooftop amenity planning space and furniture
Implemented. Please see landscape drawings.
10. Adding children play equipment
Implemented. Please see landscape drawings.
11. Incorporate opportunities for children to view on rooftop
Implemented. Please see A103 and A201.
12. Acoustic impact of roof top activities
Implemented. Please see the attached letter from acoustic consultant.
13. Improving accessibility of rooftop for amenities.
Implemented. Please see A103 and landscape drawings.
14. Accessible rooftop furniture
Implemented. Please see landscape drawings.
15. Accessible shower at rooftop amenity
Implemented. Please see A103.
16. Consulting a garbage contractor
Considered. Please see A101.
17. Certifying the project under LEED.
Not required.

SITE

1. Corridor improving the rear pedestrian lobby.
Implemented. 6 feet width for the rear pedestrian lobby and 4 feet width for the corridor.
2. Consider widening the narrow pedestrian walkway at the rear of the building.
Implemented. 6 feet width for the rear pedestrian lobby and 4 feet width for the corridor.
3. Concern that the rooftop amenity may create noise disturbance to the units below.
Considered. Please see the attached letter from acoustic consultant.
4. Recommend unifying the roof top amenity to be less broken up by consolidating the spaces.
Implemented. Please see landscape drawings.
5. Recommend refining adequate seating spacing on the rooftop amenity.
Implemented. Please see landscape drawings.
6. Relocate the showers in the indoor amenity area in favor of more views to the outdoor amenity area.
Implemented. Please see A103.
7. Consider breaks in rooftop wall to allow children or those sitting have the availability to view the surrounding landscape.
Implemented. Please see A103 and A201.
8. Suggest improving bicycle access in the parkade by moving the bicycle storage closer to the ramp entrance.
Implemented. Please see A101.
9. Recommend avoiding traffic conflicts for the accessible parking stall, which is at a long distance.
Implemented. Please see A101. Those accessible parking stalls are for commercial space, and are connected to the rear entrance directly .
10. Recommending checking the parking dimensions.
Implemented. Please see A101.
11. Consider the commercial and residential garbage area functions at this stage of the process rather than later.
Implemented. Please see A101.

Form and Character

1. Recommend improving the architectural expression and following through on a single architectural language for the building: either the farmhouse or ski chalet.

Implemented. To follow an architectural language for the building: ski chalet. Please see A201.

2. Consider simplifying rules for materials expression on the building.

Implemented. Hardie panel is applied at the rear parking to simplify rules for materials expression. Please see A201.

3. The architectural elevation is out of alignment on east elevation.

Implemented. Please see A201.

4. The front elevation does not appear grounded when its upper vertical elements are not grounded like the rear elevation.

Implemented. Vertical elements, commercial entrance and columns are aligned to appear grounded. Please see A201.

5. Consider opportunity for three-dimensional expression as there is too much flat composition with the planar transitions, such as on the South elevation.

Implemented. To add two more ski chalets on east elevation and to change the roof above the multi-use room and media room to look like ski chalet. Please see A201.

6. Recommend that the front be maintained as the front despite having rear parking, to encourage pedestrian use on the street frontage and to ensure that the front does not become back of commercial.

Implemented. To maintain the street frontage of commercial as front be reinforced by the signage and wide glass windows for welcoming pedestrian. Please see A201.

7. Consider increasing the height of the commercial glazed area and having less heavy banding above.

Implemented. Please see A201 and A302.

8. Ensure structural columns are not added at the rear balconies to maintain the proposed design.

Implemented. No additional columns for the balconies are designed. Please see A101.

9. Consider the pedestrian experience of viewing the soffits.

Considered. Please see A303.

10. Ensure roofline is maintained as shown. Consider providing a vaulted ceiling.

Implemented. Roofline is maintained. Vaulted ceiling is not applied because of high cost by developer.

11. Suggest determining whether the angled roof is in tune and integrated with the surrounding spaces.

Considered. The angled roof, ski chalets are added. Please see A201.

12. Consider removing chalets in order eaves become straight and clarify the expression.

Considered. Ski chalets are added. Please see A201.

13. Recommend reviewing if the shingle roof is consistent with the chalet concept.

Reviewed. Ski chalets are added. Please see A201.

14. Consider realistic rainwater leaders.

Implemented. Please see A104.

15. Suggest reviewing the soffit wrapping down at the rear commercial parking.

Reviewed. The soffit wrapping down is kept for upgrading the parking space. Please see A302.

16. Reconsider how elevator landing and stairs are laid out to encourage use of stairwell.

Considered. Use of stairwell encouraged by widening the entrance area for stairwell. Please see A101.

17. Recommend introducing natural light into the corridor.

Implemented. Please see A102.

18. Consider articulating the hallway doors at the unit entries.

Implemented. Please see A102.

19. Recommend showing realistic details.

Implemented. Please see A302 and A303.

Landscape

1. Consider coordination to show landscape trellis on architectural drawings.

Implemented. Please see A103.

2. Recommend ensuring concrete paving to street curb to allow for pedestrian movement from parked car to commercial.

Implemented. Please see A101. Pedestrian from parked car to commercial can access through the rear doors of commercial.

3. Recommend laying out the roof top amenity furnishing with more strategic programming.

Implemented. Please see A103.

4. Reconsider use of artificial turf in amenity space.

Considered. Please see landscape drawings.

CPTED

1. Consider corner security.

Implemented. Please see A101.

2. Consider bicycle room layouts, sight lines and level of security.

Implemented. Please see A100 and A101.

Sustainability

1. Consider the BC Energy Step Code.

Considered.

2. Follow through on the sustainability rationale.

Implemented. Certification not required.

Accessibility

1. Encourage accessible rooftop furniture.

Implemented. Please see landscape drawings.

2. Ensure universal stair-free access to hot tub.

Normal hot tub could be provided by developer.

3. Recommend that the amenity restrooms and showers be accessible and larger with a fold-down bench.

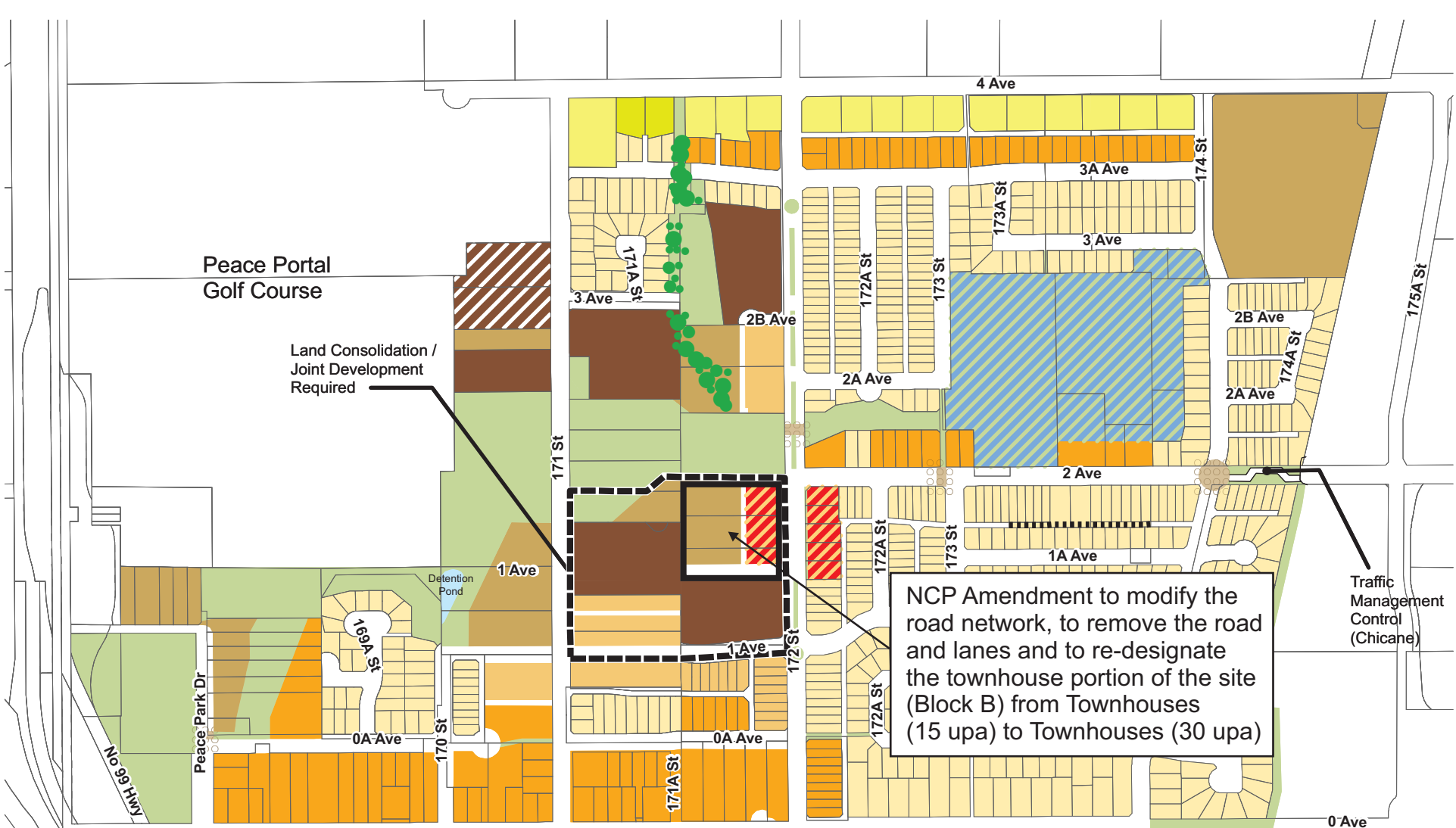
Implemented. Please see A103.

4. Two accessible stalls at grade, there is column in between accessibility stalls.

Implemented. Please see A101.

5. Provide power operated doors.





















Implemented. To be reflected on building permit drawings.

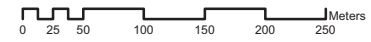


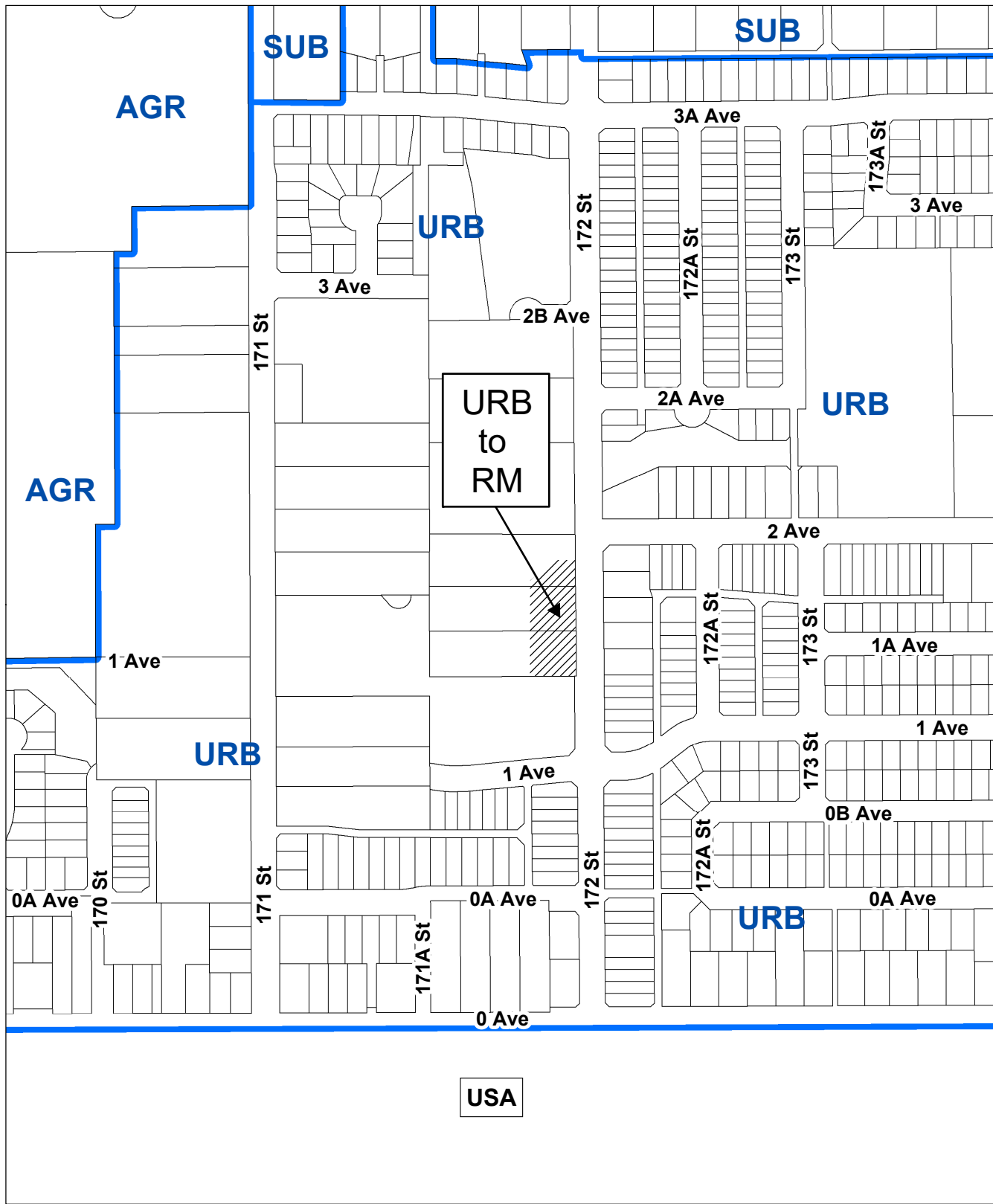
DOUGLAS Neighbourhood Concept Plan

STATE OF WASHINGTON

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

-  Creeks & Rivers
-  Townhouses 15 u.p.a.
-  Suburban 1/2 Acre (2 u.p.a.)
-  Strata Lots
-  Special Paving Areas
-  Townhouses 20 u.p.a.
-  Suburban Transition (2-4 u.p.a.)
-  Pond Buffers
-  Main Pedestrian Corridors
-  Townhouses 30 u.p.a.
-  Commercial / Residential
-  Traffic Circles & Landscaped Median
-  Buffer to Industrial Area
-  Single Family Residential Flex (6-14.5 upa)
-  Open Space
-  Significant Vegetation Corridor
-  Small Lot Single Family (10 u.p.a.)
-  School / Park Site
-  Future Lane
-  Urban Single Family (6 u.p.a.)





OCP Amendment 7915-0118-00
Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0118-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-253-886
Lot 11 Section 6 Township 7 New Westminster District Plan 7418

155 - 172 Street

Parcel Identifier: 007-538-863
Lot 12 Section 6 Township 7 New Westminster District Plan 7418

161 - 172 Street

Parcel Identifier: 007-538-880
Lot 13 Section 6 Township 7 New Westminster District Plan 7418

193 - 172 Street

(the "Land")

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

Parcel Identifier:

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

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

- (a) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum rear yard (west) setbacks are reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (b) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum side yard (south) setbacks are reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
- (c) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum side yard (north) setbacks are reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to Building 2 and to 6.0 metres (20 ft.) to Building 1;
- (d) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum side yard (east) setbacks are reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to Buildings 8 and 9 and to 1.7 metres (6 ft.) to the Amenity Building; and
- (e) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum side yard (northeast) setbacks are reduced from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to the Amenity Building.

- 5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-253-886
Lot 11 Section 6 Township 7 New Westminster District Plan 7418

Portion of 155 – 172 Street

Portion of Parcel Identifier: 007-538-863
Lot 12 Section 6 Township 7 New Westminster District Plan 7418

Portion of 161 – 172 Street

Portion of Parcel Identifier: 007-538-880
Lot 13 Section 6 Township 7 New Westminster District Plan 7418

Portion of 193 – 172 Street

as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 13th day of September, 2019, containing 3,064.1 square metres, called Block A.

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate a mixed-use development consisting of neighbourhood commercial uses, *multiple unit residential buildings* and related *amenity spaces*, developed in accordance with a *comprehensive design*, where *density bonus* is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential buildings.*
2. The following *accessory uses*, provided that the *gross floor area* of each individual business does not exceed 370 square metres (4,000 sq. ft.), and such uses form an integral part of the *multiple unit residential building* on the *Lands*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *Eating establishments* excluding *drive-through restaurants*;
 - (d) *Neighbourhood pub*;
 - (e) Office uses excluding *social escort services* and *methadone clinics*;
 - (f) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
 - (g) *Indoor recreational facilities*;
 - (h) *Community services*; and
 - (i) *Child care centres.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 1.47.
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2 of this Zone.
4. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 55%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback <i>Front</i> <i>Yard</i> (East)	<i>Rear</i> <i>Yard</i> (West)	<i>Side</i> <i>Yard</i> (North)	<i>Side</i> <i>Yard</i> (North -West)	<i>Side</i> <i>Yard</i> (South)
<i>Principal Buildings</i>	2.0 m	9.5 m	1.5 m	1.5 m	9.4 m
<i>Accessory Buildings</i> and <i>Structures</i>	(7 ft.)	(31 ft.)	(5 ft.)	(5 ft.)	(31 ft.)

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, awnings and canopies may encroach up to 1.5 m [5. ft.] into the required *front yard setbacks*.
3. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].
4. Notwithstanding Sub-section A.3 (d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended *underground parking* may be located up to 0 metres (0 ft.) from any *lot line*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 15.0 metres [50 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.
4. Loading areas, garbage containers and *passive recycling containers* shall be located within the *underground parking* or *principal building*.
5. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,900 sq.m. [0.71 acre]	90 metres [295 ft.]	34 metres [111 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for the residential portion and the C-5 Zone for the commercial portion.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__.

PASSED SECOND READING on the _____ th day of _____, 20__.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__.

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

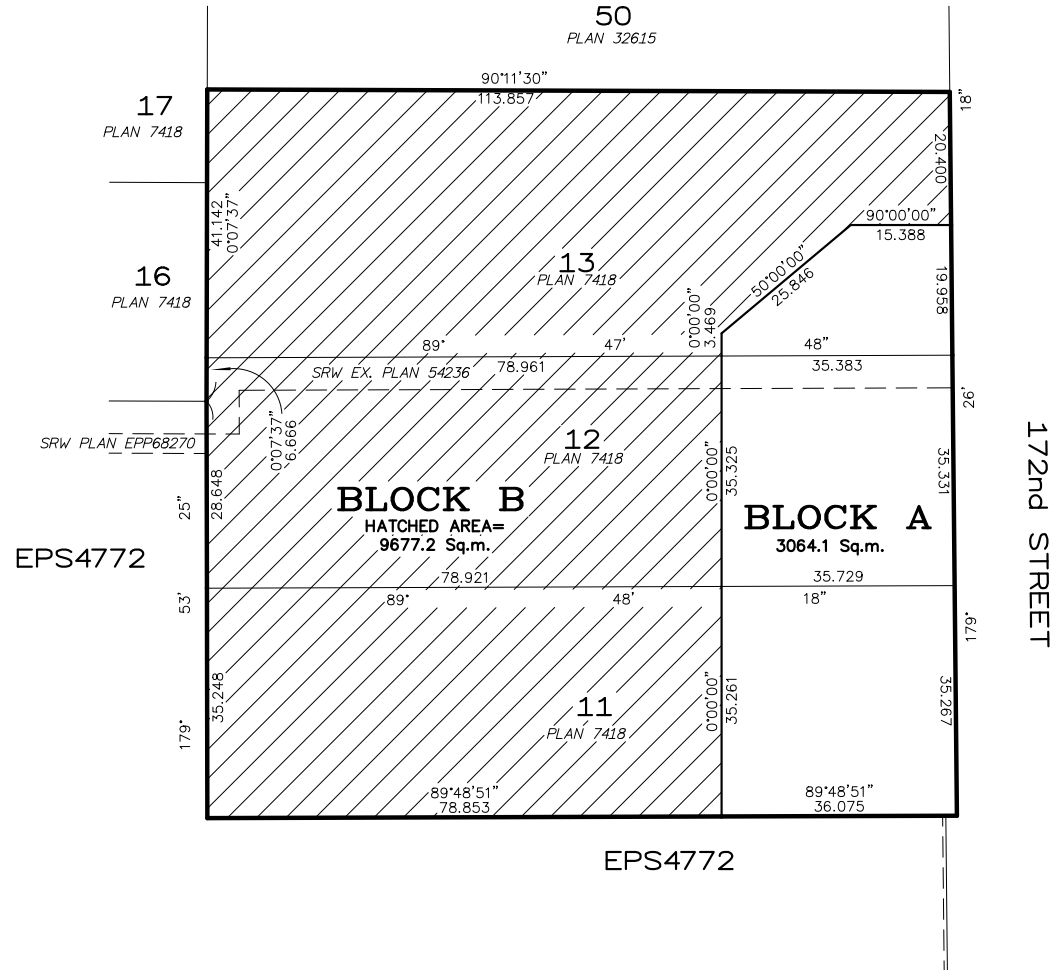
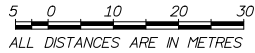
_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOTS 11, 12, AND 13 ALL OF SEC 6 TP 7 NWD PLAN 7418

FOR REZONING PURPOSES

SCALE 1 : 750



Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT
DATED THIS 13th DAY OF SEPTEMBER, 2019

----- B.C.L.S.
M. Adam Fulkerson

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 6848-BLOCKPLAN