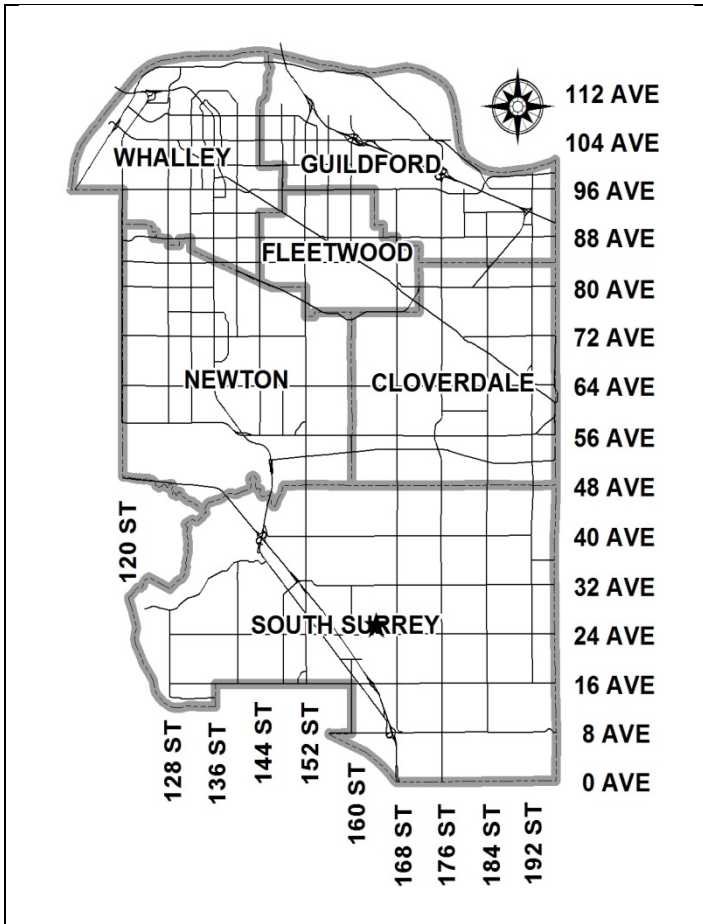


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0242-00

Planning Report Date: December 14, 2015



PROPOSAL:

- **Rezoning** from RA to CD and RM-23
- **Development Permit**

To permit the development of 30 row houses

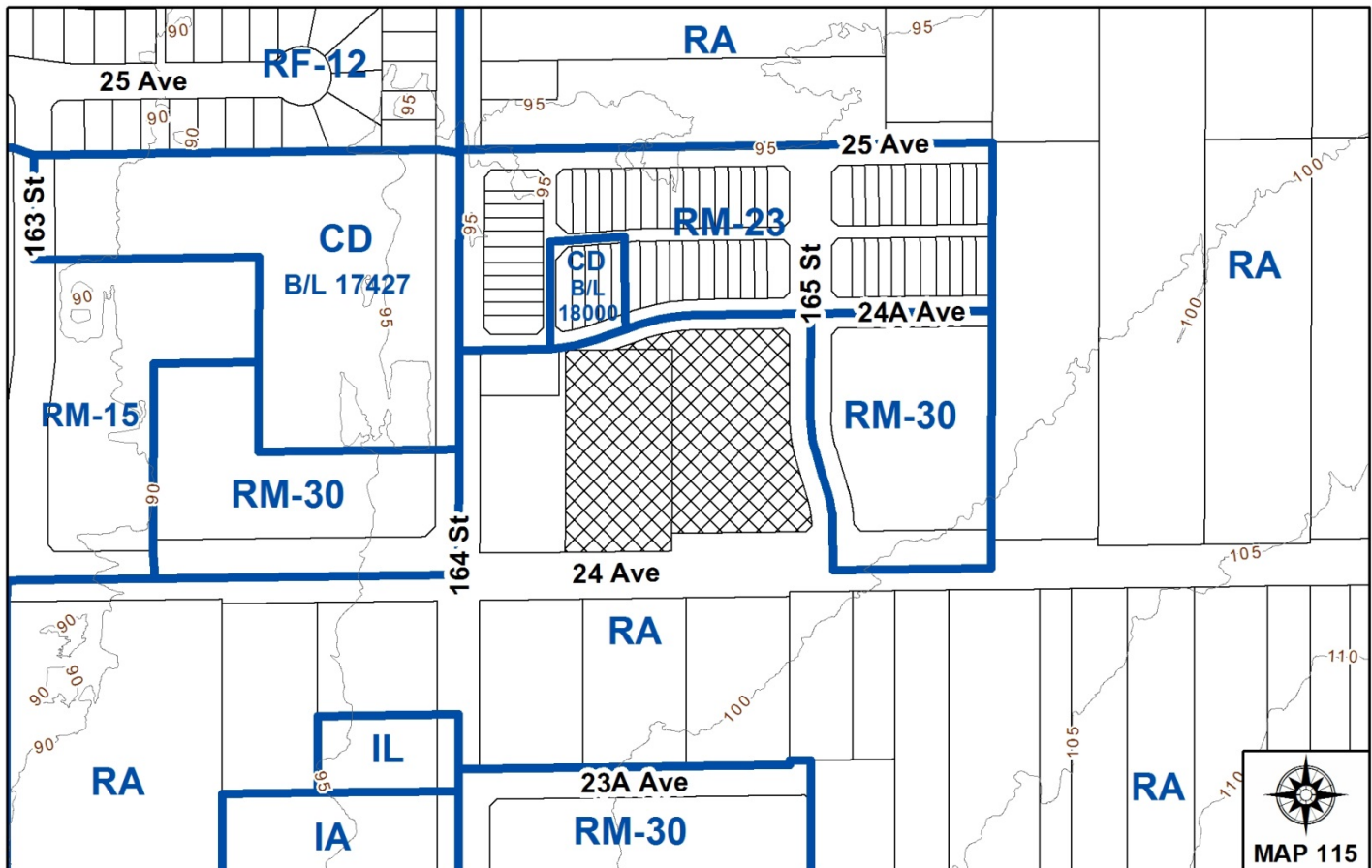
LOCATION: 16435 and 16467 - 24 Avenue

OWNER: Qualico Developments (Vancouver) Inc.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (15 upa) or Multi-Family with Tree Preservation (30 upa) and Multi-Use Pathway



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation.
- The proposed density and building form are appropriate for this part of Orchard Grove in the Grandview Heights area and meets the design guidelines in the Official Community Plan (OCP).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portions of the subject site shown as Block A on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 23 Zone (RM-23)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone portions of the subject site shown as Block B on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7915-0242-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art to the satisfaction of the General Manager, Parks, Recreation and Culture.

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:**

8 Elementary students at Pacific Heights Elementary School
 4 Secondary students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the first dwelling units in this project are expected to be constructed and ready for occupancy by late 2016 and fully completed by middle of 2017.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant Lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 24A Avenue):	Row houses	Urban/ Townhouses (15-30 upa)	RM-23 and CD (By-law No. 18000)
East (Across 165 Street):	Development under construction for 23 townhouse and 26 stacked townhouse units (Application No. 7912-0244-00)	Urban/ Townhouse (15-30 upa) and Multi-Family (30-45 upa)	RM-30
South (Across 24 Avenue in the Sunnyside Heights NCP):	Single family residential on large acreage lots under Application No. 7914-0280-00 for the development of 35 townhouse units.	Urban/ Cluster Residential 10-15 upa and Multiple Residential 15-25 upa	RA

West:	Single family residential under Application No. 7915-0364-00 for the development of 8 single family lots.	Urban/ Townhouses (15 upa) or Multi-Family with Tree Preservation (30 upa); Tree Cluster with Tree Preservation Areas; Multi-Use Pathway (8m SROW)	RA
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DEVELOPMENT CONSIDERATIONS

Site Context

- The site consisting of two lots are located on the north side of 24 Avenue, east of 164 Street in the Grandview Heights area. The site is designated “Urban” in the Official Community Plan (OCP), and “Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)” with “Multi-Use Pathway (8m SROW)” in the Orchard Grove Neighbourhood Concept Plan (NCP). The site is currently zoned “One-Acre Residential Zone (RA)”.
- The subject properties are situated within a Land Consolidation Area that extends to 164 Street as shown in Figure 13 of the NCP. The remnant lots (2440 – 164 Street and 16413 - 24 Avenue) are currently under a separate Development Application No. 7915-0364-00 for proposed subdivision into eight single family small lots, which is pre-Council.

Proposal

- The applicant proposes to rezone the site from “One-Acre Residential Zone (RA)” to “Multiple Residential 23 Zone (RM-23)” and “Comprehensive Development Zone (CD)” shown as Blocks A and B respectively in Appendix II, in order to permit the development of 30 fee simple row houses.
- The form, character and density of the proposed development complies with the Orchard Grove NCP. The applicant has chosen to pursue the lower density of the NCP designation of “Townhouse (15 upa)” with limited tree preservation. The applicant for the subject proposal has demonstrated that they have made reasonable efforts to secure the remnant lots to the west with no success of land assembly. However, the applicant of the subject proposal has provided half of a lane along the western property line to facilitate development of the adjacent properties. As mentioned above, the owners of the adjacent lands to the west (2440 – 164 Street and 16413 - 24 Avenue) are proceeding independently under a separate development application.
- The applicant will be responsible for the construction of a 4.0 metre (13 ft.) wide multi-use pathway (Grandview Heights Greenway) within a 6.0 metre (20 ft.) statutory right-of-way. Trees and landscaping along the site’s southern boundary on 24 Avenue will be provided and will be consistent with approved development to the east.
- The proposed CD Zoning applies to 24 of the 30 proposed row house units in Buildings 2 – 6, and is based on the RM-23 Zone. This CD Zoning is similar to the CD Zone By-law (No.

18000) directly north of the subject site on 24A Avenue. The table below outlines the differences between the RM-23 Zone and the proposed CD Zone (Appendix VI).

Comparison of the RM-23 and Proposed CD Zone:

	RM-23	CD Zone
Permitted Uses	One dwelling unit on each lot contained within a row house building	One dwelling unit on each lot contained within a row house building
Maximum Density	23 units per acre	23 units per acre
Maximum Floor Area	144 sq. m. (1,550 sq. ft.)	164 sq. m. (1,765 sq. ft.)
Maximum Lot Coverage	Internal lot: 50% End/Corner lot: 60%	Internal lot: 44% End/Corner lot: 40%
Maximum Building Height	9.5m (31 ft.)	9.5m (31 ft.)
Minimum Lot Area	Internal lot: 165 sq. m. (1,776 sq. ft.) End Lot: 200 sq. m (2,150 sq. ft.) Corner Lot: 226 sq. m. (2,430 sq. ft.)	Internal lot: 214 sq. m. (2,303 sq. ft.) End Lot: 259 sq. m (2,788 sq. ft.) Corner Lot: 259 sq. m. (2,788 sq. ft.)

- The proposed maximum floor area is slightly higher than what is permitted in the RM-23 Zone. However, the proposed minimum lot size is also greater than allowed in the RM-23 Zone, therefore ensuring that units with the larger floor area are also located on larger lots. Accordingly, the proposed maximum lot coverage is lower than what is permitted in the RM-23 Zone, therefore yielding a building form and building massing that will be consistent with the RM-23 Zone. All proposed building setbacks will be consistent with the RM-23 Zone.

Building Design

- The proposal consists of thirty (30), three-bedroom row houses with basements that are contained within six building clusters. All of the units provide at least two resident parking spaces, including a single garage.
- All of the proposed dwelling units are street-oriented with individual entries and walkways connected directly to the street. The units that front onto 24 Avenue will have direct walkway access to the multi-use pathway. Overall, the proposed streetscapes will create a pedestrian friendly and visually pleasant environment.
- The primary cladding materials and colours of the proposed units include a combination of brick (“Brampton Brick”), painted fibre cement vertical shakes (“Amherst Gray” and “Kingsport Gray”), and painted fibre cement horizontal siding (“Marblehead Gold” and “Greenbrier Beige”). In accordance with the Orchard Grove NCP, no vinyl siding is proposed. The roof is proposed to be clad in black asphalt shingles and will include gables and sloped roofs.
- Some of the individual units fronting 24A Avenue and 165 Street are designed to maintain a consistent front yard setback with the curved sections of the road in order to provide a more continuous streetscape.

- Landscaping will be provided along all property lines that front a City street. A large Douglas Fir and Sitka Spruce will be retained on site.
- The proposed landscaping includes a variety of shrubs, including Winter Gem Boxwood, Emerald Green Cedar, Emerald Gaiety Wintercreeper, Fragrant Sarcococca and others.

Road Dedication and Parking

- The following road dedications are proposed for this development:
 - Road dedication of 8.5 metres (28 ft.) fronting 16435 – 24 Avenue;
 - Road dedication of varying widths to 7.7 metres (25 ft.) for the northwest corner of the site for 24A Avenue; and
 - Road dedication of 6.0 metres (20 ft.) for lanes required for rear lane access.
- Access to the site will be from 24A Avenue or 165 Street. All units will have a single detached car garage accessed from a rear lane proposed for all row house units. Many of the proposed lots are quite deep and will accommodate two vehicles to park in front of the detached garages. Consequently, 109 residential parking spaces are provided on-site, which exceeds the RM-23 Zone requirement of 60 spaces.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	23	23	0
Cottonwood	8	8	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Coniferous Trees			
Douglas Fir	4	3	1
Sitka Spruce	6	5	1
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	13	11	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		2	

Contribution to the Green City Fund	N/A
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- The Arborist Assessment states that there are a total of 13 protected trees on the site, excluding Alder and Cottonwood trees. Thirty-one (31) existing trees, approximately 70% of the total trees on the site, are Alder and Cottonwood trees. It was determined that two 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, and road dedication.
- 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 67 replacement trees on the site. The applicant is proposing 74 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 24 Avenue, 24A Avenue, and 165 Street. 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 Vine Maple, Japanese Maple, Japanese Snowbell, Satomi Kousa Dogwood, Red Sunset Maple, and Royal Star Magnolia. The tree plantings will be complemented by a variety of landscaping including shrubs and groundcover.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 10, 2015 and December 1, 2015 to 21 properties located within 100 metres (328 ft.) of the site, including the Grandview Heights Stewardship Association. A Development Proposal Sign was also installed on site on August 21, 2015.
- To date, staff has received one letter from the Grandview Heights Stewardship Association in support of the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 28, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the Orchard Grove NCP. • The proposed development is located along the 24 Avenue transit corridor and is in close proximity to a large commercial area, Morgan Crossing.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is consistent with the OCP and NCP.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The following rain water management techniques will be utilized: <ul style="list-style-type: none"> - Absorbent soils; - Roof downspout disconnections; - Perforated pipe systems; and - Permeable pavement/surfaces. • Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Units fronting 24 Avenue will have direct connection to the Multi-Use Pathway.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Units will be oriented to streets to promote natural surveillance.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ciccozzi Architecture and P + A Landscape Architecture, respectively, dated October 2, 2015 and November 20, 2015.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/dk

Information for City Clerk

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

1. Agent: Name: Marc MacCaull
 Streetside Developments (BC) Ltd.
 Address: 5620 - 152 Street, Suite 310
 Surrey, BC V3S 3K2

 Tel: 604-579-0094

2. Properties involved in the Application

- (a) Civic Address: 16435 - 24 Avenue
 16467 - 24 Avenue

- (b) Civic Address: 16435 - 24 Avenue
 Owner: Qualico Developments (Vancouver) Inc.
 PID: 007-515-774
 Lot C Section 24 Township 1 New Westminster District Plan 19016

- (c) Civic Address: 16467 - 24 Avenue
 Owner: Qualico Developments (Vancouver) Inc.
 PID: 029-272-858
 Lot 1 Section 24 Township 1 New Westminster District Plan EPP36954

3. Summary of Actions for City Clerk's Office

- (a) Introduce By-laws to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-23 (Block A)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,876.8 sq. m
Road Widening area		325.1 sq. m
Undevelopable area		
Net Total		1,551.7 sq.m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50% end unit 60% internal unit	39% end unit 41% internal unit
SETBACKS (in metres)		
Front	3.5 m	3.5 m
Rear (Principle Building)	12.5 m	18.6 m
Internal Side Yards (Principle Building)	0.0 m	0.0 m
End Unit Side Yards (Principle Building)	1.2 m	1.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.5 m	7.7 m
Accessory (Detached Garage)	5.0 m	4.0 m
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +		6
Total		6
FLOOR AREA: Residential		
TOTAL BUILDING FLOOR AREA		860 sq. m
DENSITY		
# of units/ha /# units/acre (gross)		32 uph / 13 upa
# of units/ha /# units/acre (net)	57 uph / 23 upa	39 upa / 16 upa
FAR (gross)		
FAR (net)		
PARKING (number of stalls)		
3-Bed	12	22
Total Number of Parking Spaces		22

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

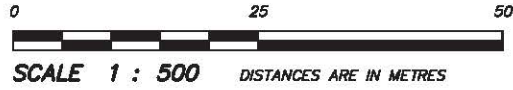
Proposed Zoning: CD (based on RM-23) (Block B)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,801.8 sq. m
Road Widening area		1,344.6 sq. m
Undevelopable area		
Net Total		7,457.2 sq. m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50% end/corner unit 60% internal unit	40% end/corner unit 44% internal unit
SETBACKS (in metres)		
Front	3.5 m	3.5 m
Rear (Principle Building)	12.5 m	14.3 m
Internal Side Yards (Principle Building)	0.0 m	0.0 m
End Unit Side Yards (Principle Building)	1.2 m	1.2 m
Corner Unit Side Yards (Principle Building)	2.7 m	2.7 m
Corner Unit Side Yards Flanking Street (Principle Building)	2.7m	2.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.5 m	7.7 m
Accessory	5.0 m	4.0 m
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +		24
Total		24
FLOOR AREA: Residential		
TOTAL BUILDING FLOOR AREA		3,773 sq.m
DENSITY		
# of units/ha /# units/acre (gross)		27 uph / 11 upa
# of units/ha /# units/acre (net)	57 uph / 23 upa	32 uph / 13 upa
FAR (gross)		
FAR (net)		
PARKING (number of stalls)		
3-Bed	48	87
Total Number of Parking Spaces		87

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF:
 LOT C PLAN 19016 AND LOT 1 PLAN EPP36954
 ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
 BCGS 92G.007



INTEGRATED SURVEY AREA No. 1, SURREY,
 NAD83(CSRS) 4.0.0.BC.1.GVRD

TABLE OF AREAS	
BLOCK A	0.188 ha
BLOCK B	0.880 ha

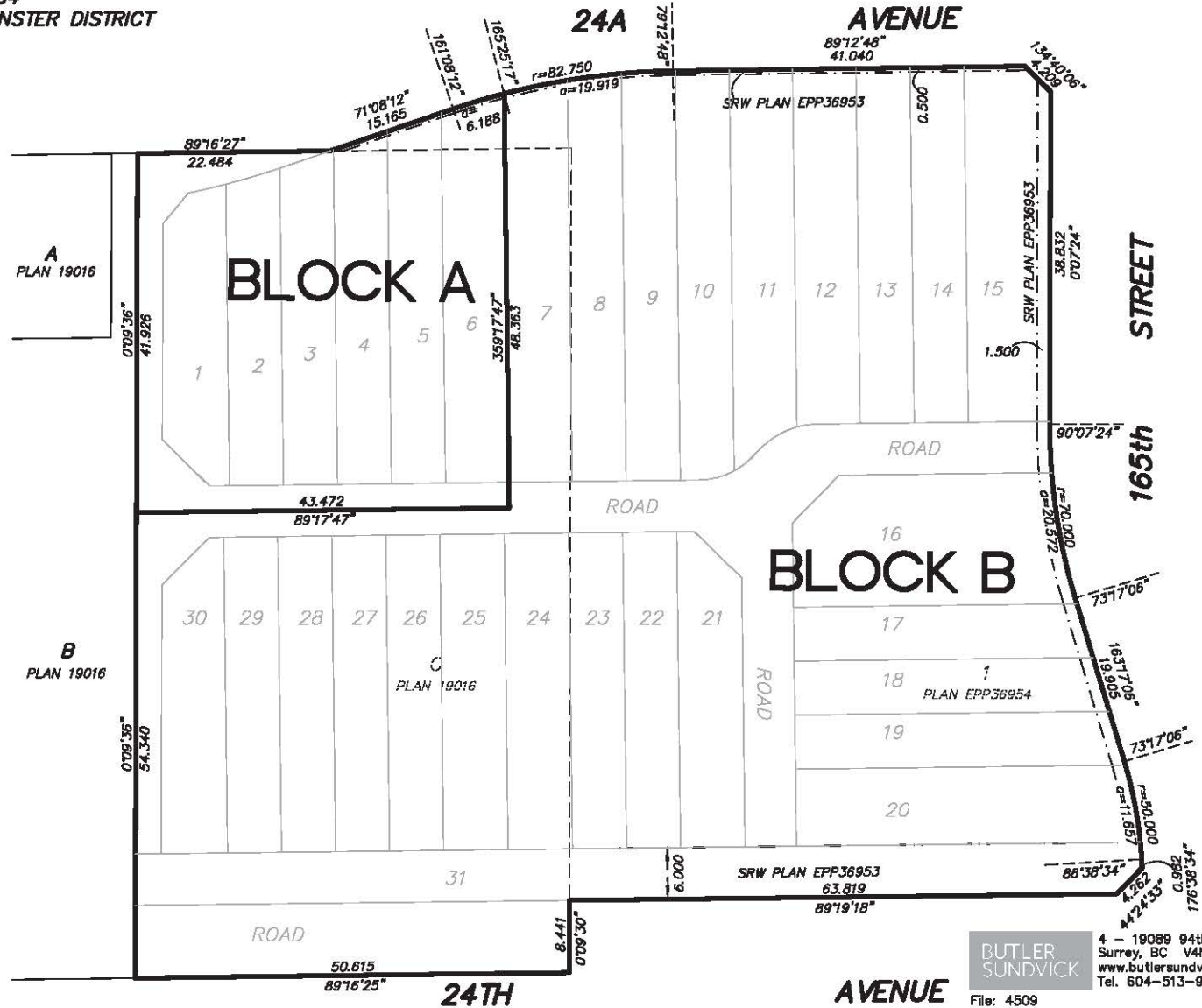


CERTIFIED CORRECT
 THIS 2nd DAY OF DECEMBER, 2015

G. Sundvick

GARY SUNDVICK

B.C.L.S.



BUTLER SUNDVICK
 4 - 19089 94th Ave
 Surrey, BC V4N 3S4
 www.butlersundvick.ca
 Tel. 604-513-9611
 File: 4509
 Dwg: 4509-ZN1



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION

SCALE

CICCOTZI
ARCHITECTURE

200 - 2335 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: 604 687-4741

PROJECT:

Hycroft II

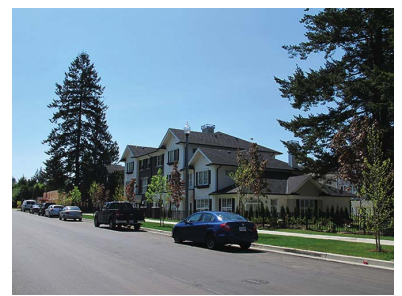
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REVISION NO.:	-	SHEET NO.:	A1.00
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NCP LEGEND

- Large Lot Duplex or Large Lot Single Family (2-10 up)
- Small Lot Single Family with or without Coach House (10-15 up)
- Townhouse (15-30 up)
- Walkway
- Park
- Habitat Corridor
- Multi-Family (30-45 up)



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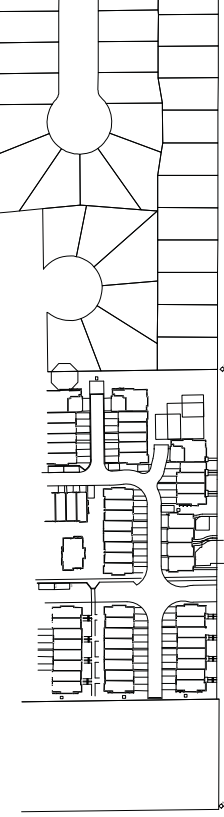
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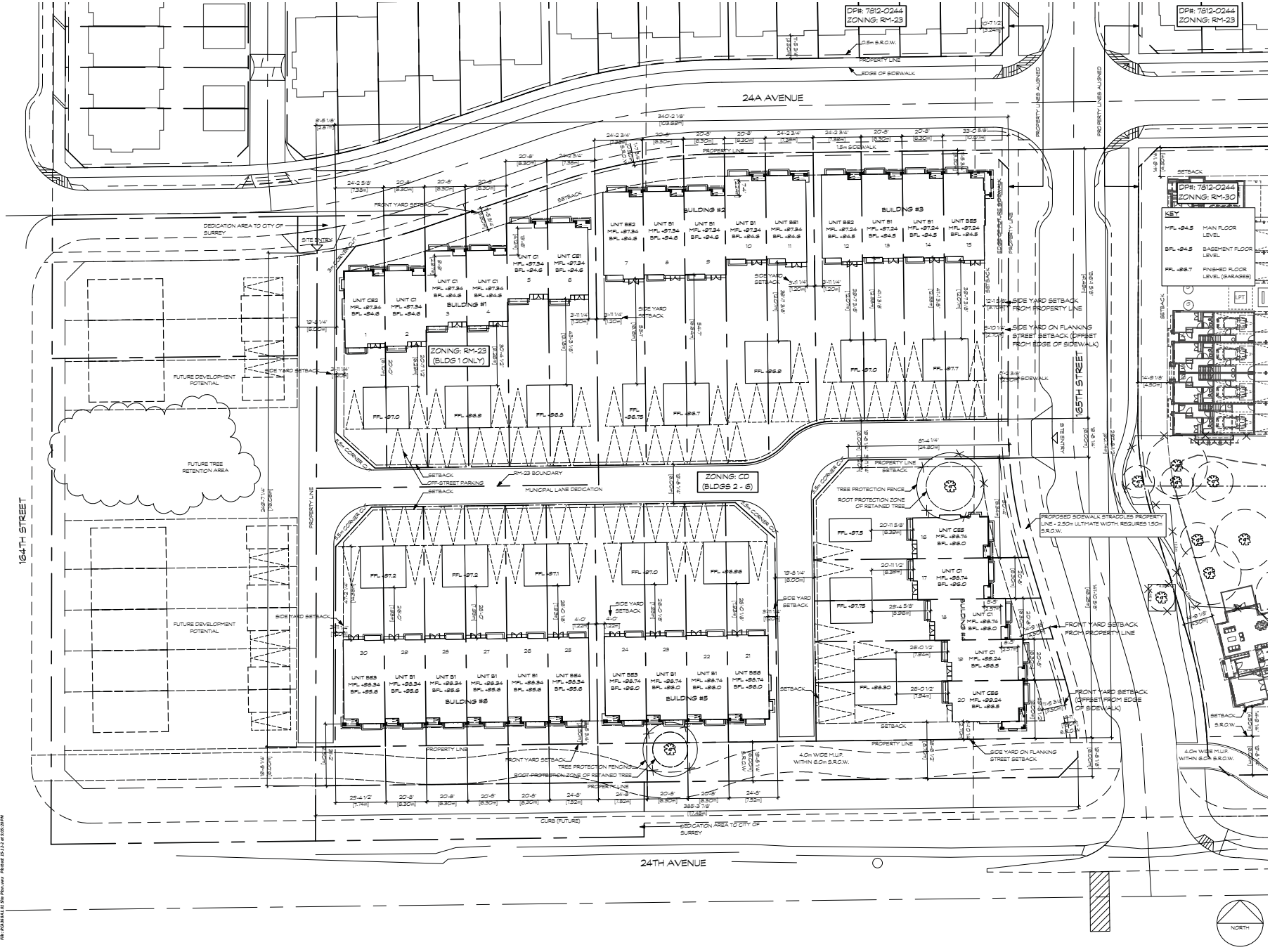
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D
CONTEXT PHOTO
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 DRAWN BY: LD CHECKED BY: EW
 SCALE: 1:1000 PROJECT NO.: RCA.270
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 REVISION NO.: - SHEET NO.: A1.00



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ISSUE:	DATE:	DESCRIPTION:
1		

KEY:	DESCRIPTION:
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FFL -84.6	BASEMENT FLOOR LEVEL
FFL -86.7	FINISHED FLOOR LEVEL (GARAGES)

CICCOTZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: 604 687-4741

PROJECT:
Hycraft II
16435 24th Avenue
Surrey, BC

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SHEET TITLE: Site Plan	

REVISION NO.: 1	SHEET NO.: A1.01
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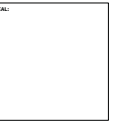
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REVISION:

NO.	DATE	DESCRIPTION

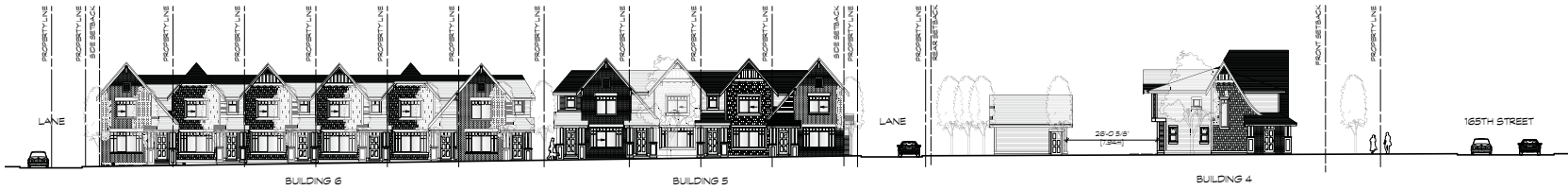
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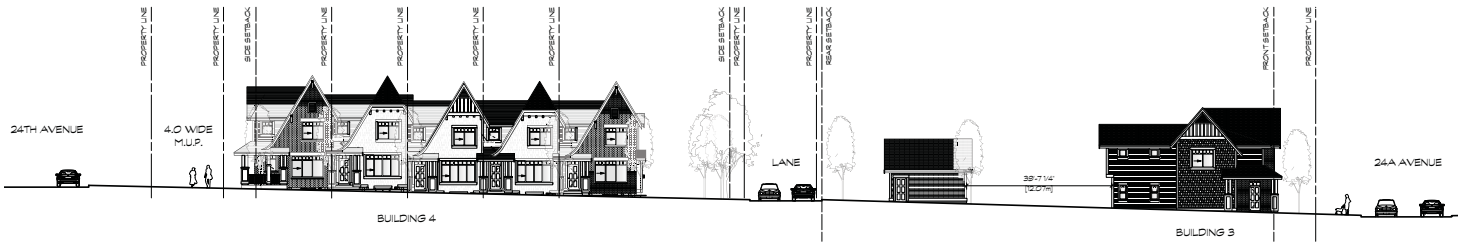
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CANADA V5Y 3Y3
TEL: (604) 687-4741



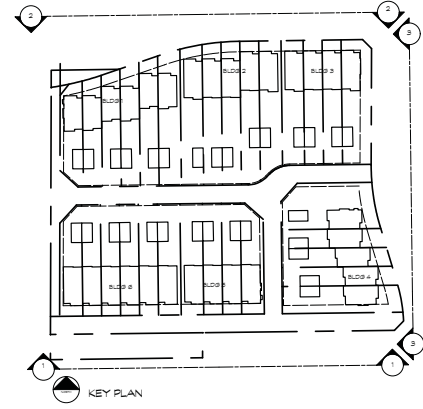
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A1.07



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SCALE: 1/8" = 1'-0"
A1.07



3 STREET ELEVATION C - ALONG 165TH STREET
SCALE: 1/8" = 1'-0"
A1.07



PROJECT:
HYCROFT II
16438 24th Street,
Surrey, B.C.

DATE:	CEM	CHECKED BY:	SW
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SHEET TITLE:
STREET ELEVATIONS

REVISION NO.:	-	SHEET NO.:	A1.02
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REVISION:		
NO.	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:

SCALE

CICCOTZI
ARCHITECTURE

200 - 2335 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:

HYCROFT II

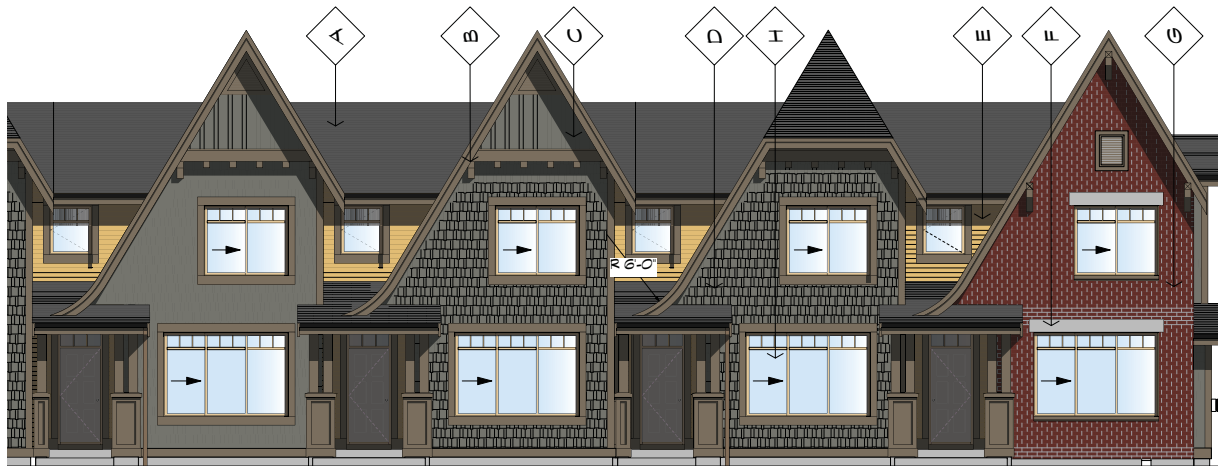
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Burney, B.C.

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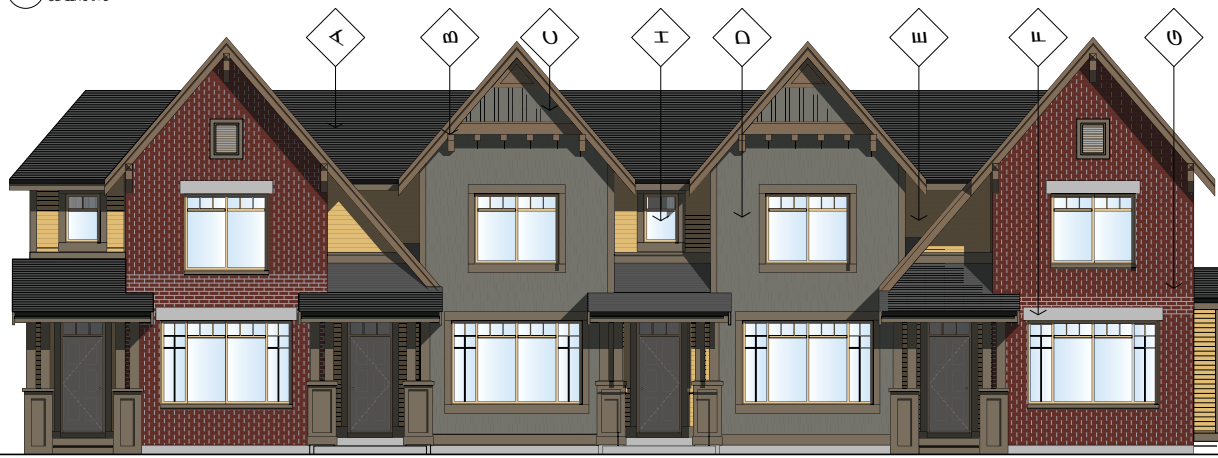
SHEET TITLE:

COLOUR BOARD SCHEME A

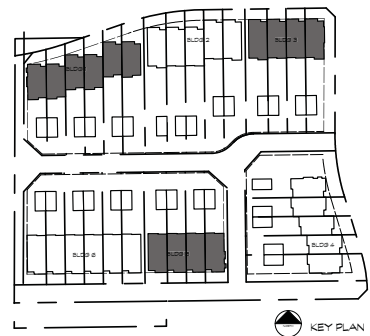
REVISION NO.:	SHEET NO.:
-	A1.03



1 TYPICAL UNIT C FRONT ELEVATION - COLOUR SCHEME A
SCALE: 1/8" = 1'-0"



2 TYPICAL UNIT B FRONT ELEVATION - COLOUR SCHEME A
SCALE: 1/8" = 1'-0"



ROOF SHINGLES

IKO
CAMBRIDGE DUAL BLACK



PAINTED WOOD TRIMS & BRACES

BENJAMIN MOORE
HC-85 Fairview Taupe



PAINTED FIBRE CEMENT VERTICAL BOARD & BATTEN

JAMES HARDIE & BENJAMIN MOORE
HC-187 Amherst Gray



PAINTED FIBRE CEMENT VERTICAL SHAKES

JAMES HARDIE & BENJAMIN MOORE
HC-187 Amherst Gray



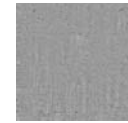
PAINTED FIBRE CEMENT HORIZONTAL SIDING

JAMES HARDIE & BENJAMIN MOORE
HC-11 Marblehead Gold



CONCRETE CAPS & SILLS

Bare, Smooth Finish



MASONRY CLADDING

BRAMPTON BRICK
Crowford, Smooth Finish



VINYL DOUBLE GLAZED WINDOWS

Almond Frame



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SCALE

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PROJECT:

HYCROFT II

18435 24th Street
Burnaby, B.C.

DATE:	LD	CHECKED BY:	SW

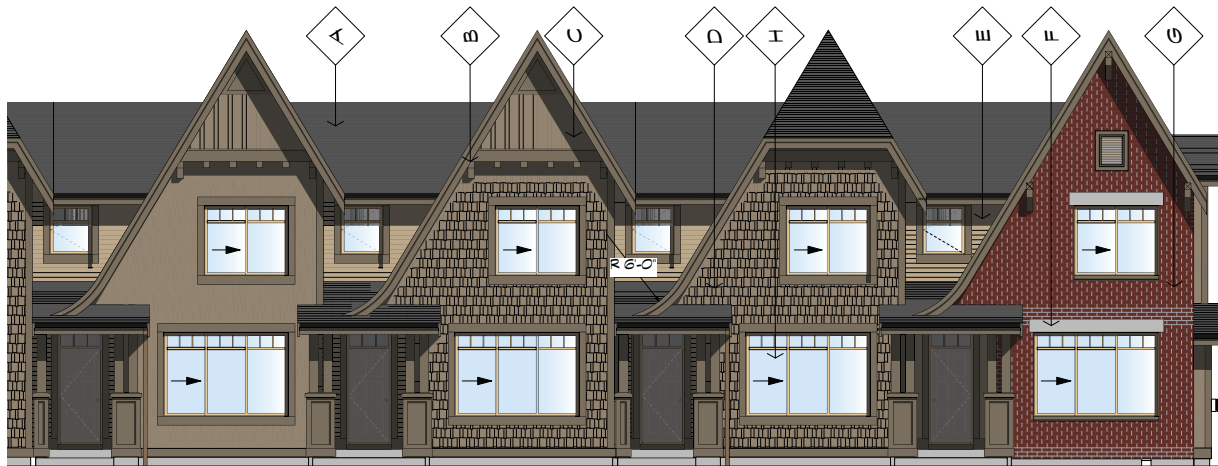
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PROJECT NO.: RCA368

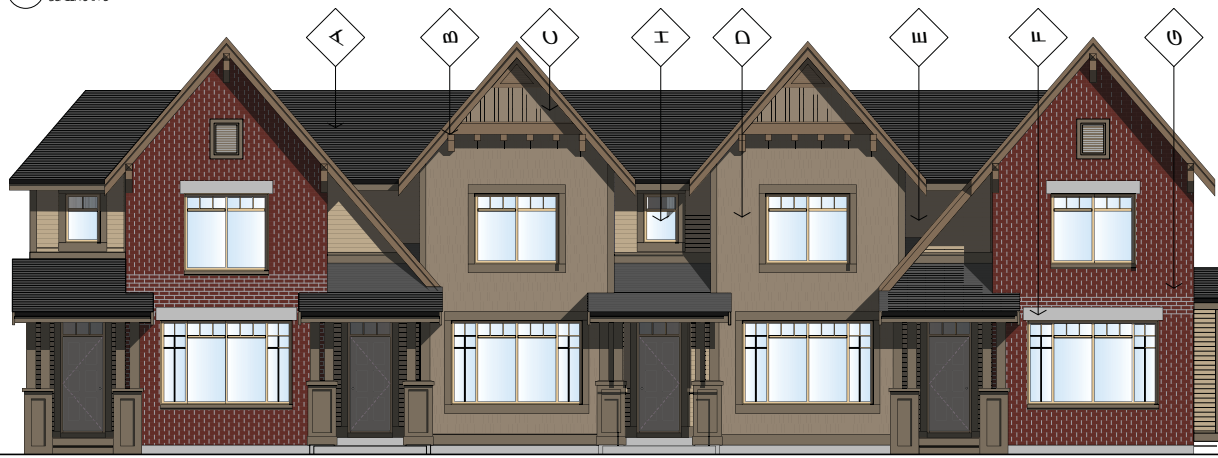
SHEET TITLE:

COLOUR BOARD SCHEME B

REVISION NO.:	SHEET NO.:
-	A1.04



1 TYPICAL UNIT C FRONT ELEVATION - COLOUR SCHEME B
SCALE: 1/8" = 1'-0"



2 TYPICAL UNIT B FRONT ELEVATION - COLOUR SCHEME B
SCALE: 1/8" = 1'-0"

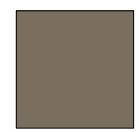
ROOF SHINGLES

IKO
CAMBRIDGE DUAL BLACK



PAINTED WOOD TRIMS & BRACES

BENJAMIN MOORE
HC-85 Fairview Taupe



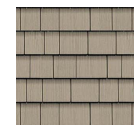
PAINTED FIBRE CEMENT VERTICAL BOARD & BATTEN

JAMES HARDIE & BENJAMIN MOORE
HC-86 Kingsport Gray



PAINTED FIBRE CEMENT VERTICAL SHAKES

JAMES HARDIE & BENJAMIN MOORE
HC-86 Kingsport Gray



PAINTED FIBRE CEMENT HORIZONTAL SIDING

JAMES HARDIE & BENJAMIN MOORE
HC-79 Greenbrier Beige



CONCRETE CAPS & SILLS

Bare, Smooth Finish



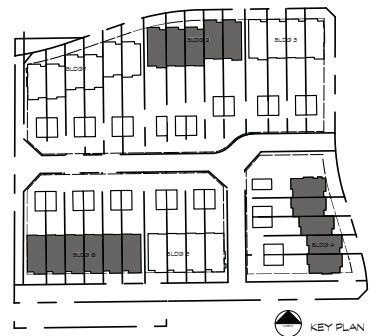
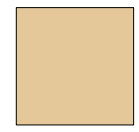
MASONRY CLADDING

BRAMPTON BRICK
Crowford, Smooth Finish



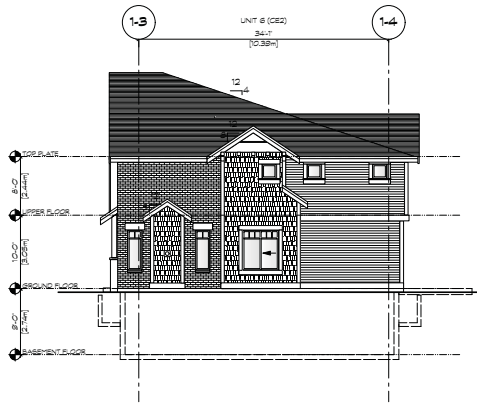
VINYL DOUBLE GLAZED WINDOWS

Almond Frame

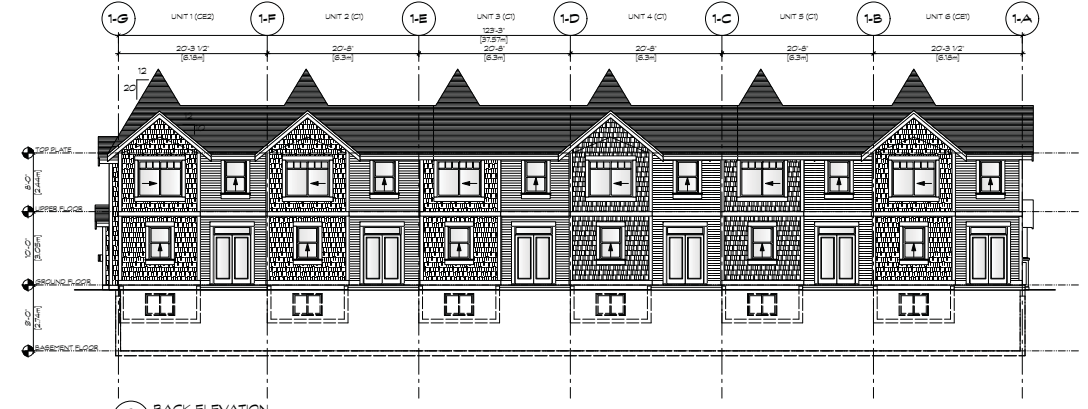




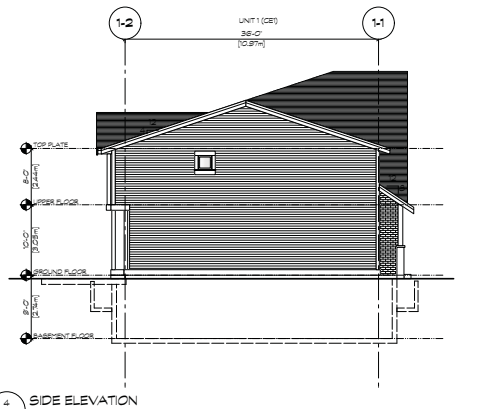
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LIST - COLOUR SCHEME A

- A ROOF SHINGLES
- Black
- B PAINTED WOOD TRIMS & BRACES
- BENJAMIN MOORE
- HC85 Fernley Tape
- C PAINTED FIBRE CEMENT BOARD & BATTEN
- JAMES HARDIE & BENJAMIN MOORE
- HC187 Amalgam Grey
- D PAINTED FIBRE CEMENT SHAKES
- JAMES HARDIE & BENJAMIN MOORE
- HC187 Amalgam Grey
- E PAINTED FIBRE CEMENT HORIZONTAL SIDING
- JAMES HARDIE & BENJAMIN MOORE
- HC11 Marginalized Gray
- F PRECAST CONCRETE HEADERS
- Brite Smooth Finish
- G MASONRY GLAZING
- BRAMPTON BRICK
- Charming Smooth Finish
- H VINYL DOUBLE GLAZED WINDOWS
- Almond Frame
- J PAINTED WOOD BILL
- BENJAMIN MOORE
- K HC85 Fernley Tape
- L PREFINISHED ALUMINUM GUTTER & DOWNPIPES
- SENTEKA
- M PREFINISHED METAL ENTRY DOOR
- White powder coated metal panel on wood base
- N PREFINISHED ALUMINUM PICKET RAILING
- Black

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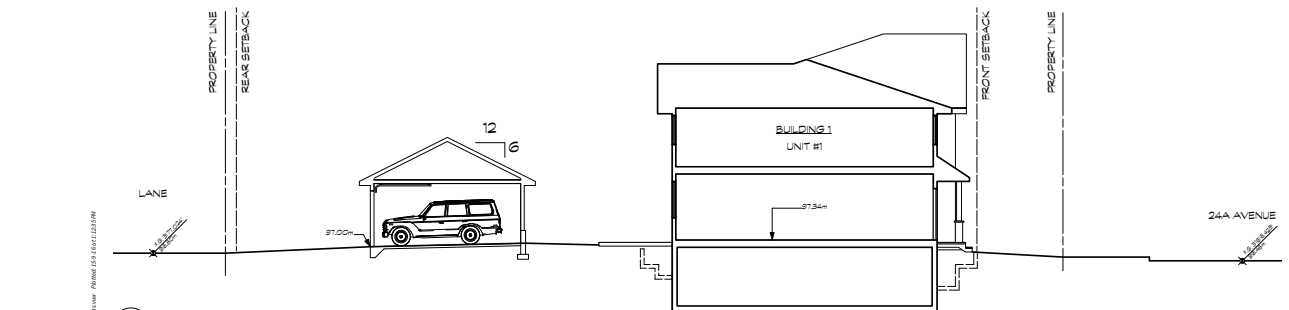
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5 SITE SECTION
SCALE: 1/8" = 1'-0"



PROJECT:

HYCROFT II

18438 24th Street
Burnaby, B.C.

DATE: 05/11
SCALE: 1/8" = 1'-0"
SHEET TITLE: BUILDING 1

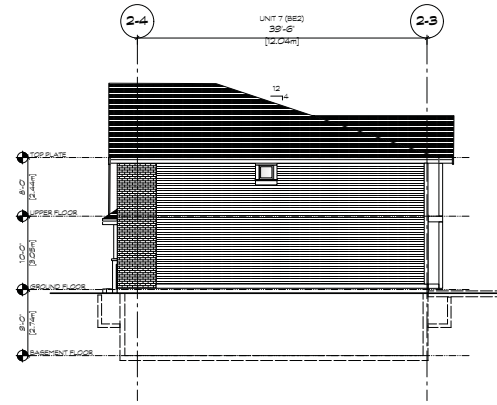
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PROJECT NO.: RCA368

REVISION NO.: -
SHEET NO.: A2.01

PROJECT: HYCROFT II UNIT #1 - BUILDING 1



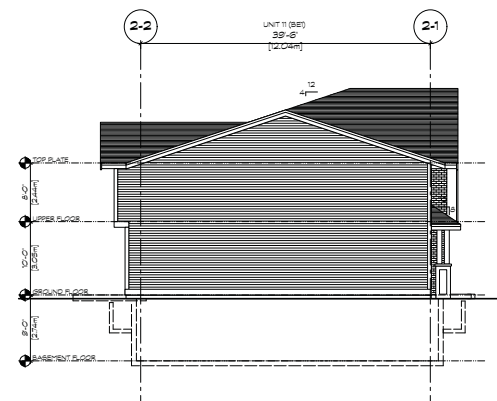
1 FRONT ELEVATION
A2.03 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
A2.03 SCALE: 1/8" = 1'-0"



3 BACK ELEVATION
A2.03 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
A2.03 SCALE: 1/8" = 1'-0"

MATERIAL LIST - COLOUR SCHEME B

A	ROOF SHINGLES
AD	Cambridge Duff Black
B	PAINTED WOOD TRIMS & BRACES
BE	BENJAMIN MOORE
CE	HC-85 Fernley Tape
CD	PAINTED FIBRE CEMENT BOARD & BATTEN
CE	JAMES HARDIE & BENJAMIN MOORE
DE	HC-85 Kogart Grey
DF	PAINTED FIBRE CEMENT HORZ. SIDING
DE	JAMES HARDIE & BENJAMIN MOORE
FE	HC-19 Stranorac Beige
FG	PRECAST CONCRETE HEADERS
GG	Blank Smooth Finish
GH	MASONRY CLADDING
HI	BRANSTON BRICK
HI	Crawford Smooth Finish
HL	VINYL DOUBLE GLAZED WINDOWS
HL	Almond Frame
J	PAINTED WOOD SILL
BE	BENJAMIN MOORE
KE	HC-85 Fernley Tape
KL	PREFINISHED ALUM. GUTTER & DOWNPIPES
KL	SENTEKA
KL	Dark Oak
L	PREFINISHED METAL UNIT ENTRY DOOR
L	White powder coated metal panel on wood door
M	PREFINISHED ALUMINUM PICKET RAILING
M	Black

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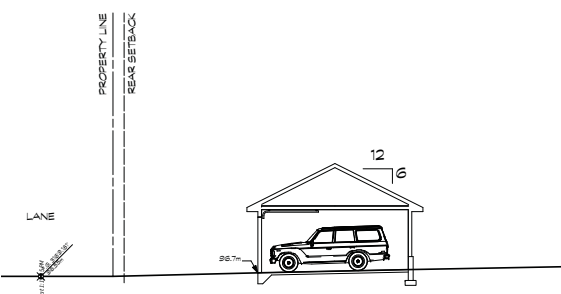
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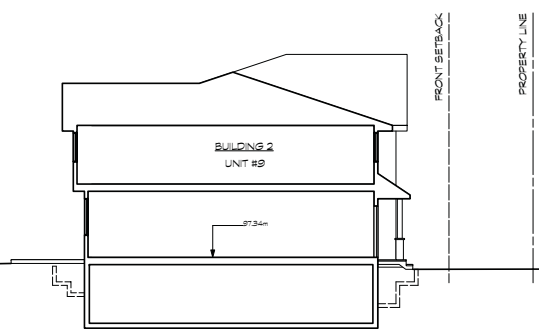
DATE	DESCRIPTION



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5 SITE SECTION
A2.03 SCALE: 1/8" = 1'-0"



PROJECT:
HYCROFT II
18438 24th Street
Burnaby, B.C.

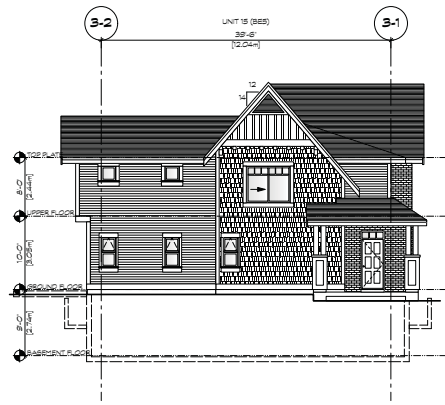
DATE: CEM
SCALE: 1/8" = 1'-0"
SHEET TITLE: BUILDING 2

REVISION NO.: -
SHEET NO.: A2.03

ARCHITECT: CICCOTZI ARCHITECTURE INC. 200-2338 COLUMBIA STREET VANCOUVER, BC V5Y 3Y3
 TEL: (604) 687-4741 FAX: (604) 687-4742
 PROJECT NO: R24368 SHEET NO: A2.03



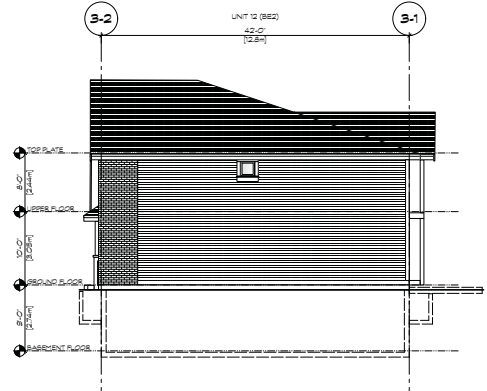
1 FRONT ELEVATION
A2.02 SCALE 1/8" = 1'-0"



2 SIDE ELEVATION
A2.03 SCALE 1/8" = 1'-0"



3 BACK ELEVATION
A2.02 SCALE 1/8" = 1'-0"



4 SIDE ELEVATION
A2.02 SCALE 1/8" = 1'-0"

MATERIAL LIST - COLOUR SCHEME A

A	ROOF BINGLES
	Black
B	PAINTED WOOD TRIMS & BRACES
	BENJAMIN MOORE
C	PAINTED FIBRE CEMENT BOARD & BATTEN
	JAMES HARDIE & BENJAMIN MOORE
D	PAINTED FIBRE CEMENT SHAKES
	JAMES HARDIE & BENJAMIN MOORE
E	PAINTED FIBRE CEMENT HORIZONTAL SIDING
	JAMES HARDIE & BENJAMIN MOORE
F	PRECAST CONCRETE HEADERS
	Blank, Smooth Finish
G	MASONRY CLADDING
	BRAMPTON BRICK
	Charles Street Finish
H	VINYL DOUBLE GLAZED WINDOWS
	Almond Frame
J	PAINTED WOOD BILL
	BENJAMIN MOORE
K	PREFINISHED ALUMINUM GUTTER & DOWNPIPES
	SENTEKA
L	PREFINISHED METAL ENTRY DOOR
	White powder coated metal panel on wood core
M	PREFINISHED ALUMINUM PICKET RAILING
	Black

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REVISION:

NO.	DATE	DESCRIPTION

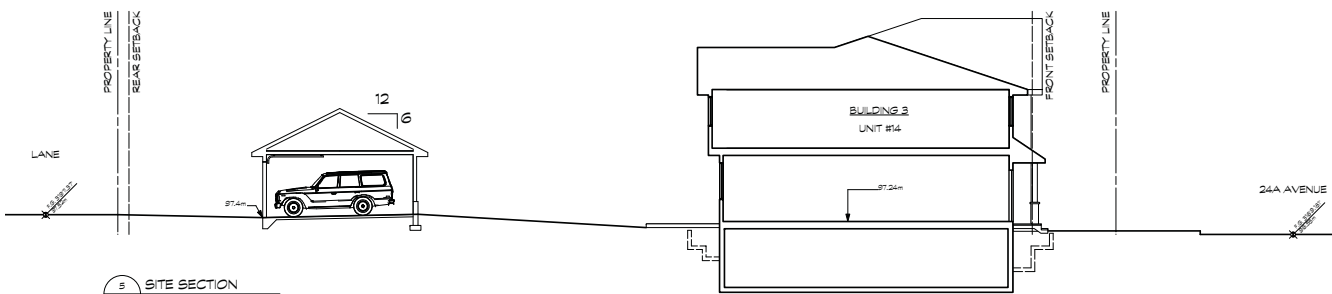
ISSUE:

DATE	DESCRIPTION



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5 SITE SECTION
A2.02 SCALE 1/8" = 1'-0"



PROJECT:
HYCROFT II
18435 24th Street
Burnaby, B.C.

DESIGN: CEM	CHECKED BY: SW
SCALE: 1/8" = 1'	PROJECT NO.: RCA368
SHEET TITLE: BUILDING 3	

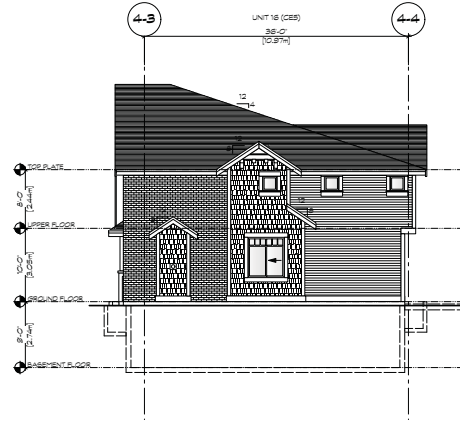
REVISION NO.: -	SHEET NO.: A2.05
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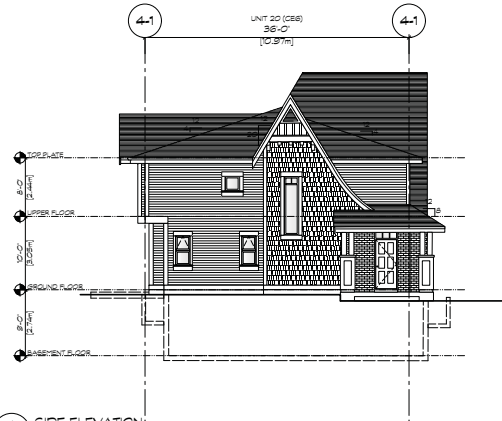
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SCALE: 1/8" = 1'-0"



3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LIST - COLOUR SCHEME B

A	ROOF SHINGLES
	RD
B	PAINTED WOOD TRIMS & BRACES
	BENJAMIN MOORE
C	PAINTED FIBRE CEMENT BOARD & BATTEN
	JAMES HARDIE & BENJAMIN MOORE
D	PAINTED FIBRE CEMENT SHAKES
	HC-85 Esplanade Tan
E	PAINTED FIBRE CEMENT HORZ. SIDING
	JAMES HARDIE & BENJAMIN MOORE
F	PRECAST CONCRETE HEADERS
	HC-18 Superior Beige
G	MASONRY CLADDING
	Block, Smooth Finish
H	VINYL DOUBLE GLAZED WINDOWS
	Almond Frame
J	PAINTED WOOD BILL
	BENJAMIN MOORE
K	PREFINISHED ALUM. GUTTER & DOWNPIPES
	GENIEK
L	PREFINISHED METAL UNIT ENTRY DOOR
	White powder coated metal panel on wood door
M	PREFINISHED ALUMINUM PICKET RAILING
	Black

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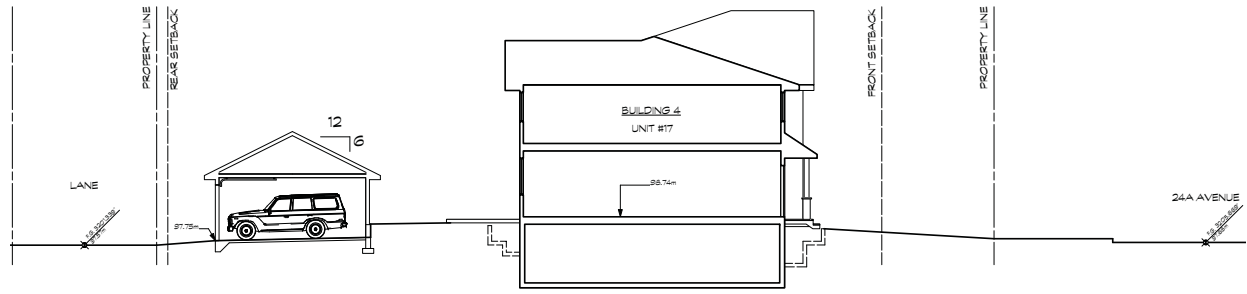
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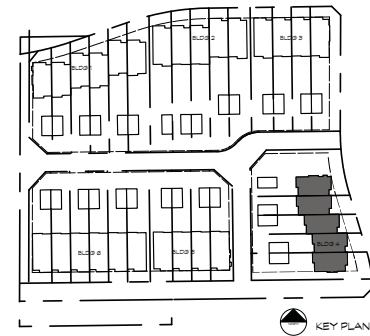


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5 SITE SECTION
SCALE: 1/8" = 1'-0"



PROJECT:

HYCROFT II

18438 24th Street
Burnaby, B.C.

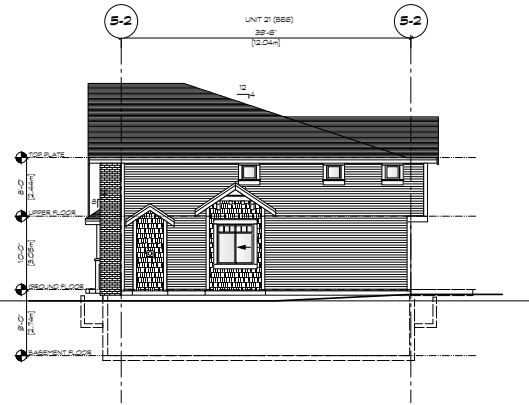
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SHEET TITLE: BUILDING 4	

REVISION NO.: -	SHEET NO.: A2.07
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PROJECT: HYCROFT II - PHASE 1 - 18438 24TH STREET



1 FRONT ELEVATION
A2.09 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
A2.09 SCALE: 1/8" = 1'-0"

MATERIAL LIST - COLOUR SCHEME A

- A ROOF SHINGLES
K&K
- B PAINTED WOOD TRIMS & BRACES
BENJAMIN MOORE
- C PAINTED FIBRE CEMENT BOARD & BATTEN
H&B Favourite Tape
JAMES HARDIE & BENJAMIN MOORE
- D PAINTED FIBRE CEMENT SHAKES
H&B Favourite Gray
JAMES HARDIE & BENJAMIN MOORE
- E PAINTED FIBRE CEMENT HORIZONTAL SIDING
H&B Favourite Gray
JAMES HARDIE & BENJAMIN MOORE
- F PRECAST CONCRETE HEADERS
B&K Smooth Finish
- G MASONRY CLADDING
BRAMPTON BRICK
Charles Smooth Finish
- H VINYL DOUBLE GLAZED WINDOWS
SEWTER
Almond Frame
- J PAINTED WOOD BILL
BENJAMIN MOORE
- K H&B Favourite Tape
PREFINISHED ALUMINUM GUTTER & DOWNPIPES
SEWTER
Dark Chalk
- L PREFINISHED METAL UNIT ENTRY DOOR
White powder coated metal panel on vinyl door
- M PREFINISHED ALUMINUM PICKET RAILING
Black

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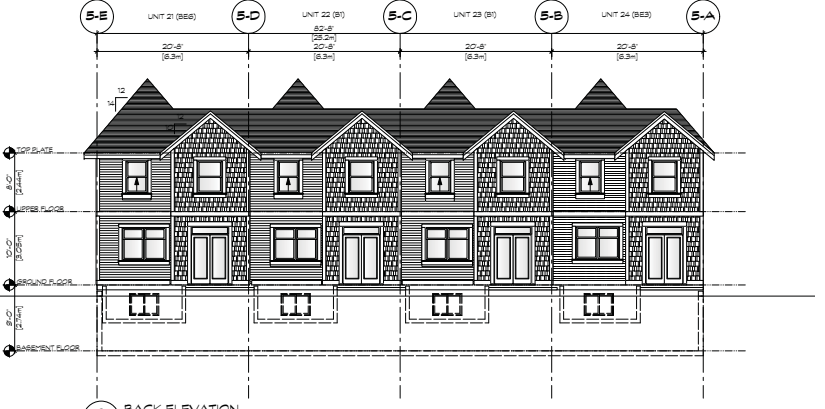
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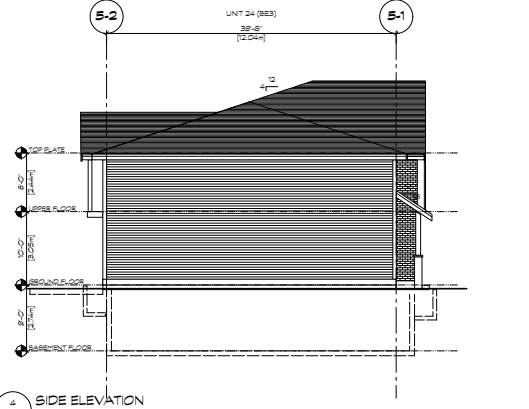
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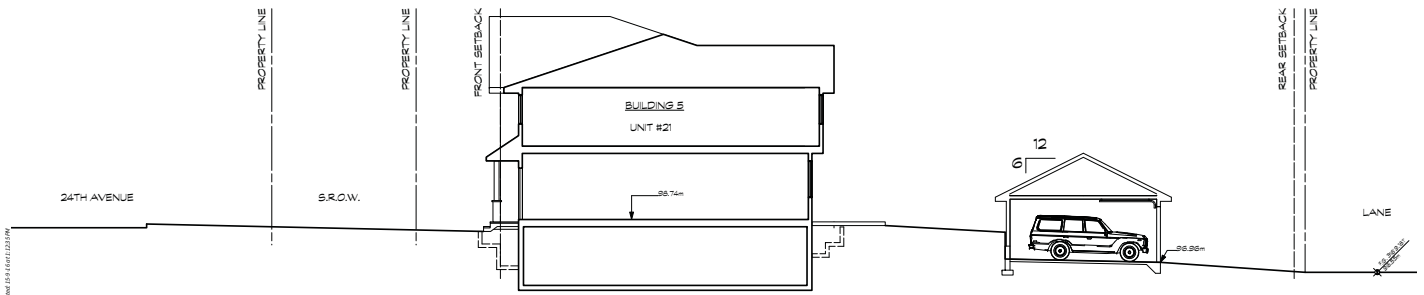
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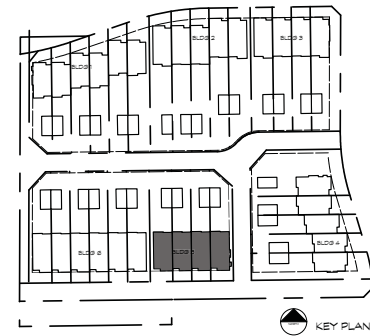
3 BACK ELEVATION
A2.09 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
A2.09 SCALE: 1/8" = 1'-0"



5 SITE SECTION
A2.09 SCALE: 1/8" = 1'-0"



PROJECT:

HYCROFT II
18438 24th Street
Burnaby, B.C.

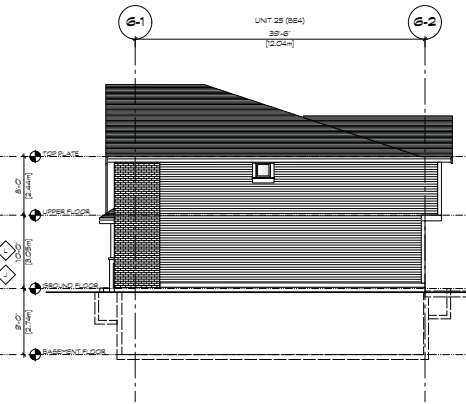
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SCALE: 1/8" = 1'-0" **PROJECT NO.:** RCA368
SHEET TITLE: BUILDING 5

REVISION NO.: - **SHEET NO.:** A2.09

REV: CICCOTZI ARCHITECTURE INC. / PERMIT: 2018-00123338



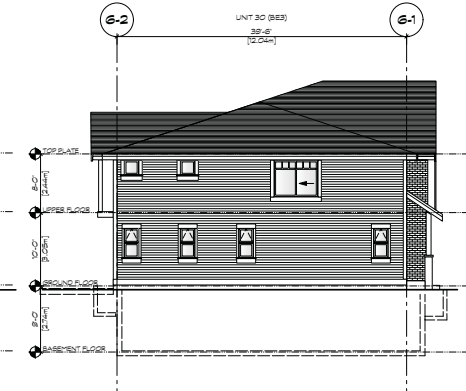
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LIST - COLOUR SCHEME B

A	ROOF SHINGLES
AD	Corbridge Dual Brick
B	PAINTED WOOD TRIMS & BRACES
	BENJAMIN MOORE
C	PAINTED FIBRE CEMENT BOARD & BATTEN
	JAMES HARDIE & BENJAMIN MOORE
D	PAINTED FIBRE CEMENT SHAKES
	HC-85 Everlast Tiles
E	PAINTED FIBRE CEMENT HORZ. SIDING
	JAMES HARDIE & BENJAMIN MOORE
F	PRECAST CONCRETE HEADERS
	HC-85 Everlast Tiles
G	MASONRY GLAZING
	BRANSTON BRICK
H	VINYL DOUBLE GLAZED WINDOWS
	Almond frame
J	PAINTED WOOD BILL
	BENJAMIN MOORE
K	PREFINISHED ALUM. GUTTER & DOWNPIPES
	SENTEK
L	PREFINISHED METAL UNIT ENTRY DOOR
	White powder coated metal panel on wood door
M	PREFINISHED ALUMINUM PICKET RAILING
	Black

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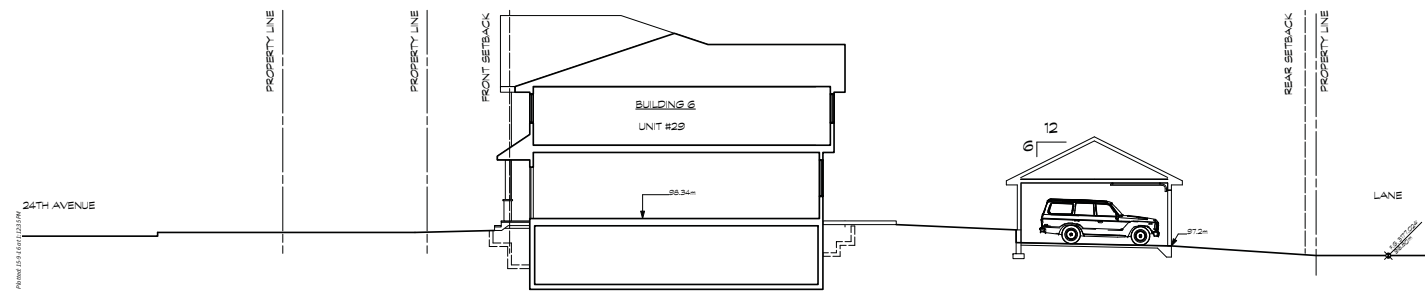
NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION



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5 SITE SECTION
SCALE: 1/8" = 1'-0"



PROJECT:
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Burnaby, B.C.

OWNER: CEM	CHECKED BY: SW
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA368
SHEET TITLE: BUILDING 6	

REVISION NO.: -	SHEET NO.: A2.11
---------------------------	----------------------------

R:\CICCOZ\HYCROFT II\HYCROFT II.dwg

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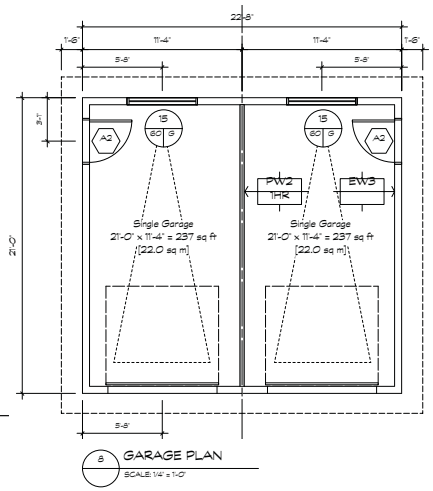
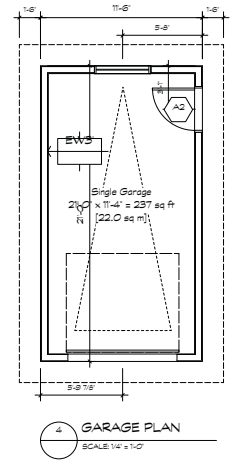
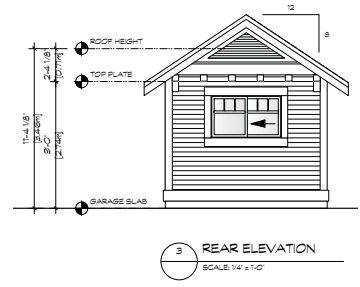
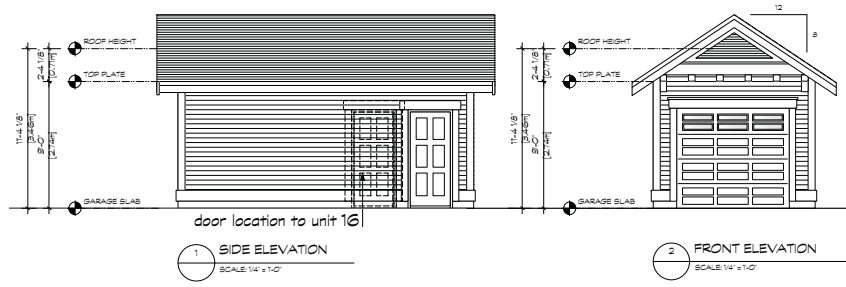
REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION

SEAL



CICCOTZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: 604 687-4741

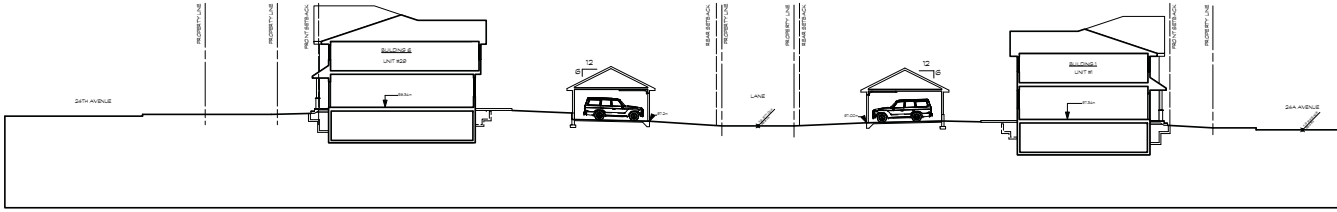
PROJECT:
HYCROFT II
16435 24th Avenue
Surrey, BC

DESIGN: NV	CHECKED BY: EW
SCALE: 1:50	PROJECT NO.: RCA288

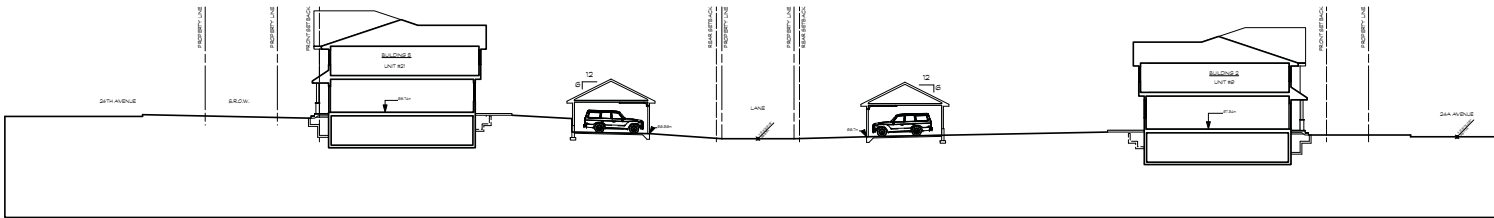
SHEET TITLE:
Garage Plan & Elevations

REVISION NO.: -	SHEET NO.: A2.12
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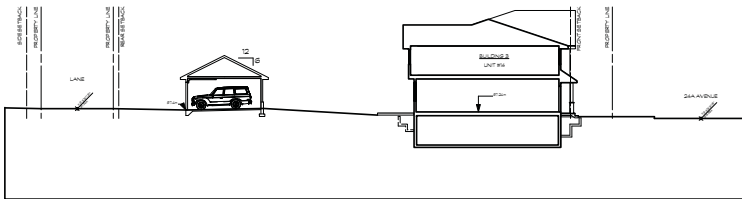
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.



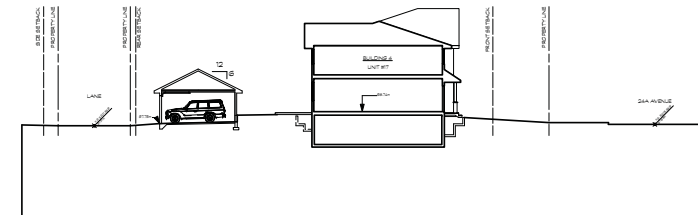
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AS.OO SCALE: 1/8" = 1'-0"



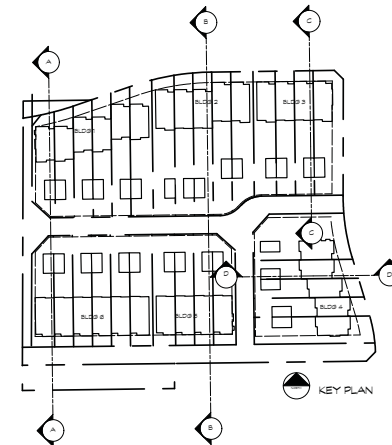
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AS.OO SCALE: 1/8" = 1'-0"



3 SITE SECTION C
AS.OO SCALE: 1/8" = 1'-0"



4 SITE SECTION D
AS.OO SCALE: 1/8" = 1'-0"



REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION



CICCOTZI
ARCHITECTURE

200 - 2338 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:

HYCROFT II

18438 24th Street
Burney, B.C.

DATE:	LD	CHECKED BY:	SW
SCALE:	1/8" = 1'	PROJECT NO.:	PCA368

SHEET TITLE:

SITE SECTIONS

REVISION NO.:	SHEET NO.:
-	AS.OO



- Brick Columns (Typ.)
- Timber Window Wells (Typ.)
- Hydrated Slab Patio (Typ.)
- Privacy Fences b/w Units (Typ.)
- Brick Wall (Typ.)
- Hydrated Slab Walkway (Typ.)
- Street Trees (By City)
- Paver Inset (Typ.)
- Asphalt Driveway (Typ.)
- Permeable Asphalt Overflow Parking (Typ.)
- Existing Trees to be Removed (Typ.)
- Public Seating Area
- Retained Tree w/ Tree Protection Fencing (Typ.)
- Low Wood Fencing w/ Hedging (Typ.)
- Entry Gates (Typ.)
- Concrete Steps (Typ.)
- Concrete Entry Path (Typ.)
- Street Trees (By City)
- Entry Arbour
- Pedestrian Post-Top Lights, per City Standards
- Concrete Bands (Either Side of Path)
- Existing Trees to be Removed (Typ.)
- Street Trees (By City)

3	Response to City Comments	11-20-15
2	Reissue for DP	10-14-15
1	Issue for DP	09-23-15
Revision No.		Date

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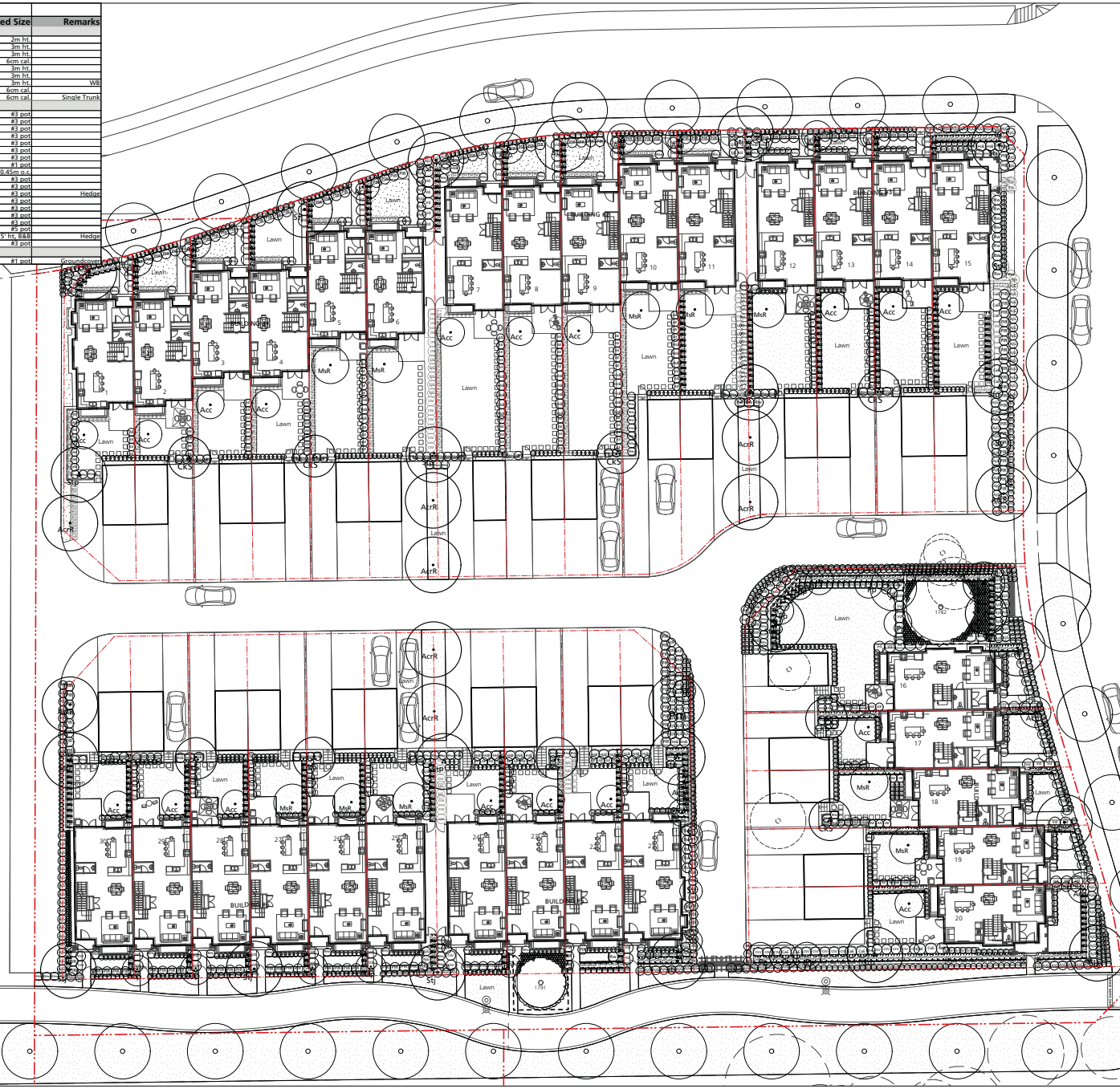
Client:
Streetside Developments (BC) Ltd.

Project Title:
Hycroft Rowhomes Phase 2

Drawing Title:
Landscape Plan

Project North:	Drawn By:	JG
	Checked By:	MP
Scale:	Job No.:	15-056
Sheet No.:		

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Acc	21	<i>Acer circinatum</i>	Vine Maple	2m ht.	
Acc	16	<i>Acer palmatum</i>	Japanese Maple	3m ht.	
Acc	1	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Maple	3m ht.	
GS	11	<i>Cornus kousa 'Satanii'</i>	Satanii Kousa Dogwood	60m cal.	
MOR	1	<i>Magnolia stellata 'Royal Star'</i>	Royal Star Magnolia	3m ht.	
Po	1	<i>Pinus parviflora 'Tempelhof'</i>	Tempelhof Japanese White Pine	3m ht.	
Pm	1	<i>Pseudotsuga menziesii</i>	Douglas Fir	3m ht.	Web
GS	1	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	60m cal.	
ST	17	<i>Styrax japonicus</i>	Japanese Snowbell	60m cal.	Single Trunk
Shrubs					
Ab	16	<i>Abelia 'Edward Goucher'</i>	Edward Goucher Abelia	#3 pot	
Acc	1	<i>Actinorhiza umeda 'Compacta'</i>	Compact Strawberry Bush	#3 pot	
Acc	17	<i>Azalea japonica 'Gumpo White'</i>	Gumpo White Azalea	#3 pot	
BK	10	<i>Berberis thunbergii 'Rose Glow'</i>	Rose Glow Japanese Barberry	#3 pot	
EMV	80	<i>Buxus microphylla 'Winter Gem'</i>	Winter Gem Boxwood	#3 pot	
GV	4	<i>Ceanothus thyrsiflorus 'Victoria'</i>	Victoria Lilac	#3 pot	
Col	14	<i>Cornus alba 'Esquimaux'</i>	Variegated Dogwood	#3 pot	
LW	12	<i>Erica carnea 'Serpentine Wood White'</i>	Serpentine Wood White Heath	#1 pot, 0.45m dia	
LD	13	<i>Erica darwinensis 'Darwin Dale'</i>	Darwin Heath	#3 pot	
EG	20	<i>Euonymus fortunei 'Emerald Gaiety'</i>	Emerald Gaiety Wintercreeper	#3 pot	
HS	2	<i>Hydrangea serrata 'Winebarrel'</i>	Blue Bird Hydrangea	#3 pot	
PR	16	<i>Prunus laurocerasus 'Reynoldsii'</i>	Russian Laurel	#3 pot	Hedge
HR	17	<i>Rhododendron 'Hota'</i>	Hota Rhododendron	#3 pot	
W	2	<i>Rhododendron williamsianum</i>	Williams Rhododendron	#3 pot	
SC	18	<i>Sarcococca rupestris</i>	Fragrant Sarcococca	#3 pot	
SG	4	<i>Spiraea japonica 'Goldmound'</i>	Goldmound Spiraea	#3 pot	
YL	1	<i>Syringa vulgaris</i>	Lilac	5' ht, #48	Hedge
VCS	28	<i>Viburnum cedricifolium 'Smaragd'</i>	Emerald Green Cedar	5' ht, #48	
Vd	80	<i>Viburnum davidii</i>	David Viburnum	#3 pot	
Groundcovers, Vines, Ferns, Perennials and Grasses					
GS	1	<i>Exochorda terminalis</i>	Japanese Source	#1 pot	Groundcover



3 Response to City Comments 11-20-15
 2 Reissue for DP 10-14-15
 1 Issue for DP 09-23-15
 Revision No. Date

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Client:
Streetside Developments (BC) Ltd.

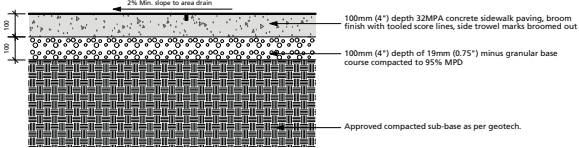
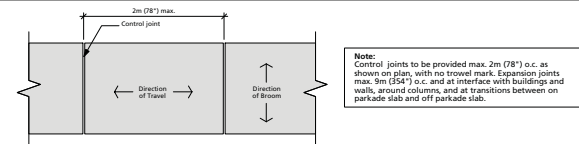
Project Title:
Hycroft Rowhomes Phase 2

Drawing Title:
Planting Plan

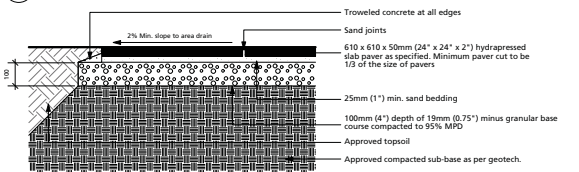
Project North:

 Drawn By: DS
 Checked By: MP

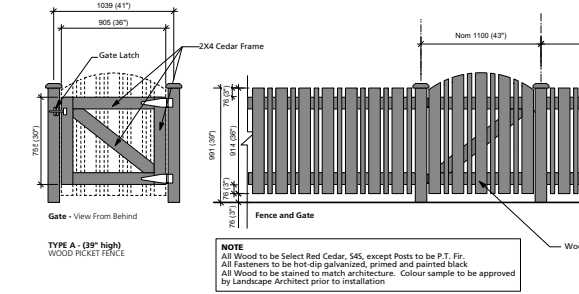
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 Sheet No.



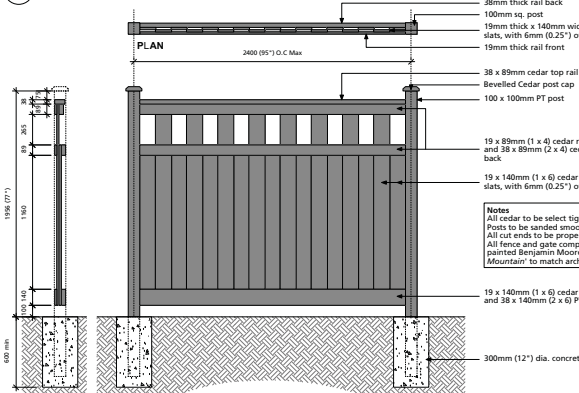
1
CONCRETE PAVING
T:10
L3.0



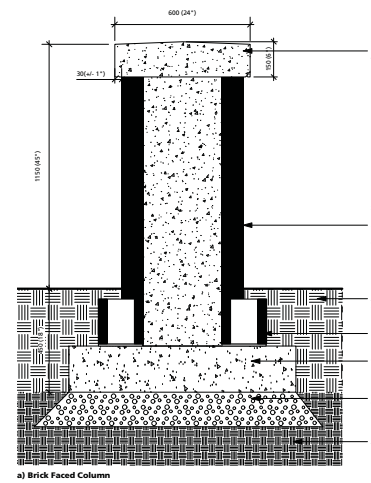
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HYDRAPRESSED SLAB PAVING
T:10
L3.0



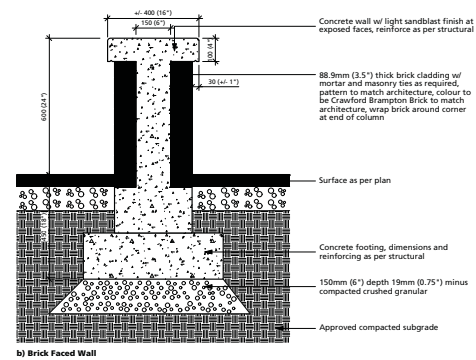
4
WOOD PICKET FENCE AND GATE
T:20
L3.0



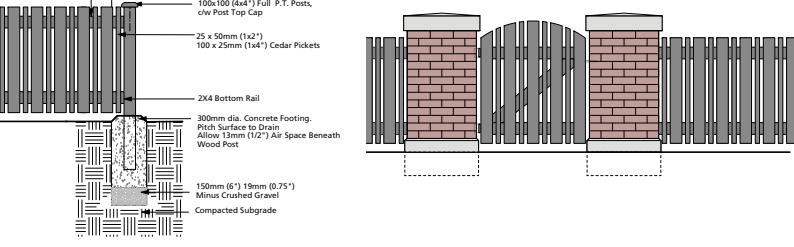
5
PRIVACY SCREEN
T:20
L3.0



3
BRICK FACED FEATURE ELEMENTS
T:10
L3.0



b) BRICK FACED WALL



6
ENTRY PERGOLA
T:25
L3.0



Bench: 'Nashua'
Colour: Aluminium & Teak
www.landscapelife.com

7
BENCH
T:30
L3.0

3	Response to City Comments	11-20-15
2	Reissue for DP	10-14-15
1	Issue for DP	09-23-15
	Revision No.	Date

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Client:
Streetside Developments (BC) Ltd.

Project Title:
Hycroft Rowhomes Phase 2

Drawing Title: **Details**

Drawn By:	JG
Checked By:	MP
Scale:	As Noted
Job No.:	15-056
Sheet No.:	

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

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

DATE: **December 7, 2015** PROJECT FILE: **7815-0242-00**

RE: **Engineering Requirements
Location: 16435 24 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

24 Avenue

- 8.442 m along 16435 towards ultimate 37.0 m Arterial Road allowance.
- 6.0 m SRW along 16435 for the Grandview Heights Greenway Multi-Use Path.

24A Avenue

- 73.6 m² at the north-west corner of 16435 to complete ultimate 20.0 m Local Road allowance.
- 0.5 m SRW along the north-west corner of 16435 .

Lanes

- 6.0 m access lane.
- 6.0 m internal lanes to access the rear of the townhouses.
- Corner cuts at lane intersections.

Works and Services

- Construct 2.5 m concrete sidewalk and street trees on 165 Street.
- Construct the south/west portion of 24A Avenue to a flex road standard.
- Construct access and internal lanes.
- Construct a 4.0 m Multi- Use path on 24 Avenue.
- Construct sanitary sewer on 165 Street.
- Pay Sanitary Latecomer, Storm DWA and 100% Drainage DCCs.

A Servicing Agreement is required prior to Rezoning and Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
LR

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, November 18, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15-0242-00

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.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. The construction of this secondary school is also a high priority in the district's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2015 and options for placing portables on neighbouring sites are under investigation. Until new elementary and secondary school capital projects are approved, the school district does not support development occurring at a higher density than outlined in approved NCPs.

SUMMARY

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

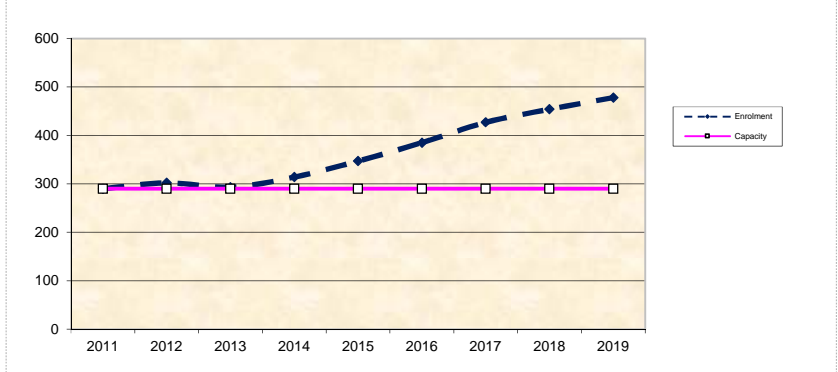
Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

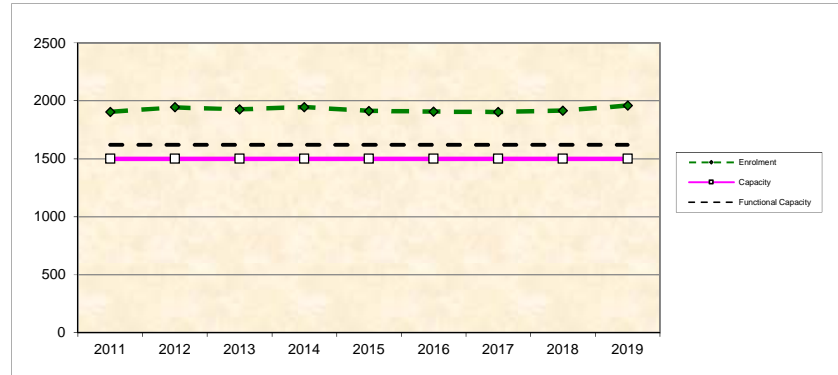
September 2015 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Pacific Heights Elementary



Earl Marriott Secondary



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

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	16435 – 16467 24 th Avenue Surrey BC
Address:	
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) 44-on-site 7 city	51
Protected Trees to be Removed	49
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 31 X one (1) = 31	67
- All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = 36	
Replacement Trees Proposed	96
Replacement Trees in Deficit	0(29 surplus)
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	-
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	-
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) =	-
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	
Replacement Trees Proposed	-
Replacement Trees in Deficit	-

Summary prepared and
submitted by:



December 2,
2015

Arborist

Date

CITY OF SURREY

BYLAW NO. _____

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

.....

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

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 007-515-774
Lot C Section 24 Township 1 New Westminster District Plan 19016

Portion of 16435 - 24 Avenue

Portion of Parcel Identifier: 029-272-858
Lot 1 Section 24 Township 1 New Westminster District Plan EPP36954

Portion of 16467 - 24 Avenue

As Shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gary Sundvick, B.C.L.S. on the 2nd day of December, 2015, containing 0.88 hectares, called Block B.

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate attached *dwelling units* on *lots* contained in a *row housing building*, which are to be developed in accordance with a *comprehensive design*, and where *density bonus* is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for only one *dwelling unit* on each *lot* contained within a *row housing building* and customarily *accessory uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) The *unit density* shall not exceed 57 *dwelling units* per hectare [23 u.p.a.]; and
(b) For building construction within a *lot*, the maximum allowable floor area of the *dwelling unit* shall be 164 sq. m. [1,765 sq. ft.], excluding any *basement*, *garage*, *carport*, or *accessory buildings* and *structures*.

E. Lot Coverage

The maximum *lot coverage* shall be:

1. 44% where the *lot* is an *internal lot* pursuant to Section K.2 of this Zone.
2. 40% where the *lot* is an *end lot* or a *corner lot* pursuant to Section K.2 of this Zone.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Internal Dwelling Unit</i>		3.5 m. ¹ [11.5 ft.]	12.5 m. [41 ft.]	0.0 m. [0 ft.]	-
<i>End Dwelling Unit</i>		3.5 m. ¹ [11.5 ft.]	12.5 m. [41 ft.]	1.2 m. ⁴ [4 ft.]	-
<i>Corner Dwelling Unit</i>		3.5 m. ¹ [11.5 ft.]	12.5 m. [41 ft.]	0.0 m. [0 ft.]	2.7 m. ⁶ [9 ft.]
<i>Accessory Buildings and Structures</i>		- ²	0.5 m. ³ [1.64 ft.]	0.0 m. ⁵ [0 ft.]	1.2 m. ⁷ [4 ft.]

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

- ¹ The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m. [6.ft 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*.
- ² *Accessory buildings and structures* shall not be located in the *front yard setback* of the *principal building*.
- ³ *Accessory buildings and structures* exceeding 2.4 m. [8 ft.] in *building height* and any detached garage or carport regardless of the *building height* are not permitted within 6.0 m. [20 ft.] of the *principal building*.
- ⁴ A *side yard setback* is not required at the common *side lot line* between two *lots* along which the same *row housing building* is located.
- ⁵ The *side yard setback* of an *accessory building and structure* including a garage shall be increased to a minimum of 2.7 m. [9 ft.] on the opposite side of the *lot*.
- ⁶ The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard on flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.
- ⁷ At any corner cut at the intersection of a road and a rear lane, the *side yard setback* on a *flanking street* may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 9.5 metres [31 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3 m. [10 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5.0 m. [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. A *driveway* to the *lot* shall be permitted only from a rear lane.
3. A minimum of 2 off-street *parking spaces* shall be provided for each *dwelling unit* at the rear of the *lot*.
4. Where a garage or carport is provided on the *lot*, no more than one off-street *parking space* shall be within the garage or carport.
5. The floor area of the garage or carport shall not exceed 22 sq. m. [240 sq. ft.].
6. Where a detached garage or carport is provided on the *lot*, such detached garage or carport shall:
 - (a) Be located at a minimum of 6 m [20 ft.] from the rear face of the *dwelling unit*; and
 - (b) The *driveway* width shall not exceed 6 m [20 ft.].
7. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
8. Outside parking or storage of *campers*, boats or house *trailers* shall not be permitted.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, excluding a *driveway*, shall not cover more than 12 sq. m. [129 sq. ft.] in area.

J. Special Regulations

No more than six *dwelling units* shall be attached in a row to one another within each *row housing building*.

K. Subdivision

1. Where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the minimum standards:

	Lot Size	Lot Width	Lot Depth
<i>Internal Lot</i>	226 sq. m. [2,433 sq. ft.]	6.3 m. [21 ft.]	33 m. [108 ft.]
<i>End Lot</i>	259 sq. m. [2,788 sq. ft.]	7.2 m. [24 ft.]	24 m. [79 ft.]
<i>Corner Lot</i>	355 sq. m. [3,821 sq. ft.]	9.0 m. [30 ft.]	38 m. [125 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-23 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-23 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

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

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

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

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

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

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

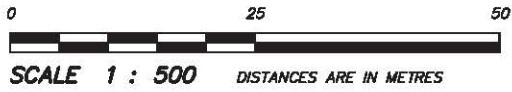
_____ MAYOR

_____ CLERK

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HD 12/9/15 9:26 AM

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF:
 LOT C PLAN 19016 AND LOT 1 PLAN EPP36954
 ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
 BCGS 92G.007



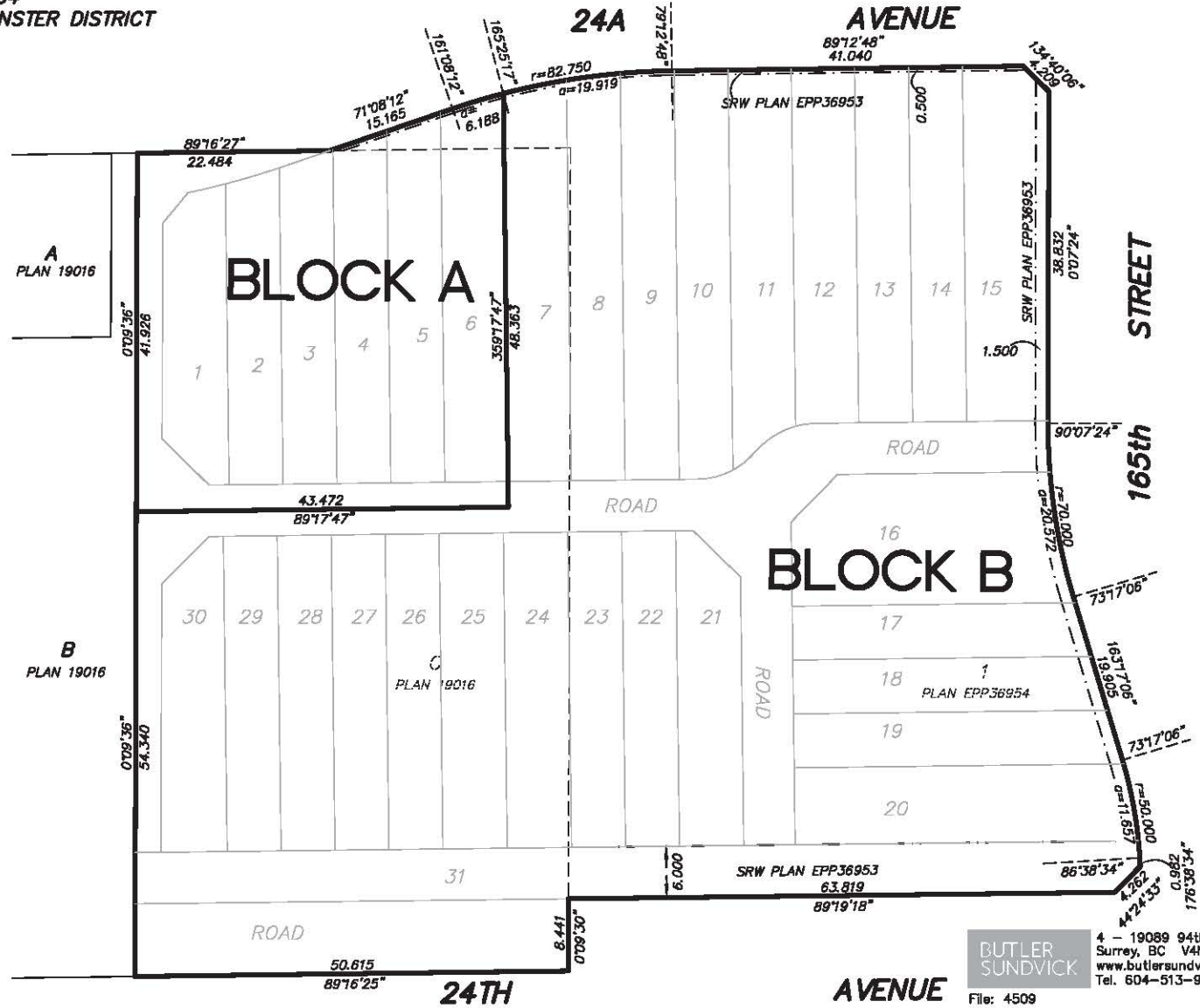
INTEGRATED SURVEY AREA No. 1, SURREY,
 NAD83(CSRS) 4.0.0.BC.1.GVRD

TABLE OF AREAS	
BLOCK A	0.188 ha
BLOCK B	0.880 ha



CERTIFIED CORRECT
 THIS 2nd DAY OF DECEMBER, 2015

G. Sundvick
 GARY SUNDVICK B.C.L.S.



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