

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7915-0228-00

Planning Report Date: November 30, 2015

PROPOSAL:

- **OCP Amendment** of a portion from Urban to Multiple Residential
- Rezoning from RA to RM-30, RF and RF-12
- Development Permit
- Development Variance Permit

to permit the development of 302 townhouse units, 8 single family lots, and 2 single family small lots.

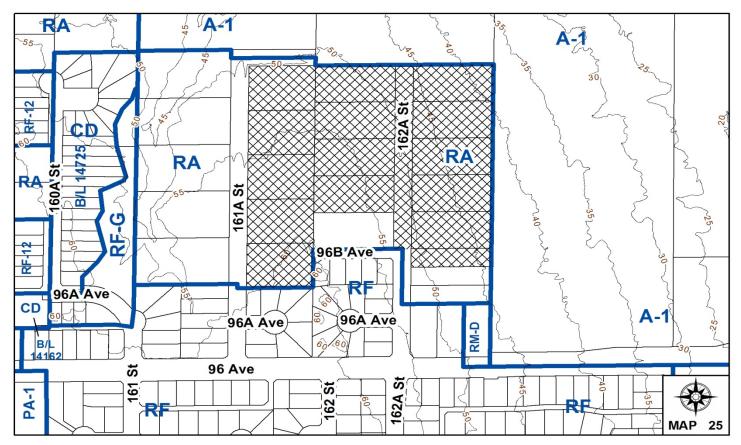
LOCATION: 9662, 9676, 9716, 9746, and 9768

161A Street and 9678, 9697, 9702, 9722, 9725, 9745, 9734, 9774, 9763, & 9666 - 162A Street and portion of 162A Street

OWNERS: Various owners

ZONING: RA
OCP Urban

DESIGNATION:



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment of a portion; and
 - Rezoning.
- Approval to reduce required indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

 The applicant is requesting setback variances along all lot lines of the proposed townhouse development.

RATIONALE OF RECOMMENDATION

- The proposed 302-unit townhouse development on the majority of the site is considered to have merit within this infill area of Guildford, providing more variety in housing choices, and being close to a major regional amenity in Tynehead Regional Park.
- A previous group of applications on the subject lands, proposing 69 townhouse units and 54 single family RF-zoned lots, received Third Reading prior to being closed as a result of the current application.
- The applicant is proposing to retain a significant number of mature trees (approximately 164) within the development site.
- The applicant has submitted a Traffic Impact Evaluation to review the impact the development proposal has on the two nearby intersections on 96 Avenue at 161A Street and 162A Street. Although there is a corresponding increase in traffic associated with the change in land use, the total amount of anticipated vehicles is well below typical volumes for local roads.
- The applicant will be responsible for constructing a multi-use pathway that bisects the
 development site. This greenway will form part of Mitchell Greenway and connects Tynehead
 Regional Park with the Green Timbers Greenway.
- The applicant is volunteering a community benefit in the form of a cash contribution in the amount of \$1,200 per townhouse unit to satisfy the OCP Amendment Policy.

RECOMMENDATION

The Planning & Development Department recommends that:

- a By-law be introduced to amend the OCP by redesignating a portion of the subject site (Appendix VII) from Urban to Multiple Residential and a date be set for Public Hearing.
- 2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the <u>Local Government Act</u>.
- a By-law be introduced to rezone Block A of the subject site as shown on the attached Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block C on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
- 4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 906 square metres (9,749 square feet) to 334 square metres (3,539 square feet).
- 5. Council authorize staff to draft Development Permit No. 7915-0228-00 generally in accordance with the attached drawings (Appendix II).
- 6. Council approve Development Variance Permit No. 7915-0228-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north, south, east and west side yard setbacks of the principal buildings in the RM-30 Zone from 7.5 metres (25 ft.) to varying distances ranging from 3.5 metres (11 ft.) to 6.9 metres (22 ft.), as outlined in Schedule A of the attached Development Variance Permit No. 7915-0228-00 (see Appendix VIII).
 - (b) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area as follows:
 - i. from 3 to 6 for Buildings 1-4, 11 and 12; and
 - ii. from 3 to 8 risers for Building 25; and
 - (c) to vary the RM-30 Zone to permit 15 visitor parking stalls within the setback areas adjacent to Mitchell Greenway.
- 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) the applicant adequately address the comments and concerns from Metro Vancouver;

- (d) the applicant adequately address the comments from the Fire Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (i) provision of community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) completion of the road closure and acquisition of portions of 162A Street;
- (l) completion of the road closure, acquisition and transfer of the south portion of the existing 96B Avenue cul-de-sac bulb in consultation with the owner of 16206 96B Avenue;
- (m) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (n) 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;
- (o) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (p) the applicant adequately address the impact of reduced indoor amenity space.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

70 Elementary students at Serpentine Heights Elementary School 40 Secondary students at North Surrey Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy beginning in 2017, with the final phase completed in 2020.

Parks, Recreation & Culture:

Parks has some concerns about the pressure the project will place on existing Parks Recreation and Culture facilities. The applicant should meet with staff to address these concerns.

Surrey Fire Department:

The Fire Department recommends the west portion of the multifamily site be addressed off 161A Street. The easterly portion to be addressed off 96B Avenue or 162A Street. Revisions are required to 4 buildings that do not provide desired access for firefighting.

Metro Vancouver:

Metro Vancouver has concerns relating to the impact on the adjacent Tynehead Regional Park, and in particular, tree retention, hydrology, and sanitary service connection. The applicant will be required to adequately address these concerns.

SITE CHARACTERISTICS

Existing Land Use: One-acre lots with single family dwellings and accessory buildings, which

will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Tynehead Regional Park.	Conservation and Recreation	A-1
East:	Tynehead Regional Park.	Conservation and Recreation	A-1
South:	Single family dwellings on lots of varying sizes, including one lot under Development Application No. 7906-0280-00 proposing 6 single family (RF) lots (currently at Third Reading).	Urban	RF and RA
West (across 161A Street):	Single family dwellings on 1-acre lots.	Urban	RA

DEVELOPMENT CONSIDERATIONS

Background:

- The 6.3-hectare (15.6-acre) subject site is comprised of 15 lots, and a small portion of road allowance, located adjacent to Tynehead Regional Park between 161A Street and 162A Street, and north of 96 Avenue. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- In 2012, all of the property owners of RA-zoned lots within the "Tynehead Pocket Area", with the exception of the property owners on the west side of 161A Street, agreed to jointly redevelop their properties and submitted four (4) separate land development applications (7912-0107-00, 7912-0108-00, 7912-0109-00, and 7912-0110-00) that were intended to be reviewed, and processed, concurrently (Appendix IX).
- At the Regular Council Land Use meeting on June 17, 2013, Council considered the Initial Planning Reports proposing rezoning all of the land in the 4 applications from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow for the development of approximately 85 single family lots.
- Council expressed concern with respect to tree retention being proposed and passed the following resolution for all four applications:

That this item be referred back to staff to address concerns raised during the Regular Council Land Use meeting relative to tree conservation. [RES.R13-114]

- Staff subsequently worked with the applicants' consultants to identify the high value trees and it was determined that the 9 lots under Development Application Nos. 7912-0107-00 and 7912-0108-00 contained the best tree species (Douglas-fir, Western Red Cedar and True Fir) and significant groupings of trees. Conversely, the 8 lots under Development Application Nos. 7912-0109-00 and 7912-0110-00 contained mainly alders with little tree retention potential, and far fewer groupings of high value trees.
- Therefore a multi-family development scenario was proposed, with 69 RM-15-zoned townhouse units on a portion of Development Application No. 7912-0107-00 and all of Development Application No. 7912-0108-00. Layouts for projects 7912-0109-00 and 7912-0110-00 remained unchanged from initial layouts as they did not contain significant stands of trees and are more suitable for single family development.
- Proposed Development Application Nos. 7912-0107-00, 7912-0108-00, 7912-0109-00, and 7912-0100-00 received Third Reading on March 10, 2014, based on the revised proposal of 69 townhouse units zone RM-30 and 54 RF lots (Appendix IX).
- After Third Reading the properties were acquired by a new owner who did not wish to proceed with the applications as proposed, as such, Development Application Nos. 7912-0107-00, 7912-0108-00, 7912-0109-00, and 7912-0110-00 were subsequently closed.
- The 1-acre properties on the west side of 161A Street, across from the subject site, may have redevelopment potential in the future, and the applicant has provided a concept showing how they could redevelop into single family lots (if rezoned to the RF Zone) in the future.

• There are 5 lots located to the south of the subject site, and to the east of 162A Street. One of these lots has a PLA for subdivision into 3 lots based on the RF Zone (Development Application No. 7913-0142-00). The other 4 lots are zoned RA, and the applicant has provided a concept how they could potentially redevelop into single family small lots (if rezoned to the RF-12 Zone) (Appendix II).

Initial Proposal:

- On July 24, 2015, a new development application (the subject Development Application No. 7915-0228-00) was submitted, reflecting the following:
 - o OCP amendment on a portion of the site from Urban to Multiple Residential;
 - o Rezoning from RA to RM-30 and RF;
 - o Subdivision from 15 lots into 1 RM-30 "hooked" lot, and 10 RF lots;
 - o Development Permit for 302 townhouse units; and
 - O Development Variance Permit for various setback relaxations for the townhouse portion of the development site.

Current Proposal:

- Upon detailed review of the road dedication requirements in the vicinity of the proposed single family lots, it was determined that 10 RF lots could not be achieved based on the net developable area. On November 5, 2015, the applicant subsequently revised the single family component of the proposal to reflect 8 RF lots and 2 RF-12 lots.
- The current proposal (Appendix II), therefore consists of the following:
 - OCP amendment on a portion of the site from Urban to Multiple Residential;
 - o Rezoning from RA to RM-30, RF and RF-12;
 - o Subdivision from 15 lots into 1 RM-30 "hooked" lot, 8 RF lots and 2 RF-12 lots;
 - o Development Permit for 302 townhouse units; and
 - O Development Variance Permit for various setback relaxations for the townhouse portion of the development site.

Overall Site Layout:

- The proposed development is comprised of a mix of single family lots and townhouses. The single family portion occupies 0.69 hectare (1.7 ac) of the subject site, and the townhouse portion occupies 5.6 hectares (13.8 acres) of the subject site.
- The proposed single family lots are located at the southwest portion of the site. 96B Avenue is proposed to extend to the west to provide a connection for residents on 161A Street with 162A Street and the traffic signal at 96 Avenue, and to provide legal frontage for the proposed single family lots.
- The proposed single family portion of the site is comprised of 8 RF-zoned lots, and 2 RF-12 zoned lots. The 8 RF-zoned lots are proposed to front on to the new 96B Avenue extension. The 2 RF-12-zoned lots are proposed to front 161A Street (see Proposed Single Family Residential section).

• The remaining 5.6 hectares (13.8 ac.) of the site is proposed to be rezoned to RM-30 in order to construct 302 townhouse units in 52 buildings, plus an amenity building. The townhouse portion is located immediately adjacent to the southwest boundary of Tynehead Regional Park.

• Existing 162A Street is currently 20 metres (66 ft.) in width. North of 96B Avenue the applicant is proposing to close portions of the road and replace it with an 8-metre (26 ft.) wide multi-use path (Mitchell Greenway) that will meander within the existing 162A Street road alignment. The remaining portions of 162A Street that are adjacent to either side of the greenway is proposed to be closed and consolidated with the subject site. The principal access to the townhouse site is at the intersection of 162A Street and 96B Avenue, and the secondary access to the townhouse site is from 161A Street.

Transportation:

- The principal vehicular access to the townhouse site is via 162A Street, with a north-south drive aisle that runs parallel to the Mitchell Greenway which bisects the site. Vehicles can cross the Mitchell Greenway at the northernmost portion of the greenway, connecting the east side and west side of the development site. Alternative access to the townhouse site is provided from 161A Street. The majority of vehicle trips are anticipated to use the primary access at 162A Street as it connects to 96 Avenue with a traffic signal.
- 96B Avenue is planned to be extended between 161A Street and 162A Street in order to provide additional access and improved circulation for the neighbourhood. Additionally, it will provide existing and future residents on 161A Street the opportunity to access the signalized intersection on 96 Avenue at 162A Street.
- As 96 Avenue is one of the City's major east-west arterial roads, forms part of TransLink's Major Road Network (MRN) and provides connections to the majority of north-south arterials, it is a major thoroughfare used by over 15,000 vehicles per day. With the proposed extension of 96B Avenue to 161A Street, residents on 161A Street will have an opportunity to access the signalized intersection at 162A Street. As a result, Engineering will be requiring the applicant to modify the 96 Avenue and 161A Street intersection to restrict the southbound to eastbound (left-out) uncontrolled turning movement. 161A Street will remain as a right-in right-out, and left-in from 96 Avenue.
- There is no existing Transit service on 96 Avenue, but as part of the South of Fraser Area Transit Plan, future Transit service is anticipated connecting this area with Surrey City Centre to the west and Carvolth Exchange in Langley to the east. As a result, Engineering has planned for future bus stops at 162A Street in anticipation of this service. Transit service currently exits on 160 Street, with stops at 96 Avenue.
- The subject site is currently within the catchment for Serpentine Heights Elementary School. As part of the City's initiative Safe and Active Schools Program, children residing in the new development will be encouraged to walk to the school. To provide protected crossing opportunities at 96 Avenue a pedestrian signal is planned at 161 Street (as part of the Capital plan) which leads directly to Serpentine Heights Elementary School at 92 Avenue.
- On-street parking will be provided on both sides of 161A Street and 162A Street outside of the signalized intersection area. The proposed extension of 96B Avenue will have parking on both sides and it is anticipated to operate as a queuing street. With the completion of Application

No. 7906-0280-00 on the north side of 96B Avenue at 162A Street, there may be insufficient room to provide on-street parking on both sides of 96B Avenue on the eastern (narrower) portion.

Proposed Single Family Residential Component:

- The proposed single family lots are located at the southwest portion of the site. 96B Avenue is proposed to extend to the west, connecting to 161A Street.
- The proposed single family portion of the site is comprised of 8 RF-zoned lots, and 2 RF-12 zoned lots. The 8 RF-zoned lots are proposed to front the new 96B Avenue extension. The 2 RF-12-zoned lots are proposed to front 161A Street.
- The 2 RF-12-zoned lots will provide a good transition to the proposed townhouses to the north.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines for the single family residential component of the project.
- A summary of the proposed building design guidelines is attached as Appendix VI.
- A preliminary lot grading plan, submitted by HY Engineering Ltd., has been reviewed by staff and is generally acceptable.
- The applicant proposes in-ground basements on all 10 single family lots. The feasibility of inground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Proposed Townhouse Component:

- The proposed townhouse portion, which is 5.6 hectares (13.8 ac.) in area, is located immediately adjacent to the southwest boundary of Tynehead Regional Park. The applicant proposes an OCP amendment from Urban to Multiple Residential and a rezoning from RA to RM-30 in order to construct 302 townhouse units in 52 buildings, plus an amenity building.
- The proposal indicates a total floor area of 41,001 square metres (441,334 sq. ft.), representing a net floor area ratio (FAR) of 0.7, which is within the maximum 0.9 FAR of the RM-30 Zone.
- The portion of 162A Street that bisects the subject site is proposed to be converted into a meandering 8-metre (26 ft.) wide multi-use path (Mitchell Greenway) and connect to an existing trail head in Tynehead Regional Park.
- The remainder of 162A Street that extends through the subject site is not required for access purposes to the townhouse portion of the site as the private drive aisle will run along the east side of the greenway. The applicant is proposing to close the net 12-metre (40 ft.) wide portion of 162A Street and consolidate it with the subject site. The principal access to the

townhouse site is at the intersection of 162A Street and 96B Avenue, and the secondary access to the site is from 161A Street.

- The multi-family site will be bisected into two distinct development cells by Mitchell Greenway, which will constructed as part of the servicing agreement for the subject application. The multi-family site will be one lot "hooked" across Mitchell Greenway.
- The applicant will be required to address public art in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on August 31, 2015, reflecting the initial proposal of 302 townhouse units, and 10 Single Family Residential Zone (RF) lots. Staff received no responses.

On September 15, 2015 the applicant held a Public Information Meeting (PIM) to inform the neighbourhood of the proposed amendment to the OCP designation. At that meeting, 13 people attended, representing 5 households. 6 comment sheets were returned, with the following comments:

- Seeking more information about 96B Avenue connection between 162A Street and 161A Street, including concern about traffic congestion;
- Concern regarding property values, and losing peace and quiet;
- Questions about tree retention;
- Concern about the impact on Tynehead Regional Park;
- Preference for bungalow-style development; and
- Concern that the proposed density is too high and not in keeping with the previous applications.

The applicant spoke to many of the attendees at the Public Information Meeting, and provided additional information to the attendees as follows:

- Explained the road connectivity of 96B Avenue and the results of the Traffic Impact Evaluation.
- Showed the attendees their market study analysis regarding the types of homes proposed and advised that the revitalization of the neighbourhood with upgraded services would help with maintaining and/or appreciating the value of the property.

Due to the road dedication requirements for 96B Avenue, the applicant subsequently amended the proposed single family component. The revised proposal reflected 302 townhouse units, 8 Single Family Residential Zone (RF) lots and 2 Single Family Residential (12) Zone (RF-12) lots. Revised pre-notification letters were sent on November 9, 2015 and staff received 7 responses (3 emails, 3 phone calls, 1 in person), with the following comments (staff comments in italics):

• Two respondents wanted to know more about the site plan

(Staff sent the respondents a preliminary drawing of the proposed development.)

 One caller wanted to know if the proposed development needs access through her site for drainage purposes. If the access is not needed, the caller was wondering if she can discharge a statutory right-of-way from her property.

(Based on the preliminary engineering servicing drawings, one of the current drainage proposals is to construct drainage infrastructure through Tynehead Regional Park to an outfall in Townline Creek for the west catchment. The proposed concept is preliminary and will be confirmed through the detailed design phase of the project, which will also include consultation with Metro Vancouver. Staff will be able to evaluate whether the drainage statutory right-ofway can be discharged from the caller's site once the detailed design is completed.)

• One respondent did not object to the extension of 96B Avenue to 161A Street provided that no additional road dedication is required from their current development application (Application No. 7906-0280-00) beyond the 16.5-metre (54 ft.) total width dedication.

(Through approved Development Application No. 7903-0405-00, which created the 5 RF lots on the south side of 96B Avenue at 162A Street, 96B Avenue was designed as a 16.5-metre (54 ft.) wide cul-de-sac, and constructed as a 11.5-metre (38 ft.) wide half-road with a partial cul-de-sac bulb. Development Application No. 7906-0280-00 on the lot at the north-west corner of 96B Avenue and 162A Street, currently at Third Reading, proposes 6 RF lots with a 5-metre (16 ft.) wide road dedication for the completion of 96B Avenue.

The subject development application proposes to connect 96B Avenue between 161A Street and 162A Street making the road a through-local. Through-local roads typically require an 18-metre (60 ft.) wide road cross-section to allow for sidewalks on both sides, wider boulevards and wider pavement width that would support on-street parking on both sides. Staff have concluded that 96B Avenue can be 16.5 metres (54 ft.) wide for the eastern portion (adjacent Development Application No. 7906-0280-00), provided that it widens to 18 metres (60 ft.) for the portion that extends through the subject site. The 16.5-metre (54 ft.) wide cross-section of 96B Avenue does not support a pavement width that can accommodate parking on both sides and will have a reduced boulevard width to continue the sidewalk connection.)

• Two respondents expressed concern about the extension of 96B Avenue to 161A Street, and the resulting increase in traffic on 96B Avenue. As a result, the respondents requested a traffic signal at 161A Street and 96 Avenue, so vehicles can have full turning movements at this location.

(With the proposed extension of 96B Avenue to connect with 161A Street and the proposed land use changes, there will be an anticipated and corresponding increase in traffic. However the majority of vehicles are expected to access the proposed townhouse site at the principal entrance on 162A Street, which aligns with the existing traffic signal on 96 Avenue. As a result of the estimated number of trips on 96B Avenue and 161A Street, an additional traffic signal on 96 Avenue at 161A Street is not warranted at this time.

Additionally, Engineering evaluates intersection spacing as a key criteria when considering traffic signals. With the existing 162A Street traffic signal, and planned 161 Street pedestrian signal, a third traffic signal at 161A Street is not supported. Furthermore, with the proposed connection of 96B Avenue between 161A Street and 162A Street, residents on 161A Street will have access to the full movement traffic signal on 96 Avenue.)

 One respondent expressed opposition to the proposed development but did not provide additional details.

Metro Vancouver Comments

- The subject site is located immediately adjacent to Tynehead Regional Park which is owned by Metro Vancouver. A referral was sent to Metro Vancouver with regard to the proposed development.
- Metro Vancouver has expressed concern with the impacts the proposed development may
 have on Tynehead Regional Park, relating to tree retention within Tynehead Regional Park,
 hydrology, and sanitary service connection. Metro Vancouver feels that not enough
 information has been provided to date to fully assess the impact on Tynehead Regional Park.
- The applicant will be required to address Metro Vancouver's concerns prior to consideration of Final Adoption.

JUSTIFICATION FOR PLAN AMENDMENT

- The 6.3-hectare (15 acres) site is designated Urban in the Official Community Plan (OCP). The applicant is seeking an OCP Amendment for a 5.6-hectare (13.8 acres) portion of the site from Urban to Multiple Residential (see Appendix VII) to allow the development of a 302-unit townhouse project.
- The OCP states that multiple residential developments with a density of 30 units per acre (e.g. RM-30 Zone) on Urban-designated lands, are conditionally permitted through secondary plans like a Neighbourhood Concept Plan (NCP). The subject site, however, is not within an NCP. Therefore, due to this proposed density an OCP Amendment is required.
- In accordance with the OCP, the provision of a community benefit is required for an OCP Amendment located outside of a secondary plan area. The applicant has agreed to provide a community benefit contribution for the proposed 302 townhouse units in the amount of \$1,200 per unit, for a total of \$362,400 prior to the rezoning being considered for Final Adoption.
- The proposed townhouse development will offer a greater diversity of housing options in the neighbourhood and is in close proximity to Tynehead Regional Park which is a significant regional amenity.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DESIGN PROPOSAL AND REVIEW (Townhouse Component)

Overall Design Considerations

- The subject site will be bisected into two distinct development cells by the Mitchell Greenway which will be constructed as part of the subject application. The subject site will be one lot "hooked" across the Mitchell Greenway.
- The proposed development contains 302, three-storey townhouses within 52 buildings. The majority of units will have three bedrooms, with the exception of 34 two-bedroom units. The townhouse units range in size from 114 square metres (1,230 sq.ft.) to 119 square metres (1,791 sq.ft.). Each unit provides two resident parking spaces with 49% as tandem parking (see Parking section).
- The majority of the living areas are proposed on the upper floors, with a flex room proposed on the ground floor of unit types T1A, T1Ae, and T1Be. For all unit types, the kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- Building materials include the use of vinyl siding (slate grey and wicker), vinyl shingles
 (colonel grey), and Hardi boards (arctic white and roxbury caramel) for all façades. The roofs
 will be clad in asphalt shingles (pewter grey and weathered white) and include pitched roofs
 to differentiate individual units. Brick veneer (terra cotta and chocolate velour) around the
 doors provides interest and differentiation of the units at the street level.
- Units that front onto 161A Street are street-oriented and will have direct pedestrian access by way of individual gates. On the west side of the multi-use pathway (MUP), the buildings will be side-of-unit orientation but will have boxed window projections to provide a pedestrian-oriented interface. On the east side of the MUP, the buildings will have their front doors and garages facing the multi-use path, separated by a drive aisle.
- Each unit will have a small private patio, and ground-oriented front or rear yard space.

Parking

- The application proposes to provide 664 parking spaces, consisting of 604 resident and 60 visitor spaces, which meet the Zoning By-law requirement of 664 spaces.
- Parking is provided in a combination of tandem and side-by-side garages. A total of 296 parking spaces (148 units) representing 49% of the total resident parking spaces are proposed as tandem parking spaces which complies with the maximum 50% tandem parking requirement in the RM-30 Zone. Seven (7) of the proposed buildings with tandem parking units will have one parking space located inside the garage, and the second space located behind on the driveway to accommodate an active room in front of the garage facing 161A Street.
- Sixty (60) visitor parking stalls are required. Fifteen (15) of the 60 proposed visitor parking spaces are located within the setback area, subject to DVP approval (see By-law Variances Section).

Landscaping

 Landscaping, gates, and pathways to individual townhouse units will be used to delineate between public spaces and private spaces.

Landscaping will include the retention of mature trees (see Trees Section). Additional
planting, consisting of tree species such as White wonder dogwood, Purple fastigiated birch,
Japanese snowbell, Siberian spruce, Vine maple, Katsura tree and Columnar red maple
interspersed with shrubs such as Hicks yew, Little leaf box, Purtugese Laurel and Emerald
green cedar, and perennials and grasses such as Rudebekia and Russian Sage will be planted
throughout the development.

Indoor and Outdoor Amenity Spaces

- The amenity building is centrally located on the townhouse site, on the west side of the multiuse pathway.
- The indoor amenity area, totalling approximately 334 square metres (3,594 sq. ft.), is less than the RM-30 Zone requirement for indoor amenity space of 906 square metres (9,748 sq. ft.), based on the requirement of 3 square metres (32 sq.ft.) per dwelling unit. The applicant will provide cash-in-lieu for the shortfall of indoor amenity space in accordance with City policy.
- The amenity building will be 2 storeys with an elevator and contains a multi-purpose room, exercise room, and washrooms on the main floor, and lounge areas, an office for the strata council, and a universal washroom on the second floor.
- The outdoor amenity area, totalling approximately 2,500 square metres (26,900 sq. ft.) exceeds the RM-30 Zone requirement for outdoor amenity space of 153 square metres (1,647 sq. ft.), also based on the required 3 square metres (32 sq.ft.) per dwelling unit.
- There is a band of mature trees that are proposed to be retained within the western portion of the townhouse site (see Trees section). Outdoor amenity space is predominantly provided within this band of trees, and incorporates outdoor fitness equipment, picnic tables, and nature play (e.g. balance logs, stepping logs, wood bridges, and slide on slope). A smaller outdoor amenity area and picnic table is proposed adjacent to the amenity building. The proposed indoor amenity space is located on the western portion of the site and will be shared with the residents on the eastern portion of the site.

TREES

 Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject site. 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	110	110	0			
Cottonwood	11	11	0			

Tree Species	Exist	ing	Remove	Retain
Total	12	1	121	0
	Deciduo			
(excluding)	Alder and	Cotton	wood Trees)	
Apple	2		2	0
Bigleaf Maple	10	1	87	14
Cherry	4		4	0
Crimson King Maple	1		1	0
English Holly	2		2	0
English Walnut	1		1	0
Horsechestnut	2		2	0
Japanese Maple	3		3	0
Lombardy Poplar	1		1	0
Mountain Ash	3		3	0
Native Cherry	18	}	16	2
Norway Maple	1		1	0
Pacific Dogwood	2		2	0
Paper Birch	1		1	0
Paulonia	1		1	0
Pear	1		1	0
Plum	2		2	0
Purple Plum	1		1	0
Red Oak	1		1	0
Silver Birch	4		3	1
Tulip tree	2		2	0
Willow	1		1	0
Total	15	5	138	17
	Conifero	us Tree	s	
Deodar Cedar	1		1	0
Douglas Fir	110)	52	58
Grand Fir	1		1	0
Japanese Cedar	1		1	0
Lawson Cypress	5		4	1
Norway Spruce	0		8	1
Poderosa Pine	5		2	3
Scot Pine	4		4	0
Sitka Spruce	4		4	0
True Fir	1		4 1	0
Western Hemlock	34		31	3
Western Redcedar	137		52	51
Total	30		152	156
	50	0	172	150
Total (excluding Alder and Cottonwood Trees)	46	3	299	164
Total Replacement Trees Proper (excluding Boulevard Street Trees			464	
Total Retained and Replaceme Trees	ent		628	
Contribution to the Green City	Fund		\$76,500	

• The Arborist Assessment states that there are a total of 584 mature trees on the site, excluding Alder and Cottonwood trees. 121 existing trees, approximately 21% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 164 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.

• The following table provides a summary of the proposed tree retention under previous development applications, in comparison to the subject application on both the townhouse and single family components:

	Previous Applications (7912-0107-00, 7912-0108-00, 7912-0109-00, and 7912-0100-00)	Current Proposal (7915-0228-00)
Number of parent lots	17	15
Area of development site	6.7 hectares (16.5 acres)	6.3 hectares (15.6 acres)
Protected trees identified (excluding Alder or Cottonwood trees)	474	463
Protected trees to be removed	313	299
Protected trees to be retained	161	164

- 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 719 replacement trees on the site. Since only 464 replacement trees can be accommodated on the site, the deficit of 255 replacement trees will require a cash-in-lieu payment of \$76,500, representing \$300 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 161A Street and 96B Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including White wonder dogwood, Purple fastigiated birch, Japanese snowbell, Siberian spruce, Vine maple, Katsura tree and Columnar red maple.
- In summary, a total of 628 trees are proposed to be retained or replaced on the site with a contribution of \$76,500 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 24, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	The site is located adjacent to Tynehead Regional Park.
2. Density & Diversity (B1-B7)	• The proposed development is comprised of single family lots of varying sizes (RF and RF-12 Zone), and a mix of 2- and 3-bedroom townhouse units.
3. Ecology & Stewardship (C1-C4)	• Absorbent soils, on-lot subsurface chambers, vegetated swales, sediment control devices and detention areas are provided within the development site
4. Sustainable Transport & Mobility (D1-D2)	Direct connection to off-site pedestrian and multi-use paths and pedestrian-specific lighting provided
5. Accessibility & Safety (E1-E3)	Playground, outdoor community gathering space, and indoor community amenity space provided.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north, south, east and west side yard setbacks of the principal buildings in the RM-30 Zone from 7.5 metres (25 ft.) to varying distances ranging from 3.5 metres (11 ft.) to 6.9 metres (22 ft.), as outlined in Schedule A of the attached Development Variance Permit No. 7915-0228-00 (see Appendix VIII).
- To vary the Zoning By-law to increase the maximum number of risers permitted within the setback area as follows:
 - o from 3 to 6 for Buildings 1-4, 11 and 12; and
 - o from 3 to 8 risers for Building 25.

Applicant's Reasons:

- The requested north and west setbacks are to City streets and will help form an urban streetscape where the buildings engage with the streets by bringing them closer to the public realm.
- The south and east setbacks are to adjacent lots, although less than the 7.5-metre (25 ft.) setback required by the RM-30 Zone, provide sufficient yard space and separation from the adjacent lots.

Staff Comments:

- The majority of the reduced setbacks interface with City streets, the Mitchell Greenway or Tynehead Regional Park, with the exception of the setbacks along the south portion of the site.
- The south setback (rear-of-unit setback) of Building 25 is proposed at 6.9 metres (23 ft.) to the rear deck or balcony. No variances are requested to the principal building face. This setback is adjacent to lots with development potential for future single family lots. This rear-of-unit setback allows for an adequate rear yard space for the future residents, and provides sufficient separation from the future single family lots to the south.
- The south setback of Buildings 12, 13, 14, 15, 24, 49, 50, 51, and 52 is a side-of-unit orientation adjacent to a lot with development potential for future single family lots (Development Application No 7906-0280-00, at Third Reading). The side-of-unit orientation of the proposed buildings will have limited windows and limited patio exposure to the existing single family dwellings to the south, which will help maintain privacy.
- Staff support the requested variances.

(b) Requested Variance:

• To vary the RM-30 Zone to permit 15 visitor parking stalls within the setback areas adjacent to Mitchell Greenway.

Applicant's Reasons:

• Nine (9) of the proposed visitor parking stalls are clustered close to the indoor amenity space, which will provide convenient parking when townhouse residents host private events (e.g. birthday parties) in this space.

Staff Comments:

- The RM-30 Zone specifies that parking is not permitted within the required setbacks.
- Each of the 15 proposed visitor parking spaces are located within the setback to the Mitchell Greenway, and are accessed via a central north-south drive aisle.
- Staff concur with the applicant's rationale in regards to locating 9 of the visitor parking spaces close to the indoor amenity space.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary, Project Data Sheets and Survey Plan Appendix II. Proposed Subdivision Layout, Townhouse Site Plan, Sample Building

Elevations, Landscape Plans and Perspective

Appendix III. Engineering Summary
Appendix IV. School District Comments

Appendix V. Building Design Guidelines Summary

Appendix VI. Summary of Tree Survey and Tree Preservation

Appendix VII. OCP Redesignation Map

Appendix VIII. Development Variance Permit No. 7915-0228-00

Appendix IX. Layouts for Development Application Nos. 7912-0107-00, 7912-0108-00, 7912-

0109-00, 7912-0110-00

INFORMATION AVAILABLE ON FILE

• Traffic Study prepared by Bunt and Associates dated April 30, 3015.

- Complete Set of Architectural prepared by Ciccozzi Architecture, dated November 4, 2015
- Complete Set of Landscape Plans M2 Landscape Architecture, dated November 4, 2015

original signed by Judith Robertson

Jean Lamontagne General Manager Planning and Development

SAL/dk

 $\label{linear} $$ \left(\frac{30888498050.doc KD 11/26/15 3:47 PM}{1.26/15 3:47 PM} \right) $$$

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. Agent: Name: Munny Berar

Woodbridge Properties Ltd.

Address: 1450 - Creekside Drive, Unit 200

Vancouver BC V6J 5B3

Tel: 604-736-8945

2. Properties involved in the Application

(a) Civic Addresses: 9662 - 161A Street

9676 - 161A Street 9716 - 161A Street 9746 - 161A Street 9768 - 161A Street 9678 - 162A Street 9697 - 162A Street 9702 - 162A Street 9722 - 162A Street 9725 - 162A Street 9745 - 162A Street 9734 - 162A Street 9774 - 162A Street 9763 - 162A Street

(b) Civic Address: 9662 - 161A Street

Owner: Sandeep S Lally

Onkar S Toor Balvir K Toor Balihar K Bains

PID: 009-166-483

Lot 2 Section 35 Block 5 North Range 1 West New Westminster District Plan 2212

(c) Civic Address: 9676 - 161A Street

Owner: Elaine P Louie Douglas K Louie

PID: 009-166-491

Lot 3 Section 35 Block 5 North Range 1 West New Westminster District Plan 22121

(d) Civic Address: 9716 - 161A Street Owner: Renuka Raey

Jay P Raey

PID: 009-166-513

Lot 4 Section 35 Block 5 North Range 1 West New Westminster District Plan 2212

(e) Civic Address: 9746 - 161A Street
Owner: Myung O Kang

Jin W Kang

PID: 009-166-521

Lot 5 Section 35 Block 5 North Range 1 West New Westminster District Plan 22121

(f) Civic Address: 9768 - 161A Street Owner: Andrew A Peebles

> Patricia A Peebles Scott A Peebles

PID: 009-166-548

Lot 6 Section 35 Block 5 North Range 1 West New Westminster District Plan 22121

(g) Civic Address: 9678 - 162A Street

Owner: Ravinder S Kang

Daljinder K Kang Palminder Bhoparai Parampreet Sandhu

PID: 009-327-673

Lot 7 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

(h) Civic Address: 9697 - 162A Street Owner: Jaswant K Samra

Gurnam S Samra

PID: 009-327-690

Lot 9 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

(i) Civic Address: 9702 - 162A Street Owner: Jessica M Allan

JWHEET. JESSICA IVI AHAH

Heidi A Ciachurski

PID: 002-189-372

Lot 10 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

(j) Civic Address: 9722 - 162A Street Owner: 1017836 BC Ltd

Director Information:

James Howard

PID: 009-327-720

Lot 11 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

(k) Civic Address: 9725 - 162A Street Owner: Tejinder K Sharma

Kanchan Sharma

PID: 009-327-738

Lot 12 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

(l) Civic Address: 9745 - 162A Street Owner: Kamaljeet K Khehra

PID: 009-327-754

Lot 13 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

(m) Civic Address: 9734 - 162A Street
Owner: 1017836 BC Ltd

Director Information:

James Howard

PID: 006-154-964

Lot 14 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

(n) Civic Address: 9774 - 162A Street Owner: 1017836 BC Ltd

<u>Director Information:</u>

James Howard

PID: 009-327-762

Lot 15 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

(o) Civic Address: 9763 - 162A Street Owner: 1017836 BC Ltd

Director Information:

James Howard

PID: 009-327-797

Lot 16 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

(p) Civic Address: 9666 - 162A Street
Owner: 1017836 BC Ltd

Director Information:

James Howard

PID: 009-914-641

Lot "A" Section 35 Block 5 North Range 1 West New Westminster District Plan 14259

(q) Portion of 162A Street

Owner: City of Surrey

- 3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the property.
 - (c) Introduce a By-law to rezone the property.
 - (g) Proceed with Public Notification for Development Variance Permit No. 7915-0228-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

Proposed Zoning: RF and RI				
Requires Project Data	Prop			
	RF	RF-12		
GROSS SITE AREA				
Acres	1.7	ac		
Hectares	0.69) ha		
NUMBER OF LOTS				
Existing		2		
Proposed	8	2		
SIZE OF LOTS				
Range of lot widths (metres)	14.8m* - 15.8m	17.8m		
Range of lot areas (square metres)	561 – 571 sq.m.	489 - 493 sq.m.		
DENSITY				
Lots/Hectare & Lots/Acre (Gross)	ـــــــــــــــــــــــــــــــــــــ	/ = 9 1100		
,	15.4 uph	-		
Lots/Hectare & Lots/Acre (Net)	18.5 uph	/ 7.4 upa		
SITE COVERAGE (in % of gross site area)				
Maximum Coverage of Principal &	40%	50%		
Accessory Building				
Estimated Road, Lane & Driveway Coverage	20%	20%		
Total Site Coverage	60%	70%		
PARKLAND				
Area (square metres)	N	Ā		
% of Gross Site	N	A		
	Requ	uired		
PARKLAND	Keqt	incu		
5% money in lieu	YI	FS		
370 money in neu	11	טב		
TREE SURVEY/ASSESSMENT	YI	ES		
MODEL BUILDING SCHEME	Y	ES		
HERITAGE SITE Retention	N	O		
FRASER HEALTH Approval	N	0		
DEW WARIANCE DEDMIT				
DEV. VARIANCE PERMIT required	• •			
Road Length/Standards	N			
Works and Services	N			
Building Retention	N			
Others	N	0		

^{*} The Approving Officer may reduce the lot width by 10% according to Part 4, Section E.21(g) of the Zoning By-law

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5.6 ha
Road Widening area		0
Undevelopable area		0
Net Total		5.6
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	37%
Paved & Hard Surfaced Areas		29%
Total Site Coverage		66%
SETBACKS (in metres)		
Front	7.5m	Varying distances,
Rear	7.5m	ranging from 3.5m
Side #1 (N,S,E, or W)	7.5m	to 6.9m*
Side #2 (N,S,E, or W)	7.5m	
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	11.2M
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		0
Two Bedroom		34
Three Bedroom +		268
Total		302
FLOOR AREA: Residential	50,596 sq.m.	41,001 sq.m.
FLOOR AREA: Commercial		
Retail	N/A	N/A
Office	N/A	N/A
Total	N/A	N/A
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		41,001 sq.m.

^{*} Seeking variances

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	30 ира	15 upa
# of units/ha /# units/acre (net)		21 upa
FAR (gross)		0.7
FAR (net)		0.7
AMENITY SPACE (area in square metres)		
Indoor	906 sq.m.	334 sq.m.
Outdoor	906 sq.m.	2,500 sq.m.
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed	2/unit (86)	86
3-Bed	2/unit (518)	518
Residential Visitors	o.2/unit (6o)	60
Institutional	N/A	N/A
Total Number of Parking Spaces	664	664
Number of disabled stalls	0	ı (of visitor)
Number of small cars	25% (20 of visitor)	14 (of visitor)
Tandem Parking Spaces: Number / % of Total Number of Units	50%	49%
Size of Tandem Parking Spaces width/length	3.2m x 6.1m	3.2m x 6.1m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

SURVEY PLAN TO ACCOMPANY CITY OF SURREY SCHEDULE BYLAW No: _ LOTS 2 TO 6 PLAN 22121 LOTS 7, 9 TO 16 PLAN 10458 LOT "A" PLAN 14259, AND PARCEL "A" PLAN EPP. **BK 5 N** ALL IN SEC 35 NWD BLOCK 'A' (RM30) 5,622 ha FOR THE PURPOSES REZONING BLOCK 'B' (RF) 0,562 ha BCGS 92G.017 BLOCK 'C' (RF-12) 0.123 ha SCALE 1:1000 ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN MIDTH BY

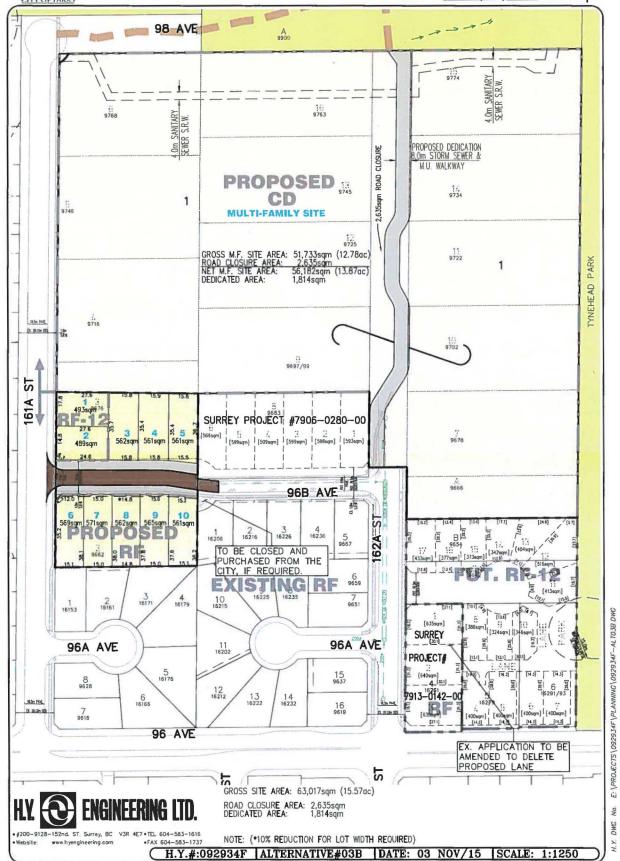
560 mm IN HIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:1000 Rem "A" (Reference Plan 344) Road 15 Plan 10458 16 Plan 10458 Sec 35 13 5 Plan 22121 BLOCK 'A' AREA = 5.622 ha (RM30 ZONE) 11 Plan 10458 12 Pion 10456 Rem E 1/2 E 1/2 4 Plan 22121 Parcel 10 Plan 10458 BLOCK 'C' AREA = 0.123 ha (RF-12 ZONE) R1W 96B Avenue BLOCK-'B' ,Δ. Plan 14259 AREA = 0.552 ha (RF ZONE) 2 3 B 14259 an 22121 Street 6 C 9 3 8 2 1 10 7 96A Avenue 11 96A Avenue Rem 6 Rem 4 Rem 5 15 8 12 14 13 6 7 16 H.Y. AND ASSOCIATES LAND SURVEYING LTD. 200, 9128 - 152nd Street Surrey, B.C. V3R 4E7 (ph): 583-1616 (fx): 583-1737 CERTIFIED CORRECT ACCORDING TO LTD RECORDS. 96th Avenue DATED THIS 5th DAY OF NOVEMBER, 2015. File: 092934F_XZ.DWG GU GORDON YU BCLS #808 THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

PROPOSED SITE LAYOUT



Planning & Development Department 14245 – 56 Avenue, Surrey, British Columbia, Canada V3W 1K2 Tel. (604) 591–4441 Fax. (604) 591–2507 File No: 7915-0228-00
MAP #: 025
EXIST. ZONE: RA
PROP. ZONE: RF-12/RF/RM-30





DRAW	ANG LIGT	SCALE	DRAWING LIST		SCALE	
-0.03	Q2A/601 9 16257	No.	25,655	Schewill of Scientific	1680	
KN/207	SEYS COPYTON T	THEO	ALOR	BURLDING IT BURNATIONS BURLDING IS CANDINITY I PLANS	170	
ALC:N	DARKHLL STERLAN HERETHINGS STERN N. AM	1/9823	0.000	BUILDING DE (AMBRETY) PLANS	178	
4.C36	HOPEN SAST BES PLAN	1200	0.5074	SUADING 28 (MISHIN) ELIVATERS	179	
4234	BOLTH WEST STIE PLAN	1,380	ALUTE	SURCING SE PLANS	1300	
100	SOUTH SAIET BITS PLAN	1,300	NZ,C16	BLEEDYNG DE BLEVATIONS	1100	
1406	ROUTH SHIPT SITE PLAN	1200	ASCTT	SUICING 20 FLANE.	1100	
MOT	HIRE ACCIONS FLAN	1800	AND S	SULCING SO SUMMED IN	1100	
1445	SYS SUCTONS	YOU	ALCRE	BUILDING SEE BUILDING	1100	
ALT.	Artif sectional	1409	ALDE.	SURDING IN PLANT	1400	
ALGOO	MARKANIA (PLANE	NADOL	ALC:E	BUILDING BE SLEVATIONS	1100	
AUCER	MULDING TIQUEN YORK	1100	A3.000	BUX.DN# 32 PL-HIII	1900	
1000	MADER S PLANS	1100	ALOR4	BUILDING SU FLANG	11000	
S008	BULLING 2 SUPATIONS	1100	A1.086	BUILDING SC BUILDING	1100	
44,000	SULCING 3 ELE-MONE	1100	A3.088	DAZING IS FLOOR	1890	
2,000	BUILDING A PLANE	1100	ALC:U	BACHS IS SUN TON	1900	
1000	SUKDING 4 SUNNISONS	100	624990	DISCORD IN FLAND	1100	
3,036	SULDING S PLANS	1100	41.00¢	BUSCHES RANG	1300	
12/00/	SLECTHS 2 PLANE	1100	ALCUA	SERCING SA SLEVATORIS	1900	
2,090	builded a survendes	3,500	ALORS	BURGING IN FLANS	1100	
HOLE	BUILDING & PLANS	1100	AZCRE	NULL NO IN PLANS	1100	
1202	SULDING B PLANE	1100	Intons	ELLOred IN ELEVATIONS	1100	
420A	BEADNIE E SERVATORIS MADRIE 7 FLANCE	1100	AZ-CIPB	BUILDING SIG PLANS	1100	
VTCM VTCM	BULDNET FLOVANCE	F200	ALORS	BEAUTIFUR ME BEAUTH WOLKS	1100	
2.04	SULCOND / BLOWNER	1100	ACCUPY	BUILDING ET PUING	1100	
200	SUMMER OF THE PARTY.	1100	43,000	SUCCESS ST PLANS	1100	
13510	MAGNET BLOOM STA	100	A3,090	BUILDING ET BLEVNTSPIRE	ANDER	
2/20	NATION & RENATION	100	ACKER	DULDING SEPLANDS DULDING SEPLANDS	1100	
AZGIO	BADRO D FLAME	100	AL DO	SULCIONE DE PLANE	1100	
4500	SUADRIC TO SURVATORS	1100	A3 373	BADMIN AND	1990	
LE COST	BARRETT SEVANDA	100	AG 854	MADNE DE PLANE	1300	
ALCON.	NAZINE KROVATONE	100	A3300	BUSINESS SEE BUILDING TONG	1100	
12034	SKING DRAG	160	ALTE	BUILDING AD PUMPS	1100	
SEED STREET	BADNO IF C. DATON	100	A2 101	BUILDING NO PLANS	1100	
			ALL KIN	BUILDING NO BLEVATIONS	100	
dictor	SUNDER D PLANE	1500	AUVER	DUALING ALPLAND BULLDASS ALPLAND	1100	
3.00	BUILDING 12 PLANS					
CLCCOM	BUILDING IS BUT AFTERNO	1:00	4E.90	SHIPDING OF BROWNING	1100	
3,000	BUILDING IN PLANE	1100	+110	MACHO 43 PLANS	1100	
SIERO.	SULDING IX FLAME	100	AZTB	BULDING AS ELEWITONS	1100	
HO-COT	BULDING IN BUT ATOMS	1100	43.94	DUALDING 48 PLANS		
CHD, EA	BUILDING TO PLANE	100	A110	SULCHS AS PLANS	1100	
AUCEUS.	BLACERS IS PLANS	1,00	AZNE	BACKWAY AS BUSYMITCHES	100	
3094	BUILDING SE SUB-ATCHE	1100	A510	DOLDHIE 44 PLANE	1100	
2.058	BULDING 10 PLANS	1100	A2.06	BUILDING AS PLANE	1100	
1,004	BUDDINGS to CLEV-PONS	1100	AJAR	SULCONS AS SUCON TONS SULCONS AS SU, ANS	100	
3.000	BUILDING IT PLANE	3.100	A7.009		100	
CLUB A	BLK DING 17 PLANG	1:00	ALKS	SCAZINES 40 PLANO	100	
VL056	MADNETT BANKTON	1100	A5,703	BUALDING ASSUBY A YOPKS	1100	
300	BULDING TO PLANE	100	ALUS	SULDING AN PLANS	1533	
PERSONAL PROPERTY.	SULENE W PLANE	1000	AR De	MADRIT 48 PLANE	1100	
CLOKE!	MAZINE W SLEWISCHE	7,000	A2138	BLILDHOE AS BUSHINGHOL	4.00	
SOLE	SULTHS IF PLANS	1,000	ALUS	SUCCESS AT PLANS	100	
2044	BULDERSTRANS	(100	ABBT	BUDG OFLER	1100	
204	BUILDING OF BUDYNTONS	Y4009	AZTB	SULDING AT ELEWITCHE	1100	
2.004E	BLADEG 20 FLEE	1100	A3396	DUILDING HE PLYING	1,852	
9.07	BUSLEWIS 20 PLANS	1100	ANTES	BUILDING AS MANS	100	
13.D4#	BLALDING NO SLEVA TONIS	F1230	A105	DEADNES AN IELEVA YORK	1100	
G.Chill	BLALDINGS 25 FL. HASS	1400	A3.993	BLILDHEE AR PLANS	1,00	
3.083	BURDERS ZI PLANS	5700	A3.00	SULDING ARPLANS	100	
45.000	SULDING 21 SUPVATIONS	1100	AG the	BUILDING HE SLEWNTONE	1100	
0.002	BUILDING OF BUILDING	1100	AZTHE	PARTHO SO FLANS	1100	
2.003	SULDING 25 NUMB	100	NA ME	BUILDING BID PLANS	LUD	
CLCS+	\$ULDN# 35 PL/HR	1990	AZRE	BUILDING SO BUILVE FOND	1100	
3,068	6ULDHS 25 BUV-FIDHS	1700	AZTER	SUALINE IS PLANE	1100	
2,006	BUILDING 23 ELEWING -9	7,125(3	A339F	BLALDING SK PLANK	1100	
OURT.	BOILDING 20 PLANS	13009	DWEA	BUXDES SI SUNANCES	1100	
0.090	BULLOWS 20 SLEVATIONS	1100	AZWI	SCRUPPS STPLANS	3500	
3.786	6LE-DH-65 24 5L-M-69	1100	AZMI	BLACER OF PLANS	1100	
	BUILDING SA FLANG	1600	AZME	SUSCIENT STRUCTURE	1100	
			ellite.	ACTIVITY CAPE	AN NUTTED	
2,080	BULLONIN 34 SLIPHATSONIN	1700				
3,080 9,080	BULGHIS SESSION TONE BURGHISTS FLANS	1200	ATUS	HATERIA, BAPPINE BOARD SICHERS A)	NTS.	
13,080 15,080 13,063						
A3,080 A3,080 A3,080 A3,080 A3,080 A3,080	WARDPHROS PLANS	1100	AZUS	HATTERIAL BAPPERS INCLUSED (SICHISPIS A)	NTS.	

CONTACT LIST	
QUEVT .	
Wedn'tip Horse ("Verseel" Ltd.	Corner James Heurer Stock Utter/Hurry Bord
#300 - M50 Cravistis Drive	T-604-736-8445
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TYNEHEAD TOWNHOMES

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CURRENT LEGAL DESCRIPTION:

LOTS 2 TO 6, PLAN 22/21, LOT A, LOT B AND LOT 6 PLAN 10/458

ALL OF SECTION 35, BLOCK 5, NORTH RANSE I WEST, NEW WESTHINSTER DISTRICT

REISSUED FOR DEVELOPMENT PERMIT NOVEMBER 06, 2015



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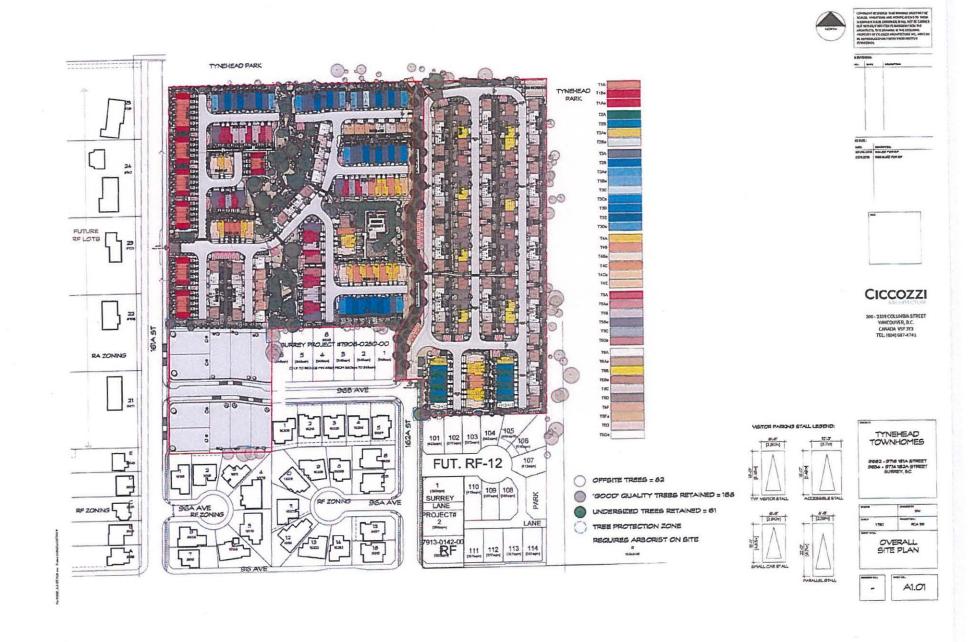
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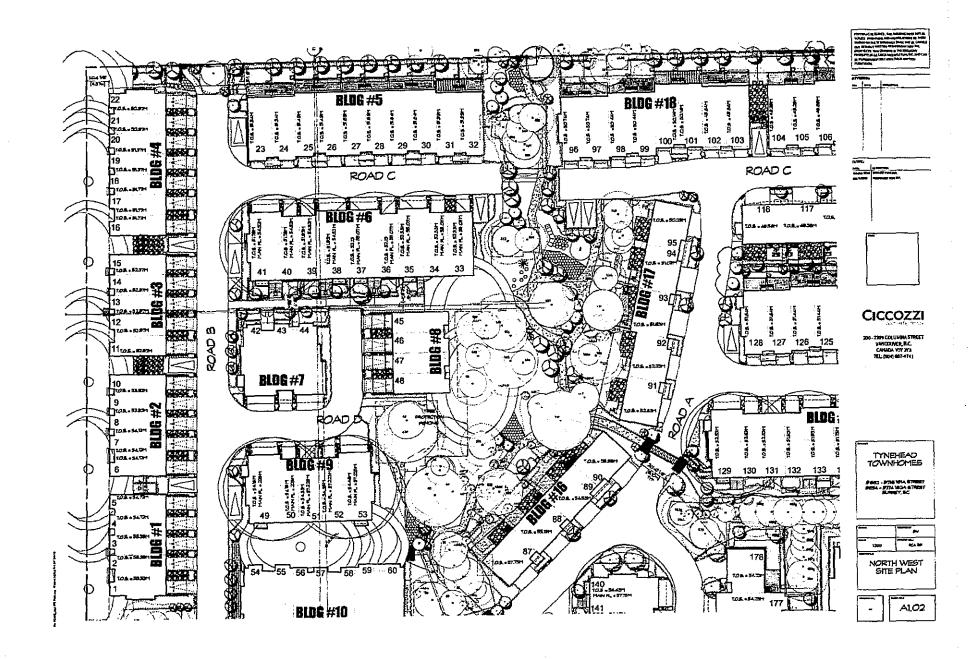
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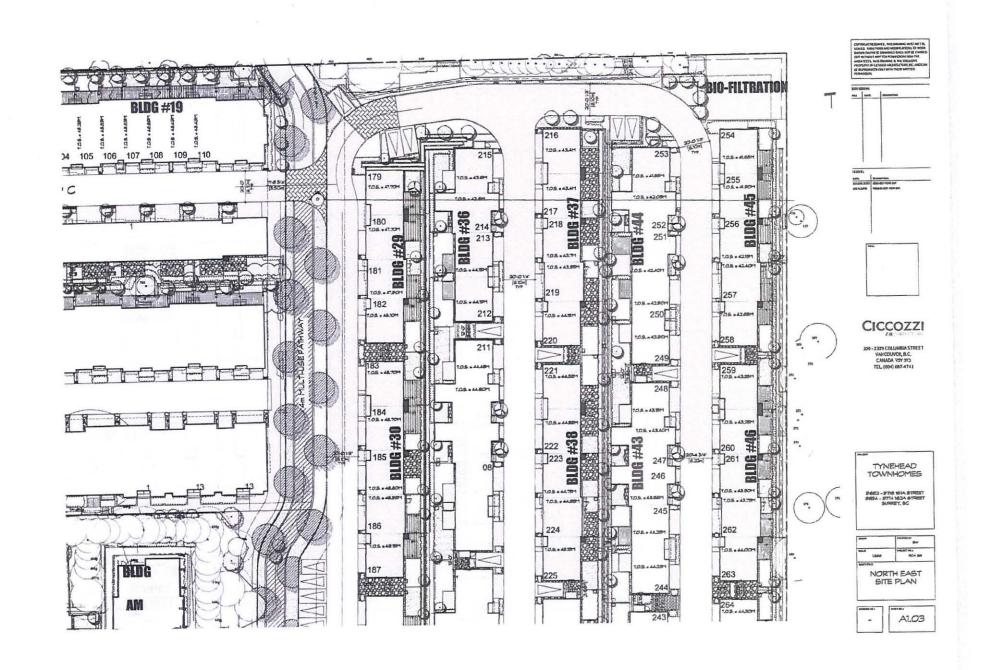
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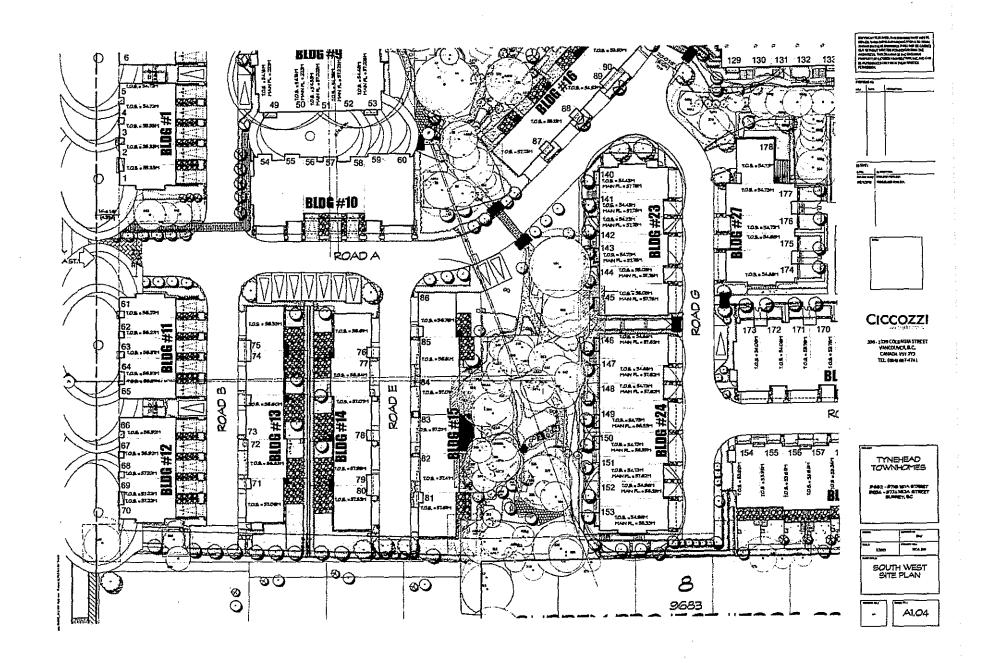
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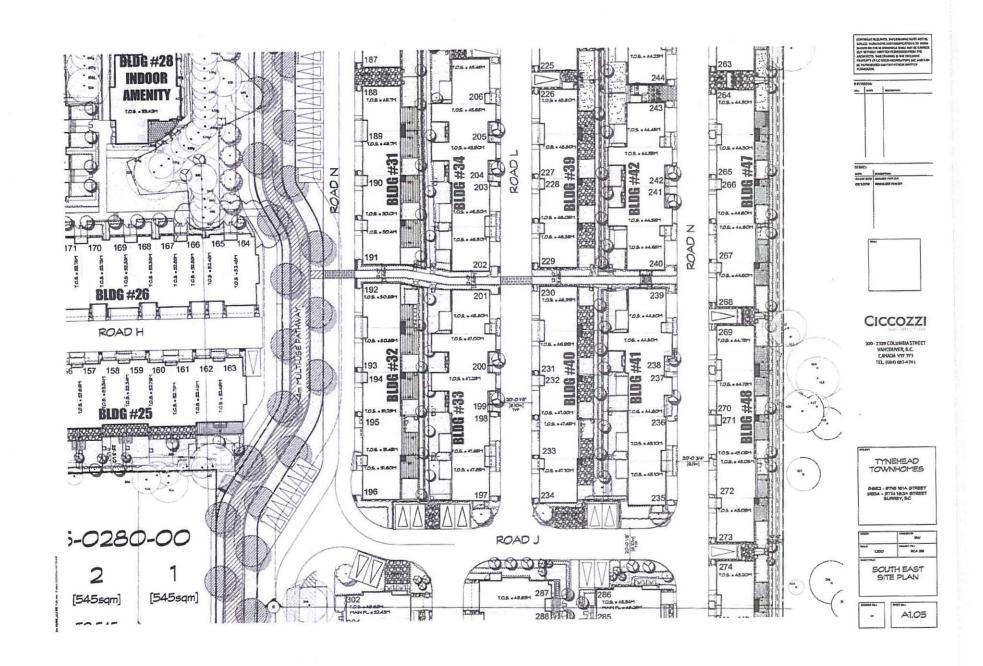


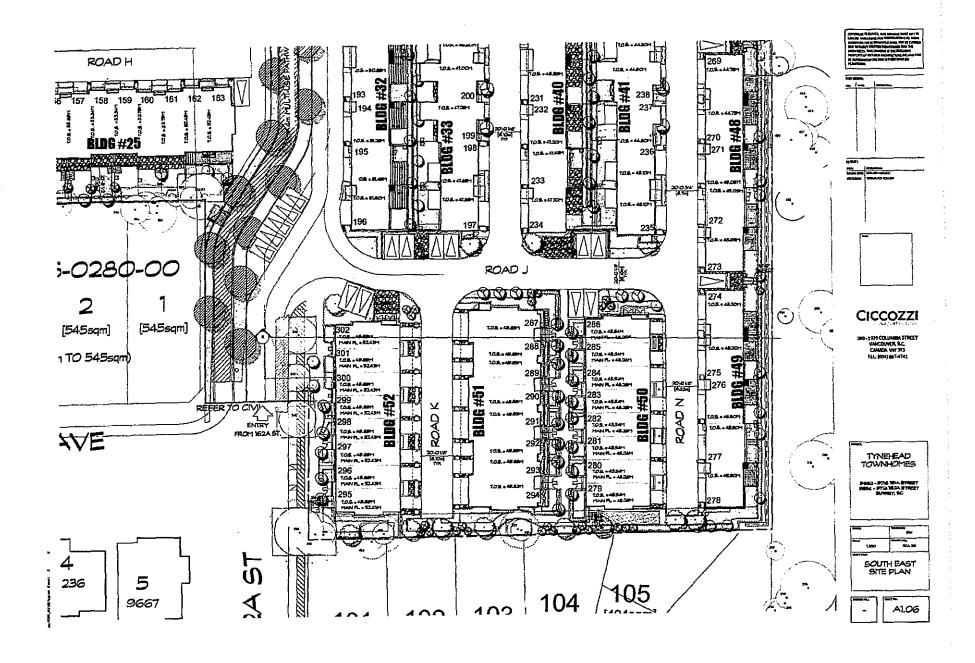


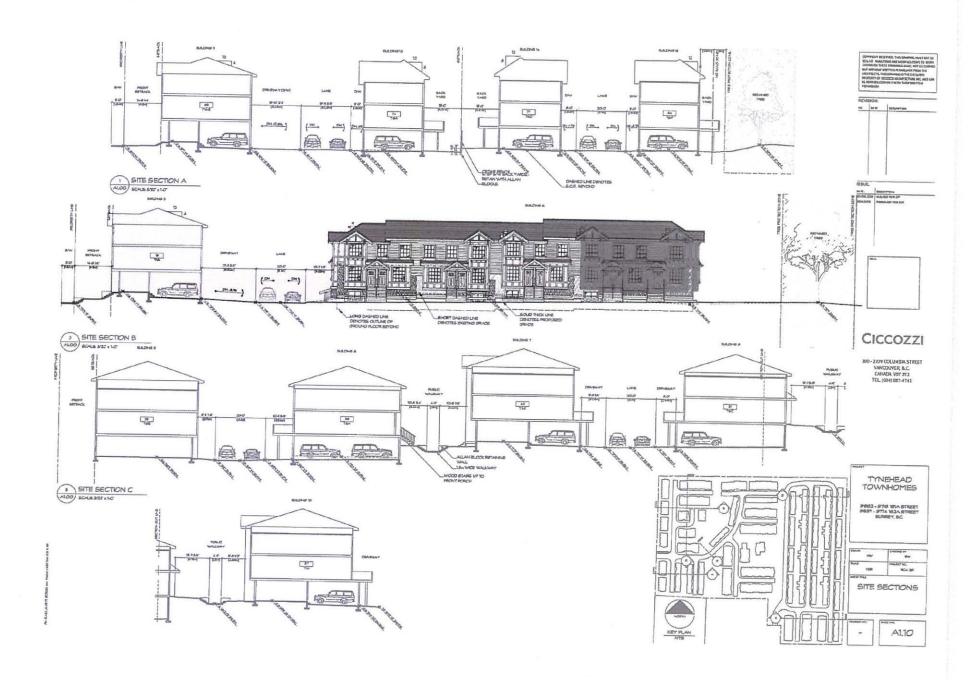


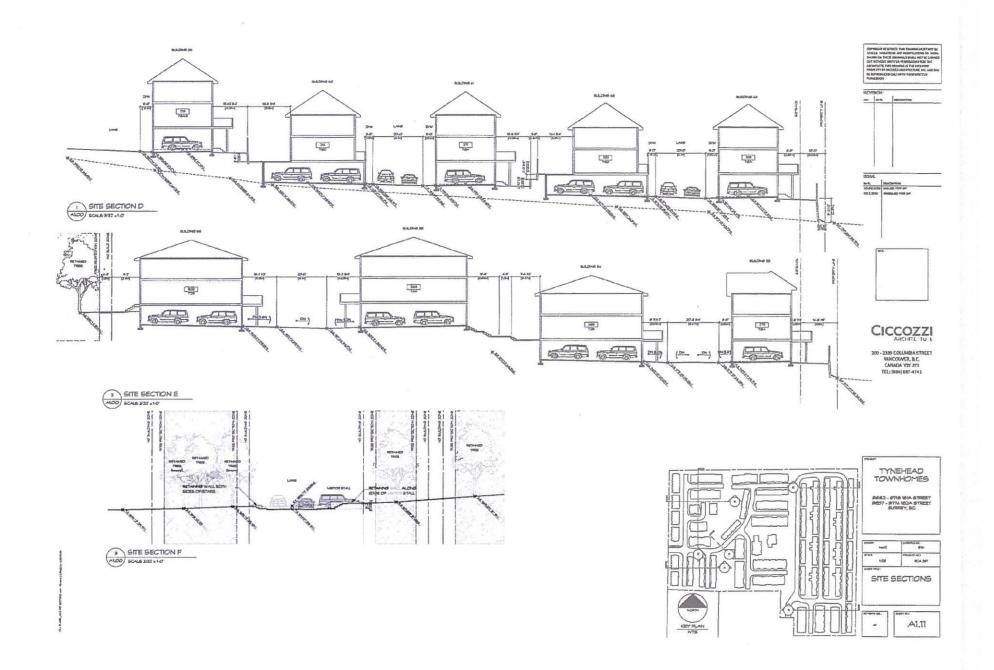


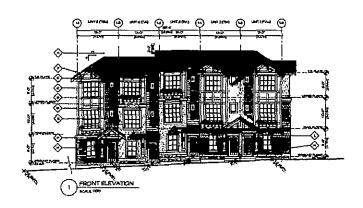






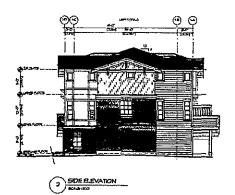


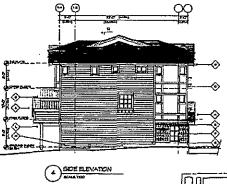


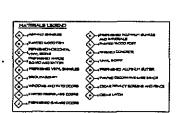


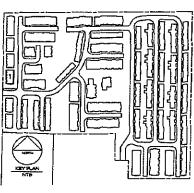














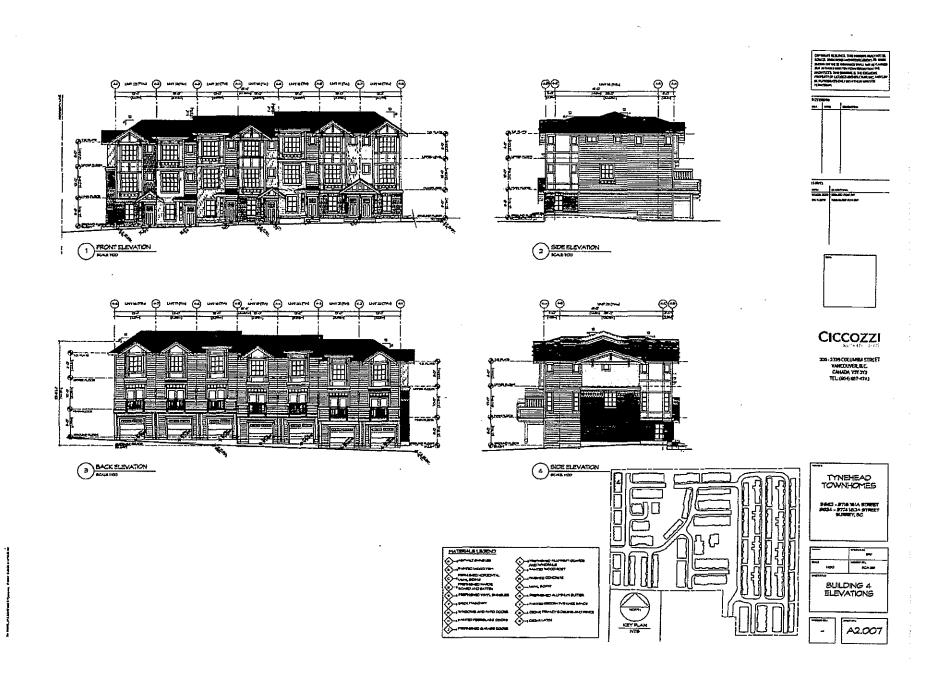


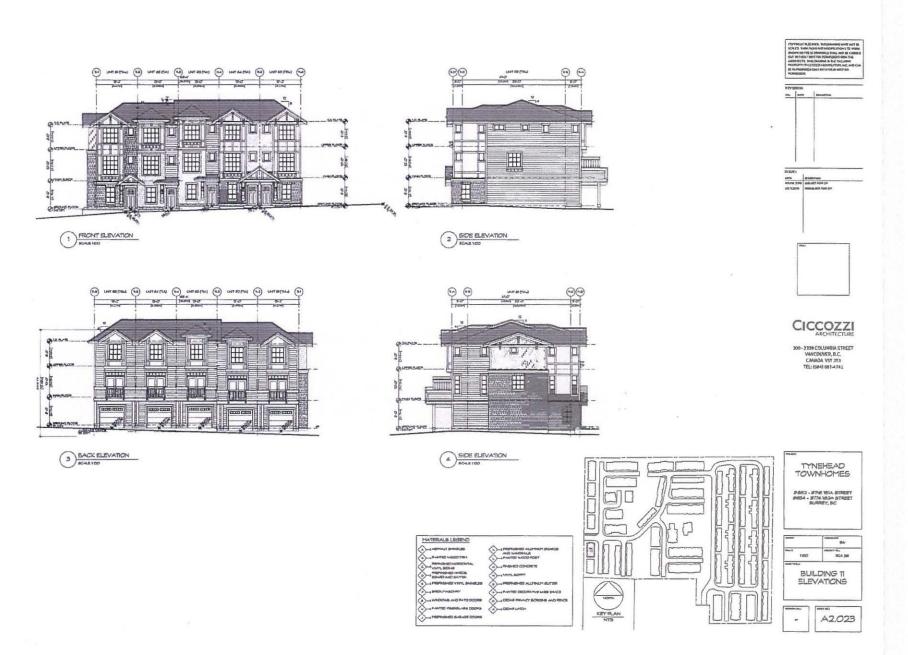
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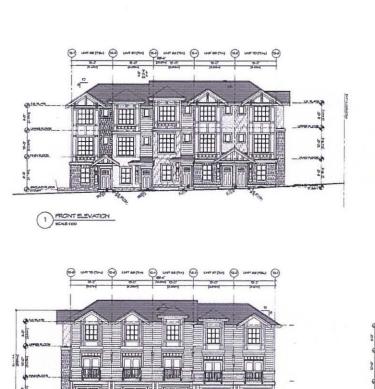


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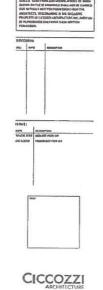
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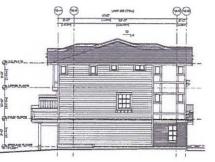






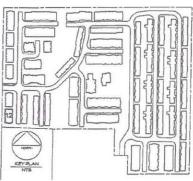














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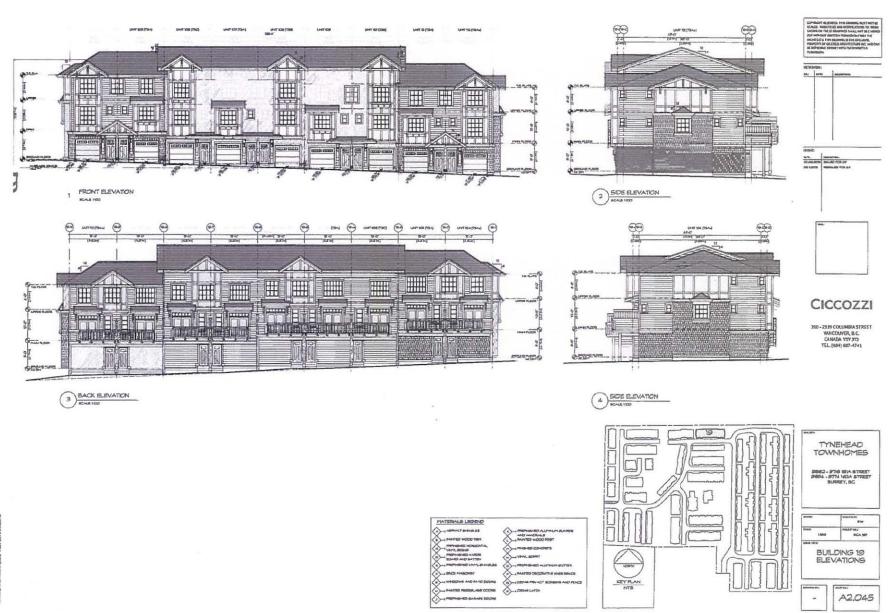
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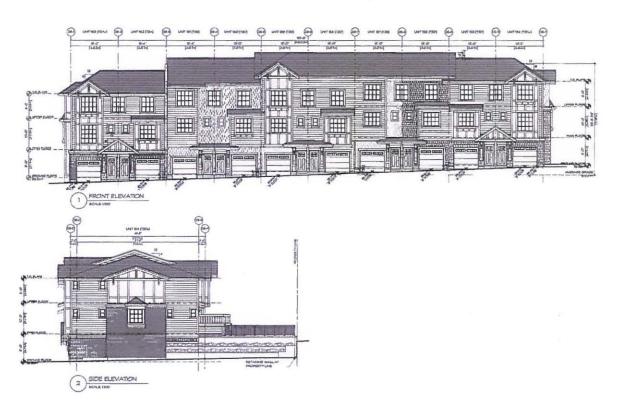
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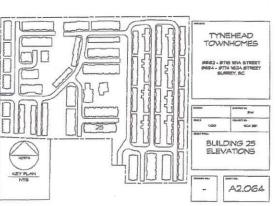






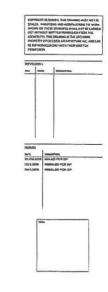
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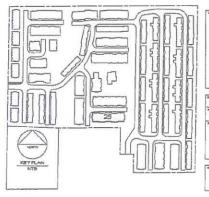




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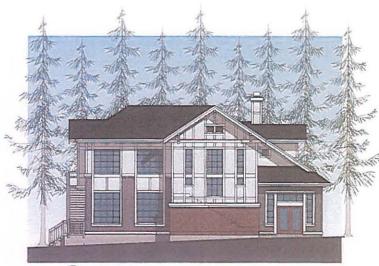


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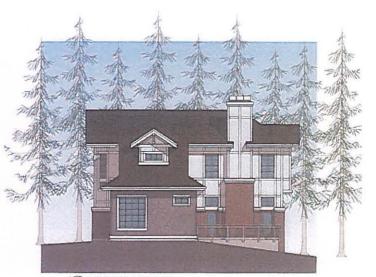


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SIDE ELEVATION #2 (SOUTH)



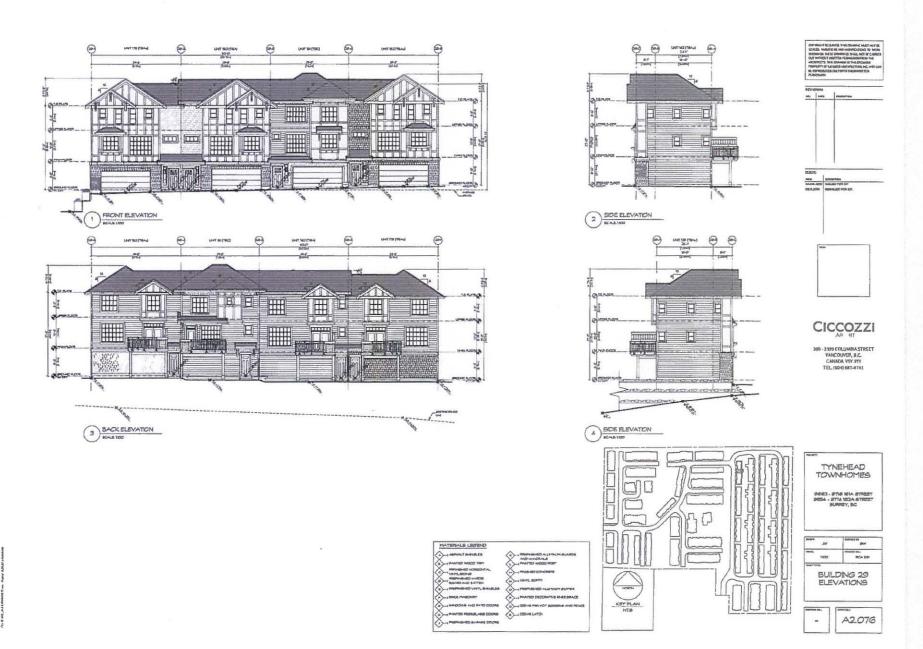
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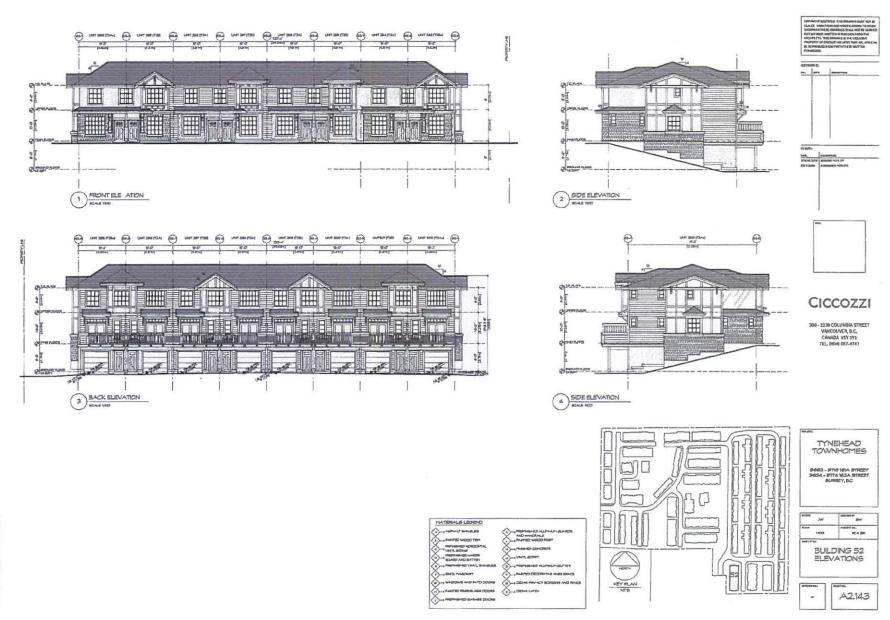
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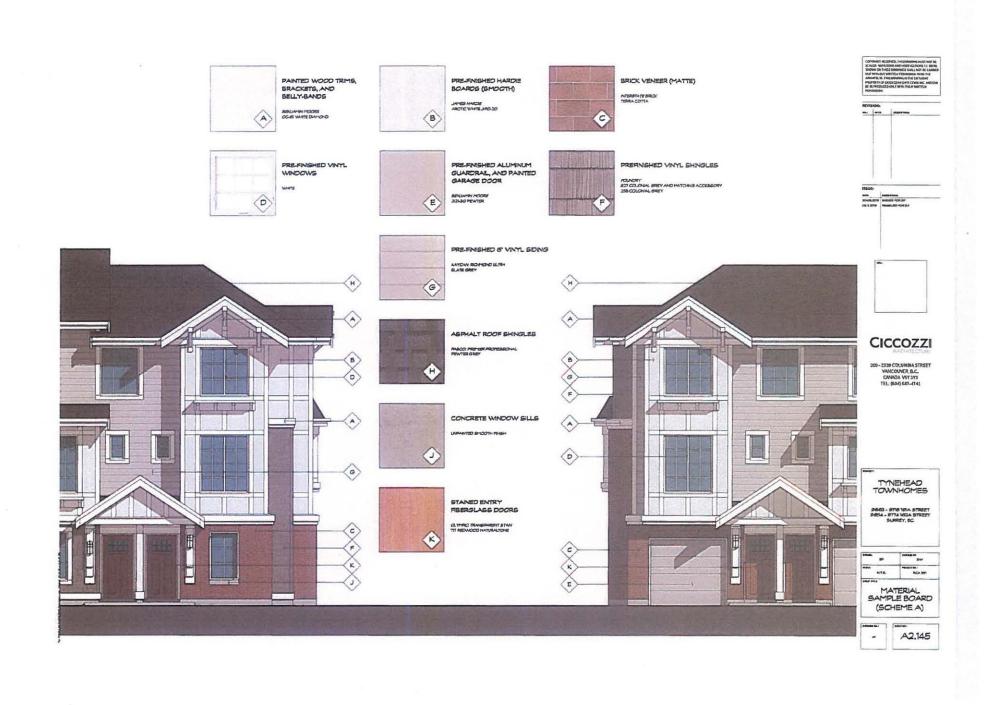
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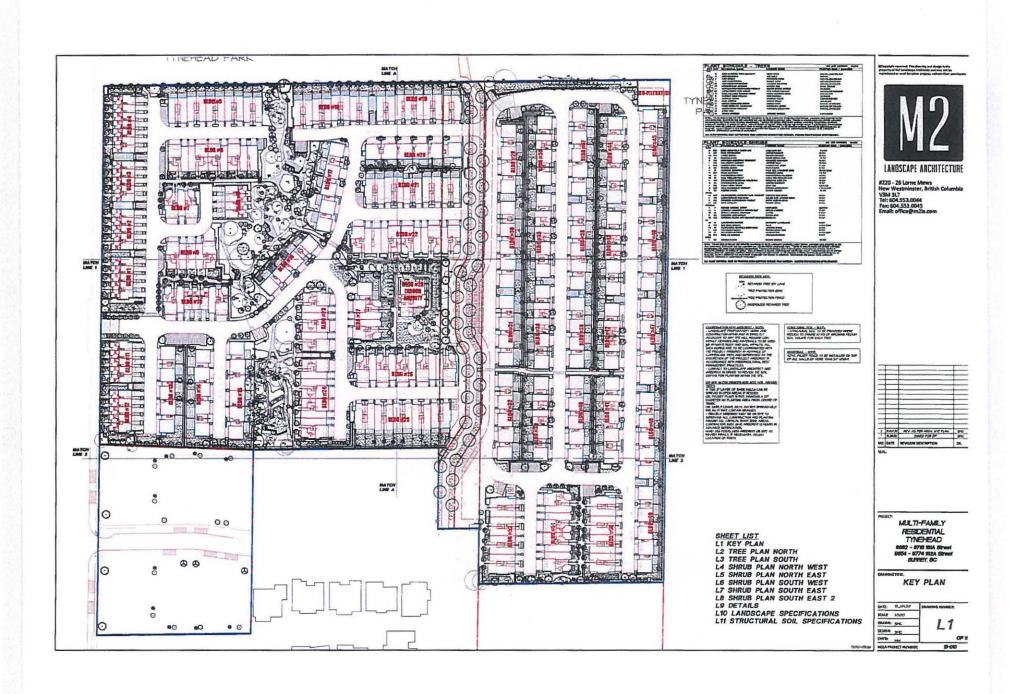
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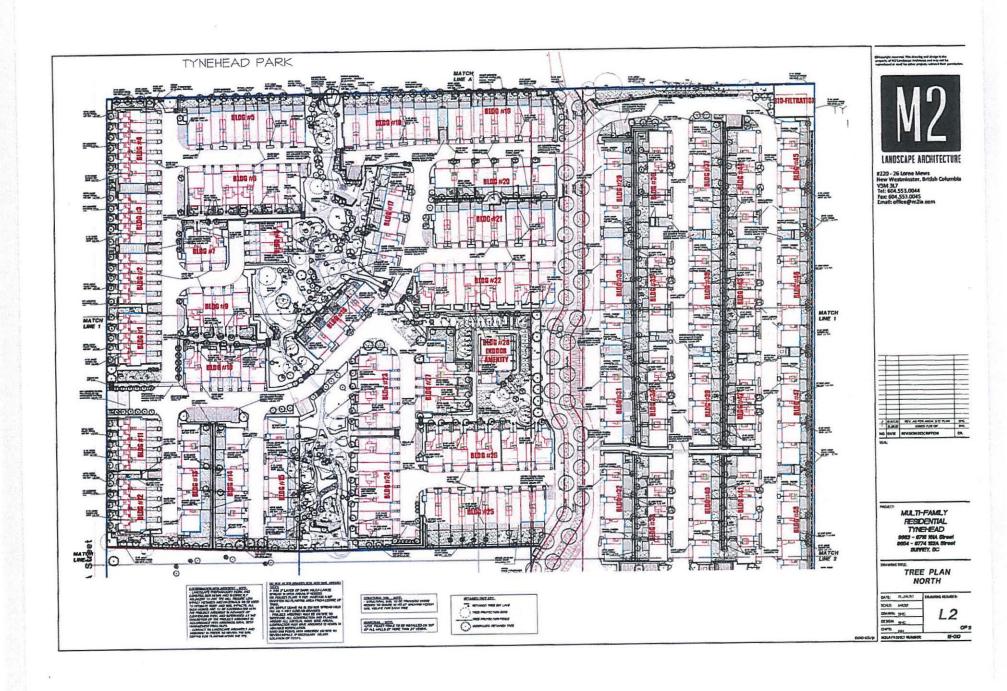
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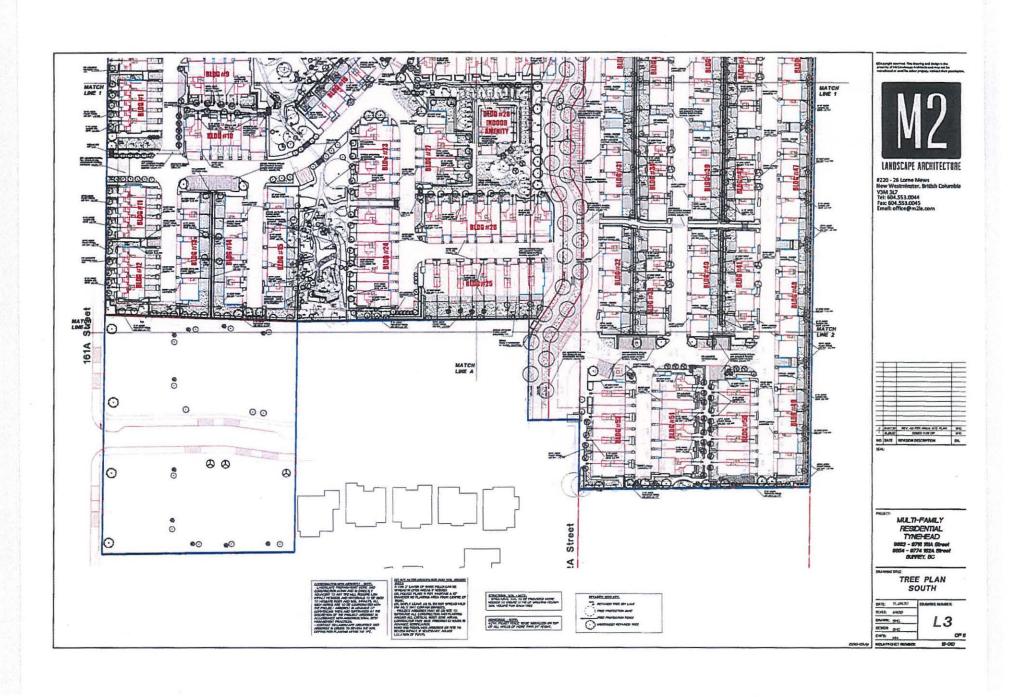
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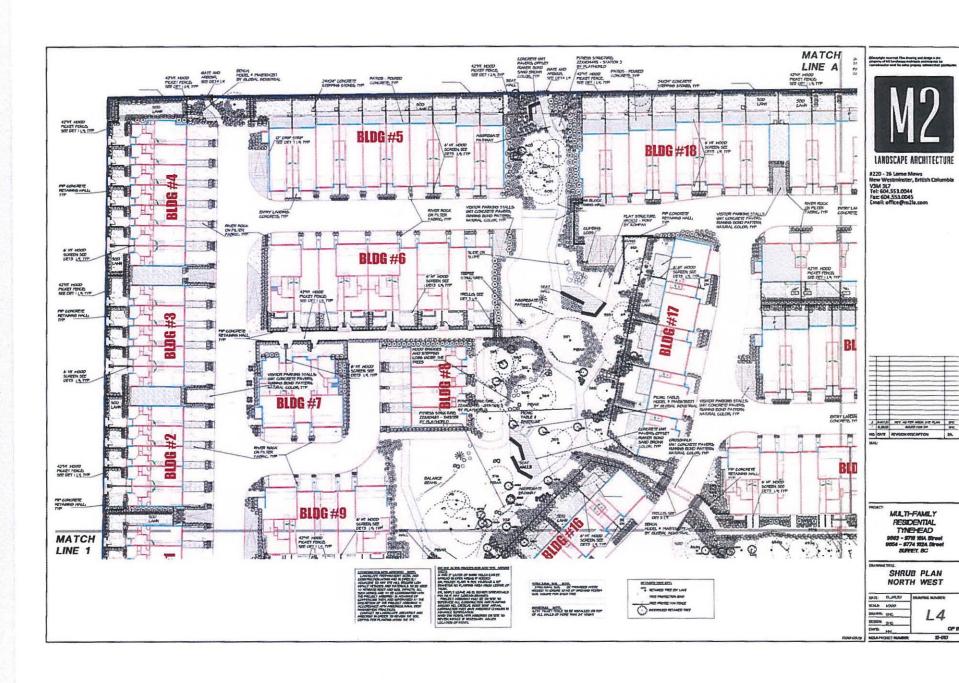


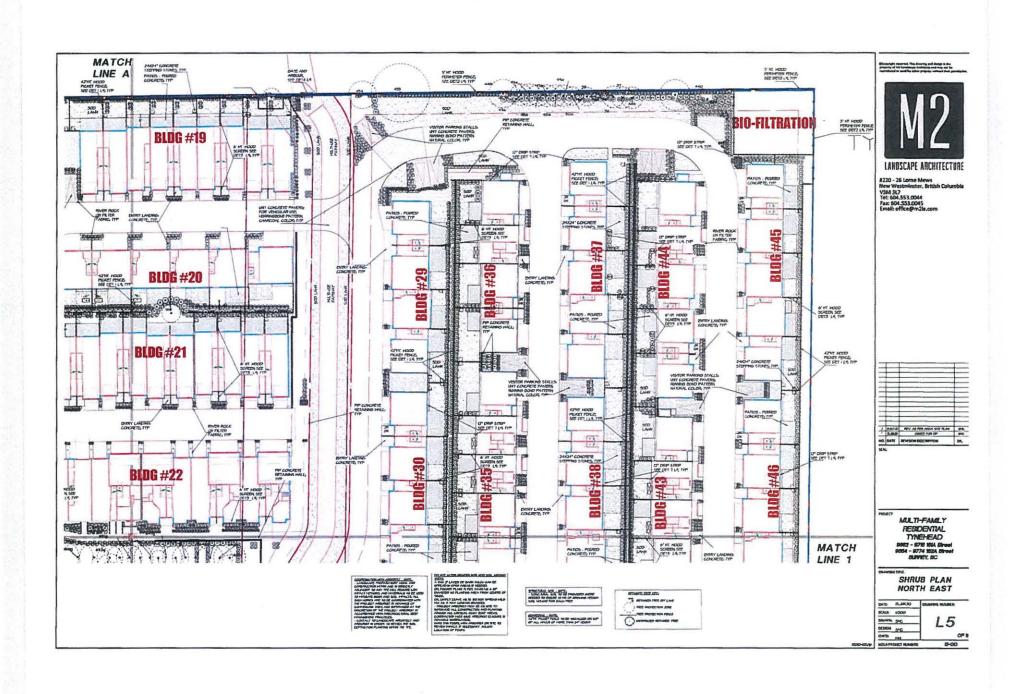
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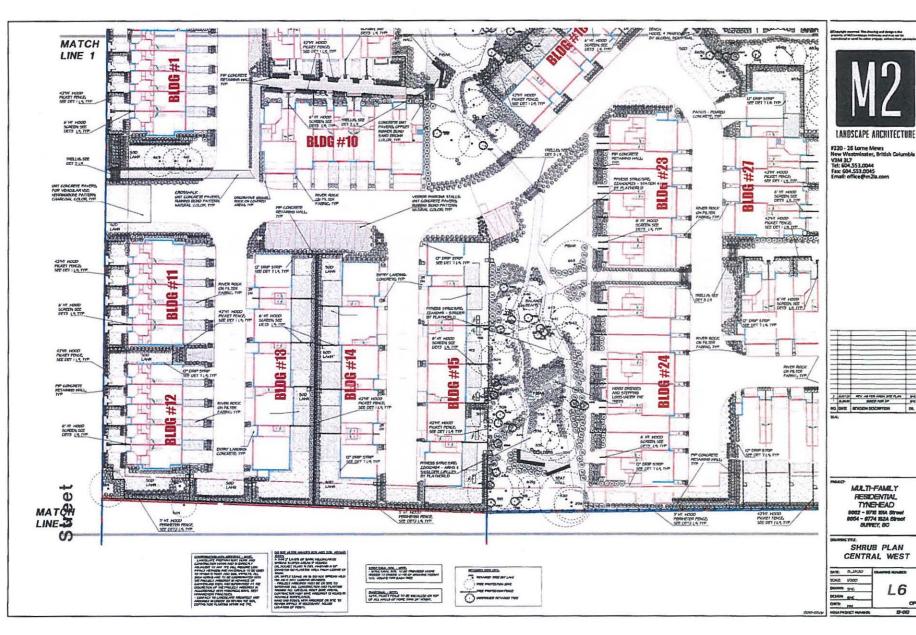










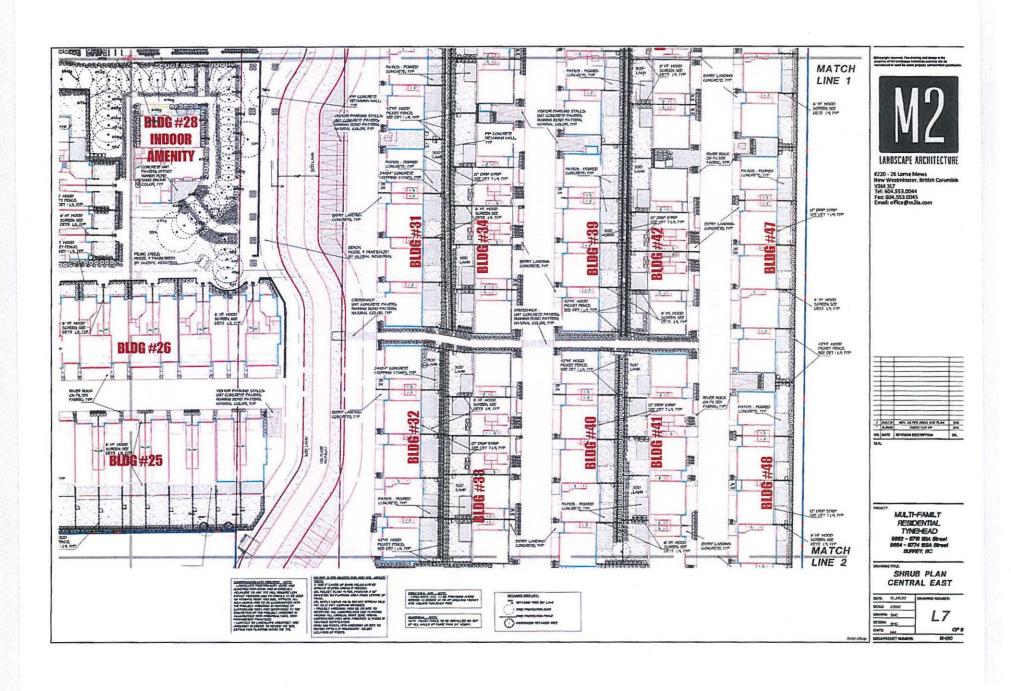




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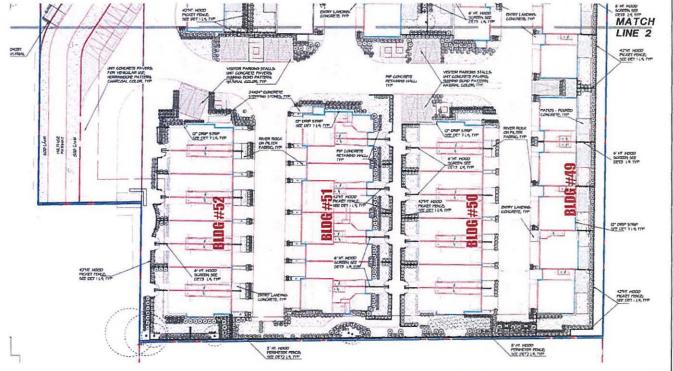
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LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews New Westminster, British Columbi V3M 3L7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2ia.com

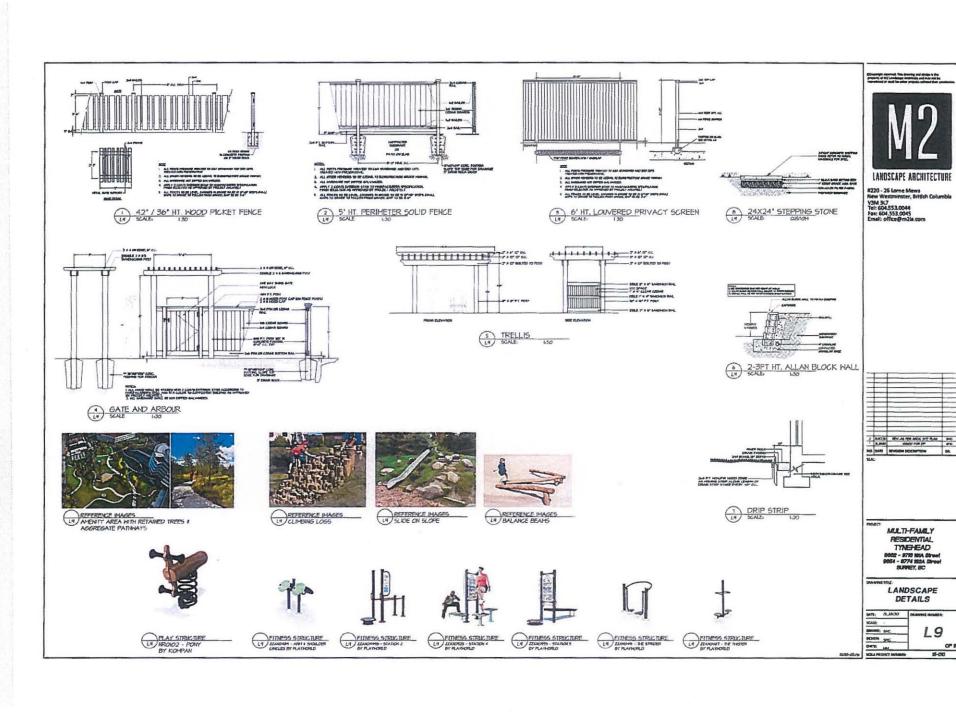


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INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- North Surrey Division

Planning and Development Department

FROM:

Development Services Manager, Engineering Department

DATE:

November 24, 2015

PROJECT FILE:

7815-0228-00

RE:

Engineering Requirements

Location: 9662/76/9716/46/68 - 161A Street, 9697/9725/45/63 - 162A Street, 9668/78/9702/9722/34/74 - 162A Street

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate portion of 14.0 m radius cul-de-sac at the north end of 162A Street;
- dedicate 18.0 m for 96B Avenue;
- dedicate 3.0 m x 3.0 m corner cut at the intersection of 161A Street and 96B Avenue;
- provide 0.5 m wide statutory rights-of-way (SROW) along 161A Street and 162A Street;
- provide 0.5 m wide SROW along 96B Avenue; and
- purchase portion of 162A Street road allowance from the City.

Works and Services

- construct east side of 161A Street and east side of 162A Street to local standard;
- construct 96B Avenue as a full road, and traffic circle at 162A Street intersection;
- construct median restriction on 96 Avenue at 161A Street;
- construct 4.0 m wide asphalt pathway on 162A Street;
- construct sanitary main, water main and drainage infrastructure within City road allowance and within Tynehead Regional Park, as required, to service the site;
- secure approval from Metro Vancouver for works within Tynehead Regional Park;
- submit applicable technical reports in favour of proposed works and services;
- register restrictive covenants for water quality and on-site detention;
- provide on-site and off-site statutory rights-of-way; and
- pay local area service charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Rémi Dubé, P.Eng.

Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file



Thursday, September 10, 2015 Planning

THE IMPACT ON SCHOOLS APPLICATION #:

15 0228 00

SUMMARY

10 Single Family 300 townhouse units

The proposed 300 townhouse are estimated to have the following impact

on the following schools

Projected # of students for this development:

Elementary Students:	70
Secondary Students:	40

September 2014 Enrolment/School Capacity

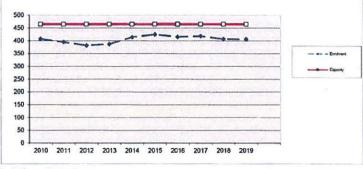
Serpentine Heights Elementary		
Enrolment (K/1-7):	48 K + 366	
Capacity (K/1-7):	40 K + 425	
North Surrey Secondary		
Enrolment (8-12):	1357	
Nominal Capacity (8-12):	1175	
Functional Capacity*(8-12):	1269	

School Enrolment Projections and Planning Update:

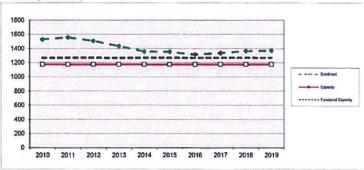
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development

There are no new capital projects proposed at Serpentine Heights Elementary School and no new capital projects identified for North Surrey Secondary School. The projections for Serpentine Heights shown below do not include the potential rapid growth from future Anniedale Tynehead NCP developments (given the timing of the required service extensions is still somewhat speculative). The school district has identified a future elementary school site in the Anniedale Tynehead NCP Area in the east half of Serpentine Heights school catchment. Capital project approval has been received for a new North Clayton Area Secondary School which is projected to be completed in the 2017/18 school year which will help to relieve enrolment pressures at North Surrey Secondary. A development of this size, 300+ units will have a significant impact on these projections and school capacities. Approval of developments of this size outside of NCP areas is challenging for the capital planning process for new schools

Serpentine Heights Elementary



North Surrey Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no:

7915-0228-00

Project Location:

9662 and 9676 - 161A St. Surrey, B.C.

Design Consultant:

Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located in an old growth area that was built out over a time period spanning from the 1950's to the 1990's, and as a result, there are a wide variety of home types, styles, and sizes. The age distribution from oldest to newest is: 60 years old (6%), 50 years old (22%), 40 years old (33%), 30 years old (28%), and 20 years old (11%). Most homes are in the 2000-2500 sq.ft. size range Home size distribution in this area is as follows: 1000-1500 sq.ft. (22%), 1501-2000 sq.ft. (11%), 2001-2500 sq.ft. (33%), 2501-3000 sq.ft. (28%), 3001-3550 sq.ft. (6%). Styles found in this area include: "Old Urban" (28%), "West Coast Traditional" (22%), "West Coast Modern" (17%), "West Coast Contemporary" (6%), "Modern California Stucco" (6%), "Rural Heritage" (6%), "Neo-Heritage" (11%), and "Traditional Cape Cod" (6%). Home types include: Bungalow (22%), Bungalow with above-ground basement (6%), 1 ½ Storey (11%), Basement Entry (11%), Cathedral Entry (28%), and Two-Storey (22%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to high-scale structures. The massing scale distribution is: simple, small, low mass structures (23%), mid-scale structures (33%), high scale structures (17%), high scale structures with box-like massing resulting from locating the upper floor directly above or beyond the floor below (6%). The scale range for the front entrance element is: one storey (78%), one storey front entrance veranda in heritage tradition (11%), 1½ storey front entrance (11%).

Most homes have a low slope roof. Roof slopes include: low slope (flat to 5:12) = (67)%, moderate slope (6:12 to 7:12) = (17)%, steeply sloped (8:12 and steeper) = (17)%. Main roof forms (largest truss spans) include: common hip (39%), common gable (50%), Dutch hip (6%), Flat (6%). Feature roof projection types include: none (12%), common hip (24%), common gable (47%), Dutch hip (12%), shed (6%). Roof surfaces include: roll roofing (17%), metal (6%), interlocking tab type asphalt shingles (6%), rectangular profile type asphalt shingles (28%), shake profile asphalt shingles (22%), and cedar shingles (22%).

Main wall cladding materials include: horizontal cedar siding (23%), aluminum siding (6%), horizontal vinyl siding (44%), and stucco cladding (28%). Feature veneers on the front façade include: no feature veneer (44%), brick (38%), horizontal cedar (13%), vertical board and batten cedar (6%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (43%), Natural (earth tones) (57%).

Covered parking configurations include: Double carport (18%), Double garage (82%).

A variety of landscaping standards are evident ranging from "modest old urban" to "extraordinary modern urban". Driveway surfaces include: asphalt (76%), broom finish concrete (18%), and exposed aggregate (6%).

Seventeen percent of homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. Eight three percent of homes can be considered 'non-context', and are not recommended for emulation.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

- Context Homes: Three homes in the surrounding area have balanced, proportionally correct massing designs that could be used for architectural context for the subject site. These homes are located at: 9615 161A Street, 9631 161A Street, and 9645 161A Street. However, although these homes have desirable characteristics, none meet common post year 2010's standards for RF zone subdivisions for massing design, construction materials, and trim and detailing components. The recommendation therefore is to employ new design standards rather than to emulate existing homes, including the aforesaid context homes.
- 2) <u>Style Character:</u> Due to the wide range of styles found in this neighbourhood, the style character is best described as "varied". The recommendation is to narrow the style range to "Neo-Traditional", "Traditional", "Neo-Heritage", and "Heritage" styles to create a more recognizable neighbourhood character; one which is compatible with the existing style character.
- 3) <u>Home Types:</u> There are a wide range of home types in this area including Bungalows, Basement Entry, Cathedral Entry, and Two-Storey. Home type however, is no longer regulated in the building scheme. The expectation is that most homes will be Two-Storey type with an in-ground basement.
- 4) Massing Designs: Only a few surrounding homes provide desirable massing context. As previously stated however, the recommendation is to use common post year 2010 design standards for RF lots, at the subject site.
- 5) Front Entrance Design: Front entrance porticos range from one to 1 ½ storeys in height. A 1 ½ storey front entrance is an appropriately scaled element for the expected 2900 sq.ft. homes on most lots. The recommended range therefore is from one to 1 ½ storeys.
- 6) <u>Exterior Wall Cladding</u>: A wide variety of wall cladding materials have been used in this area and so some flexibility is justified.
- 7) Roof surface: A wide variety of roof surface materials have been used and a wide variety can be justified.
- 8) Roof Slope: Two thirds of neighbouring homes have a roof slope of 5:12 or less, which does not meet modern standards. The recommendation is to adopt a common standard for RF zone lots, which is a minimum slope of 7:12.

Window/Door Details: Rectangular dominant.

Streetscape:

This old growth area has a diverse housing stock constructed over a 50 year period. Homes include small simple Bungalows, and a variety of other home types including Basement Entry, Cathedral Entry, Two-Storey, and 1 ½ Storey. There are a wide range of home sizes and styles, and a wide range of construction and roofing materials. Landscaping designs range from sod and a few shrubs to "well landscaped modern urban".

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "Traditional", or "Heritage", or compatible styles as determined by the consultant. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling constructed on any lot meets year 2000's design standards, which
 include the proportionally correct allotment of mass between various street facing elements, the
 overall balanced distribution of mass within the front facade, readily recognizable style-authentic
 design, and a high trim and detailing standard used specifically to reinforce the style objectives
 stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Three existing neighbouring homes provide suitable context for the proposed RF zone homes. However, although these homes desirable, they do not meet the higher design standards typically found on homes in new RF zone subdivisions constructed subsequent to the year 2010. Specific interfacing treatments are therefore not contemplated. Rather, new homes should meet common post year 2010's standards for RF zone homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Roll roofing on approved low slope roof projections only. Metal permitted on feature projections only. Grey, black, or brown only.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: September 4, 2015

Reviewed and Approved by: Mutual Date: September 4, 2015

Tree Preservation Summary

Surrey Project No:

Address:

9662, 9676, 9716, 9746 and 9768 161A Street. 9666, 9678, 9697, 9702, 9722,

9725, 9734, 9745, 9763 and 9774, 162A Street Surrey

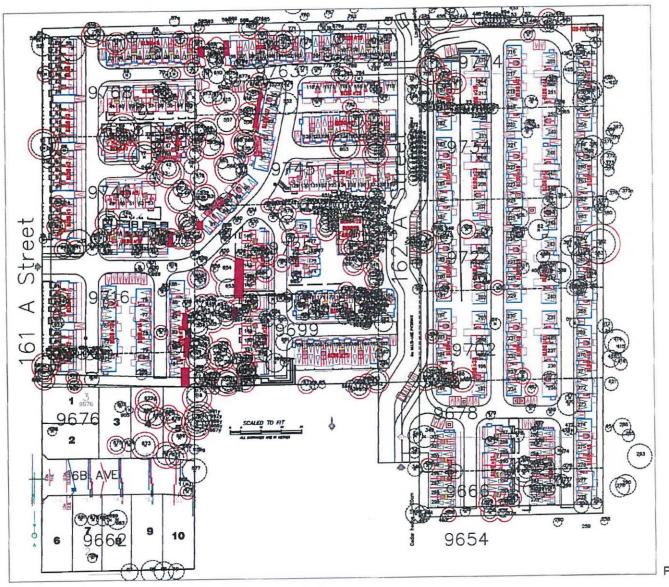
Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified	
(on-site and shared trees, including trees within boulevards and proposed streets	584
and lanes, but excluding trees in proposed open space or riparian areas)	
Protected Trees to be Removed	420
Protected Trees to be Retained	164
(excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
<u>121</u> X one (1) = 121	719
- All other Trees Requiring 2 to 1 Replacement Ratio	
X two (2) = 598	
Replacement Trees Proposed	
Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

CESTIFITE STATES	Things to Quices
Protected Off-Site Trees to be Removed	5
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0X one (1) = 0	10
- All other Trees Requiring 2 to 1 Replacement Ratio	
Replacement Trees Proposed	
Replacement Trees in Deficit	10

				_		
ummary.	. report	and plan	prepared	and su	ubmitted	bv:

Sharl		
	Nov 4/2015	
(Signature of Arborist)	Date	



APPENDIX 3

NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA
PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

4. FIR CLARITY OF DRAWING NOT ALL TREES ARE SHOWING A RED NO BUILD ZONE AROUND THE TREE AND NO PROTECTION FENCING IS SHOWN ON THIS DRAWING.

LEGEND

TREE PROPOSED FOR RETENTION



AREA REQUIRING SPECIAL MEASURES



TREE PROPOSED FOR REMOVAL



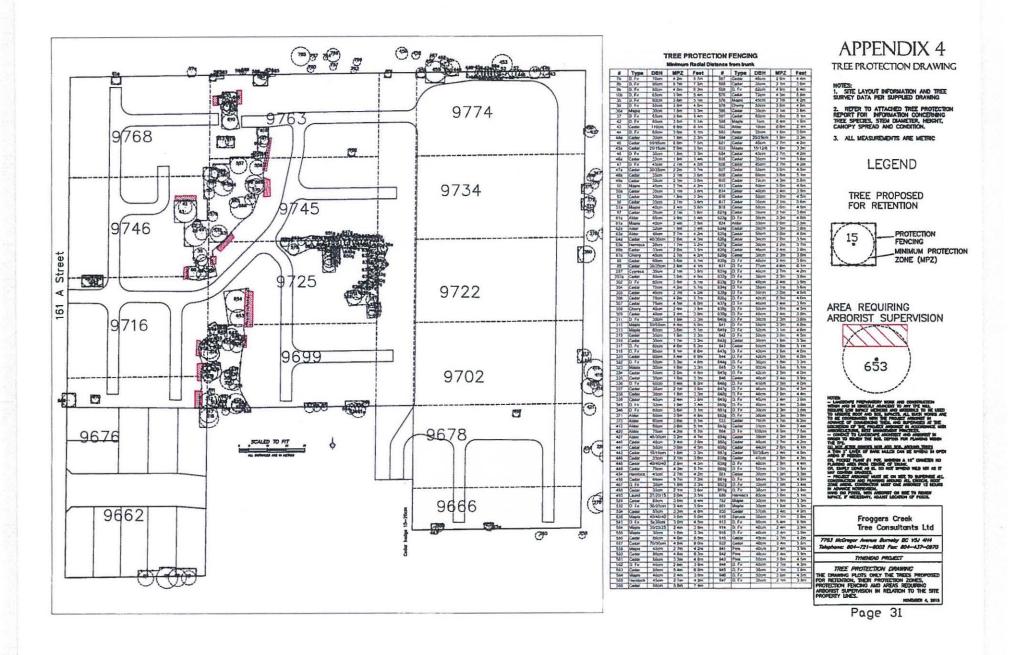
Froggers Creek
Tree Consultants Ltd

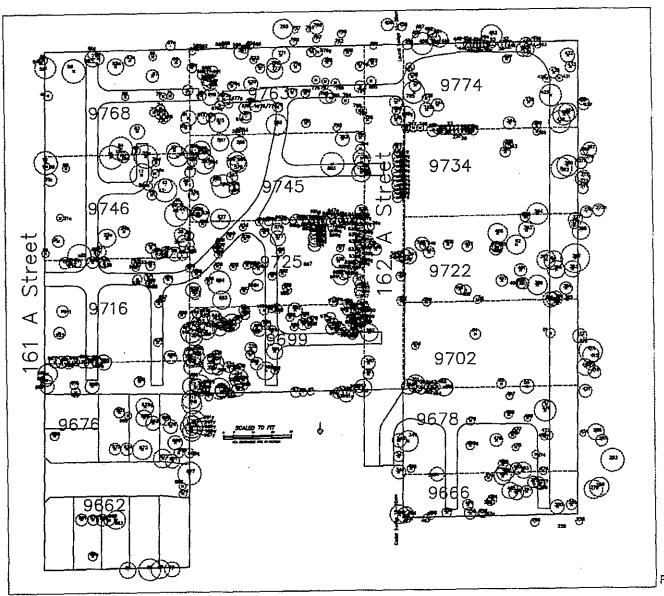
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Page 30





APPENDIX 5

notes 1. Site layout information and tree survey data fer suffles drawing

2. REFER TO ATTACHED THE PROTECTION REPORT FOR REFORMATION CONCERNING THE SPECIES, STEM CAMBERS, HIGHT, CAMOURS, STEM AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

LEGEND

TREE PROPOSED FOR RETENTION

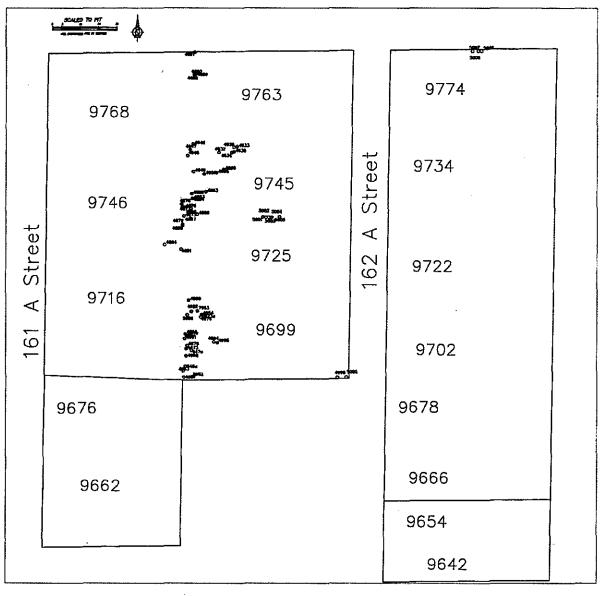


TREE PROPOSED FOR REMOVAL



	Froggers Cr Tree Consul	
	7763 HoGregor Arence Surrely Telephone 604-721-6062 Am	8C VSJ 4H1 801-437-0878
	ливера может	
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APPENDIX 6 UNDERSIZED TREES DRAWING

	UNDERSIZED TREE INVENTORY					
#	DBH	Туре		#	DBH	Type
523a	5cm	Redcedar		4949	8/8/8cm	Hazelnut
846a	20cm	Redcedar		4950	8/8/8cm	Hazelnut
847a	25cm	Redcedar		4952	20cm	Redcedar
4852	7/7/7cm	Hazelnut		4954	10cm	Redcedar
4853	10cm	Alder		4956	15cm	Redcedar
4854	Scm	Vine Maple		4957	5cm	Vine Maple
4855	5cm	Vine Maple		4961	12/12cm	Vine Maple
4857	20cm	Douglas Fir		4962	13cm	Redcedar
4859	6cm	Redcedar		4963	10cm	Redcedar
4860	9cm	Redcedar		4967	15cm	Douglas Fir
4861	8cm	Alder		4968	13cm	Redcedar
4875	12/8cm	Vine Maple		4973	20cm	Maple
4876	10/8cm	Laurel		4974	15cm	Redcedar
4877	10/8cm	Laurel		4978	12cm	Redcedar
4878	8cm	Redcedar		4980	15cm	Dogwood
4879	8cm	Redcedar		4994	6cm	Cherry
4880	15cm	Redcedar		4995	5cm	Cherry
4881	25cm	Redcedar		4999	15cm	Hemlock
4884	6cm	Vine Maple		5000	20cm	Douglas Fir
4889	7/4/4cm	Hazelnut		5001	20cm	Douglas Fir
4893	5/4/4cm	Hazelnut		5002	28cm	Douglas Fir
4895	20cm	Cherry		5003	18cm	Douglas Fir
4896	7/7/7cm	Hazelnut		5004	20cm	Douglas Fir
4932	10cm	Hazelnut		5005	17cm	Douglas Fir
4933	5/5/5cm	Hazelnut		5006	15cm	Redoedar
4934	13/10cm	Maple		5007	24cm	Redcedar
4935	8/8/8cm	Maple		5008	20cm	Redcedar
4936.	10/9cm	Maple		5586	15cm	Redcedar
4946	8cm	Redcedar		7953	5cm	Redcedar
4947	8/8/8cm	Vine Maple		8458	Scm	Maple
4948	5cm	Cherry				

LEGEND

UNDERSIZED TREES

5002

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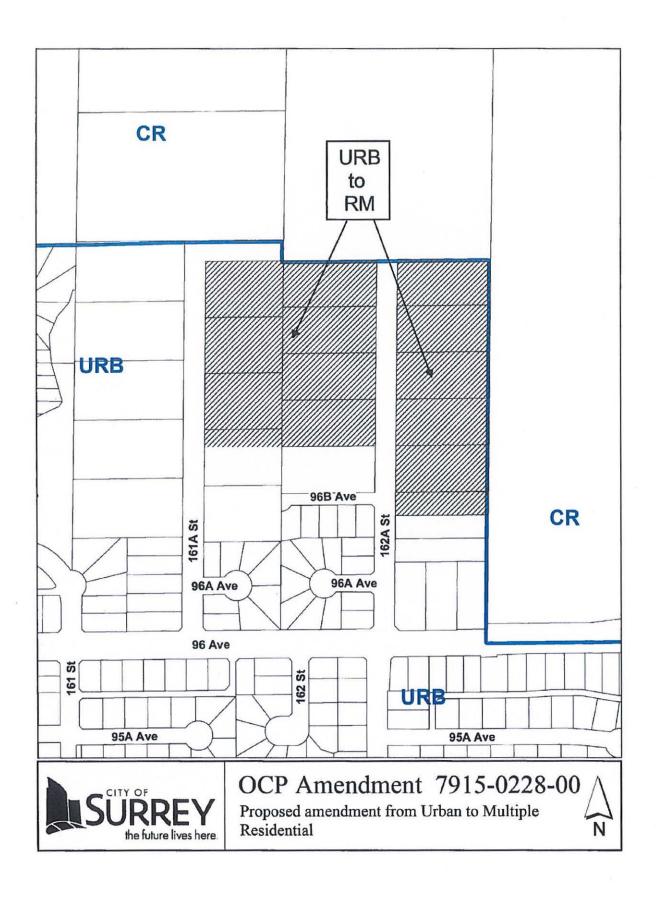
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Froggers Creek
Tree Consultants Ltd

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0228-00

Issued To:

JAY P RAEY

RENUKA RAEY

Address of Owner:

9716 - 161A Street

Surrey, BC V4N 2E7

Issued To:

DOUGLAS K LOUIE

Address of Owner:

15654 - 88 Avenue

Surrey, BC V4N 1G5

Issued To:

SCOTT A PEEBLES

Address of Owner:

9768 - 161A Street

Surrey, BC V4N 2E7

Issued To:

GURNAM S SAMRA

JASWANT K SAMRA

Address of Owner:

9699 - 162A Street

Surrey, BC V4N 2E5

Issued To:

HEIDI A CIACHURSKI

Address of Owner:

632 Foster Avenue

Coquitlam, BC V3J 2L7

Issued To:

JESSICA M ALLAN

Address of Owner:

6672 Napier Street

Burnaby, BC V5B 2C3

Issued To:

DONNA NGO

DUYEN T NGO

Address of Owner:

9318 - 155A Street

Surrey, BC V₃R 9B₇

Issued To:

PARAMPREET SANDHU PALMINDER BHOPARAI

Address of Owner:

9678 - 162A Street Surrey, BC V4N 2E4

Issued To:

DALJINDER K KANG RAVINDER S KANG

Address of Owner:

8663 - 140B Street Surrey, BC V3W oV9

Issued To:

JIN W KANG MYUNG O KANG

Address of Owner:

9746 - 161A Street Surrey, BC V4N 2E7

Issued To:

KANCHAN SHARMA TEJINDER K SHARMA

Address of Owner:

10260 - Swinton Crescent Richmond, BC V7A 3S6

Issued To:

BALIHAR K BAINS BALVIR K TOOR ONKAR S TOOR SANDEEP S LALLY

Address of Owner:

9662 - 161A Street Surrey, BC V4N 2E7

Issued To:

ELAINE P LOUIE

Address of Owner:

502-2835 Sophia Street Vancouver, BC V5T 4V2

Issued To:

1017836 BC LTD

Address of Owner:

Unit 200, 1450 - Creekside Drive Vancouver, BC V6J 5B3

Issued To:

PATRICIA A PEEBLES ANDREW A PEEBLES

Address of Owner:

3256 Yankee Flats Road Salmon Arm, BC V1E 3J1 Issued To:

DOUGLAS LOUIE

Address of Owner:

9676 - 161A Street Surrey, BC V4N 2E7

Issued To:

KAMALJEET KAUR KHEHRA

Address of Owner:

9745 - 162A Street Surrey, BC V4N 2E5

Issued To:

SCOTT ALLAN PEEBLES

Address of Owner:

9768 - 161A Street Surrey, BC V3R 4P6

Issued To:

ANDREW ALLAN PEEBLES
PATRICIA ANN PEEBLES

Address of Owner:

RR1 Apt. 36 S.B.

Falkland, BC VoE 1Wo

Issued To:

GURNAM SINGH SAMRA JASWANT KAUR SAMRA

Address of Owner:

9274 - 162A Street Surrey, BC V4N 2B8

Issued To:

KAMALJEET K KHEHRA

Address of Owner:

1477 - Brearley Street White Rock, BC V4B 5J9

(collectively referred to as the "Owner")

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

Parcel Identifier: 009-166-483 Lot 2 Section 35 Block 5 North Range 1 West New Westminster District Plan 2212

9662 - 161A Street

Parcel Identifier: 009-166-491 Lot 3 Section 35 Block 5 North Range 1 West New Westminster District Plan 22121

9676 - 161A Street

Parcel Identifier: 009-166-513
Lot 4 Section 35 Block 5 North Range 1 West New Westminster District Plan 2212

9716 161A Street

Parcel Identifier: 009-166-521
Lot 5 Section 35 Block 5 North Range 1 West New Westminster District Plan 22121

9746 - 161A Street

Parcel Identifier: 009-166-548
Lot 6 Section 35 Block 5 North Range 1 West New Westminster District Plan 22121

9768 - 161A Street

Parcel Identifier: 009-327-673 Lot 7 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

9678 - 162A Street

Parcel Identifier: 009-327-690 Lot 9 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

9697 - 162A Street

Parcel Identifier: 002-189-372
Lot 10 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

9702 - 162A Street

Parcel Identifier: 009-327-720 Lot 11 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

9722 - 162A Street

Parcel Identifier: 009-327-738
Lot 12 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

9725 - 162A Street

Parcel Identifier: 009-327-754 Lot 13 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

9745 - 162A Street

Parcel Identifier: 006-154-964 Lot 14 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

9734 - 162A Street

Parcel Identifier: 009-327-762 Lot 15 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

9774 - 162A Street

Parcel Identifier: 009-327-797 Lot 16 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

9763 - 162A Street

Parcel Identifier: 009-914-641 Lot "A" Section 35 Block 5 North Range 1 West New Westminster District Plan 14259

9666 - 162A Street

(collectively referred to as 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:

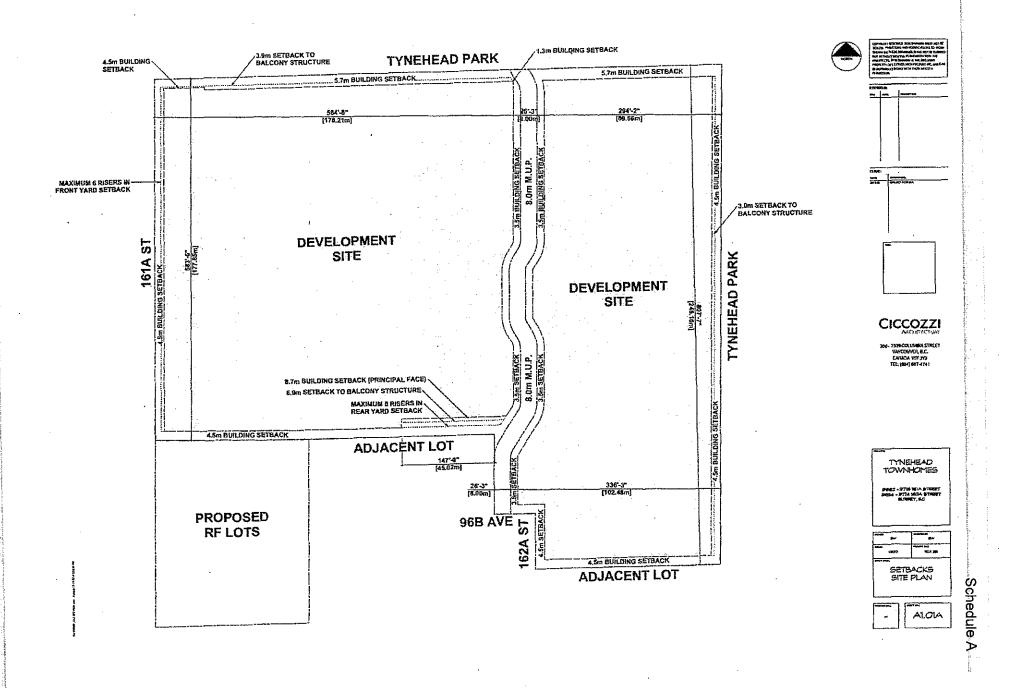
- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum front, rear, and side yard setbacks are reduced from 7.5 metres (25 ft.) to varying distances ranging from 3.5 metres (11 ft.) to 6.9 metres (22 ft.) as illustrated on the plan attached hereto as Schedule A.

- (b) In Section E.17 of Part 4 "General Provisions" the number of risers permitted within the setback area is varied from 3-8 risers as illustrated on the plan attached hereto as Schedule A.
- (c) In Section H of Part 22 "Multiple Residential 30 Zone (RM-30)" a maximum of 15 parking spaces are permitted within the setback area.
- 5. This development variance permit applies to only the <u>portion of the Land</u> 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 buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner	
City Clerk – Jane Sullivan	

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PROPOSED SUBDIVISION LAYOUT



Planning & Development Department 14245 - 56 Avenue, Surrey, British Columbia, Coneda VJW 1K2 Tel. (604) 591-4441 Fax. (604) 591-2507 File No: 79 -0 -00
MAP #: 025
EXIST. ZONE: RA
PROP. ZONE: RF



CIVIC ADDRESS: XXXX LEGAL: XXXX



PROPOSED SUBDIVISION LAYOUT



Planning & Development Department 14245 - 56 Avenue, Surrey, British Columbia, Conodo V3W IK2

Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7812-0107/0108/0110-00
MAP #: 025
EXIST. ZONE: RA
PROP. ZONE: RF/RM-15



