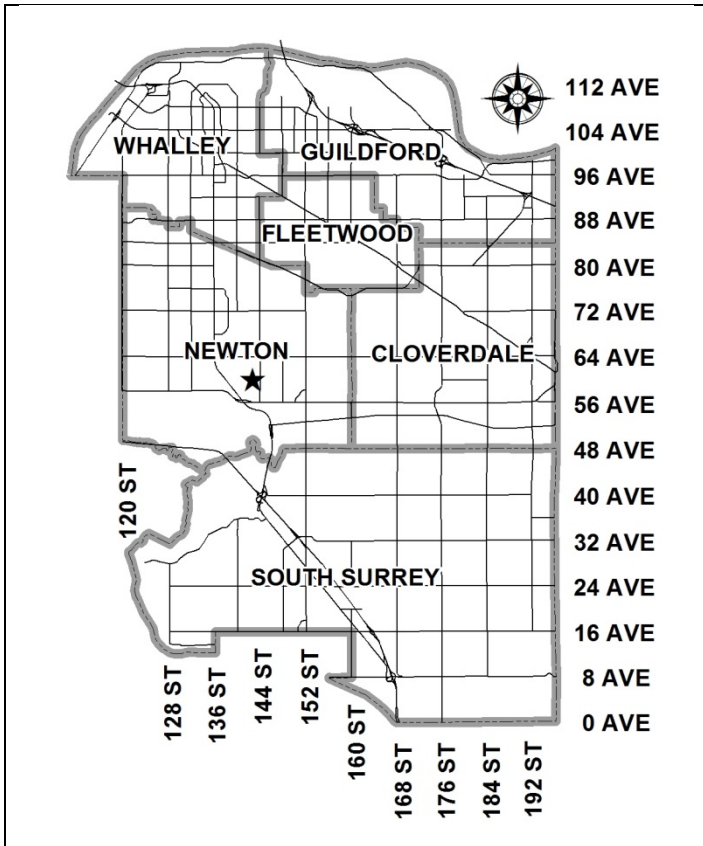


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0246-00

Planning Report Date: May 02, 2016

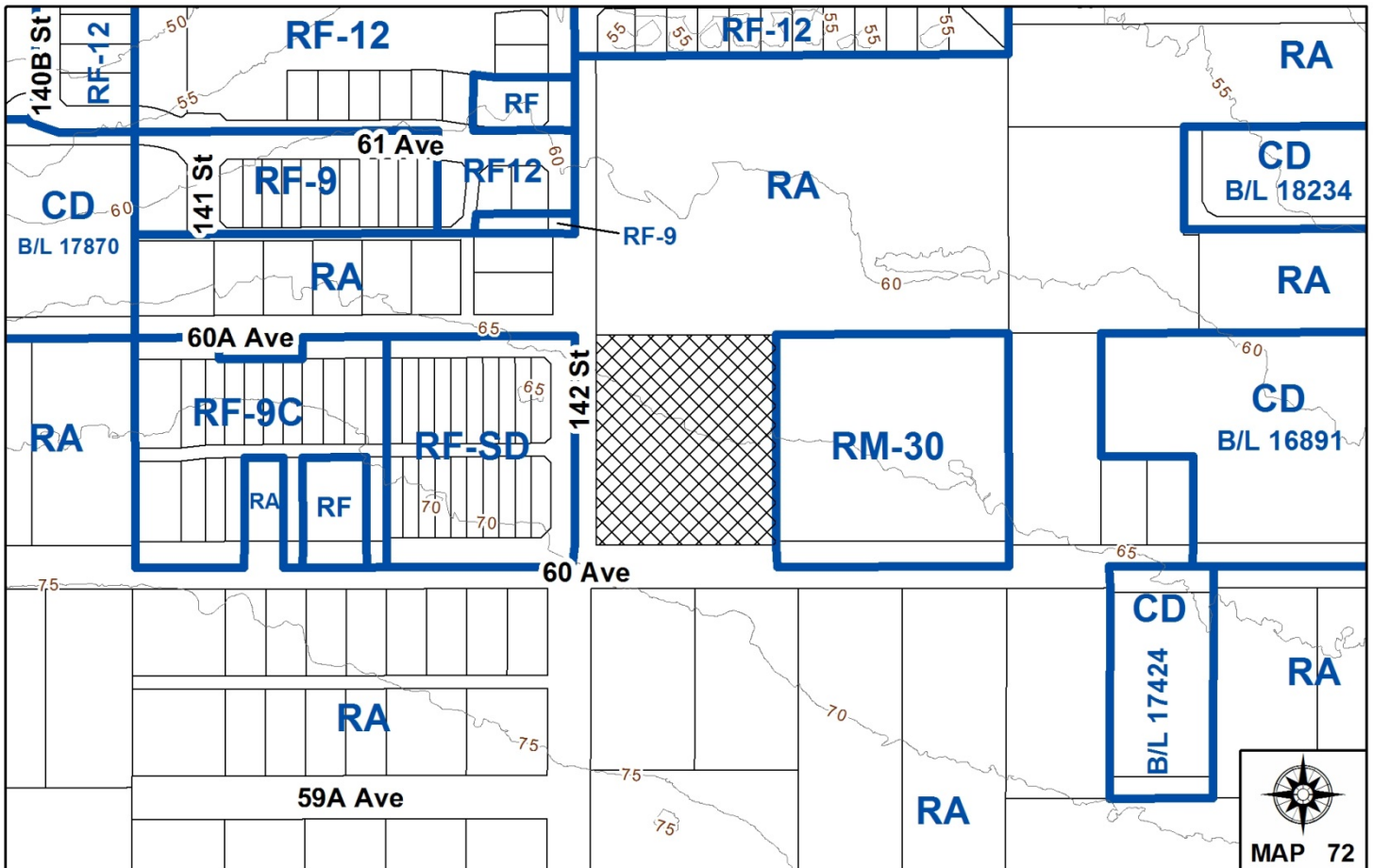


PROPOSAL:

- NCP Amendment from “Townhouses (15 upa max)” to “Townhouses (25 upa max)”
- Rezoning from RA to RM-30
- Development Permit
- Development Variance Permit

to permit the development of 48 townhouse units.

LOCATION: 6022 - 142 Street
OWNER: Valtellina Enterprises Ltd
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses (15 upa max)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking amendment to the South Newton NCP from “Townhouses (15 upa max)” to “Townhouses (25 upa max)”.
- Seeking variances to the setbacks of the “Multiple Residential 30 Zone (RM-30)”.
- Seeking to reduce and pay cash-in-lieu of a portion of the required indoor amenity space.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation for the site.
- The proposed NCP amendment to designate the site “Townhouses (25 upa max)” is consistent with the land use designation on the adjacent site to the east, which was approved in July 2013 under Development Application No. 7912-0202-00, and will provide continuity along the north side of 60 Avenue.
- The proposed density and building form are appropriate for this part of South Newton.
- The proposed reduced indoor amenity space maintains a functional area for residents, with the shortfall being addressed through a cash-in-lieu arrangement.
- The proposed setbacks achieve a more urban, pedestrian streetscape, and are consistent with the setbacks approved in the adjacent townhouse development to the east (Development Application No. 7912-0202-00).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 144 square metres (1,550 square feet) to 94 square metres (1,014 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0246-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0246-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.1 metres (17 ft.);
 - (b) to reduce the minimum rear yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (c) to reduce the minimum side yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.); and
 - (d) to reduce the minimum side yard on flanking street setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (i) 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;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (k) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses (15 upa max)" to "Townhouses (25 upa max)" when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>10 Elementary students at Woodward Hill Elementary School 5 Secondary students at Sullivan Heights Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by summer 2017.</p>
Parks, Recreation & Culture:	Parks notes the applicant is required to provide an expanded landing at the corner of 60 Avenue and 142 Street for the Panorama Greenway. Parks recommends an expanded sidewalk to connect the Panorama Greenway to Woodward Hill Elementary.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Rezoning Approval is granted pursuant to Section 52 (3)(a) of the <i>Transportation Act</i> , and valid for one year from April 06, 2016.

SITE CHARACTERISTICS

Existing Land Use: acreage lot with one single family dwelling (to be demolished)

Adjacent Area:

Direction	Existing Use	OCP / NCP Designation	Existing Zone
North:	Woodward Hill Elementary School	Urban / Proposed School & Parks	RA
East:	Townhouse site	Urban / Townhouses (30 upa max)	RM-30
South (Across 60 Avenue):	Single family dwellings (Development Application No. 7916-0107-00 for townhouses on western property)	Urban / Townhouses (15 upa max)	RA
West (Across 142 Street):	Single family semi-detached dwellings	Urban / Single Family Small Lots and Single Family Residential Flex (6-14.5 upa)	RF-SD

JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton NCP designates this property as "Townhouses (15 upa max)". The applicant is proposing an amendment to "Townhouses (25 upa max)" (Appendix VI).
- The amendment is consistent with the adjacent development to the east, which was approved in July 2013 under Development Application No. 7912-0202-00.
- The proposed density is generally consistent with other townhouse developments established or approved in South Newton.

DEVELOPMENT CONSIDERATIONS

- The 0.773-hectare (1.91-acre) subject site is located on the northeast corner of 142 Street and 60 Avenue in South Newton. The site slopes moderately down from south to north.
- The subject site is designated Urban in the Official Community Plan (OCP), zoned One-Acre Residential (RA) Zone, and designated "Townhouses (15 upa max)" in the South Newton Neighbourhood Concept Plan (NCP).
- The applicant proposes an amendment to the South Newton NCP from "Townhouses (15 upa max)" to "Townhouses (25 upa max)", rezoning from One-Acre Residential (RA) Zone to Multiple Residential 30 Zone (RM-30), and a Development Permit to permit the development of 48 townhouse units.
- A Development Variance Permit is also proposed as part of the application, to vary setbacks (see By-law Variance section).

- The proposal includes road dedications, and tree preservation on the site, as well as the provision of a plaza for pedestrians at the northeast corner of 60 Avenue and 142 Street.
- The proposal comprises a total floor area of 6,645 square metres (71,530 sq. ft.) representing a net floor area ratio (FAR) of 0.86, which is below the maximum 0.90 FAR allowed in the RM-30 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on March 08, 2016 to 194 properties within 100 metres (328 ft.) of the subject site, including the Panorama Neighbourhood Association and the Newton Community Association. A development proposal sign was also installed on the site on March 10, 2016. Staff received one phone call and three emails with concerns. A summary is provided below:

- School capacity (2 concerns)

(Residents are concerned that the proposed townhouses would attract a demographic with school-age children which would add to the overcrowding problem at the local schools. The School District is aware of this issue.)

- Green space between developments (1 concern)

(One resident had been informed by his realtor that there would be a walkway/open space between the two developments. Staff explained that a pathway is not proposed, was not identified in the South Newton NCP, and it would lead directly into the school site vehicle parking area. There is a planned pathway on the east side of the adjacent site at 14271 60 Avenue, which will lead into a future park.)

- Traffic on 60 Avenue (2 concerns)

(Concerns about traffic increase with the addition of more residents in the area.)

- Services in the community (2 concerns)

(There was concern raised on the demand and supply of community services in the local community with the addition of more residents in the area. These services include fire department, schools, and parks.

One resident was particularly concerned with the provision of parks in the neighbourhood. The Parks, Recreation and Culture Department has advised that they have received several requests for additional parks in the South Newton area, and that they are currently working on acquiring more park space. One of these new parks will be immediately east of Woodward Hill Elementary School, and the City has recently acquired land for a portion of this park. A second park is also being planned to accommodate the higher density townhouses in the area, but no location has been confirmed at this time.)

DESIGN PROPOSAL AND REVIEW

- The proposal consists of forty-eight (48) three-storey townhouse units that are contained within 10 buildings. All of the units are provided as three-bedroom townhouse units with two resident parking spaces, and range in size from 125 square metres (1,342 sq. ft.) to 166 square metres (1,791 sq. ft.). The number of dwelling units within each individual building varies from 3 to 7 units.
- The proposal also includes an outdoor amenity area which will include the preservation of a large Western Red Cedar, and an indoor amenity building.
- Individual unit entries are provided to both 60 Avenue and 142 Street.
- Half of the units (24 units) have a double garage parking arrangement, with 24 units proposing a tandem parking arrangement, which complies with the maximum 50% tandem parking permitted in the Zoning By-law.
- A retaining wall is proposed 0.6 metres (2 ft.) from the north property line, moving closer to the property line to the east. This will assist with retaining trees on the school property to the north. The units facing 142 Street step down with the existing slope, which results in no steps from the sidewalk to the front porches.
- Building materials include horizontal vinyl siding, vinyl shingle siding and ledge stone. Two colour schemes are proposed, one in white with black accents, and one in white and grey with black accents. Both colour schemes include details in cultured stone. The roof is proposed to be in black asphalt shingles and will include gables and sloped roofs.
- Typically staff have not supported all-vinyl townhouses and have consistently requested townhouses proposals show only horizontal vinyl siding in smaller areas to reduce their visual impact. For this project, extensive use of both horizontal vinyl siding and vinyl shingle siding is proposed. As with vinyl siding, vinyl shingles can be used in very small areas such as in the top gable ends of roofs where they are less visible. However, staff have some concern with the extensive use of vinyl shingles, as they appear "shiny" and somewhat plastic looking, and are therefore seen as an inferior material when compared with a cedar shingle.
- The townhouse site to the east, approved in July 2013 under Development Application 7912-0202-00, introduced the vinyl shingle material on a larger scale, similar to the subject proposal. The site to the east was developed by the same developer as the subject proposal, and it is their intention to develop the site with similar building materials, with the possibility of merging both stratas to decrease maintenance costs in the future.
- In order to have both developments with a consistent look, particularly due to the intention of merging both stratas in the future, staff is prepared to support the proposed material for this development. Staff support for the material choices in the subject proposal is for consistency purposes only, and should not be taken as a general support for this material in other developments elsewhere in Surrey.

Landscaping

- Landscaping is provided along all property lines, in coordination with the retention of a large Western Red Cedar adjacent to the proposed outdoor amenity space on the centre of the property.
- The proposed landscaping includes a variety of plants, including Paperbark Maple, Columnar Red Maple, River Birch, Eastern Redbud, Slender Hinoki Cypress, Chinese Dogwood, Purple Fastigiata Beech, Royal Star Magnolia, Amanogawa Cherry, as well as a variety of shrubs, grass and perennials.
- A pedestrian plaza is proposed at the southwest corner of the site, providing pedestrian connection into the site from the intersection of 60 Avenue and 142 Street.

Vehicular Access & Parking

- Access to the subject site will be provided on 142 Street, aligning with the existing lane on the west side of 142 Street.
- The applicant is proposing to provide 96 resident parking spaces and 10 visitor parking spaces, which meets the parking requirements of the Zoning By-law.

Amenity Space

- The Zoning By-law requires 144 square metres (1,550 sq. ft.) of both indoor and outdoor amenity space for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The outdoor amenity space totalling 386 square metres (4,163 sq. ft.) is centrally located, and adjacent to a Western Red Cedar proposed to be retained. The outdoor amenity space exceeds the Zoning By-law minimum requirement of 144 square metres (1,550 sq. ft.). The space is proposed to have a water feature, balance logs for play, seating logs and a water feature.
- The proposed indoor amenity building totalling 94 square metres (1,014 sq. ft.) is less than the 144 square metres (1,550 sq. ft.) required under the Zoning By-Law. The amenity building is between units 17 and 18, adjacent to the outdoor amenity space. Access is through stairs between units 11 and 12, or 21 and 22. The amenity building is proposed to have a fitness centre and washrooms. In accordance with City Policy, the applicant will be requested to address the shortfall of indoor amenity space with cash-in-lieu compensation.

TREES

- Meredith Mitchell, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	8	8	0
Cottonwood	-	-	-
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	6	6	0
Bigleaf Maple	15	15	0
Silver Birch	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	10	9	1
Total (excluding Alder and Cottonwood Trees)	34	33	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		61	
Total Retained and Replacement Trees		62	
Contribution to the Green City Fund		\$3,900	

- The Arborist Assessment states that there are a total of 34 protected trees on the site, excluding Alder and Cottonwood trees. 8 existing trees, approximately 19 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 1 tree 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.
- 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 74 replacement trees on the site. Since only 61 replacement trees can be accommodated on the site, the deficit of 13 replacement trees will require a cash-in-lieu payment of \$3,900, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Columnar Red Maple, River Birch, Eastern Redbud, Slender Hinoki Cypress, Chinese Dogwood, Purple Fastigiate Beech, Royal Star Magnolia, Amanogawa Cherry, as well as a variety of shrubs, grass and perennials.
- In summary, a total of 62 trees are proposed to be retained or replaced on the site with a contribution of \$3,900 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 30, 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 proposal conforms with the OCP.
2. Density & Diversity (B1-B7)	• The proposal is for a multi-family development, including both side-by-side and tandem-garage unit-types.
3. Ecology & Stewardship (C1-C4)	• A green roof is proposed above indoor amenity space, integrating it as part of the outdoor amenity space.
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• The building design incorporates CPTED principles for “eyes on the street” and an enhanced sidewalk along 142 Street (access to school).
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

BY-LAW VARIANCE AND JUSTIFICATION**(a) Requested Variance:**

- Reduce the minimum front yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.1 metres (17 ft.);
- Reduce the minimum rear yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- Reduce the minimum side yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.); and
- Reduce the minimum side yard on flanking street setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).

Applicant's Reasons:

- The proposed setback variances provides for an efficient site layout and matches the setbacks for the adjacent development.

Staff Comments:

- The proposed setbacks are consistent with the adjacent development to the east at 14271 60 Avenue, which was recently approved (July 2013) under Development Application No. 7912-0202-00.
- The proposed setbacks will provide a more urban pedestrian-friendly environment.
- Staff support the proposed variances.

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, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan
Appendix VII.	Development Variance Permit No. 7915-0246-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and M2 Landscape Architecture, respectively, dated April 19, 2016 and April 22, 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/ar

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,098 m ²
Road Widening area		369 m ²
Net Total		7,729 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45 ⁰ %	42.2 ⁰ %
Paved & Hard Surfaced Areas		31 ⁰ %
Total Site Coverage		73.2 ⁰ %
SETBACKS (in metres)		
Front (south)	7.5 m	5.1 m
Rear (north)	7.5 m	4.0 m
Side #1 (E)	7.5 m	2.0 m
Side #2 (W)	7.5 m	5.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +		48
Total		48
FLOOR AREA: Residential (TOTAL)	6,956 m ² (74,877 sq. ft.)	6,645 m ² (71,530 sq. ft.)

Development Data Sheet cont'd

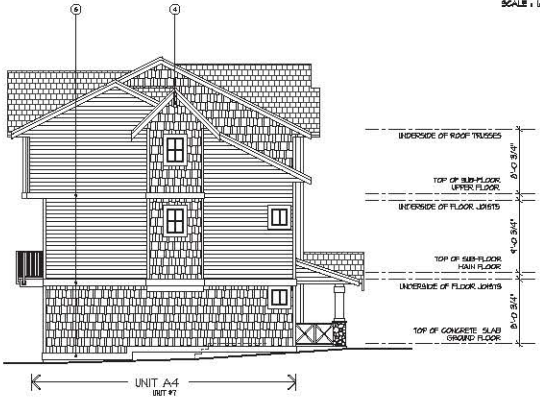
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (net)	75 uph/30 upa	62 uph / 25 upa
FAR (net)	0.9	0.86
AMENITY SPACE (area in square metres)		
Indoor	144 m ²	94 m ²
Outdoor	144 m ²	386 m ²
PARKING (number of stalls)		
Residential 3 bed	48 x 2 = 96	96
Residential Visitors	48 x 0.2 = 9.6	10
Total Number of Parking Spaces	106	106
Number of disabled stalls	n/a	n/a
Number of small cars	n/a	n/a
Tandem Parking Spaces: Number / % of Total Number of Units	24 / 50%	24 / 50%
Size of Tandem Parking Spaces width/length	3.2 m x 6.1 m	3.2 m x 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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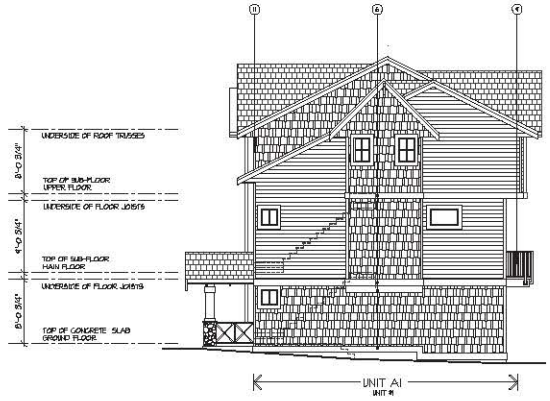
WEST ELEVATION - ALONG 142 STREET
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS 6/4 2X6 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL VINYL SIDING
- ⑧ 2X4 WOOD TRIM
- ⑨ PREFINISHED ALUMINUM PICKET GUARDRAIL
- ⑩ VINYL SHINGLE SIDING
- ⑪ VINYL CORNER TRIM
- ⑫ ALUMINUM DOWNSPOUT
- ⑬ ASPEN COUNTRY LEDGE STONE - CSV-3000B
- ⑭ DECORATIVE WOOD COLUMN
- ⑮ DECORATIVE LOUVE
- ⑯ EXTERIOR LIGHT FIXTURES
- ⑰ CONCRETE FRONT PORCH
- ⑱ DECORATIVE WOOD DENTIL
- ⑲ POWDER COATED ALUMINUM RAILING
- ⑳ STOREFRONT GLAZING
- ㉑ 2 x 4 FLAT ON 2 x 10 WOOD TRIM
- ㉒ EXTERIOR LIGHT FIXTURE



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



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

BUILDING #1

ISSUE FOR	
BY	
DATE	
ISSUE	
DATE	
ISSUE	
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ISSUE	
DATE	

DESIGN: []
NO. []
DRAWN: []
DATE: []
SCALE: []

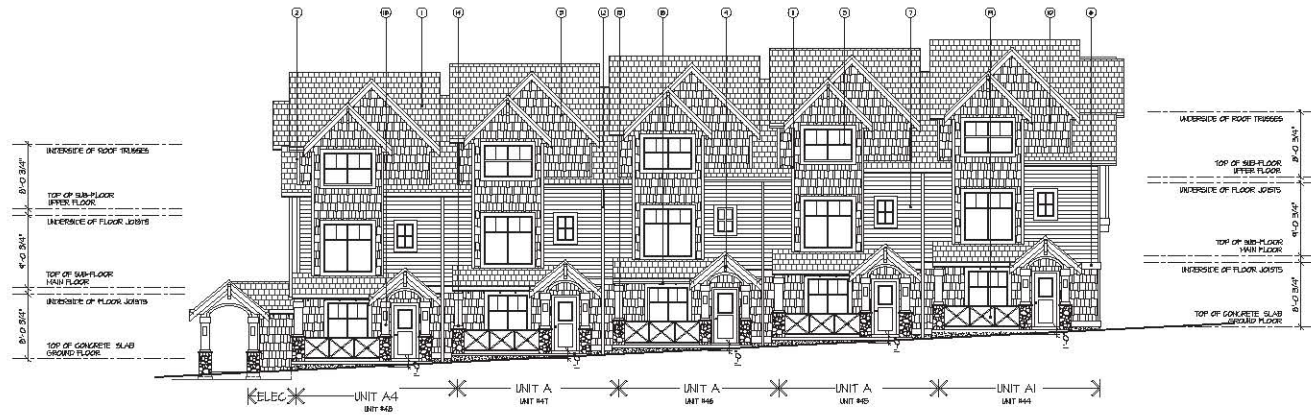
CLIENT: PARK RIDGE HOMES INC.
PROJECT: TOWNHOUSE DEVELOPMENT
6022 142 STREET, SURREY
SHEET CONTAINS: BUILDING ELEVATIONS
BLDG #1

barnett dembok
7536 130 STREET,
SURREY, B.C.
V3W 1H8

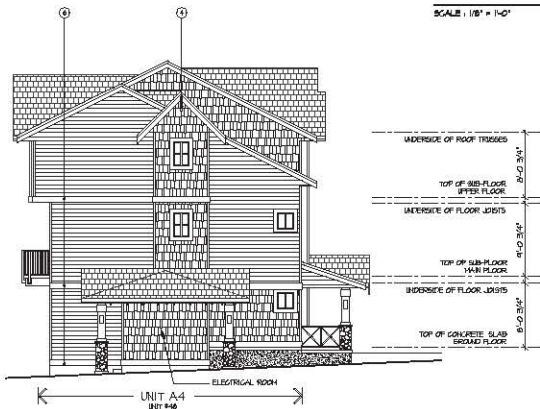
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mdr@barnett.com

CLIENT NO. [] SHEET NO. AC-31
PROJECT NO. 15025 REV. NO. []

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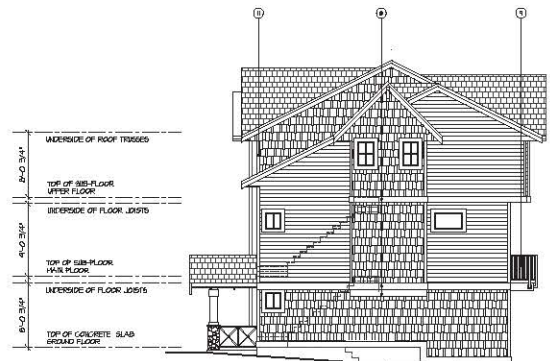
WEST ELEVATION - ALONG 142 STREET
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
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- ⑲ POWDER COATED ALUMINUM RAILING
- ⑳ STOREFRONT GLAZING
- ㉑ 2 x 4 FLAT ON 2 x 10 WOOD TRIM
- ㉒ EXTERIOR LIGHT FIXTURE



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



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

BUILDING #10

ISSUE NO.	DATE	BY	REVISION

DESIGN NO.	DRANK	DATE	SCALE
CUSTOMER	PROJECT	SHEET	TITLE
PARK RIDGE HOMES INC.	TOWNHOUSE DEVELOPMENT 6022 142 STREET, SURREY	BUILDING ELEVATIONS	BLDG #10

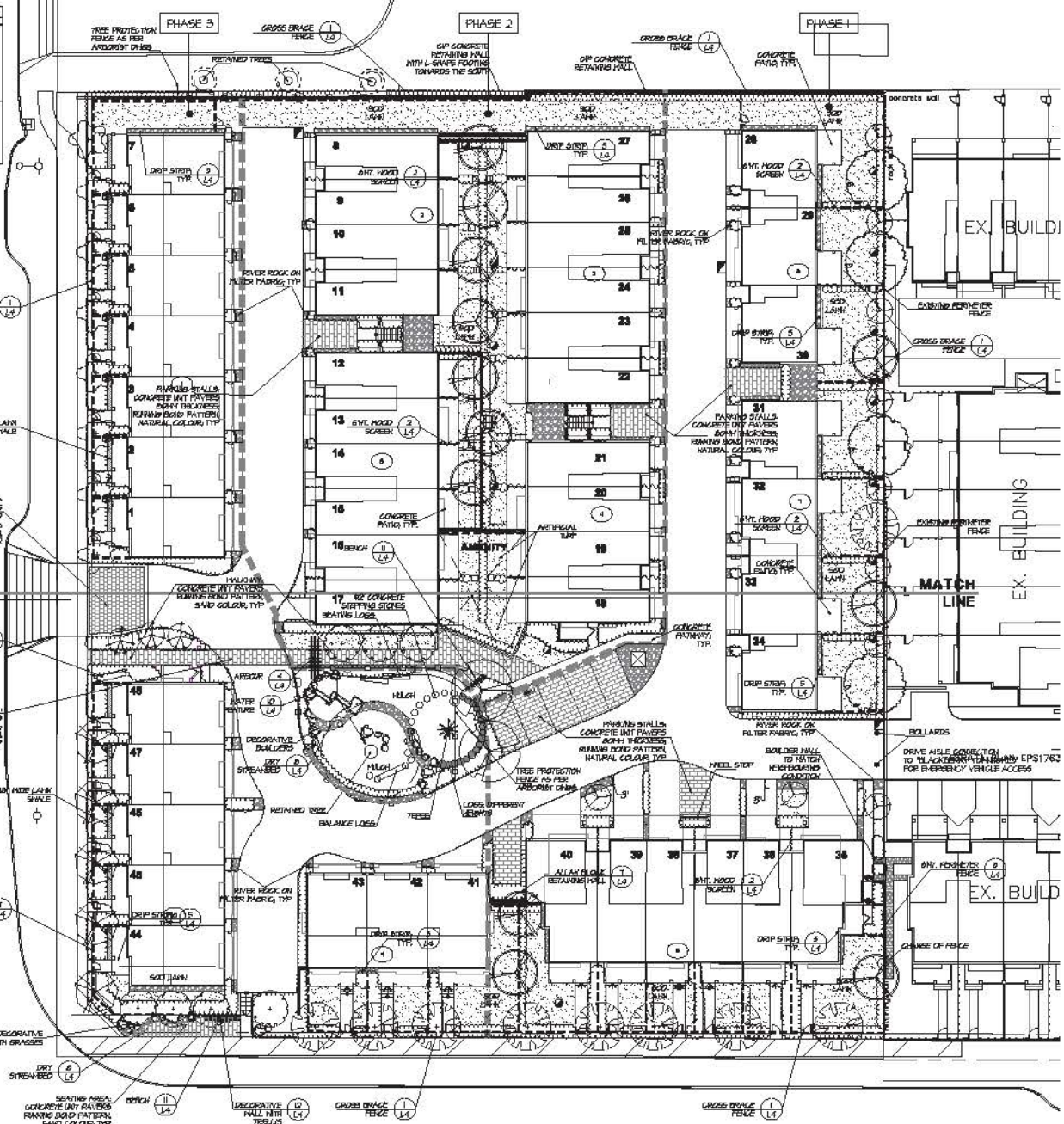
barnett dembok
7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mtd@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15025	AC-310

PLANT SCHEDULE - Trees

NO.	SYMBOL	COMMON NAME	CHARACTERISTICS / COMMENTS
1	(Symbol)	ACER BREIDEN	INDICATIVE PLANT
2	(Symbol)	ACER RUBRA / VARIETALS	COLORADO RED MAPLE
3	(Symbol)	BETULA NANA	SMALL LEAF BIRCH
4	(Symbol)	CELEBRIS	CELEBRIS
5	(Symbol)	CHAMAECYPARIS OBTUSA / VARIETALS	SWAMP CYPRESS
6	(Symbol)	QUERCUS KURZII	SHORT LEAF OAK
7	(Symbol)	QUERCUS ROBUR	COMMON OAK
8	(Symbol)	FRAXINUS EUROPAEA	EUROPEAN ASH
9	(Symbol)	FRAXINUS EUROPAEA / VARIETALS	EUROPEAN ASH
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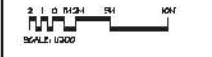
NOTE: 1. PLANT ACTS IN THIS LIST ARE GROUPED ACCORDING TO THEIR LANDSCAPE STANDARDS LAYER SECTION. LANDSCAPE ACTS GROUPED AS THE SAME STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. 2. REFER TO SPECIFICATIONS FOR CONTAINER STANDARDS AND TO THE PLANT ACTS LIST FOR MORE INFORMATION. 3. PLANTING AND SPACING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 4. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 5. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 6. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 7. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 8. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 9. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 10. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 11. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 12. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 13. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. 14. 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NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT: **TOWNHOUSE DEVELOPMENT 6022 142 STREET, SURREY, BC**

DRAWING TITLE: **LANDSCAPE TREE PLAN**

DATE: 2024	DRAWING NUMBER: L1
SCALE: 1:500	
DRAWN: SH	
DESIGN: SH	
CHECK: NA	
M2LA PROJECT NUMBER: 2024-047	JOB NO: 25-041

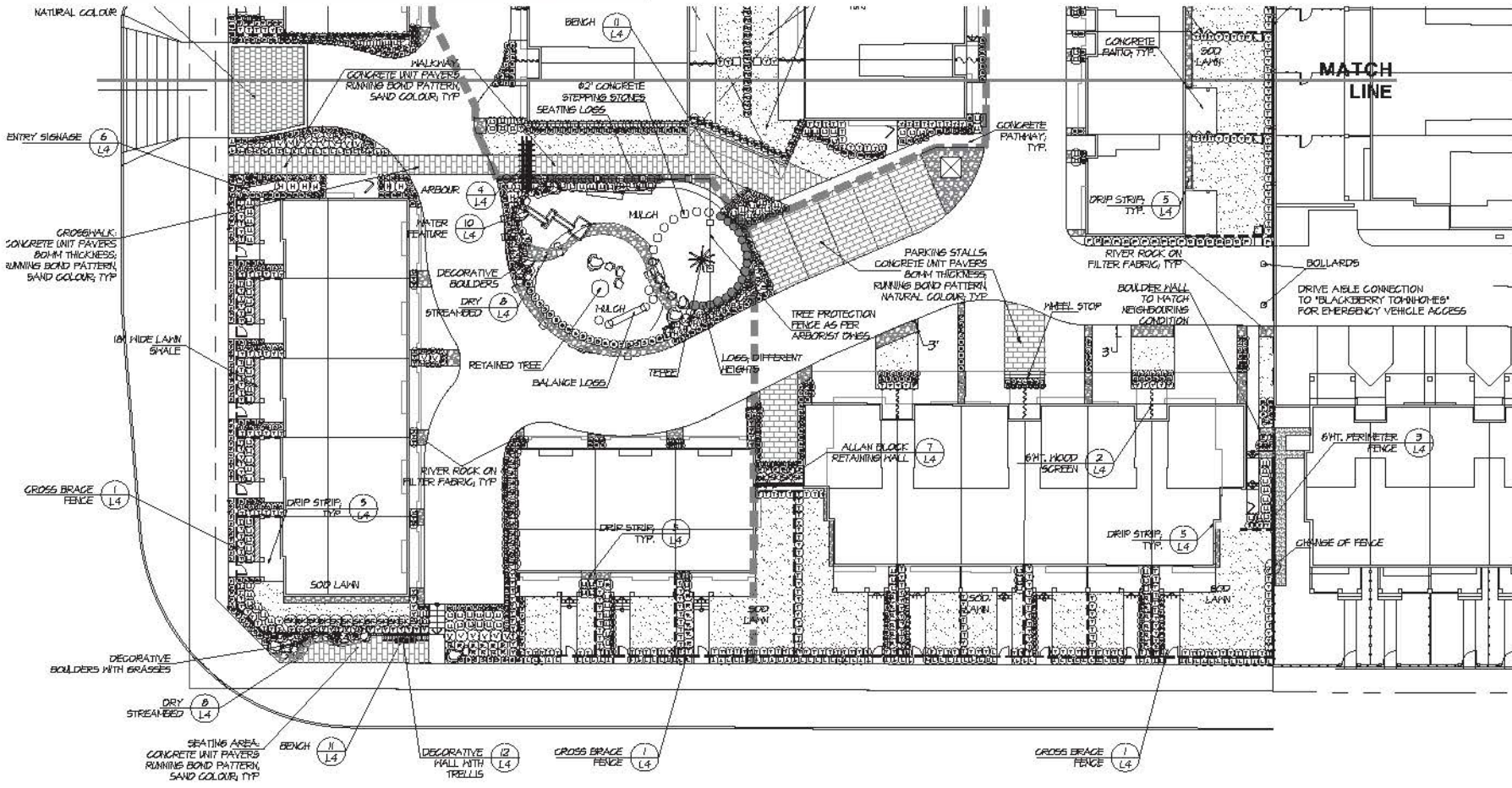
PLANT SCHEDULE - Shrubs

REV JOB NUMBER 18-081

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
(S)	366	BACIS NUDIFLORA L.A. HARKER 1807	LITTLELEAF BOX	40 POT 25CM	
(S)	12	CORYLUS CORNIDA	REDTAN DOGWOOD	40 POT	
(S)	25	HYDRANGEA OBERDUFOLIA 'SNOWFLAKE'	SNOWFLAKE HYDRANGEA	40 POT	
(S)	180	PRUNUS LYNDALEA	PORTRAITES LAUREL	40 POT 40CM	
(S)	24	ROSA 'RUGOSA VILSA'	RUGOSA ROSE	40 POT	
(S)	2	SARCOGLOBA HOOKERIANA VAR. HANUS	HIMALAYAN SHEET BOTE	40 POT	
(S)	8	SPYRINIA JAPONICA 'SUN HALLO'	JAPANESE SPYRINIA	40 POT	
(S)	188	TAXUS CHINENSIS 'NICKA'	NICKA YEW	120H HT.	
(S)	636	TRILIA OCCIDENTALIS 'STARBOARD'	STARBOARD GREEN CEDAR	120H HT. 60W	
(S)	24	YOUNGIA DAVIDII	DAVID'S YOUNGIA	40 POT	
(S)	11	CAREX HORRIBILI VARIED 'VARESIANA'	GOLDEN VARIATED JAPANESE SEDGE	40 POT	
(S)	804	PANDICUTIA ALPESCORCIDA 'MAYELIN'	DI-PART PANDAN GRASS	40 POT	
(S)	14	STIPA 'TAMMESHA'	HEDGEHOG FEATHER GRASS	40 POT	
(S)	47	ANDROPHE NODOSUM 'JONERT'	HINDLOPER	60W POT	
(S)	183	LAURUS 'LAVASTIGLIA' 'INDIGATA BLUE'	SHILSH LAVENDER	40 POT	
(S)	127	FRAXINUS 'NUNEN' VAR. BULLIARDI 'MOLITORIA' 'NUNESKA'	FRAXINUS	40 POT	
(S)	140	LOMBARDA 'FILEXIA'	PROVER HONEYSCALE	40 POT	
(S)	80	PAGNYBANDIA 'TOSHIHITO'	JAPANESE SPURGE	40 POT	
(S)	54	PALSYNGAM 'SETTEREM'	ALASKAN FERN	40 POT	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEASONAL AND REGIONAL MAZE PLANT MATERIAL AVAILABLE FOR OPTIMAL RECEIPT BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF DESIGN TO INCLUDE LOWER HANLAND AND PRINCE VALLEY. * SUBSTITUTIONS OF PLANT MATERIAL FROM THE LANDSCAPE ARCHITECT TO MAINTAIN ANY SUBSTITUTION TO THE SPECIFIED MATERIAL, UNLESS OTHERWISE SPECIFIED, MUST BE REQUESTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - SEPARATE OF CONTRACTS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATE OF DISEASE FREE NURSERY.

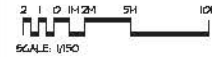


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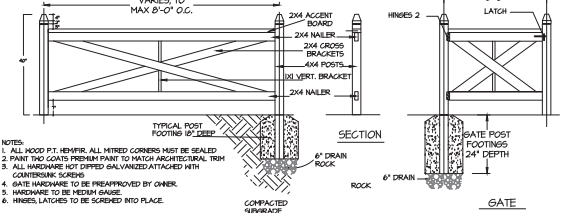


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PROJECT:
TOWNHOUSE DEVELOPMENT
 6022 142 STREET,
 SURREY, BC

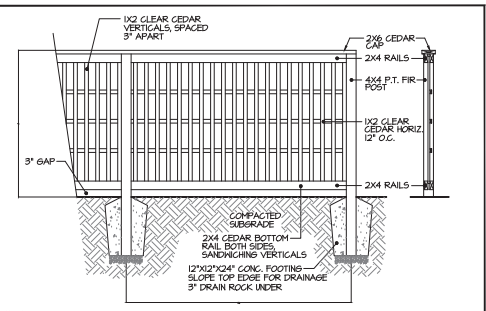
DRAWING TITLE:
LANDSCAPE SOUTH SHRUB PLAN

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SCALE: 1/50	L3
DRAWN: SHZ	
DESIGN: SHZ	
CHKD: MM	OF 5
M2LA PROJECT NUMBER: JOB NO. 18-081	



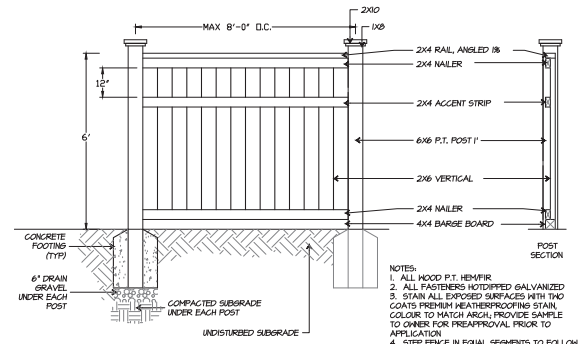
- NOTES:
1. ALL HOOD P.T. HEM/FIR. ALL NITED CORNERS MUST BE SEALED
 2. PAINT TWO COATS PREMIUM PAINT TO MATCH ARCHITECTURAL TRIM
 3. ALL HARDWARE NOT DIPPED GALVANIZED ATTACHED WITH CORROSION RESISTANT
 4. GATE HARDWARE TO BE PRE-APPROVED BY OWNER
 5. HARDWARE TO BE KEVIN GAUGE
 6. HINGES, LATCHES TO BE SCREWED INTO PLACE

1 CROSS BRACE FENCE
SCALE: 1/2" = 1'-0"



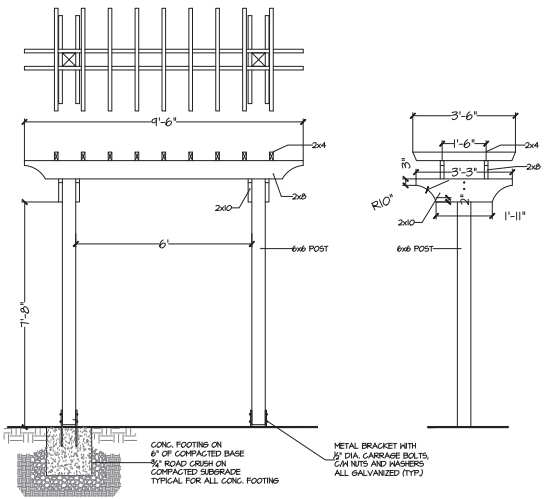
- NOTES:
1. ALL HOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
 2. ALL HARDWARE TO BE NOT DIPPED GALVANIZED
 3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

2 6' HT. LATTICE PRIVACY SCREEN
SCALE: 1/2" = 1'-0"

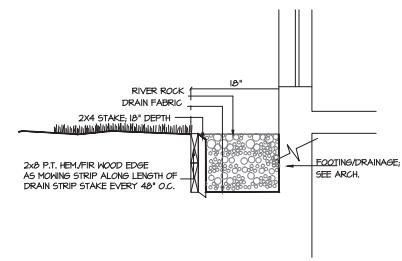


- NOTES:
1. ALL HOOD P.T. HEM/FIR
 2. ALL FASTENERS NOT DIPPED GALVANIZED
 3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN. COLOR TO MATCH ARCH. PROVIDE SAMPLE TO OWNER FOR PRE-APPROVAL PRIOR TO APPLICATION
 4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.

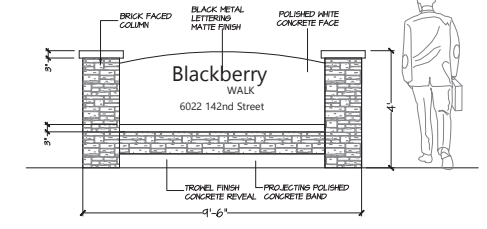
3 6' HT. PERIMETER FENCE
SCALE: 1/2" = 1'-0"



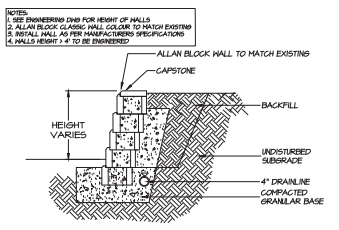
4 ARBOUR
SCALE: 1/2" = 1'-0"



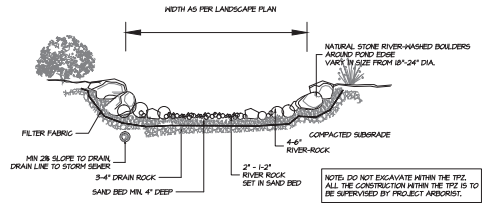
5 DRAIN STRIP
SCALE: 3/4" = 1'-0"



6 ENTRY SIGN
SCALE: 1/2" = 1'-0"



7 2'-3' HT. ALLAN BLOCK WALL
SCALE: 3/4" = 1'-0"



8 DRY STREAMBED
SCALE: 3/8" = 1'-0"



BALANCE BEAM



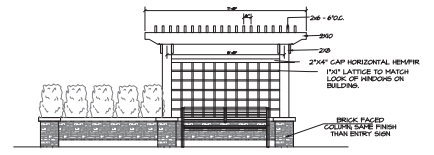
CIRCLE WITH LOGS AND STEPPING STONES



10 WATER FEATURE



11 BENCH
MODERN BENCH WITH BACK BY LEIGURE CRAFT #WB250B33 @ GLOBAL INDUSTRIAL



12 DECORATIVE WALL & ARBOUR
SCALE: 1/4" = 1'-0"

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NO.	DATE	REVISION DESCRIPTION	DR.
2	10/10/20	RE-ISSUED FOR DP	SMC
7	10/10/20	ISSUED FOR DP	SMC

PROJECT: TOWNHOUSE DEVELOPMENT
6022 142 STREET,
SURREY, BC

LANDSCAPE DETAILS

DATE: 10/FEB/21	DRAWING NUMBER:
SCALE: 1/4\"/>	
DRAWN: SMC	L4
DESIGN: SMC	
CHECKED: MM	

M2LA PROJECT NUMBER: JOB NO 15-001

PART ONE: GENERAL INFORMATION

- 1. PROJECT NAME: ...
2. CLIENT: ...
3. SITE ADDRESS: ...
4. PROJECT DESCRIPTION: ...
5. DESIGNER: ...
6. DATE: ...

- 7. DESIGN BASIS: ...
8. DESIGN ASSUMPTIONS: ...
9. DESIGN LIMITS: ...
10. DESIGN STANDARDS: ...

- 11. DESIGN OBJECTIVES: ...
12. DESIGN CONSTRAINTS: ...
13. DESIGN RISK: ...

- 14. DESIGN METHODOLOGY: ...
15. DESIGN TOOLS: ...
16. DESIGN DELIVERABLES: ...

- 17. DESIGN TEAM: ...
18. DESIGN CONTACTS: ...
19. DESIGN REFERENCES: ...
20. DESIGN NOTES: ...

- 21. DESIGN APPROVALS: ...
22. DESIGN SIGNATURES: ...
23. DESIGN DATE: ...
24. DESIGN SCALE: ...

PART TWO: SCOPE OF WORK

- 1. DESIGN SERVICES: ...
2. CONSULTING SERVICES: ...
3. DESIGN DELIVERABLES: ...
4. DESIGN SCHEDULE: ...

PART THREE: DESIGN STANDARDS

Table with 4 columns: Standard Name, Reference, Description, and Status. Includes standards like AS/NZS 1100, AS/NZS 1160, etc.

Table with 4 columns: Design Item, Quantity, Unit, and Price. Lists items like earthwork, paving, etc.

Particulars are subject to change without notice. All quantities are approximate and subject to site conditions.

- 1. DESIGN STANDARDS: ...
2. DESIGN REFERENCES: ...
3. DESIGN NOTES: ...
4. DESIGN APPENDICES: ...

PART THREE: SOFT LANDSCAPE DEVELOPMENT - VEGETATION

- 1. VEGETATION: ...
2. PLANTING: ...
3. MAINTENANCE: ...
4. DESIGN: ...

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PART THREE: SOFT LANDSCAPE DEVELOPMENT - CIVIL

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PART THREE: SOFT LANDSCAPE DEVELOPMENT - CIVIL

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

Table with 4 columns: No., Date, Revision, Description, DR. Contains revision history.

PROJECT: TOWNHOUSE DEVELOPMENT 6022 142 STREET, SURREY, BC

DRAWING TITLE: LANDSCAPE SPECIFICATIONS

DATE: 2024 SCALE: 1:500 DRAWN: JH

DESIGN: JH CHECK: JH OF 5

M2LA PROJECT NUMBER: JOB NO. 20-001



INTER-OFFICE MEMO

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

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

DATE: **April 12, 2016** PROJECT FILE: **7815-0246-00**

RE: **Engineering Requirements
Location: 6022 142 St**

NCP AMENDMENT

Review downstream sanitary capacity and upgrade as required due to increased density.

REZONING***Property and Right-of-Way Requirements***

- dedicate 1.942 m along 142 Street to complete the 23.0 m Collector Road allowance;
- dedicate 5 m x 5 m corner cut at 60 Avenue/142 Street;
- register 1.0 m statutory right-of-way along 142 Street to accommodate greenway, inspection chambers and sidewalk maintenance;
- dedicate 1.942 m along 60 Ave towards the 24.0 m Collector Road allowance; and
- register 0.5 m statutory right-of-way along 60 Avenue for inspection chambers and sidewalk maintenance.

Works and Services

- construct east side of 142 Street to a modified Collector Road standard, including a 3.0 m asphalt multi-use pathway;
- construct north side of 60 Avenue to Collector Road standard;
- provide cash-in-lieu for future construction of frontage storm main along 60 Avenue;
- construct frontage sanitary main along 60 Avenue; and
- construct water, sanitary, and storm service connections to the site to service the proposed development.

A Servicing Agreement is required prior to rezoning.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Robert Cooke, Eng.L.
Development Project Engineer

MS

NOTE: Detailed Land Development Engineering Review available on file



Thursday, March 31, 2016
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0246 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.

Woodward Hill Elementary opened in spring 2010 and is now overcapacity and growing very rapidly. The capacity in the table below does not include a modular classroom that was added to accommodate growth (as this is considered temporary space). Goldstone Park Elementary opened in February of 2014 and helped to relieve overcrowding at Woodward Hill in the short term, although most of the students attending the new school came from Cambridge Elementary. In September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) and in September 2016 Woodward Hill's catchment is being reduced further with a mover to Goldstone Park. The school district is currently receiving community feedback on a proposal to reduce the number of new French Immersion students from September 2017 onwards to free up additional space for neighbourhood students (French Immersion at Woodward Hill is a very popular program). There is extreme enrolment pressure at Sullivan Heights Secondary and for 2016/17 incoming enrolment will be capped, meaning all new in-catchment registrants may not be able to attend that school. Additions to both Woodward Hill and Sullivan Heights Secondary have been requested in the district's Five-Year Capital Plan. The next iteration of the Five-Year Capital Plan will likely include a request for a new site and school in this area however approval timelines are unknown.

In recent years, amendments to the South Newton NCP (on an application by application basis) have resulted in a larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. The Surrey School District expresses its concern about development consistently occurring at densities higher than outlined in the NCP given the flow on implications to educational facility planning. Given the extreme enrolment pressures at both Woodward Hill and Sullivan Heights, the school district does not support development occurring at a higher density than outlined in approved NCPs.

SUMMARY

The proposed 48 townhouse units are estimated to have the following impact on the following schools:

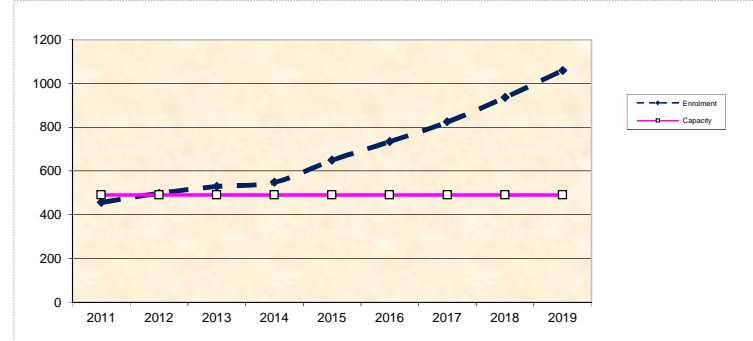
Projected # of students for this development:

Elementary Students:	10
Secondary Students:	5

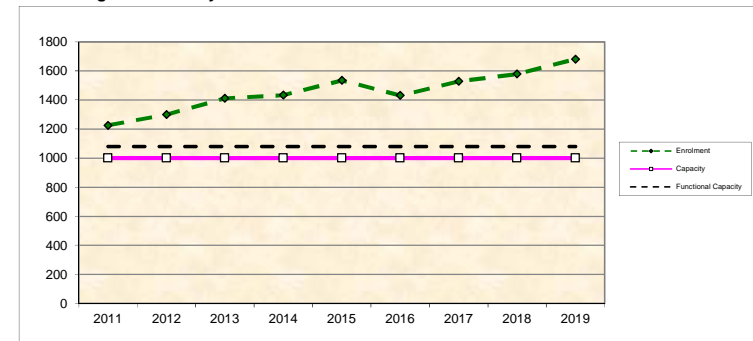
September 2015 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	93 K + 556
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1536
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Woodward Hill Elementary



Sullivan Heights 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.

Tree Preservation Summary

Surrey Project No:

Address: 6022 142nd Street, Surrey

Registered Arborist: Meredith Mitchell

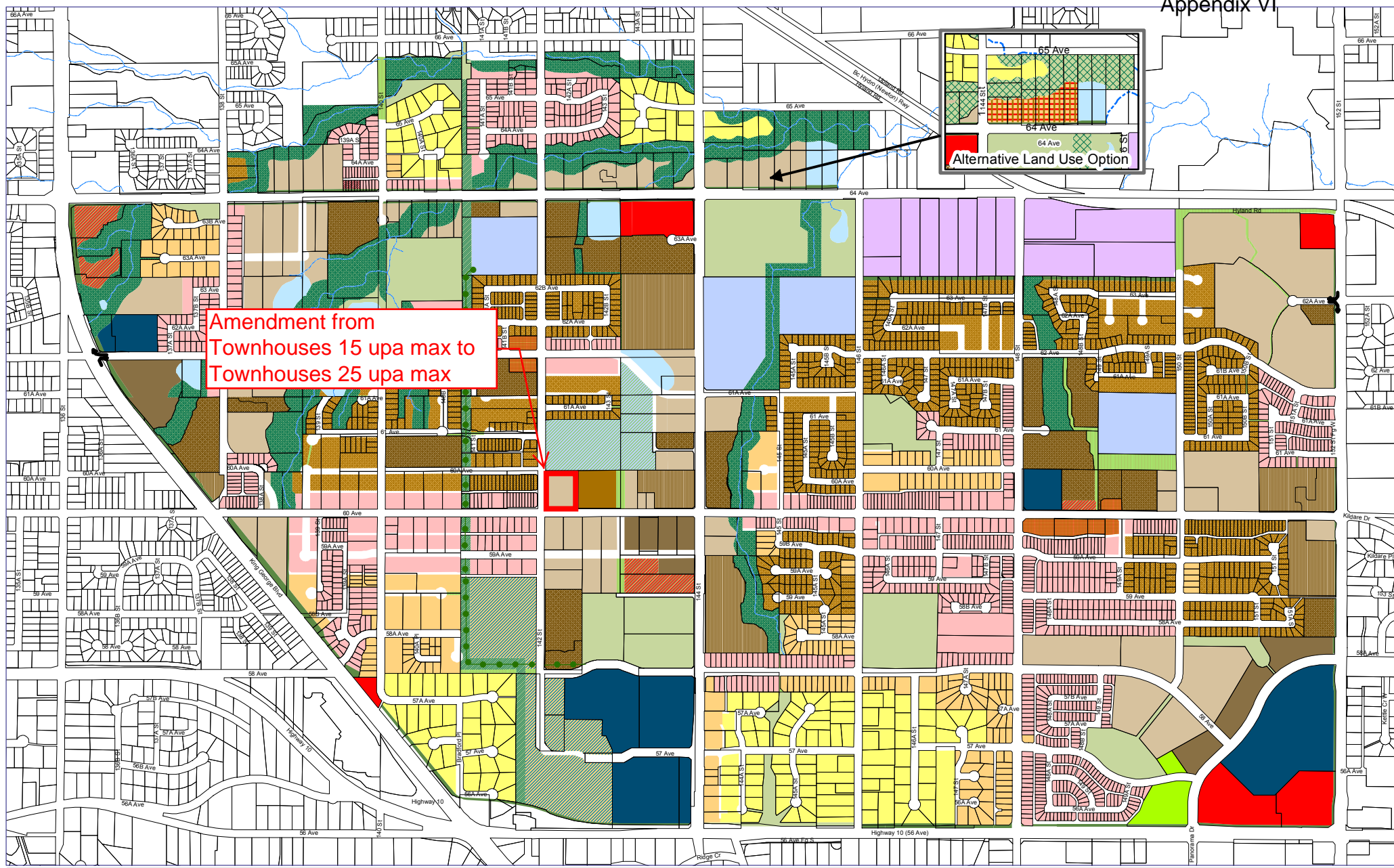
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	42
Protected Trees to be Removed	41
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 8 </u> X one (1) = 8 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 33 </u> X two (2) = 66	74
Replacement Trees Proposed	61
Replacement Trees in Deficit	13
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

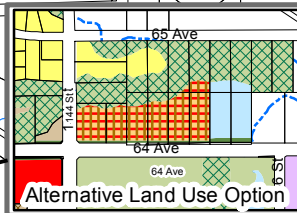
Summary, report and plan prepared and submitted by:

Sofia M. for Meredith Mitchell
 (Signature of Arborist)

07-Apr-16
 Date



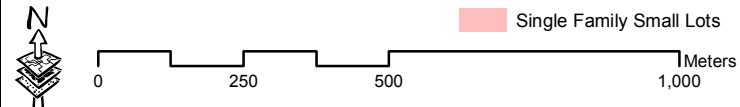
Amendment from
Townhouses 15 upa max to
Townhouses 25 upa max



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Row Housing | Commercial | Proposed School and Park | Buffers |
| Townhouses 30 upa max | Single Family Residential Flex 6 to 14.5 | Institutional | Parks | Detention Ponds |
| Townhouses 25 upa max | Single Family Residential | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Industrial | Recreational | WALKWAY |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Schools | Creeks and Riparian Set-back | |
| Single Family Small Lots | Mixed Com/Res Townhouse | Proposed School | | |



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0246-00

Issued To: VALTELLINA ENTERPRISES LTD
("the Owner")

Address of Owner: 910 - Sperling Avenue
Burnaby, BC V5B 4H8

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

Parcel Identifier: 010-766-324
West 273 Feet Lot 4 Block 4 Section 9 Township 2 New Westminster District Plan 2840

6022 - 142 Street

(the "Land")

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

Parcel Identifier:

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

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

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-
-
- (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum front yard setback (south) is reduced from 7.5 metres (25 ft.) to 5.1 metres (17 ft.);

- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (north) is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard setback (east) is reduced from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.); and
 - (d) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard setback (west) is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

