

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7915-0364-00

Planning Report Date: February 11, 2019

**PROPOSAL:**

- **Rezoning** from RA to CD (based on RM-23)
- **Development Permit**

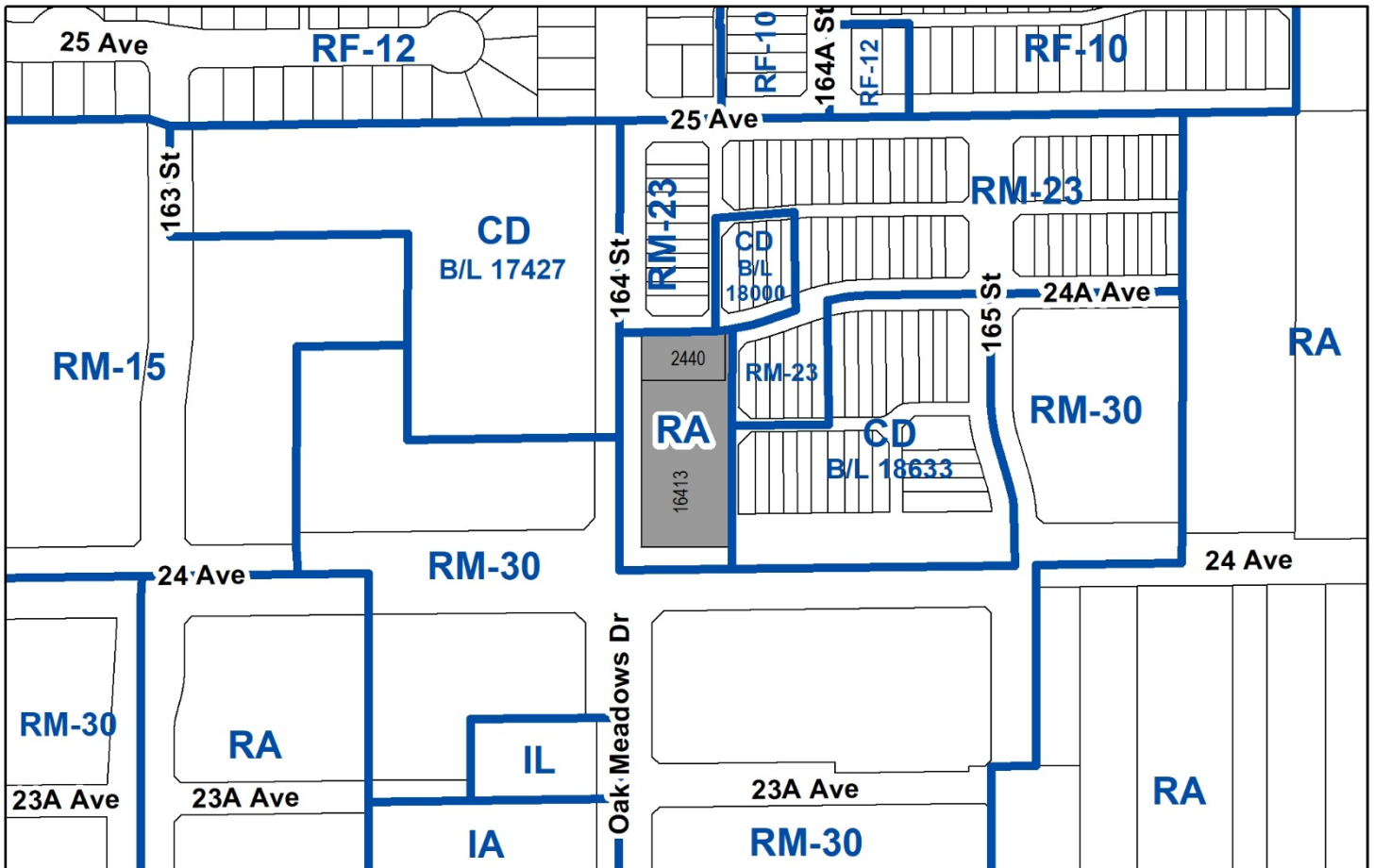
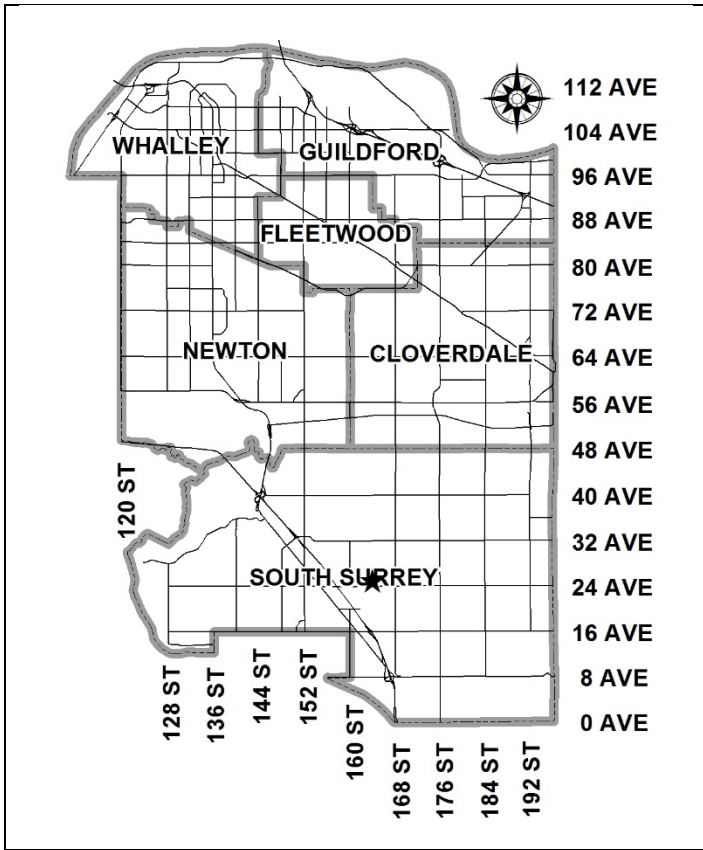
to permit the development of 10 rowhomes.

**LOCATION:** 2440 - 164 Street  
 16413 - 24 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse (15 upa) or  
 Multi-Family with Tree  
 Preservation (30 upa)



### RECOMMENDATION SUMMARY

- File By-law No. No. 19534, which received First and Second Reading on March 12, 2018.
- 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

- At the April 9, 2018 Regular Council – Public Hearing, Council considered the subject application and passed the following motion (RES.R18-670):
  - That [Application No. 7915-0364-00] be referred to staff to develop an alternative land use for the site.
- The April 9, 2018 Regular Council – Public Hearing minutes also state:
  - Council noted that the commercial land use is not appropriate for the site and requested that staff work with the applicant to review an apartment form and develop a project that is residential in nature, but not a three storey apartment form.
- Since the Public Hearing, the applicant has worked to revise their proposal and respond to Council's direction. The applicant has modified their proposal by:
  - eliminating the commercial units that were previously proposed;
  - eliminating the 3-storey apartment building that was previously proposed;
  - eliminating the proposed NCP amendment that allowed for commercial uses; and
  - proposing 10 fee-simple rowhomes, with 2-storey dwellings, similar to the neighbouring fee-simple rowhomes to the east and north.
- The applicant also held a Public Information Meeting to apprise the local community of the revised proposal.
- In light of the applicant's significant revisions, staff are of the view that Council's concerns raised at the April 9, 2018 Regular Council – Public Hearing meeting have been addressed, and that the application is in order to be reconsidered by Council.

RECOMMENDATION

1. Council file By-law No. 19534, which received First and Second Reading on March 12, 2018.
2. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7915-0364-00 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) the applicant satisfy the deficiency in tree replacement on the site, 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 unit 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 IV.

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

3 students at Pacific Heights Elementary School  
1 student at Earl Marriott Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2020.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use:

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 24A Avenue):	Fee simple rowhomes.	Townhouse (15-30 upa)	RM-23
East (Across lane):	Fee-simple rowhomes.	Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)	RM-23 and CD (By-law No. 18633)
South (Across 24 Avenue):	Vacant lot, recently approved for townhouses under Development Application No. 7914-0280-00.	Multiple Residential (15-25 upa)	RM-30
West (Across 164 Street):	Townhouses.	20-30 upa Medium-High Density	RM-30 and CD (By-law No. 17427)



## DEVELOPMENT CONSIDERATIONS

### Background

- At the March 12, 2018 Regular Council – Land Use meeting, Council considered the applicant's original proposal, which proposed:
  - amendments to the Orchard Grove Neighbourhood Concept Plan (NCP), to introduce a new land use designation, Mixed Use Commercial/Residential (20 upa), and to redesignate the site from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa);
  - to rezone the site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) (based on "Multiple Residential 45 Zone" (RM-45) and the "Neighbourhood Commercial Zone" (C-5)); and
  - a Development Permit to allow for a mixed use development consisting of approximately 640 square metres (6,890 sq.ft.) of ground floor commercial floor area and 13 apartment units, in a three-storey apartment form.
- The March 12, 2018 Planning Report outlining the original proposal is attached as Appendix III.
- At the April 9, 2018 Regular Council – Public Hearing, area residents raised concerns that the proposed commercial component of the project is not compatible with residential neighbourhood, and also concerns with traffic and parking.
- Following the Public Hearing, Council considered the subject application and passed the following motion (RES.R18-670):
  - That [Application No. 7915-0364-00] be referred to staff to develop an alternative land use for the site.
- The Regular Council – Public Hearing minutes of April 9, 2018 also state:
  - Council noted that the commercial land use is not appropriate for the site and requested that staff work with the applicant to review an apartment form and develop a project that is residential in nature, but not a three storey apartment form.
- The proposed three-storey apartment building clustered the density on the site, allowing for retention of a stand of trees in the centre of the site. Unfortunately since the arborist's first assessment of these trees in 2014, the applicant's arborist has advised that these cedar trees have continued to decline and most of them are now dead or almost dead, despite the applicant's efforts to preserve trees through mulching and watering during the summers. The arborist indicates that these cedars have declined due to climate change and says this has occurred throughout Surrey.
- It is also noted that when Council was considering the proposal at the April 9, 2018 Regular Council – Public Hearing, it was identified that an alternate building form (i.e. rowhomes as

per the neighbouring properties) likely would not permit the same level of tree retention as the three-storey apartment proposal.

- Since the Regular Council – Public Hearing meeting of April 9, 2018, the applicant has worked to revise their proposal and respond to Council's direction. In light of the applicant's significant revisions, as described below, staff are of the view that Council's concerns raised at the April 9, 2018 Regular Council – Public Hearing meeting have been addressed, and that the application is in order to be reconsidered by Council.

### Current Proposal

- The subject 0.39 hectare (0.97 acre) site consists of two properties located at 16413 - 24 Avenue and 2440 - 164 Street in the Orchard Grove Neighbourhood Concept Plan (NCP) area. The site is relatively flat and contains a number of coniferous trees. The site is zoned "One-Acre Residential Zone" (RA) and is designated Urban in the Official Community Plan (OCP) and Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) in the Orchard Grove NCP.
- Since the April 9, 2018 Regular Council – Public Hearing, the applicant has worked to revise their proposal and respond to Council's direction. The applicant has modified their proposal by:
  - eliminating the commercial units that were previously proposed;
  - eliminating the 3-storey apartment building that was previously proposed;
  - eliminating the proposed NCP amendment that allowed for commercial uses; and
  - proposing 10 fee-simple rowhome lots, with 2-storey dwellings, similar to the neighbouring fee-simple rowhomes to the east and north.
- The applicant also held a Public Information Meeting to apprise the local community of the revised proposal.
- The applicant is now proposing:
  - to rezone the site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) (based on "Multiple Residential 23 Zone" (RM-23)); and
  - a Development Permit to allow for 10 fee-simple rowhome units.
- The form, character and density of the proposed development complies with the site's NCP designation of Townhouse 15 upa. The proposed rowhomes, although on fee-simple lots, are multi-family in character, as each building contains five separate dwelling units, separated by party walls which correspond to the property lines between each individual parcel.
- The applicant will be responsible for the construction of a 4.0 metre (13 ft.) wide multi-use pathway (Grandview Heights Greenway) within the 12.4 metre (41 ft.) road dedication along 24 Avenue. The applicant is also providing road dedication along 164 Street and 24A Avenue and dedication to complete the lane at the rear of the proposed rowhome lots.

Proposed CD Zone

- The proposed "Comprehensive Development Zone" (CD) for the site will be based on the "Multiple Residential 23 Zone" (RM-23). The table below outlines the differences between the RM-23 Zone and the proposed CD Zone:

	<b>RM-23 Zone</b>	<b>CD Zone</b>
<b>Maximum Floor Area (dwelling unit)</b>	144 square metres (1,550 sq. ft.)	163 square metres (1,755 sq. ft.)
<b>Maximum Floor Area (garage)</b>	22 square metres (240 sq.ft.)	58 square metres (625 sq.ft.)
<b>Maximum Lot Coverage</b>	Internal lot: 60% End/Corner lot: 50%	Internal lot: 70% End/Corner lot: 60%
<b>Minimum Lot Area</b>	Internal lot: 165 square metres (1,776 sq. ft.) End Lot: 200 square metres (2,150 sq. ft.) Corner Lot: 226 square metres (2,430 sq. ft.)	Internal lot: 235 square metres (2,530 sq. ft.) End Lot: 275 square metres (2,960 sq. ft.) Corner Lot: 335 square metres (3,605 sq. ft.)
<b>Minimum Lot Width</b>	Internal lot: 6.3 metres (21 ft.) End Lot: 7.2 metres (24 ft.) Corner Lot: 8.7 metres (29 ft.)	Internal lot: 6.5 metres (21 ft.) End Lot: 7.5 metres (25 ft.) Corner Lot: 9.5 metres (31 ft.)
<b>Minimum Lot Depth</b>	Internal lot: 28.0 metres (90 ft.) End Lot: 28.0 metres (90 ft.) Corner Lot: 28.0 metres (90 ft.)	Internal lot: 35.0 metres (115 ft.) End Lot: 35.0 metres (115 ft.) Corner Lot: 35.0 metres (115 ft.)

- The CD Zone proposes a larger maximum dwelling unit floor area of 166 square metres (1,755 sq.ft.) compared with the 144 square metres (1,550 sq. ft.) permitted in the RM-23 Zone. However, the CD Zone also proposes a minimum lot size that is on average 38-48% larger (depending on the lot) than the minimum lot sizes permitted in the RM-23 Zone. The minimum lot widths and depths are correspondingly larger in the CD Zone than in the RM-23 Zone. This approach is consistent with other similar sized rowhome developments in the Orchard Grove NCP area.
- The CD Zone proposes a larger maximum garage floor area of 58 square metres (625 sq.ft.) compared with the 22 square metres (240 sq. ft.) permitted in the RM-23 Zone. The increased garage size can be accommodated due to the larger lot size and lot depth of the proposed lots. The minimum lot depth in the RM-23 Zone is 28.0 metres (90 ft.) and the proposed minimum lot depth in the CD Zone is 35.0 metres (115 ft.). The proposed larger garage size increases the functionality of the garage by providing more storage space or the potential for a small workshop space within the garage, in addition to room for the parking of vehicle(s).
- The CD Zone proposes a larger maximum lot coverage than the RM-23 Zone. The larger lot coverage is due primarily to the larger garage footprint for proposed Lots 3, 5, 6 and 8. All proposed building setbacks will be consistent with the RM-23 Zone.

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposal consists of 10 fee-simple rowhomes with basements that are contained within 2 buildings. The proposed rowhomes are two-storey in height, the same as the existing fee-simple houses located to the east and north, and lower in height than the existing townhouses located across 164 Street and 24 Avenue. All of the units provide two resident parking spaces, with a minimum of 1 parking space provided within a garage. The applicant is proposing a mixture of single and double car garages, which effectively breaks up the garage massing along the lane.
- All of the proposed dwelling units are street-oriented with individual entries and walkways connected directly to the street (164 Street). The proposed 164 Street streetscape creates a pedestrian friendly and visually pleasant environment. The two garage side-elevations that face City streets (24 Avenue and 24A Avenue) have windows and an accent panel to enhance the visual interest along the streetscape.
- The primary cladding materials and colours of the proposed units include a combination of fibre cement vertical board and batten siding (white), fibre-cement shingle siding (dark blue), and fibre-cement accent panels (light blue). In accordance with the Orchard Grove Neighbourhood Concept Plan (NCP), no vinyl siding is proposed. The roof is proposed to be clad in gray shingles and will include gables and sloped roofs.

### Lot Grading

- A preliminary lot grading plan was submitted by Coastland Engineering & Surveying Ltd. and reviewed by staff and found to be generally acceptable. The applicant proposes basements on all lots. Basements will be achieved with minimal cut or fill. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### Landscaping

- Landscaping will be provided along all property lines that front a City street, and along the rear lane. The proposed landscaping includes a mix of trees, shrubs and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.

## PRE-NOTIFICATION

Pre-notification letters advising area residents of changes to the application were sent on November 2, 2018, and three updated development proposal signs were installed on the subject site on November 5, 2018. Staff have received no responses to date.

The applicant held a Public Information (PIM) meeting on January 28, 2019 at the Kensington Prairie Community Centre. A total of 5 individuals signed in, and one comment sheet was

submitted. The comment sheet was supportive of the proposed development.

### TREES

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	2	2	0
Cottonwood	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	4	4	0
Apple	3	2	1
Beaked Hazelnut	5	5	0
Vine Maple	1	1	0
Western Flowering Dogwood	1	1	0
<b>Coniferous Trees</b>			
Western Redcedar	13	13	0
Douglas-fir	5	5	0
White Spruce	1	1	0
Cypress	15	12	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>48</b>	<b>44</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>34</b>	
<b>Total Retained and Replacement Trees</b>		<b>38</b>	
<b>Contribution to the Green City Fund</b>		<b>\$23,600</b>	

- The Arborist Assessment states that there are a total of 48 protected trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 10% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 93 replacement trees on the site. Since only 34 replacement trees can be accommodated on the site, the deficit of 59 replacement trees will require a cash-

in-lieu payment of \$23,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 164 Street and 24A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including maples, cypress, white spruce, and serviceberry.
- In summary, a total of 38 trees are proposed to be retained or replaced on the site with a contribution of \$23,600 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 18, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the Orchard Grove Neighbourhood Concept Plan (NCP) area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Backyard garden areas are proposed.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils greater than 0.3 metres (1 foot) in depth, cisterns/rain barrels, and perforated pipe systems are proposed.</li> <li>• The applicant is proposing to retain 4 trees, and to plant 34 replacement trees.</li> <li>• Recycling and organic waste pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The site is connected to surrounding sidewalks and the multi-use pathway on 24 Avenue.</li> <li>• The site is located within 50 metres (160 ft.) of two bus stops on 24 Avenue.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The orientation to the street will ensure casual surveillance of 164 Street.</li> <li>• The proposed 3-bedroom units with a basement provide flexibility to accommodate families, home offices and aging-in-place.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A sustainable features document, within the Disclosure Statement, will be given to new occupants.</li> <li>• Pre-notification to area residents occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out. A second Public Information (PIM) meeting was held on January 28, 2019.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Planning Report dated March 12, 2018
- Appendix IV. Engineering Summary
- Appendix V. School District Comments
- Appendix VI. Summary of Tree Survey and Tree Preservation Plan
- Appendix VII. Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-23)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,923 sq.m.
Road Widening area		1,235 sq.m.
Net Total		2,688 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60% or 70%	60% or 70%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front yard	3.5m	3.5m
Rear yard	12.5m	12.5m
Side yard	0m or 1.2m	0m or 1.2m
Side yard on flanking street	2.7m	2.7m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.5m	9.5m
Accessory	3m or 5m	5m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		10
Total		10
<b>FLOOR AREA: Residential</b>		1626 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		1,626 sq.m.

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

**Development Data Sheet cont'd**

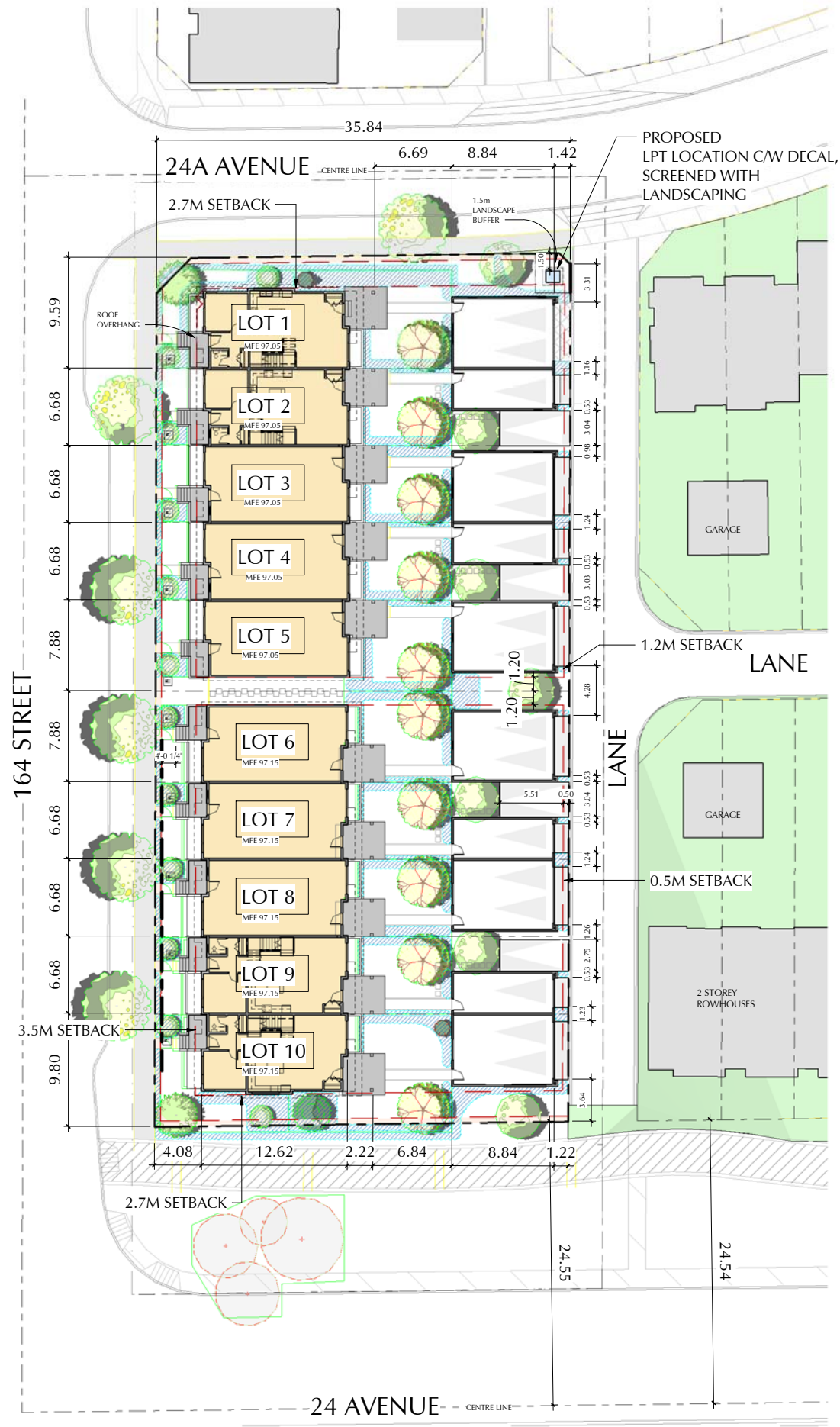
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	57 uph/23 upa	57 uph/23 upa
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	20	20
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# Appendix I



2 SOUTHWEST CORNER.  
A1.1 SCALE:



## SYNOPSIS

LEGAL ADDRESS:  
CIVIC ADDRESS: 16413 24th AVE + 2440 164th ST  
ZONING: RA -- REZONED TO CD BASED ON RM-23

SITE AREA  
GROSS SITE AREA: 3,922.9 m<sup>2</sup>  
ROAD DEDICATION: 1,235.4 m<sup>2</sup>  
NET SITE AREA: 2,687.5 m<sup>2</sup> / 0.66 acre

UNIT DENSITY  
PERMITTED 57 UPH / 23 UPA  
PROPOSED 37 UPH / 15 UPA

## LOT COVERAGE

LOT	COVERED AREA	LOT AREA	PERMITTED	PROPOSED	PERMITTED NON-POROUS SURFACE	PROPOSED NON-POROUS SURFACE (EXCL DRIVEWAY)
LOT 1:	160 m <sup>2</sup>	335 m <sup>2</sup>	50%	48%	12 m <sup>2</sup>	17 m <sup>2</sup>
LOT 2:	136 m <sup>2</sup>	239 m <sup>2</sup>	60%	57%	12 m <sup>2</sup>	20 m <sup>2</sup>
LOT 3:	157 m <sup>2</sup>	239 m <sup>2</sup>	60%	68%	12 m <sup>2</sup>	17 m <sup>2</sup>
LOT 4:	136 m <sup>2</sup>	239 m <sup>2</sup>	60%	57%	12 m <sup>2</sup>	20 m <sup>2</sup>
LOT 5:	157 m <sup>2</sup>	282 m <sup>2</sup>	50%	56%	12 m <sup>2</sup>	19 m <sup>2</sup>
LOT 6:	157 m <sup>2</sup>	282 m <sup>2</sup>	50%	56%	12 m <sup>2</sup>	19 m <sup>2</sup>
LOT 7:	136 m <sup>2</sup>	239 m <sup>2</sup>	60%	57%	12 m <sup>2</sup>	20 m <sup>2</sup>
LOT 8:	157 m <sup>2</sup>	239 m <sup>2</sup>	60%	68%	12 m <sup>2</sup>	17 m <sup>2</sup>
LOT 9:	136 m <sup>2</sup>	239 m <sup>2</sup>	60%	57%	12 m <sup>2</sup>	20 m <sup>2</sup>
LOT 10:	160 m <sup>2</sup>	342 m <sup>2</sup>	50%	47%	12 m <sup>2</sup>	17 m <sup>2</sup>

## 10 ROWHOUSE LOTS: FLOOR AREA

	PERMITTED	PROPOSED
LEVEL 1:	82.7 m <sup>2</sup> (890 SF)	144 m <sup>2</sup> (1,550 SF)
LEVEL 2:	79.9 m <sup>2</sup> (860 SF)	162.6 m <sup>2</sup> (1,750 SF) EXCLUDING BASEMENT
BASEMENT:	79.9 m <sup>2</sup> (860 SF)	
TOTAL	242.5 m <sup>2</sup> (2610 SF)	

PARKING  
REQ'D 2 / LOT  
PROVIDED 2 / LOT

SETBACKS	REQUIRED	BLDG A PROVIDED	BLDG B PROVIDED
NORTH (24A AVE)	2.7M	2.7M	-
SOUTH (24 AVE)	2.7M	-	2.7M
WEST (164TH STREET)	3.5M	4.0M	4.0M
EAST (LANE)	12.5M	18.5M	18.8M
EAST (GARAGE)	0.5M	0.6m	0.9M

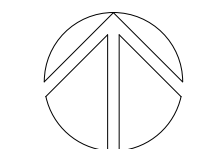
BUILDING HEIGHT 9.5M

# AA 10 ROWHOUSE LOTS

16413 24 AVENUE + 2440 164 STREET

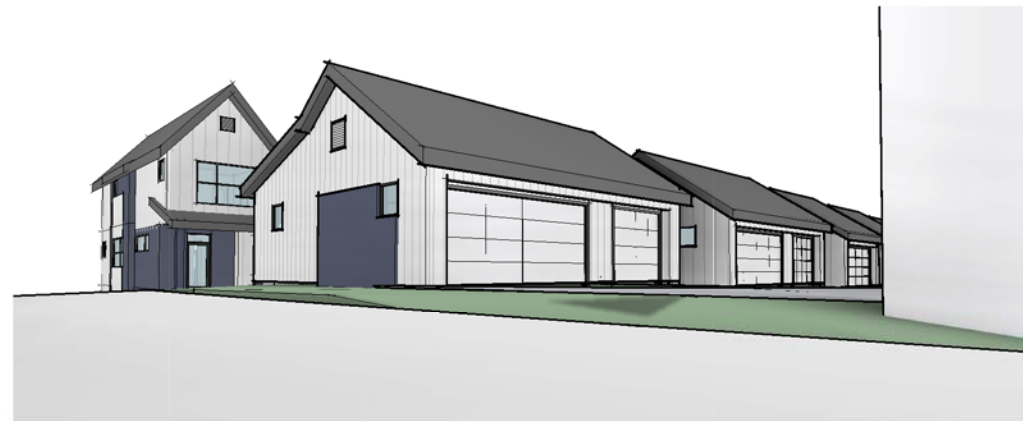
SITE PLAN

REV	DATE	DESCRIPTION	BY
2	JAN 29, 2019	REV. PER URBAN DES. COMMENTS	SYL
1	JAN 28, 2019	ISSUED FOR PIM	SYL





2 NORTHEAST CORNER  
A2.1 SCALE:



4 SOUTHEAST CORNER  
A2.1 SCALE:



3 LANE  
A2.1 SCALE:



5 164TH STREET  
A2.1 SCALE:



1 SOUTHWEST CORNER  
A2.1 SCALE:

**AA** 10 ROWHOUSE LOTS

16413 24 AVENUE + 2440 164 STREET

RENDERINGS

REV	DATE	DESCRIPTION	SYL
2	JAN 29, 2019	REV. PER URBAN DES. COMMENTS	SYL
1	JAN 28, 2019	ISSUED FOR PIM	SYL

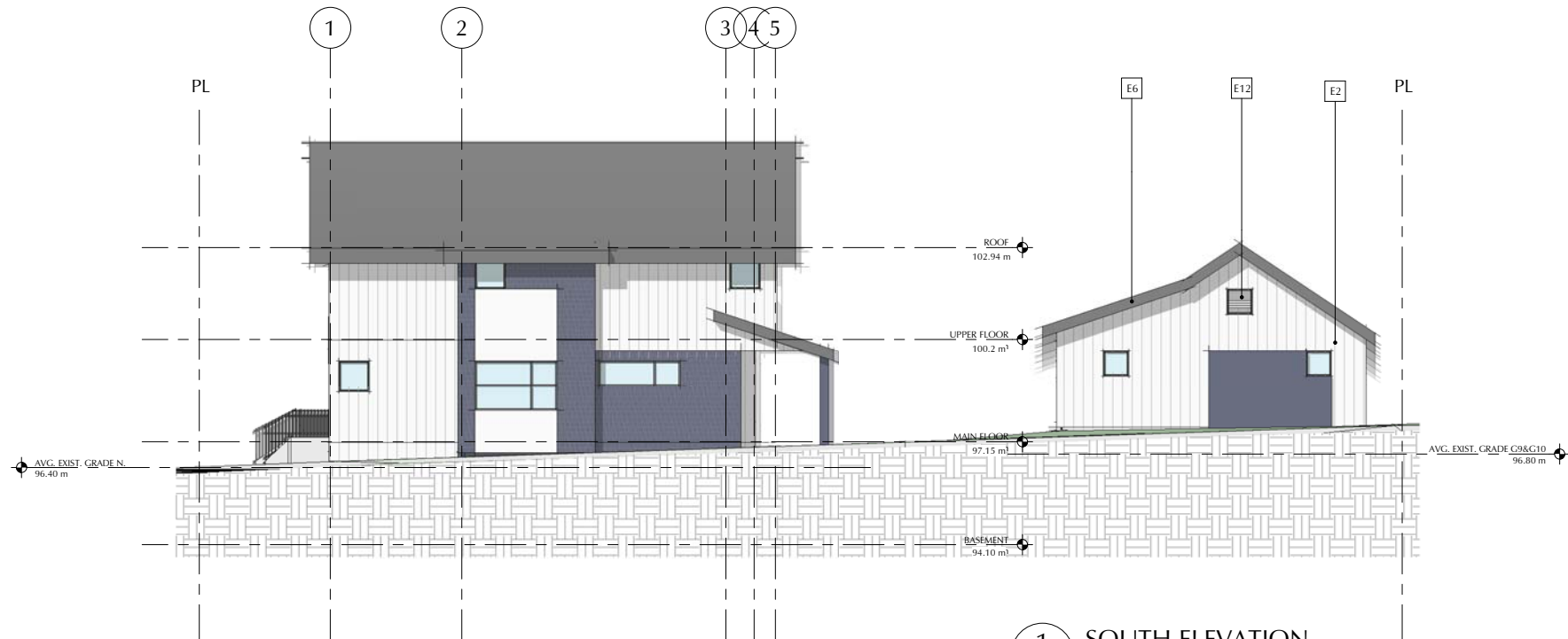
Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For GRAYROSE DEV. LTD.

1525 SCALE:  
JAN. 25, 2019

A2.1





1 SOUTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

E1	FIBRE-CEMENT SHINGLE SIDING
E2	FIBRE-CEMENT VERTICAL BOARD AND BATTEN SIDING
E3	FIBRE-CEMENT ACCENT PANELS
E4	VINYL WINDOW/DOOR FRAME C/W CLEAR GLAZING
E5	ASPHALT SHINGLES
E6	WOOD FASCIA

E7	CONCRETE STAIRS
E8	CONCRETE RETAINING WALL
E9	O/H GARAGE DOOR
E10	WOOD COLUMN
E11	METAL VERTICAL PICKET GUARDRAIL
E12	DECORATIVE VENT



2 WEST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

**AA** 10 ROWHOUSE LOTS

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

16413 24 AVENUE + 2440 164 STREET

Development For GRAYROSE DEV. LTD.

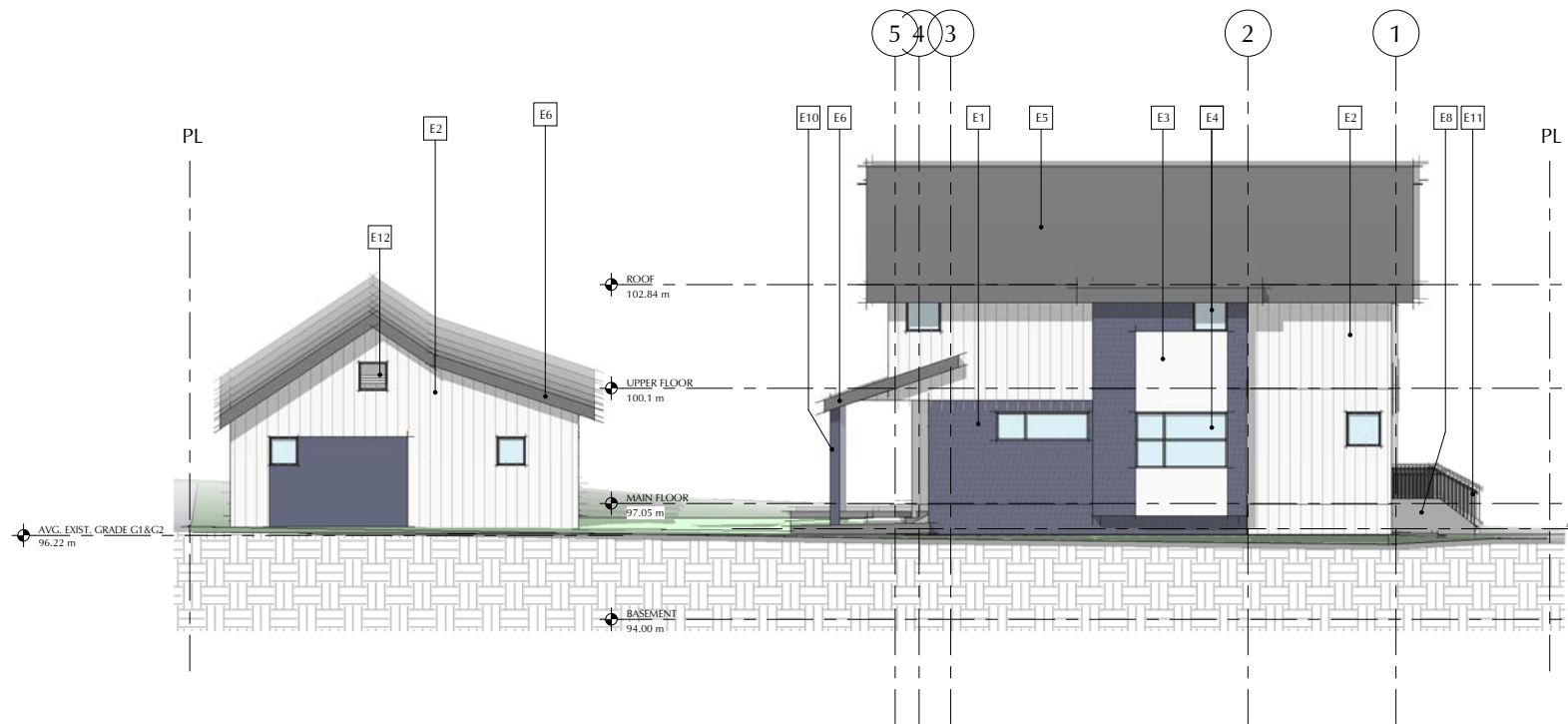
ELEVATIONS

1525

2	JAN 29, 2019	REV. PER URBAN DES. COMMENTS	SYL
1	JAN 28, 2019	ISSUED FOR PIM	SYL
REV	DATE	DESCRIPTION	BY

SCALE: 1/8" = 1'-0"  
JAN. 25, 2019

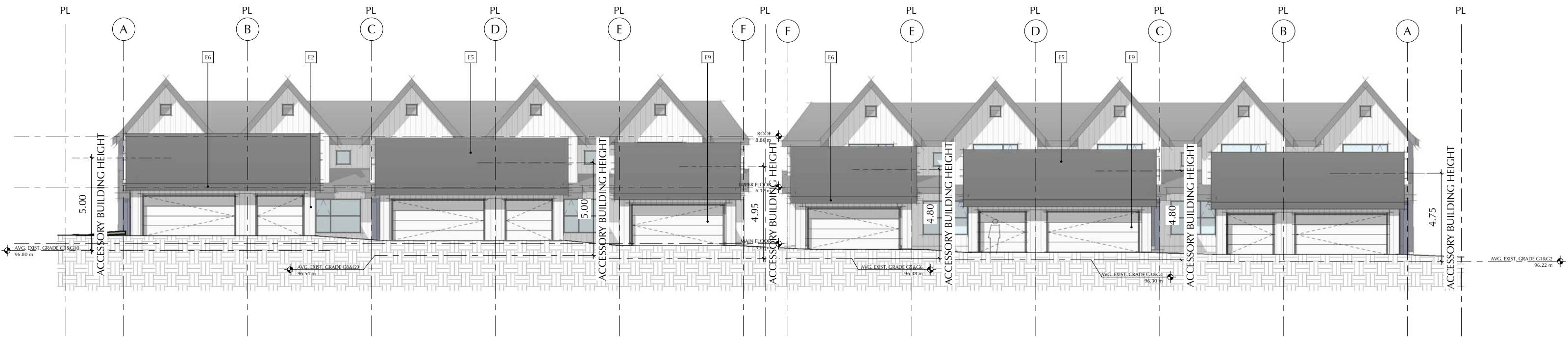
A3.1



**1 NORTH ELEVATION**  
A3.2 SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION**  
A3.2 SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION**  
A3.2 SCALE: 1/8" = 1'-0"

E1	FIBRE-CEMENT SHINGLE SIDING	E7	CONCRETE STAIRS
E2	FIBRE-CEMENT VERTICAL BOARD AND BATTEN SIDING	E8	CONCRETE RETAINING WALL
E3	FIBRE-CEMENT ACCENT PANELS	E9	O/H GARAGE DOOR
E4	VINYL WINDOW/DOOR FRAME C/W CLEAR GLAZING	E10	WOOD COLUMN
E5	ASPHALT SHINGLES	E11	METAL VERTICAL PICKET GUARDRAIL
E6	WOOD FASCIA	E12	DECORATIVE VENT

**AA** 10 ROWHOUSE LOTS

16413 24 AVENUE + 2440 164 STREET

ELEVATIONS

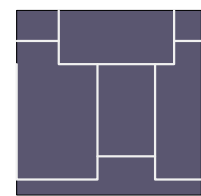
Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For GRAYROSE DEV. LTD.

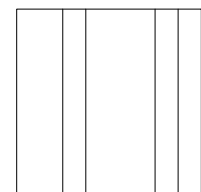
1525 SCALE: 1/8" = 1'-0"  
JAN. 25, 2019

REV	DATE	DESCRIPTION	BY
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1	JAN 28, 2019	ISSUED FOR PIM	SVL

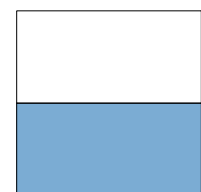
**A3.2**



1. MATERIAL: FIBRE-CEMENT SHINGLE SIDING  
COLOUR: TO MATCH BENJAMIN MOORE  
HC-154 HALE NAVY



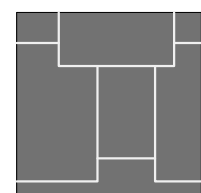
2. MATERIAL: FIBRE-CEMENT VERTICAL BOARD AND  
BATTEN SIDING  
COLOUR: TO MATCH BENJAMIN MOORE  
OC-117 SIMPLY WHITE



3. MATERIAL: FIBRE-CEMENT ACCENT PANELS  
COLOUR: TO MATCH BENJAMIN MOORE  
- OC-117 SIMPLY WHITE  
- ROCKY MOUNTAIN SKY



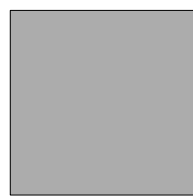
4. MATERIAL: VINYL WINDOWS  
COLOUR: BLACK EXTERIOR FRAMES,  
WHITE INTERIOR FRAMES



5. MATERIAL: ASPHALT ROOF SHINGLES  
COLOUR: TO MATCH IKO HARVARD SLATE



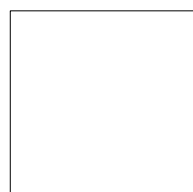
6. MATERIAL: WOOD FASCIA  
COLOUR: TO MATCH BENJAMIN MOORE  
2125-30 GRAY SHOWER



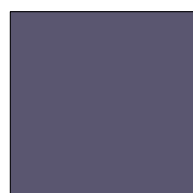
7. MATERIAL: CONCRETE STAIRS  
COLOUR: SEAL FINISH



8. MATERIAL: CONCETE RETAINING WALL  
COLOUR: SEAL FINISH



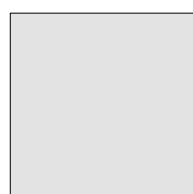
9. MATERIAL: OVERHEAD GARAGE DOORS  
COLOUR: TO MATCH BENJAMIN MOORE  
OC-117 SIMPLY WHITE



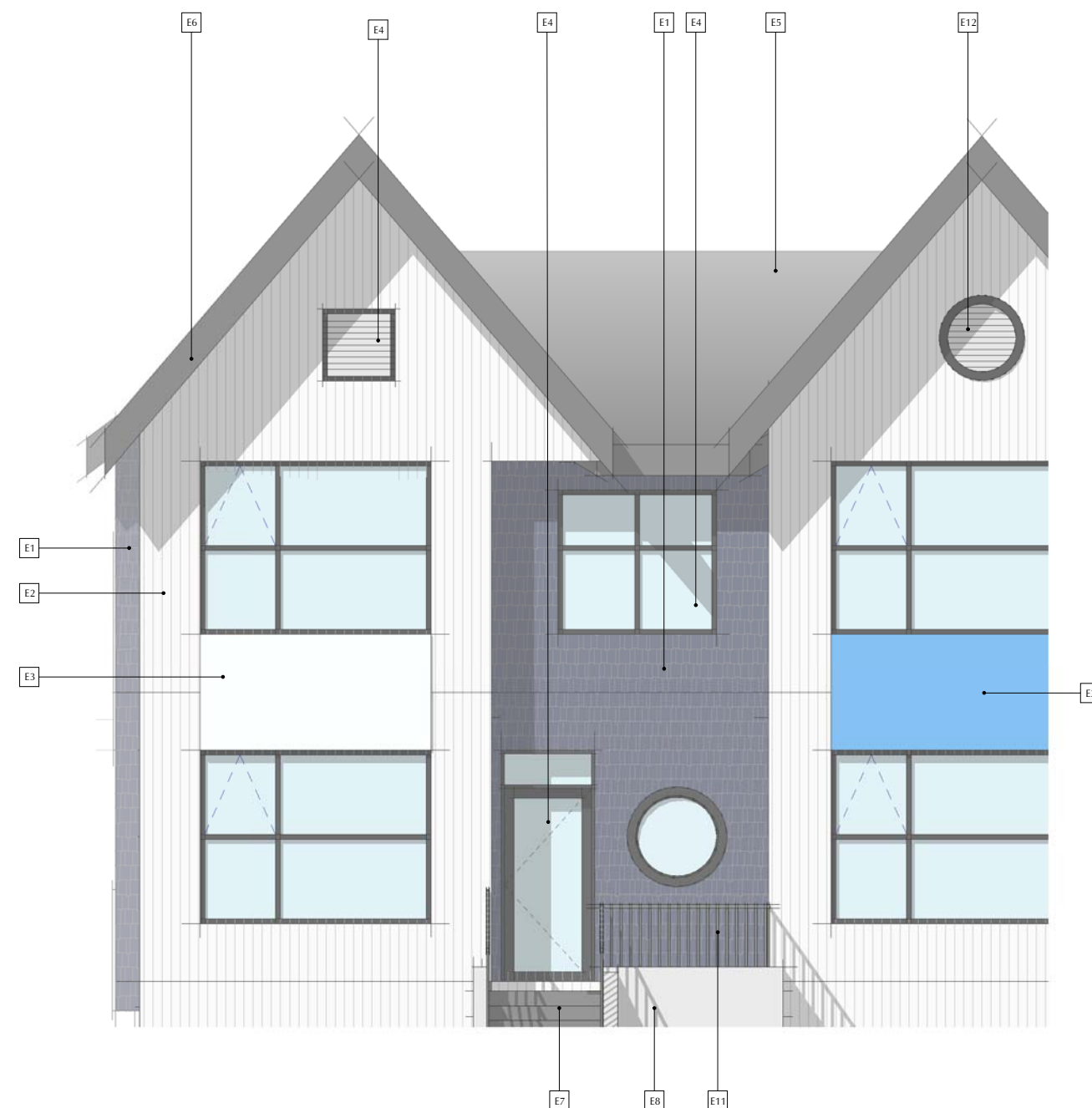
10. MATERIAL: WOOD COLUMN  
COLOUR: TO MATCH BENJAMIN MOORE  
HC-154 HALE NAVY



11. MATERIAL: METAL VERTICAL PICKET GUARDRAIL  
COLOUR: STOCK BLACK



12. MATERIAL: PREFINISHED DECORATIVE VENT  
COLOUR: LIGHT GRAY







**TREE SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer griseum 'Gingerbread' / Gingerbread Paperbark Maple	-			7
	Acer palmatum 'Shishigashira' / Shishigashira Japanese Maple	#10 pot			12
	Amelanchier x grandiflora 'Spring Flurry' / Serviceberry	B & B	6cm cal	2.0m std.	10
	Chamaecyparis nootkatensis 'Pendula' / Weeping Nootka False Cypress	-			1
	Picea glauca pendula / Weeping White Spruce	-			2
	Stewartia pseudocamellia / Japanese Stewartia	B & B	5cm cal		2
STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Street Tree	-			6

**HARDSCAPE MATERIALS**

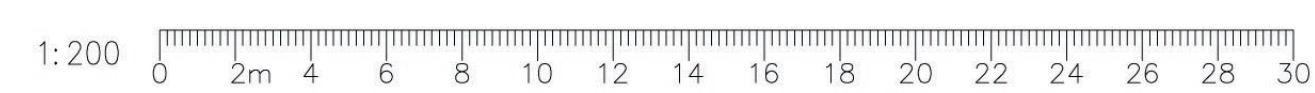
KEY	REF.	DESCRIPTION
	1 LD-01	CONCRETE SLAB
	2 LD-01	GRAVEL SURFACE
	2 LD-01	CONCRETE UNIT PAVERS Model: Classic Standard Pavers Colour: Shadow Blend Pattern: Running Bond Manufacturer: Abbotsford Concrete
	3 LD-01	HYDRAPRESSED SLABS Model: Texada Colour: Natural Size: 24" x 24" Manufacturer: Abbotsford Concrete
	5 LD-01	ASPHALT
	4 LD-01	CONCRETE RETAINING WALL

**FENCING**

KEY	REF.	DESCRIPTION
	2 LD-03	0.9m PICKET FENCE
	1 LD-03	ENTRY GATE
		TREE PROTECTION ZONE (TPZ)
	6 LD-02	1.8m PRIVACY FENCE
	3 LD-03	1.2m PICKET FENCE

**SOFTSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
		EXISTING TREE TO BE RETAINED
	1,7 LD-02	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	2-3 LD-02	SHRUB PLANTING



No.	By:	Description	Date
4	DC	Re-issued for DP	Feb 02, 2019
3	DC	Issued for DP	Nov. 28, 2018
2	DC	Issued for Client Review	Nov. 22, 2018
1	DC	Issued for Client Review	Nov. 9, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

Project:  
MORGAN WALK 2.0  
Development for Grayrose Dev. LTD.

Location:  
16413 24th Ave + 2440 164th St.

Drawn: DC	Stamp: 
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BBP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:  
**SITE PLAN**



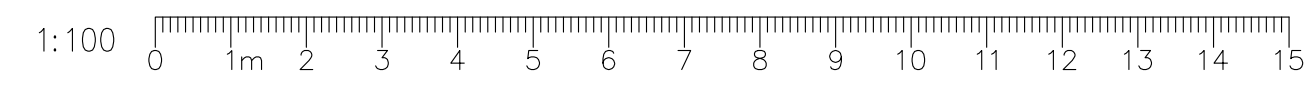
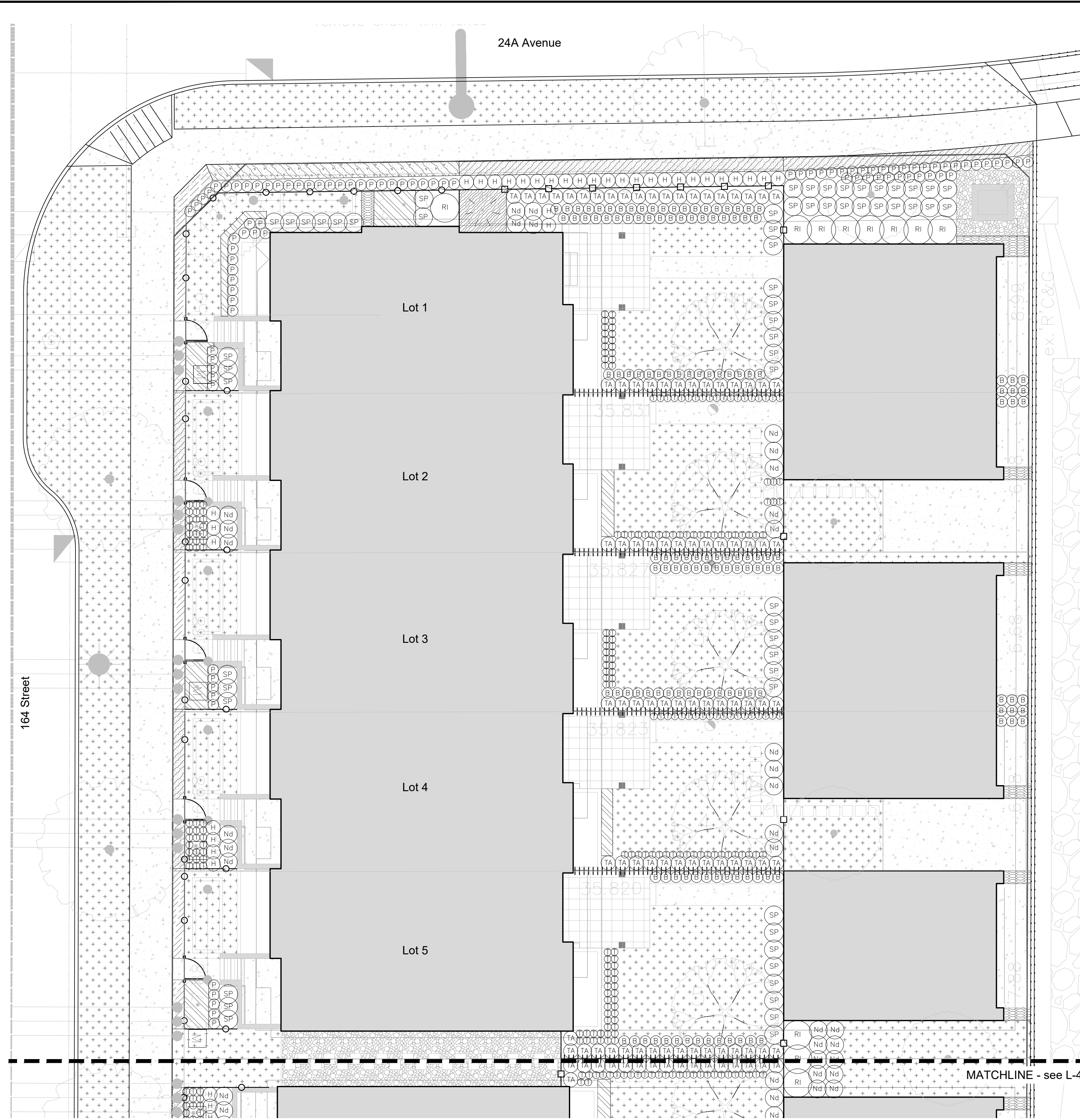
VDZ Project #:  
**DP2017-48**

Drawing #:  
**L-01**

VDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2017-48 MORGAN WALK\DWG\SHEETS\L-01 SITE PLAN.DWG



M:\02-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2017-48 MORGAN WALK\DWGS\SHEETS\L-03 PLANTING PLAN.DWG



**PLANT SCHEDULE**

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
Nd	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	4" pot	0,75m	98
Ri	Ribes sanguineum 'White Icicle' / White Flowering Currant	#3	1,20m	14
SP	Spiraea japonica 'White Gold' / Spirea	#2	0,80m	80
TA	Taxus x media 'Hillii' / Yew	1.5m ht	0,60m	177

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
B	Bergenia cordifolia 'Bressingham White' / Heartleaf Bergenia	#1	0,45m	235
T	Tiarella cordifolia / Foamflower	#1	0,30m	489

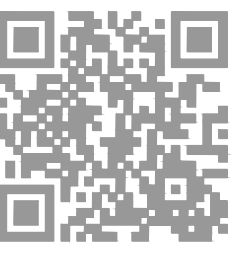
  

FERNS, GRASSES	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
H	Hakonechloa macra / Japanese Forest Grass	#1	0,60m	76
P	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	4" pot	0,45m	121

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Asarum caudatum / British Columbia Wild Ginger	#1	450mm	61
	Geranium macrorrhizum 'Biokovo' / Bigroot Geranium	#1	600mm	68
	Helleborus x 'Ivory Prince' / Ivory Prince Hellebore	#1	600mm	75
	Heuchera x 'Florist's Choice' / Florist's Choice Coral Bells	#1	450mm	158
	Pachysandra terminalis / Japanese Spurge	#1	300mm	117

Perennial / Groundcover/ Grasses



No.	By:	Description	Date
4	DC	Re-Issued for DP	Feb 02, 2019
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
MORGAN WALK 2.0  
Development for Grayrose Dev. LTD.

Location:  
16413 24th Ave + 2440 164th St.

Drawn: DC	Stamp: 
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BBP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:  
**PLANTING PLAN A**



VDZ Project #:  
**DP2017-48**

Drawing #:  
**L-03**





1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

### PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
Nd	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	4" pot	0,75m	98
RI	Ribes sanguineum 'White Icicle' / White Flowering Currant	#3	1,20m	14
SP	Spiraea japonica 'White Gold' / Spirea	#2	0,80m	80
TA	Taxus x media 'Hillii' / Yew	1.5m ht	0,60m	177

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
B	Bergenia cordifolia 'Bressingham White' / Heartleaf Bergenia	#1	0,45m	235
T	Tiarella cordifolia / Foamflower	#1	0,30m	489

FERNS, GRASSES	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
H	Hakonechloa macra / Japanese Forest Grass	#1	0,60m	76
P	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	4" pot	0,45m	121

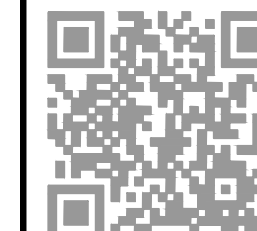
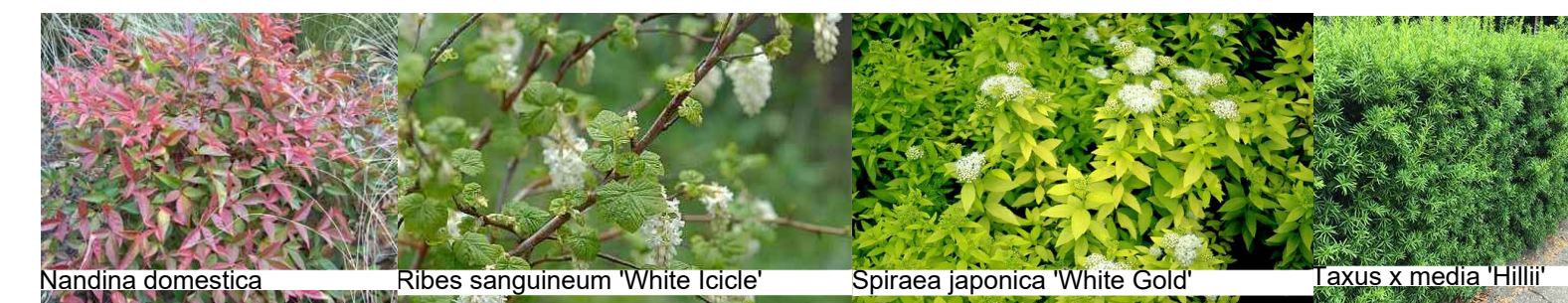
  

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Asarum caudatum / British Columbia Wild Ginger	#1	450mm	61
	Geranium macrorrhizum 'Blokovo' / Bigroot Geranium	#1	600mm	68
	Helleborus x 'Ivory Prince' / Ivory Prince Hellebore	#1	600mm	75
	Heuchera x 'Florist's Choice' / Florist's Choice Coral Bells	#1	450mm	158
	Pachysandra terminalis / Japanese Spurge	#1	300mm	117

#### Perennial / Groundcover/ Grasses



#### Shrubs



No.	By:	Description	Date
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3	DC	Issued for DP	Nov. 28, 2018
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No.	By:	Description	Date
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Project:  
**MORGAN WALK 2.0**  
 Development for Grayrose Dev. LTD.

Location:  
 16413 24th Ave + 2440 164th St.

Drawn: DC	Stamp: 
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:  
**PLANTING PLAN B**



VDZ Project #:  
**DP2017-48**

Drawing #:  
**L-04**



# Appendix III

## City of Surrey PLANNING & DEVELOPMENT REPORT

File: 7915-0364-00

Planning Report Date: March 12, 2018

### PROPOSAL:

- **NCP Amendment** to introduce a new land use designation: Mixed Use Commercial/Residential (20 upa)
- **NCP Amendment** from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa)
- **Rezoning** from RA to CD
- **Development Permit**

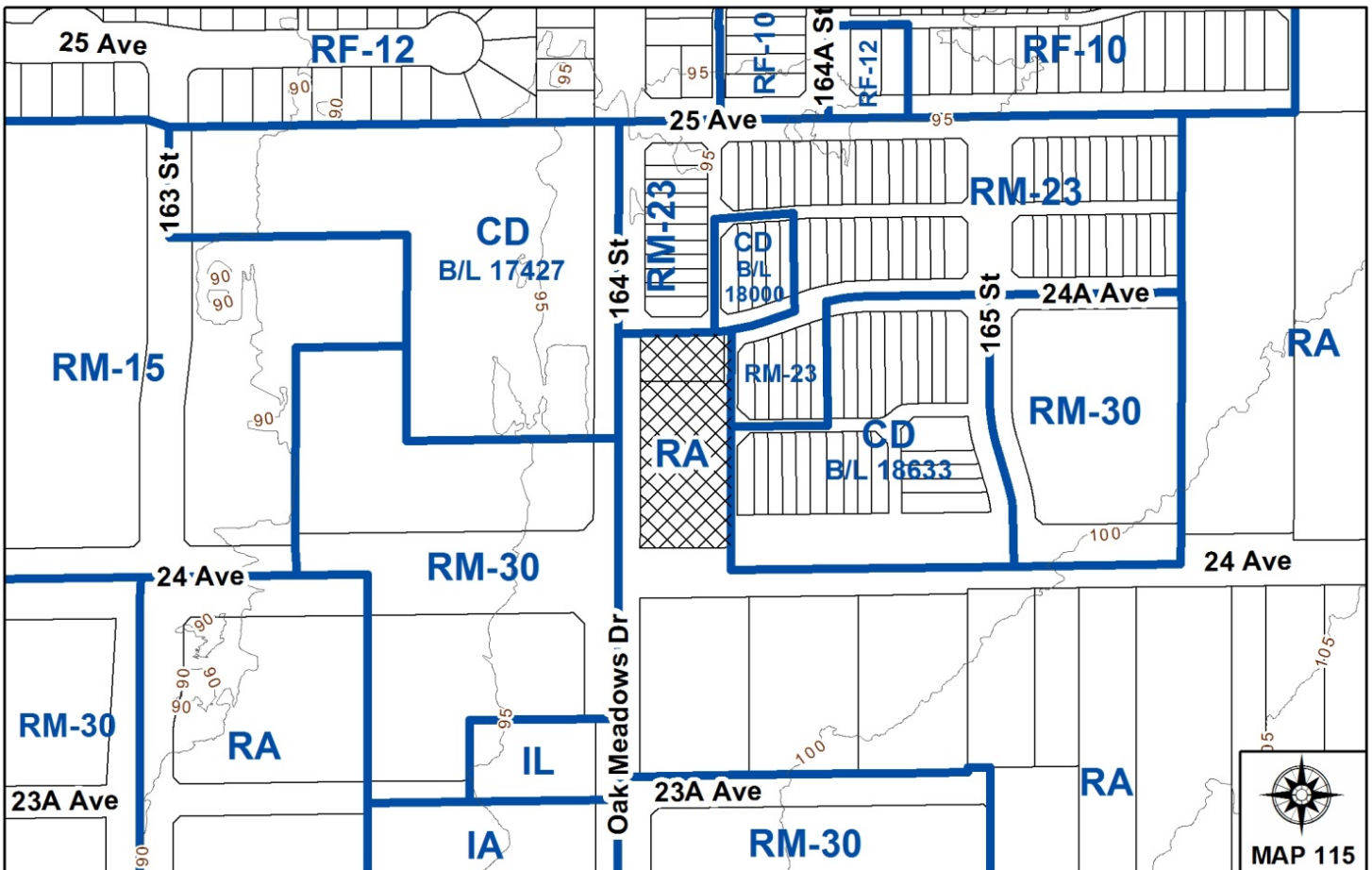
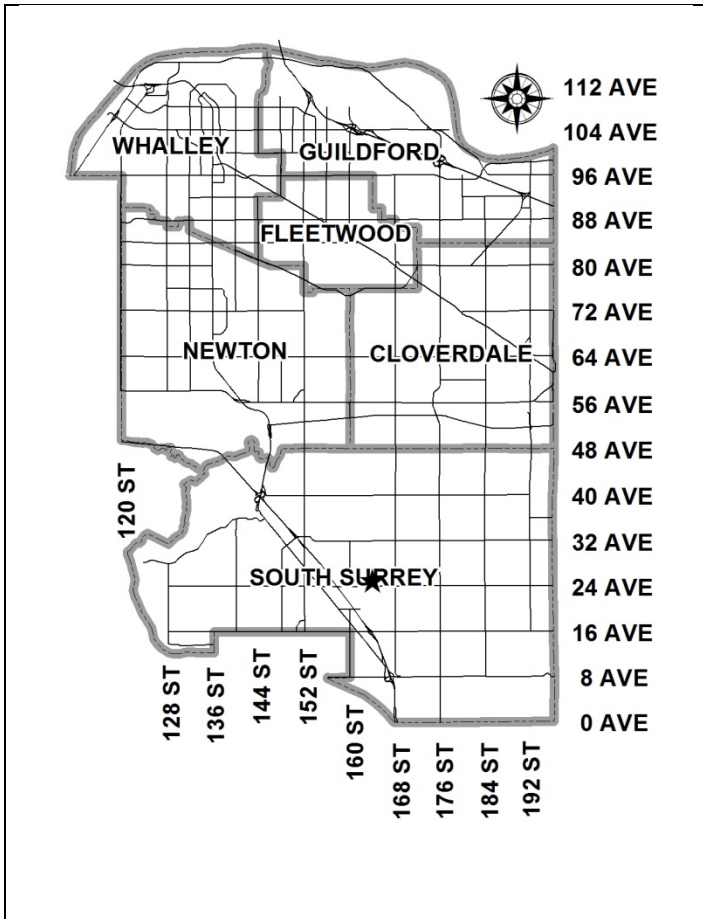
to permit the development of a mixed use development consisting of approximately 640 square metres (6,890 sq.ft.) of commercial floor area and 13 apartment units.

**LOCATION:** 2440 - 164 Street  
16413 - 24 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires the following amendments to the Orchard Grove Neighbourhood Concept Plan (NCP):
  - Introduce a new land use designation: Mixed Use Commercial/Residential (20 upa); and
  - Amendment from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa).

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) designation.
- The applicant's proposed density of 46 units per hectare (19 units per acre) is within the range of densities permitted under the site's current Neighbourhood Concept Plan (NCP) designation of Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa).
- The proposed development complies with the goal of tree retention identified in the site's current NCP designation. A significant tree cluster is proposed to be retained on the site.
- The proposed density, building form and use are appropriate for the site's corner location at the intersection of a major arterial road (24 Avenue) and a collector road (164 Street) in the Orchard Grove NCP area.
- The proposed development will provide a high quality of design at this very visible location. The design promotes the development of a pedestrian oriented streetscape along 24 Avenue and will anchor the frontages for both 24 Avenue and 164 Street with a prominent feature.
- The proposed commercial uses are located approximately half-way between the commercial uses in Grandview Corners at the intersection of 24 Avenue and 160 Street and the proposed commercial uses at the intersection of 24 Avenue and 168 Street. The proposal provides small scale shops and amenities within convenient walking distance for area residents.

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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0364-00 generally in accordance with the attached drawings (Appendix II).
3. 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 plan (for consolidation) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to introduce a new land use designation: Mixed Use Commercial/Residential (20 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP), and to amend the Orchard Grove NCP to redesignate the land from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa) when the project is considered for final adoption.

REFERRALS

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

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

1 Elementary student at Pacific Heights Elementary School  
0 students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2019.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Two single family dwellings that are to be demolished.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 24A Avenue):	Fee simple rowhomes.	Townhouse (15-30 upa)	RM-23
East (Across lane/walkway):	Fee simple rowhomes.	Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)	RM-23 and CD (By-law No. 18633)
South (Across 24 Avenue):	Vacant lot, under application for townhouses (Development Application No. 7914-0280-00; at Third Reading)	Multiple Residential (15-25 upa)	RA
West (Across 164 Street):	Townhouses.	20-30 upa Medium-High Density	RM-30 and CD (By-law No. 17427)

### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to introduce a new land use designation: Mixed Use Commercial/Residential (20 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP), and to amend the site's Neighbourhood Concept Plan (NCP) designation from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa).
- The new land use designation is necessary to facilitate the proposed development. The Orchard Grove NCP does not currently have a designation that would provide for a lower density mixed use proposal, such as the applicant is proposing.
- The applicant's proposed density of 46 units per hectare (19 units per acre) is within the range of densities permitted under the site's current Neighbourhood Concept Plan (NCP) designation of Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa).
- The proposed development complies with the goal of tree retention identified in the site's NCP current designations of Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa). A significant tree cluster is proposed to be retained on the site.
- The proposed commercial uses are located approximately half-way between the commercial uses in Grandview Corners at the intersection of 24 Avenue and 160 Street and the proposed commercial uses at the intersection of 24 Avenue and 168 Street. The proposal provides small scale shops and amenities within convenient walking distance for area residents.

### DEVELOPMENT CONSIDERATIONS

- The subject 0.39 hectare (0.97 acre) site consists of 2 properties located at 16413 – 24 Avenue and 2440 – 164 Street in the Orchard Grove Neighbourhood Concept Plan (NCP) area. The site is relatively flat and contains a significant cluster of coniferous trees. The site is zoned "One-Acre Residential Zone (RA)" and is designated Urban in the Official Community Plan (OCP) and Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) in the Orchard Grove NCP.
- The applicant is proposing:
  - amendments to the Orchard Grove NCP, to introduce a new land use designation: Mixed Use Commercial/Residential (20 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP), and to redesignate the land from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa);
  - to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 45 Zone (RM-45)" and the "Neighbourhood Commercial Zone (C-5)"); and
  - a Development Permit to allow for a mixed use development consisting of approximately 640 square metres (6,890 sq.ft.) of commercial floor area and 13 apartment units.

- The applicant is proposing two mixed use buildings on the site, each three storeys in height. The northerly building (Building A) is smaller, with one apartment unit proposed above the ground floor commercial retail space. The southerly building (Building B) is proposed to contain 12 apartment units above the ground floor commercial retail space and resident parking area. A centrally located tree retention area is proposed between the two buildings.

### Proposed CD Zone

- The applicant is proposing a "Comprehensive Development Zone (CD)" for the site, based on the "Multiple Residential 45 Zone (RM-45)" and the "Neighbourhood Commercial Zone (C-5)". The table below outlines the differences between the RM-45 and C-5 Zones and the proposed CD Zone:

	<b>RM-45 Zone</b>	<b>C-5 Zone</b>	<b>Proposed CD Zone</b>
Uses	Multiple unit residential buildings, ground-oriented multiple unit residential buildings, and child care centres	Various - see Zoning By-law No. 12000.	Permits a mixed use multiple unit residential building, a mixed use building containing a single dwelling unit and a mixture of the retail, personal service, general service, office, associated with the C-5 Zone and eating establishments not exceeding a gross floor area of 150 square metres (1,615 sq.ft.).
Maximum Floor Area Ratio (FAR)	1.30	0.50	1.13
Maximum Unit Density	111 units per hectare (45 upa)	n/a	46 units per hectare (19 upa)
Maximum Lot Coverage	45%	50%	60%
Setbacks	7.5 metres (25 ft.) from all property lines.	7.5 metres (25 ft.) from all property lines.	North and East yards – 1.3 metres (4 ft.); South yard – 0.8 metres (3 ft.); West yard – 1.4 metres (5 ft.).
Principal Building Height	15.0 metres (50 ft.)	9.0 metres (30 ft.)	15.5 metres (51 ft.)

- The CD Zone permits a mixed use building containing a single dwelling unit (Building A) and a mixed use multiple unit residential building (Building B). The commercial uses permitted include retail stores, various personal service uses, office uses, general service uses and eating establishments provided the gross floor area of an eating establishment does not exceed a gross floor area of 150 square metres (1,615 sq.ft.).
- The CD Zone proposes a reduced floor area ratio (FAR) of 1.13 and a slightly higher building height of 15.5 metres (51 ft.) compared with the 1.30 FAR and 15.0 metre (50 ft.) building height permitted in the RM-45 Zone. The proposed FAR is relatively low for an apartment building proposal and reflects the applicant's desire for a unique housing product. The proposed height reflects the applicant's desire for higher ceilings in the ground floor commercial retail units and also higher ceilings for the third floor apartment units.



- The CD Zone proposes an increased lot coverage of 60% compared with the 45% lot coverage permitted in the RM-45 Zone, which reflects the proposed building placement on a relatively small sized parcel. Although the proposed lot coverage is higher than the lot coverage in the RM-45 Zone, the applicant is providing a substantial tree retention zone which enhances the aesthetics of the proposed development.
- The proposed setbacks reflect an effort to bring the commercial retail units closer to the street which enlivens the streetscape and encourages pedestrian activity. For example, the reduced 0.8 metre (3 ft.) south yard setback is adjacent to an east-west multi-use pathway that will be constructed within the 24 Avenue road allowance. Sections of the multi-use pathway have been constructed already, and bringing the building closer to the street will enhance the public realm of this location.
- The proposed setbacks also reflect an effort to provide a large tree protection zone in the centre of the site. By locating the buildings closer to the street it was possible to create enough open space in the centre of the site to allow for retention of 8 centrally located trees.

#### DESIGN PROPOSAL AND REVIEW

- The site design reflects an effort to retain a cluster of 8 significant trees in the centre of the site and to locate the two proposed buildings along the street frontage which reduces the visibility of the parking area from the street and provides an attractive interface with the public realm. The street-facing elevations are transparent and inviting, with glazing and doors.
- Approximately half of the parking spaces are proposed to be provided at grade within the building envelope of Building B (south building), with commercial retail units wrapping the parking area on the south (24 Avenue) and west (164 Street) elevations.
- The applicant is proposing to provide an open space area between the two buildings with retained trees, paths and outdoor seating. The open space area enhances the aesthetics of the development and adds vitality to the site.
- The smaller northern mixed use building (Building A) proposes approximately 134 square metres (1,440 sq.ft.) of commercial space on the ground floor, and a single 302 square metre (3,250 sq.ft.) two-bedroom apartment occupying the second and third floors. The larger southern mixed use building (Building B) proposes approximately 454 square metres (4,900 sq.ft.) of commercial space on the ground floor, and 12 two-bedroom apartment units occupying the second and third floors. The apartment units range in size from 151 square metres (1,630 sq.ft.) to 164 square metres (1,760 sq.ft.). All of the units are proposed to be adaptable.
- The applicant is proposing a Yaletown-inspired design utilizing a rhythmic pattern of columns and windows with a significant amount of brick cladding. A preformed cornice is proposed for the top the parapet, adding a decorative element to the façade. Black goose neck lighting is proposed for ground floor elevations which supports the design.
- In addition to brick (grey limestone), the proposed exterior materials include fibre-cement lap siding (off-white), fibre-cement panels (off-white), clear glazing and black aluminum

guardrails. Fin sunshades are proposed on all of the elevations to provide solar screening and visual interest.

- The residential lobby entrance on 164 Street is highlighted through a large canopy structure and an increase in the parapet height above the entrance. Continuous metal and glass weather canopies further enhance the building design and provide pedestrian weather protection which encourages pedestrian activity to the site.

### Amenity Space

- The Zoning By-law requires that 39 square metres (420 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 82 square metres (880 sq.ft.) of indoor amenity space, which exceeds the requirements in the Zoning By-Law. The indoor amenity room is located on the roof deck of Building B and is accessible via stairs and the elevator.
- The amenity room has kitchen facilities, a bathroom, and a lounge/open area with a fireplace. The applicant is proposing to integrate the indoor amenity space with a 270 square metre (2,900 sq.ft.) rooftop outdoor amenity space. The outdoor amenity area is proposed to contain outdoor furniture, a barbeque and a fire pit. This outdoor space is proposed to be enclosed by a 1.5 metre (5 ft.) high metal fence.
- The applicant is also proposing to provide 278 square metres (3,000 sq.ft.) of additional outdoor amenity space in the centre of the site between Buildings A and B. This outdoor area is primarily a passive tree retention area, but will contain seating areas and landscaping in addition to the proposed 8 retained trees.
- The combined outdoor amenity spaces (rooftop and ground level) contain an area of 548 square metres (5,900 sq.ft.), which exceeds the requirements of the Zoning By-law.

### Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed via a lane from 24A Avenue.
- The site is well connected to the surrounding neighbourhood with the buildings oriented to the surrounding sidewalks on 24A Avenue and 164 Street and the proposed multi-use pathway on 24 Avenue. Pedestrian connections are also provided through the site, particularly in the central treed area.
- The applicant is proposing to provide a covered at-grade parking area for apartment residents within Building B, accessible via a gated entryway. Resident parking for Building A, visitor parking and commercial parking is proposed to be provided in an open parking area in the eastern portion of the site. The parking area is largely screened from 24 Avenue and 164 Street by Buildings A and B and by the landscaped tree retention area.
- The applicant is proposing to provide 16 commercial parking spaces onsite, which meets the Zoning By-law requirement. The applicant is also proposing to provide 22 resident parking spaces and 3 visitor parking spaces, for a total of 25 residential parking spaces, which exceeds the Zoning By-law requirements of 23 residential parking spaces.

- The parking count includes 2 disabled spaces and 5 small car spaces. The applicant is also providing bike parking spaces for each apartment unit and also a number of bike racks throughout the site.

### Signage

- The applicant is proposing fascia signage for the commercial retail units. The fascia signage is generally 0.4 metres (1.3 ft.) in height. The signs are proposed to be individually illuminated channel letter signs on an aluminum panel sign band. No box type signs are proposed.
- Building B is proposed to have a canopy sign for the residential portion of the building above the ground floor residential lobby entrance and an identification sign for the residential portion of the building on the third floor of the west elevation, mimicking the upper floor identifying signage seen on heritage industrial buildings.
- The applicant is not proposing any free-standing signs on the property.

### Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year. Movable planters, tree uplifting, benches, and garbage receptacles enhance the outdoor environment on the site.
- The large central tree retention/landscaped area functions as a visual landmark for the site and also provides an outdoor plaza area with seating and a pathway through the treed area.
- The parking area on the eastern portion of the site is screened from 24A Avenue by landscaping and also contains decorative paving at the vehicular entrance from the lane. Lighting in the parking area will be equipped with shielding to prevent light spillover to neighbouring properties. Vine planting is proposed on the easterly elevation of Building B which interfaces with the walkway proposed in the lane area.

### ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on January 25, 2018. The ADP comments and suggestions have been satisfactorily addressed (Appendix VI).

TREES

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
Cottonwood	2	2	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Paper Birch	3	3	0
Apple	1	1	0
Beaked Hazelnut	5	5	0
Western Flowering Dogwood	2	1	1
<b>Coniferous Trees</b>			
Western Redcedar	26	20	6
Douglas-fir	5	3	2
Blue Spruce	1	1	0
Boulevard Cypress	1	0	1
Lawson Cypress	15	14	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>59</b>	<b>48</b>	<b>11</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>7</b>	
<b>Total Retained and Replacement Trees</b>		<b>18</b>	
<b>Contribution to the Green City Fund</b>		<b>\$36,800</b>	

- The Arborist Assessment states that there are a total of 59 protected trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 5% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 11 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Portions of the proposed parking area and walkways that are within the tree protection zones will need to be constructed above the existing grade and only a small amount of the existing organic layer is to be removed, under arborist supervision. These areas will require the placement of a geogrid and then gravels with a semi-porous material as the surfacing (porous concrete, asphalt or rubber). Depending on the timing of construction, supplemental irrigation for this area is also recommended. These measures will require supervision by an arborist during construction.

- 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 99 replacement trees on the site. Since only 7 replacement trees can be accommodated on the site, the deficit of 92 replacement trees will require a cash-in-lieu payment of \$36,800, representing \$400 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 katsura and serviceberry trees.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with a contribution of \$36,800 to the Green City Fund.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 6, 2016, and a development proposal sign was installed on the subject site on October 11, 2017. In response staff have received 1 phone call and 11 emails. The caller appreciated the tree retention on the site and did not mention any concerns. The email correspondents mentioned concerns about the proposed addition of commercial uses on the site, an increase of traffic in the area, and a desire for a controlled signal at the intersection of 24 Avenue and 164 Street.

The applicant held a Public Information (PIM) meeting on September 27, 2017 at the Kensington Prairie Community Centre. A total of 8 individuals signed in, of which 3 submitted comment sheets. Two (2) of the comment sheets were supportive of the proposed development. The third comment sheet indicated a preference for a "residential-only" proposal.

*(The intersection of 24 Avenue and 164 Street will be fully signalized and is anticipated to be constructed by Spring 2019. The proposed commercial uses are located approximately half-way between the commercial uses in Grandview Corners at the intersection of 24 Avenue and 160 Street and the proposed commercial uses at the intersection of 24 Avenue and 168 Street. The proposal provides small scale shops and amenities within convenient walking distance for area residents.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 8, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The site is located within the Orchard Grove Neighbourhood Concept Plan (NCP) area, and is located at the intersection of 24 Avenue and 164 Street.
2. Density & Diversity (B1-B7)	• The proposal includes a mixture of commercial and residential uses (thirteen 2-bedroom units are proposed).

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils greater than 0.3 metres (1 foot) in depth, cisterns/rain barrels, natural landscaping, and permeable surfaces are proposed.</li> <li>• The applicant is proposing to retain 11 trees, and to plant 7 replacement trees.</li> <li>• Recycling and organic waste pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The site is connected to surrounding sidewalks and the multi-use pathway on 24 Avenue. Pedestrian-specific lighting is proposed.</li> <li>• Electric vehicle charging stations and bike parking will be provided.</li> <li>• The site is located within 50 metres (160 ft.) of two bus stops on 24 Avenue.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The mix of commercial and residential uses will ensure casual surveillance of the adjacent roads and laneway during the day and evening.</li> <li>• A rooftop indoor and outdoor gathering area is proposed on Building B.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A sustainable features document, within the Disclosure Statement, will be given to new occupants.</li> <li>• Pre-notification to area residents occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out. A Public Information (PIM) meeting was held on September 27, 2017.</li> </ul>

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Tree Preservation Summary and Tree Retention Plan
Appendix VI.	ADP Comments and the Applicant's Responses
Appendix VII.	NCP Redesignation Map
Appendix VIII.	Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,923 sq.m.
Road Widening area		1,083 sq.m.
Net Total		2,840 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	57%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
North (24A Avenue)	1.5m	1.5m
South (24 Avenue)	0.8m	0.8m
East	1.3m	1.3m
West (164 Street)	1.4m	1.4m
BUILDING HEIGHT (in metres/storeys)		
Principal	15.5m	15.5m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
One Bed		
Two Bedroom		13
Three Bedroom +		
Total		
FLOOR AREA: Residential		2,581 sq.m.
FLOOR AREA: Commercial		640 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,221 sq.m.

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



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	46 uph/ 19 upa	46 uph/ 19 upa
FAR (gross)		
FAR (net)	1.13	1.13
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	39 sq.m.	82 sq.m.
Outdoor	39 sq.m.	548 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial	16	16
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	20	22
3-Bed		
Residential Visitors	3	3
Institutional		
Total Number of Parking Spaces	39	41
Number of accessible stalls		2
Number of small cars		5
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REV	DATE	DESCRIPTION	BY
3	MAR 02 2018	RE-ISSUED FOR DP	SYL
2	FEB. 08 2018	RE-ISSUED FOR ADP	SYL
1	JAN. 17 2018	ISSUED FOR ADP	SYL





1 BLDG A NORTHWEST VIEW  
A0.2 SCALE:



4 BLDG A SOUTHEAST VIEW  
A0.2 SCALE:



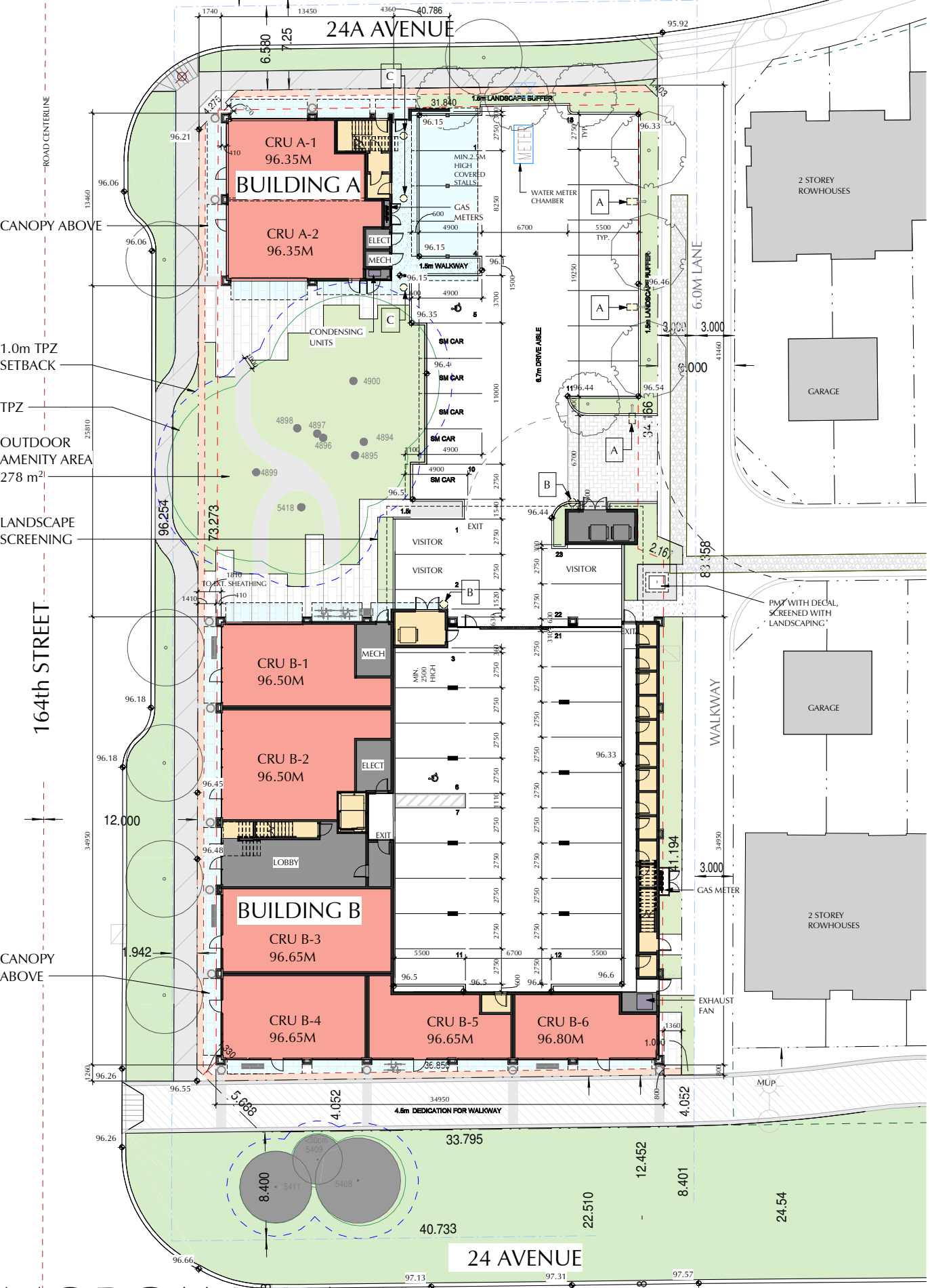
2 BLDG B SOUTHWEST VIEW  
A0.2 SCALE:



3 BLDG B NORTHEAST VIEW  
A0.2 SCALE:

3	MAR 02 2018	RE-ISSUED FOR DP	SYL
2	FEB. 08 2018	RE-ISSUED FOR ADP	SYL
1	JAN. 17 2018	ISSUED FOR ADP	SYL
REV	DATE	DESCRIPTION	BY





**SYNOPSIS**

LEGAL ADDRESS: 16413 24th AVE+2440 164th ST  
 CIVIC ADDRESS: RA -- REZONED TO CD  
 ZONING: RA -- REZONED TO CD

SITE AREA  
 GROSS SITE AREA = 3,922.9 m<sup>2</sup>  
 ROAD DEDICATION = 1,082.9 m<sup>2</sup>  
 NET SITE AREA: = 2,840.0 m<sup>2</sup>  
 F.A.R: = 3,221.5 m<sup>2</sup> / 2,840.0 m<sup>2</sup> = 1.13 \*\*\* AREA TAKEN TO EXT. SHEATHING--EXCLUDING DECORATIVE PILASTERS

FLOOR AREA RESIDENTIAL: 2,581.2 m<sup>2</sup>  
 FLOOR AREA COMMERCIAL: 640.2 m<sup>2</sup>

UNIT DENSITY = 0.284 ha/13 UNITS = 46 UPH / 19 UPA  
 LOT COVERAGE: = 1,633.2 m<sup>2</sup>/2840.0 m<sup>2</sup> = 0.58

**BUILDING A (COMMERCIAL WITH 1 RESIDENTIAL SUITE):**

LEVEL	USE	GROSS AREA	NET AREA
LEVEL 1:	COMM.+RES:	163.0 m <sup>2</sup> (1,755 SF)	
	COMMERCIAL:		134.2 m <sup>2</sup> (1,445 SF)
	MECH, ELECT.		10.0 m <sup>2</sup> (108 SF)
LEVEL 2:	RESIDENTIAL:	195.4 m <sup>2</sup> (2,103 SF)	
LEVEL 3:	RESIDENTIAL:	106.3 m <sup>2</sup> (1,144 SF)	
TOTAL		<b>465.0 m<sup>2</sup></b> (5,005 SF)	

	REQ'D	PROVIDED
PARKING	39	41

**PARKING FOR BLDG A (COMMERCIAL AREA EXCLUDING SERVICE ROOMS)**

	REQ'D	PROVIDED
PARKING		
COMM	2.75/100 = 4	4 [(134.2 m <sup>2</sup> x 2.75) / 100]
RESIDENTIAL	1.7 / UNIT = 1.7	2 *INCLD VISITOR STALL

**BUILDING B (COMMERCIAL WITH 12 RESIDENTIAL SUITES):**

LEVEL	USE	GROSS AREA	NET AREA
LEVEL 1:	COMM.+RES:	630.1 m <sup>2</sup> (6,782 SF)	
	COMM.		453.9 m <sup>2</sup> (4,886 SF)
	MECH, ELECT, COMM. GARBAGE		42.1 m <sup>2</sup> (453 SF)
	RESIDENTIAL:		134.1 m <sup>2</sup> (1,443 SF) [INCLD. LOBBY, BIKE STORAGE, RES.GARB]
LEVEL 2:	RESIDENTIAL:	1,044.2 m <sup>2</sup> (11,240 SF)	
LEVEL 3:	RESIDENTIAL:	1,044.2 m <sup>2</sup> (11,240 SF)	
LEVEL 4:	RESIDENTIAL:	120.3 m <sup>2</sup> (1,295 SF)	
	STAIRS, ELEV:		38.0m <sup>2</sup> (409 SF)
	AMENITY:		82.3 m <sup>2</sup> (886 SF)

TOTAL **2,756.5 m<sup>2</sup>** (29,671 SF) [EXCLD. AMENITY]

**PARKING FOR BLDG B**

	REQ'D	PROVIDED
PARKING		
COMMERCIAL (COMMERCIAL AREA EXCLUDING SERVICE ROOMS):		
COMM	2.75/100 = 12	12 [(453.9m <sup>2</sup> x 2.75) / 100]
		**NOT INCLD. MECH,ELECT,GARB

RESIDENTIAL COMPONENT:

	REQ'D	PROVIDED
PARKING	1.7/UNIT = 20	23 *INCLD VISITOR STALLS

**UNIT AREAS**

LEVELS	UNIT TYPE	TYPICAL UNIT AREA
LEVELS 2-3	12 UNIT CONDO	+/-157.9 m <sup>2</sup> (1,700 SF)

**AMENITY**

INDOOR	82.3 m <sup>2</sup> (886 SF)
OUTDOOR	304.3m <sup>2</sup> (3,275 SF)

SETBACKS	REQUIRED	BLDG A PROVIDED	TO PILASTER PROVIDED	BLDG B PROVIDED	TO PILASTER PROVIDED
NORTH (24A AVE)	1.5M	2.1M	1.7M	-	-
SOUTH (24 AVE)	-	-	-	1.2M	0.8M
EAST (LANE)	1.5M	14.5M	-	1.5M	1.3M
WEST (164TH STREET)	1.5M	2.1M	1.7M	1.8M	1.4M
NORTHWEST CORNER CUT	0.0M	0.9M	0.3M	-	-

**BUILDING HEIGHT 15.5M**

- LEGEND:**
- \*\*NET COMMERCIAL AREA USED FOR PARKING CALCULATIONS
  - MECH, ELECT, COMM. GARBAGE
  - CANOPY OUTLINE
  - 0.5M SRW

- EAST PARKING LIGHTING SCHEME:**
- TYPE A - LED STREETLIGHT WITH HOUSE SIDE SHIELD
  - DECORATIVE WALL LIGHT
  - CEILING CANOPY LIGHT

REV	DATE	DESCRIPTION	BY
3	MAR 02 2018	RE-ISSUED FOR DP	SYL
2	FEB. 08 2018	RE-ISSUED FOR ADP	SYL
1	JAN. 17 2018	ISSUED FOR ADP	SYL

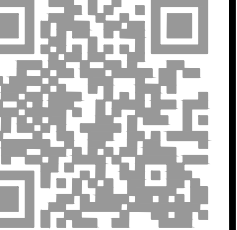


1 164TH ST STREETSCAPE  
A7.1 SCALE: 3/32" = 1'-0"



2 24A AVE STREETSCAPE  
A7.1 SCALE: 3/32" = 1'-0"





### TREE SCHEDULE

GROUND LEVEL TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier x grandiflora 'Spring Flurry' / Serviceberry	B & B	6cm cal	2.0m std.	4
	Cercidiphyllum japonicum / Katsura Tree	B & B	7cm cal	2.0m std.	3
LEVEL 3 TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer palmatum 'Shishigashira' / Shishigashira Japanese Maple	#10 pot			1
	Stewartia pseudocamellia / Japanese Stewartia	B & B	5cm cal		2
STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Street Tree	-			6

### HARDSCAPE MATERIALS

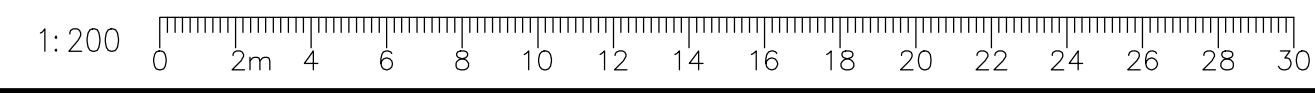
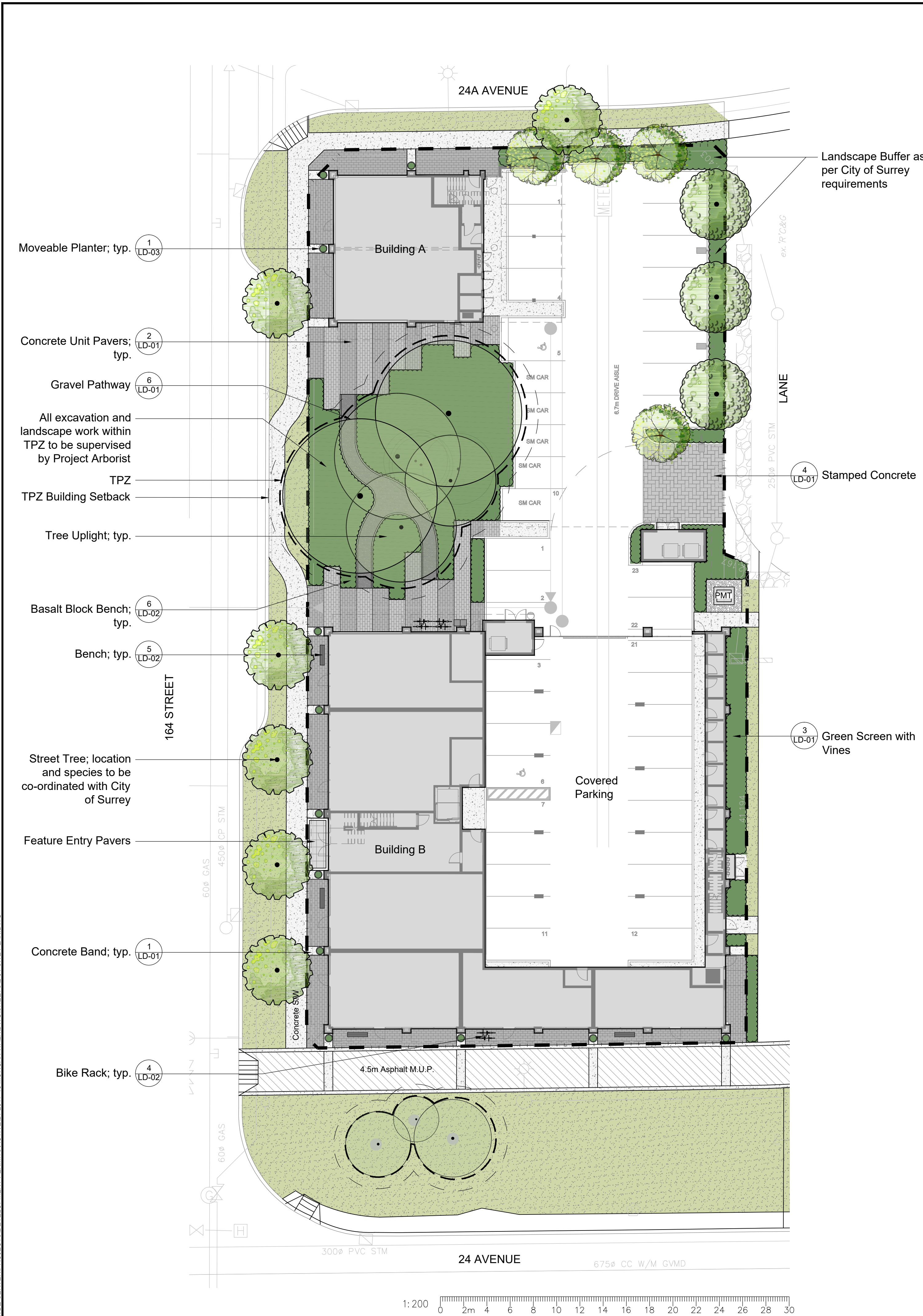
KEY	REF.	DESCRIPTION
	1 LD-01	CONCRETE SLAB
	2 LD-01	CONCRETE UNIT PAVERS Model: Classic Standard Pavers Colour: Charcoal Pattern: Running Bond Manufacturer: Abbotsford Concrete
	2 LD-01	CONCRETE UNIT PAVERS Model: Classic Standard Pavers Colour: Shadow Blend Pattern: Running Bond Manufacturer: Abbotsford Concrete
	3 LD-01	HYDRAPRESSED SLABS Model: Texada Colour: Natural Size: 24" x 24" Manufacturer: Abbotsford Concrete
	4 LD-01	STAMPED CONCRETE Pattern: Herringbone Colour: Natural
	5 LD-01	ASPHALT
		RESIDENTIAL ENTR. PAVERS Border: Glacier Granite Unit Pavers Inset: Custom Tiles

### SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE TO BE RETAINED
	1 LD-02	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	2-3 LD-02	SHRUB PLANTING

### SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-02	BIKE RACK Model #: MBR-37 Colour: Black (Recycled Lumber) Manufacturer: Wishbone Site Furn. Mount: Direct Burial
	5 LD-02	BENCH Model #: MAL-5 Colour: Powdercoat Black Manufacturer: Wishbone Site Furn.
	6 LD-02	BASALT BLOCK BENCH Length: 6' (x2), 4'(x1) Manufacturer: Northwest Landscape Supply
	7 LD-02	WASTE / RECYC. RECEPT. Model #: MCTR-21 Colour: Black (Recycled Lumber); Powdercoat Black Manufacturer: Wishbone Site Furn.
	1 LD-03	GROUND LEVEL PLANTER Model: RUBEN Tall Square, Large Colour: Black Supplier: Atlas Pots
	2 LD-03	LARGE PLANTER Model: Round Dimensions: 41.25 X 42.5 IN Colour: White Supplier: Barkman Concrete
	5 LD-03	SMALL PLANTER Model: Round Dimensions: 41.25 X 42.5 IN Colour: White Supplier: Barkman Concrete
		TREE UPLIGHT



No.	By:	Description	Date
5	MdS	Re-issued for DP	Mar. 02, 2017
4	MdS	Issued for Coordination	Mar. 01, 2017
3	MdS	ADP	Jan. 17, 2018
2	MdS	Issued for DP	Nov. 22, 2017
1	MdS	Issued for Client Review	Nov. 14, 2017

REVISIONS TABLE FOR DRAWINGS  
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
**MORGAN WALK**  
 Development for Grayrose Dev. LTD.

Location:  
 16413 24th Ave + 2440 164th St.

Drawn: MdS	Stamp:
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale:  
 1:200

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

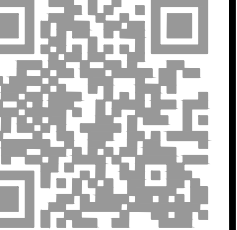
Drawing Title:  
**SITE PLAN**



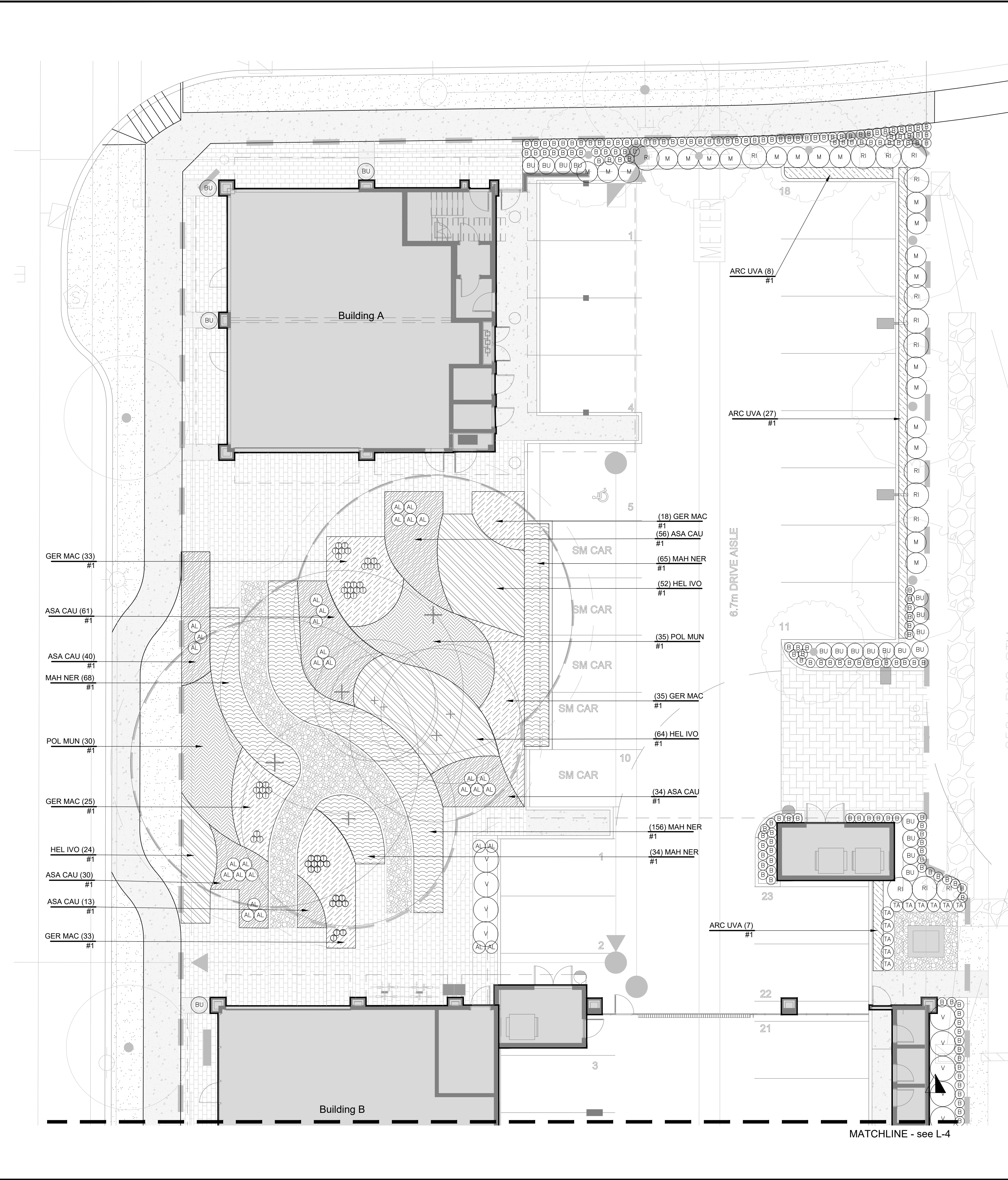
VDZ Project #:  
**DP2017-48**

Drawing #:  
**L-01**





V:\02-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2017-48 MORGAN WALK\DWG\SHEETS\L-03 PLANTING PLAN.DWG



### PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
BU	Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood	#1	0,80m	53
M	Mahonia aquifolium / Oregon Grape	#3	1m	21
RI	Ribes sanguineum 'White Icicle' / White Flowering Currant	#3	1,20m	16
TA	Taxus x media 'Hilli' / Yew	1.5m ht	0,60m	11
V	Viburnum davidii / David Viburnum	#3	1,20m	23

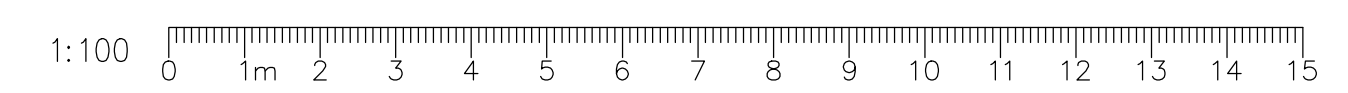
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
AL	Alchemilla mollis / Lady's Mantle	#1	0,60m	31
B	Bergenia cordifolia 'Bressingham White' / Heartleaf Bergenia	#1	0,45m	196
T	Tiarella cordifolia / Foamflower	#1	0,30m	47

VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
PA	Parthenocissus tricuspidata / Boston Ivy	#3 staked	0,90m	3

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	42
	Asarum caudatum / British Columbia Wild Ginger	#1	450mm	234
	Geranium macrorrhizum 'Biokovo' / Bigroot Geranium	#1	600mm	144
	Helleborus x 'Ivory Prince' / Ivory Prince Hellebore	#1	600mm	140
	Mahonia nervosa / Oregon Grape	#1	450mm	323
	Pachysandra terminalis / Japanese Spurge	#1	300mm	31
	Polystichum munitum / Western Sword Fern	#1	750mm	65



No.	By:	Description	Date
5	MdS	Re-issued for DP	Mar. 02, 2017
4	MdS	Issued for Coordination	Mar. 01, 2017
3	MdS	ADP	Jan. 17, 2018
2	MdS	Issued for DP	Nov. 22, 2017
1	MdS	Issued for Client Review	Nov. 14, 2017

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: MORGAN WALK Development for Grayrose Dev. LTD.			
Location: 16413 24th Ave + 2440 164th St.			
Drawn: MdS	Stamp:		
Checked: SH			
Approved: MVDZ	Original Sheet Size: 24"x36"		
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/DP/PPA/FA/FP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.		

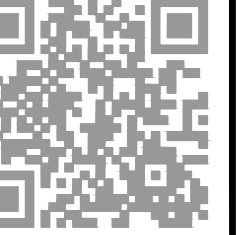
Drawing Title: PLANTING PLAN

Drawing #: L-03

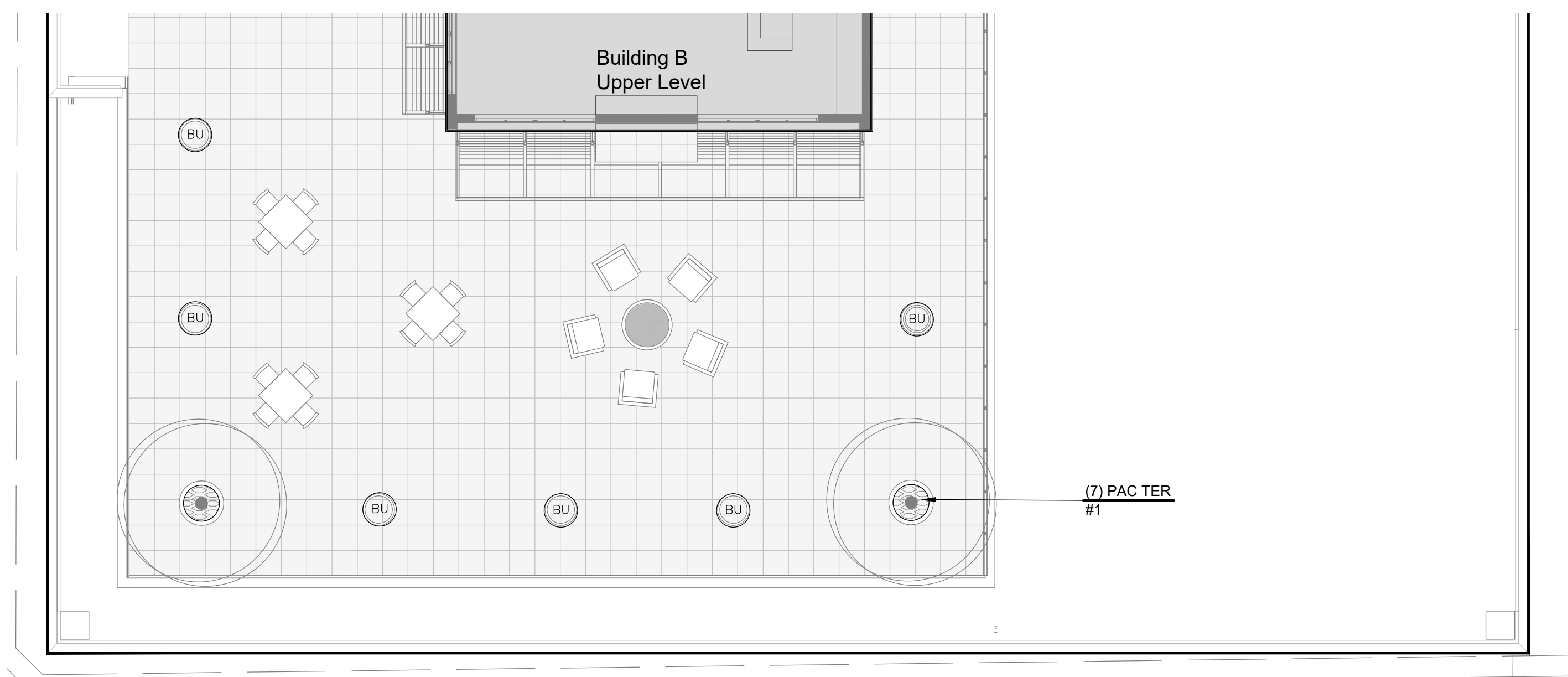
VDZ Project #: DP2017-48

NORTH

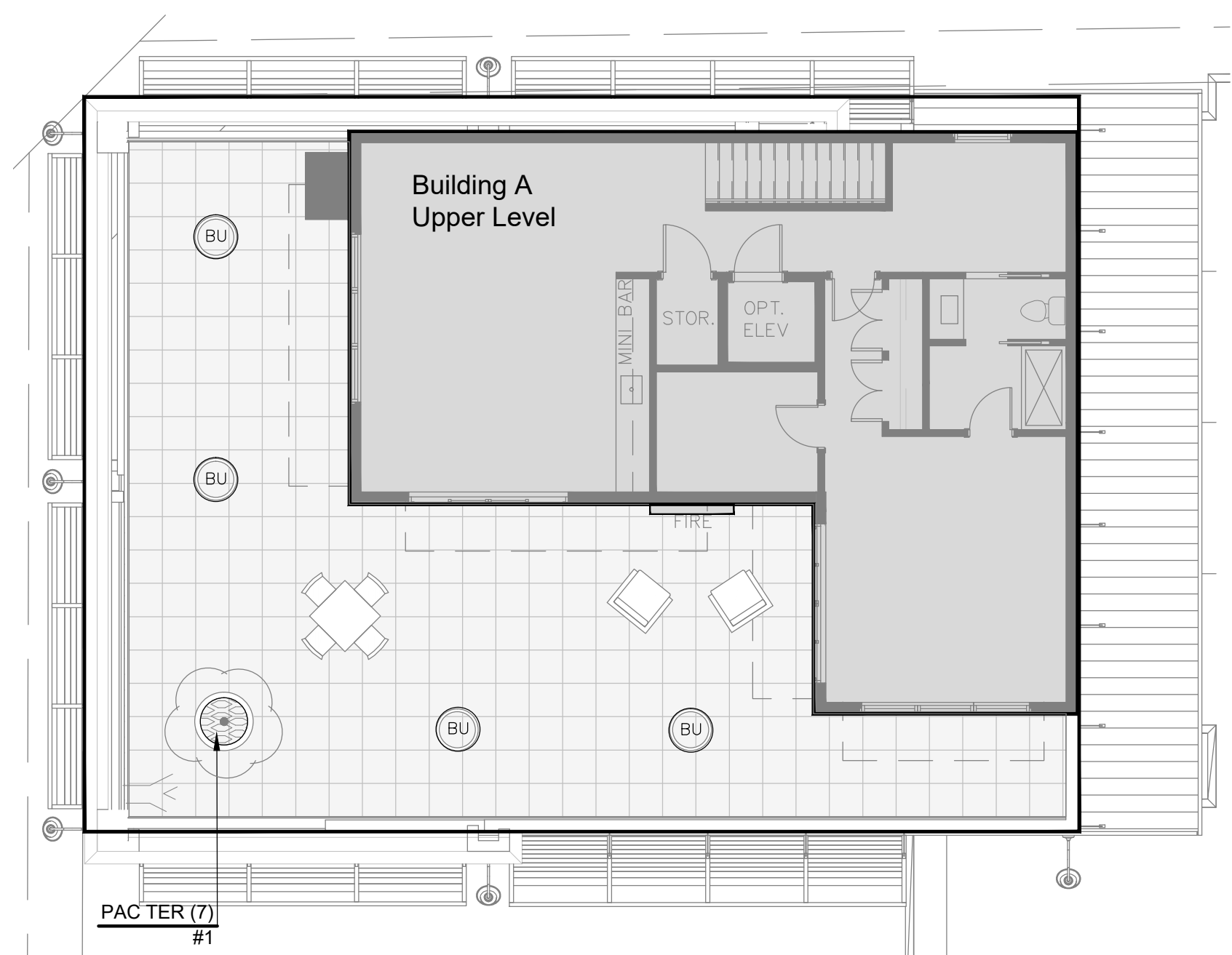




1 GROUND LEVEL PLANTING PLAN  
 Scale 1:100



2 BUILDING B LEVEL 4 PLANTING  
 Scale 1:100



3 BUILDING A LEVEL 3 PLANTING  
 Scale 1:100

PLANT SCHEDULE				
<b>SHRUBS</b>				
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No.	By:	Description	Date
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**REVISIONS TABLE FOR SHEET**  
 Project:  
 MORGAN WALK  
 Development for Grayrose Dev. LTD.  
 Location:  
 16413 24th Ave + 2440 164th St.

Drawn: MdS	Stamp:
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Drawing Title:  
**PLANTING PLAN**



VDZ Project #:  
**DP2017-48**

Drawing #:  
**L-04**

MVDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2017-48 MORGAN WALK\DWG\SHEETS\L-04 PLANTING PLAN.DWG



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

FROM: **Development Project Engineer, Engineering Department**

DATE: **February 28, 2018** PROJECT FILE: **7815-0364-00**

---

RE: **Engineering Requirements  
Location: 16413 24 Avenue, 2440 - 164 Street**

**REZONE/SUBDIVISION**

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

- 24 Avenue: dedicate 12.442 metres from centerline for an ultimate 22.5 metre road allowance, register 0.5 metre SRW along site frontage
- 164 Street: dedicate 1.942 metres from centreline for an ultimate 12.0 metre road allowance with 3.0 by 3.0 metre corner cut truncation at 24A Avenue, register 0.5 metre SRW along site frontage
- 24A Avenue: dedicate 6.580 metres from centreline for ultimate 14.5 metre road allowance with 1.0 by 1.0 metre corner cut truncation at lane, register 0.5 metre SRW along site frontage
- Lane north of existing east/west lane: dedicate 3.0 metres for ultimate 6.0 metre road allowance
- Lane south of existing east/west lane: dedicate 1.0 metre for 4.0 metre walkway

***Works and Services***

- 24 Avenue: construct 4.0 metre concrete multi-use pathway along the north side
- 164 Street: build east side of roadway to collector road cross section
- 24A Avenue: construct roadway to match existing cross-section features
- Lane north of existing east/west lane: construct lane to residential lane standard
- Lane south of existing east/west lane: construct walkway within lane
- install onsite low impact development drainage measures
- provide water, storm and sanitary connections to service the site

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.



Tommy Buchmann, P.Eng.  
Development Engineer

KMH



Planning

February-01-18

## THE IMPACT ON SCHOOLS

APPLICATION #: 15 0364 00

### SUMMARY

The proposed 13 lowrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	1
Secondary Students:	0

#### September 2017 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	76 K + 232
Addition Operating Capacity (K/1-7) 2020	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500
Maximum Operating Capacity*(8-12);	1620

### School Enrolment Projections and Planning Update:

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

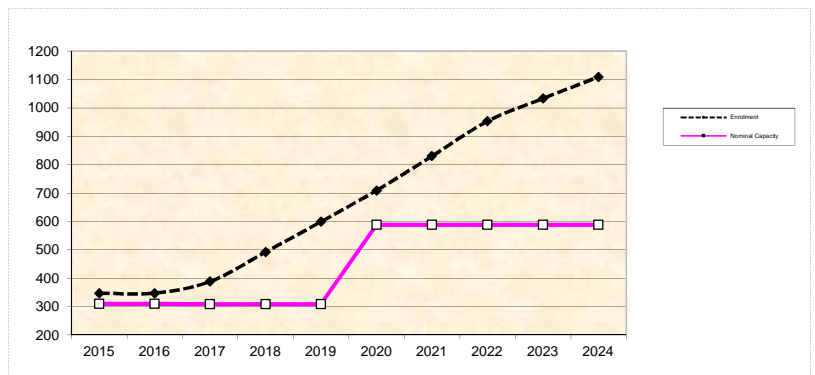
Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

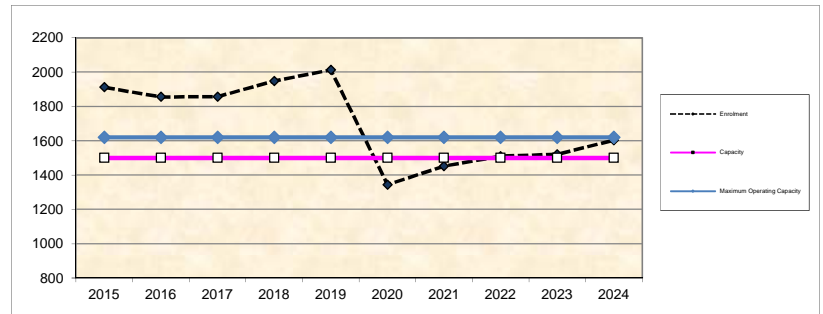
- A 12 classroom addition at Pacific Heights elementary targeted to open September 2019 and
- A new 25 classroom school on Edgewood drive targeted to open September 2020.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary

#### Pacific Heights Elementary



#### Earl Marriott Secondary



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

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	unknown
Address:	16413 24 <sup>th</sup> Avenue and 2440 164 <sup>th</sup> Street Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>62</b>
<b>Protected Trees to be Removed</b>	<b>48</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>11</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>3</u> X one (1) = 3	<b>99</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 48 X two (2) = 96	
<b>Replacement Trees Proposed</b>	<b>7</b>
<b>Replacement Trees in Deficit</b>	<b>92</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and submitted by:



May 24, 2017

Arborist

Date



TPZ fencing may vary from drawing if existing roads or walkways prevent fencing to be installed at TPZ distance within report & on plan.

LEGEND	
	TREE PROTECTION ZONE
	TREE PROTECTION FENCE
	CONSTRUCTION LIMIT
	TREE TO BE RETAINED
	UN-SURVEYED TREE
	TREE TO BE REMOVED

REFERENCE DRAWINGS
1. Base Survey by: Cameron Land Surveying Ltd.

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (1/2 the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
  - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Architect.
  - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3551 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Project: DRAFT Tree Retention and Removals Plan  
Client: Gray Rose Developments Ltd.  
Address: 16413 24th Avenue, 2440 164th Street

Date: 2017/05/23  
Drawn by: KW  
Page Size: ANSI C  
(17"x22")

Page #  
1 of 1



## Advisory Design Panel Minutes

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
**THURSDAY, JANUARY 25, 2018**  
Time: 4:07 p.m.

### Present:

Chair - L. Mickelson  
Panel Members:  
J. Leger (exited at 6:25 p.m.)  
M. MacCaul (exited at 6:45 p.m.)  
S. McFarlane  
D. Staples  
M. Lesack

### Guests:

Emily Kearns, Ankenman Associates Architects Inc.  
Stephen Heller, Van der Zalm + Associates Inc.  
Neils Wilde, F. Adab Architects  
Marlene Messer, PMG Landscape Architects  
Matthew Cheng, Matthew Cheng Architects  
Clark Kavolinas, C. Kavolinas & Associates  
Colin Shrubbs, dys architecture  
Bruce Hemstock, PWL Partnership Landscape Architects  
Joe Santo, Kane Consulting

### Staff Present:

T. Ainscough, City Architect - Planning & Development  
M. Rondeau, Acting City Architect - Planning & Development  
N. Chow, Planning & Development  
L. Blake, Legislative Services

## **B. NEW SUBMISSIONS**

- |                       |   |
|-----------------------|---|
| Time:                 | 4:00 p.m.   |
| File No.:             | 7915-0364-00  |
| New or Resubmit:      | New   |
| Last Submission Date: | N/A   |
| Description:          | NCP amendment, Rezoning and detailed DP – 2 small mixed used buildings, containing approximately 13 residential dwelling units and 760 sq.m. ground floor commercial. |
| Address:              | 16413 – 24 Ave & 2440 – 164 St in Orchard Grove NCP   |
| Developer:            | Hans Rawlins – Grayrose Developments Ltd.   |
| Architect:            | Ankenman Associates Architects Inc. – Emily Kearns Arch. AIBC   |
| Landscape Architect:  | Van der Zalm + Associates Inc. – Stephen Heller BCSLA   |
| Planner:              | Keith Broersma  |
| Urban Design Planner: | Nathan Chow   |

**Procedural note:** Mark Lesack declared a conflict of interest and did not participate in discussion for Item 1.

Staff advised that given the project's retention of trees onsite and its adjacency to a multi-use trail, staff support the use, form, and density of the project, and ask advice of the Panel on the interior living rooms.

**Procedural note:** Steve McFarlane entered the meeting at 4:11 p.m.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. It was noted that the massing has been designed to create variety in the neighbourhood, yet maintains a similar palette to provide a sense of cohesiveness.

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

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by J. Leger  
Seconded by M. MacCaull  
That the Advisory Design Panel (ADP) supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Defeated.

With S. McFarlane, D. Staples and L. Mickelson

voting in opposition.

It was Moved by D. Staples  
Seconded by S. MacFarlane  
That the Advisory Design Panel (ADP) that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning Staff, resubmit the project to ADP for review.

Carried

#### **Site**

- Considering the proximity of the building to the multiuse pathway, give thought to the treatment of the setback area.

**Concrete pavers extend to multiuse pathway which are interrupted with concrete bands in line with pilasters. These concrete bands extend through multiuse pathways and knits both surfaces together. One use is delineated from other yet creating a cohesive surface.**

#### **Form and Character**

- Massing appears appropriate and the project is a nice urban response to the surrounding suburban neighbourhood.

**Thank you.**

- Suggest that the applicant review the Yaletown-inspired precedent images included in the package. Should the applicant move forward with the proposed inspiration, suggest that they further commit to that building type to bring up the rigour in the treatment (i.e. more fluidity, repetitive elements, singular bay types and structural expression).



**Yaletown is an inspirational/conceptual reference only and not something that we want to replicate here. It's unfortunate that one of the panel members focused on an academic argument which we cannot agree with. Our design has a non-rigid rhythm that reflects the residential floor plans (form follows function). Although the design is based on a composition of spandrels and pilasters we do not believe that the design would be improved by overlaying a rigid grid.**

- Suggest that the screen wall can be strengthened by staying closer to the precedence image references.  
**The screen wall will be detailed as per the precedent image.**
- Suggest that Building B could be more articulated along the two long sides.  
**Please clarify.**  
**Please note we have articulated the east side of building B with additional pilasters, and windows similar to other elevations.**
- Concerns were expressed regarding the livability of windowless living rooms.  
**Please see attached alternate mid unit option (A2.51) which will be available to purchasers. Ultimately, our clients strongly feel that the market will decide on the layout. Options will be available during pre-sale.**

### **Landscape**

The Acting City Architect advised that the Panel's Landscape Architects were unable to attend the meeting. Mike Enns, BCLSA, submitted written comments that were read by the Acting City Architect:

- Commend the preservation of mature trees, and the plaza dominated by paving and seating.  
**Thank you for the comment.**
- Consider an informal gravel pathway through the trees to allow the user to become immersed in the naturalized landscape.  
**Low impact pathways were considered in earlier concepts for this space; however the decision was made to keep the natural area uninterrupted and provide 'fingers' of the perimeter hardscape that extend into the natural area for seating.**
- Suggest adding trees on the south side of the building adjacent to the south side of the building.  
**The distance between the building and the south property line is very limited. We will review the opportunity for trees in this location along with the final alignment of the MUP.**

- Provide clarity regarding the upper level floor plans and provide a key plan.  
**We note that the north arrow is incorrect on the coloured upper level floor plans. The north arrow should point to the top of page, not to the east.**
- Consider an expanded program for functions and uses on the roof top plans.  
**We will discuss programming with the owner and explore additional functions appropriate for the roof top amenity spaces.**

#### **Sustainability**

- No specific issues identified.

#### **CPTED**

- Consider additional lighting in the rear parking lot.  
**Additional parking lighting in the rear will be provided.**
- Concern about lack of enclosed parking for Building A's residential unit.  
**Please note that there is a partial wall to the north and the 4 northwest stalls are covered at this point.**  
**Our client is considering securing 2, 3 or 4 stalls under canopy of building pending them occupying building A.**

#### **Accessibility**

- Recommend an additional disabled parking spot for residents.  
**2 disabled stalls are provided (1 in secured area + 1 in outdoor area) which exceeds the bylaw requirement.**
- Provide power doors to the Commercial Retail Units and lobby  
**Power doors to Commercial Retail Units and lobby will be provided.**
- Recommend that one unit be adaptable.  
**As previously discussed, 10 out of 12 units must be pre-sold. This will determine the demand for accessibility.**



# 7915-0364-00 NCP Amendment Map



- Redesignate the land from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa)
- Introduce a new land use designation: Mixed Use Commercial/Residential (20 upa)

## Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

City of Surrey Planning & Development Department

### Legend

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/wo Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Multi-Family (65 upa)
- Mixed-Use Commercial/Residential (30-45 upa)

- Stormwater Detention Pond
- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature

0 50 100 200 Meters



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 008-035-296  
 Lot "A" Section 24 Township 1 New Westminster District Plan 19016  
 2440 - 164 Street

Parcel Identifier: 006-125-000  
 Lot "B" Section 24 Township 1 New Westminster District Plan 19016  
 16413 - 24 Avenue

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

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

**A. Intent**

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

## B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses provided such uses are part of a *comprehensive design*:

1. *Multiple unit residential building*, containing the uses permitted under Section B.3 of this Zone.
2. *Building* containing a single *dwelling unit* and the uses permitted under Section B.3 of this Zone.
3. The following uses are permitted, provided that any one of these uses, or a combination thereof, are contained within a *building* permitted under Sections B.1 and B.2 of this Zone:
  - (a) *Retail stores* excluding *adult entertainment stores*, *secondhand stores*, *auction houses* and *pawnshops*;
  - (b) *Personal service uses* limited barbershops, beauty parlours, cleaning and repair of clothing, and shoe repair shops;
  - (c) *Eating establishments*, excluding *drive-through restaurants*, provided that individual *eating establishments* do not exceed a *gross floor area* of 150 square metres [1,615 sq.ft.];
  - (d) Office uses excluding *social escort services* and *methadone clinics*; and
  - (e) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*.

## C. Lot Area

Not applicable to this Zone.

## D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.10 or a *building area* of 300 square metres [3,230 sq.ft.] whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
  - (a) The *floor area ratio* shall not exceed 1.13; and
  - (b) The *unit density* shall not exceed 46 *dwelling units* per hectare [19 u.p.a.].

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

**E. Lot Coverage**

1. The *lot coverage* shall not exceed 60%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	North Yard	South Yard	East Yard	West Yard
<i>Principal Buildings</i>		1.3 m.*	0.8 m.*	1.3 m.*	1.4 m.
<i>Accessory Buildings and Structures</i>		[4 ft.]	[ 3 ft.]	[4 ft.]	[5 ft.]

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

\*The north, south and east *yard setback* may be 0.0 metre [0 ft.] for the ground floor weather protection canopies.

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].

## **G. Height of Buildings**

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

1. Principal buildings: The *building height* shall not exceed 15.5 metres [51 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

## **H. Off-Street Parking**

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

## **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. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within a *building*.

## **J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.



**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,800 sq.m. [0.65 acre]	30 metres [100 ft.]	72 metres [225 ft.]

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

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

**L. Other Regulations**

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for the residential portion and the C-5 Zone for the commercial portion.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

---

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

**FROM:** Development Project Engineer, Engineering Department

**DATE:** February 5, 2019      **PROJECT FILE:** 7815-0364-00

---

**RE:** Engineering Requirements  
Location: 16413 24 Avenue, 2440 - 164 Street

### REZONE/SUBDIVISION

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

- 24 Avenue: dedicate 14.452 metres from centerline for an ultimate 24.5 metre road allowance
- 164 Street: dedicate 1.942 metres from centreline for an ultimate 12.0 metre road allowance with 3.0 by 3.0 metre corner cut truncation at 24A Avenue, register 0.5 metre SRW along site frontage
- 164 Street: dedicate the west 10.058 meters of City owned road
- 24A Avenue: dedicate 7.05 metres from centreline for ultimate 14.5 metre road allowance with 3.0 by 3.0 metre corner cut truncation at 164 Street, dedicate 1.0 by 1.0 metre corner cut truncation at lane, register 0.5 metre SRW along site frontage
- dedicate 3.0 metres for ultimate 6.0 metre road allowance, and 1.0 by 1.0 metre corner cut truncation at 24A Avenue

#### *Works and Services*

- 24 Avenue: construct 4.0 metre concrete multi-use pathway along the north side
- 164 Street: build east side of roadway to collector road cross section
- 24A Avenue: construct roadway to match existing cross-section features
- construct lane to residential lane standard
- extend sanitary sewer on 164 Street to service the site
- install onsite low impact development drainage measures
- provide water, storm and sanitary connections to service the site

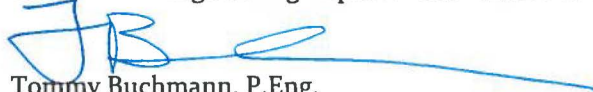
A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

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

### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.



Tommy Buchmann, P.Eng.  
Development Engineer

KMH

# Appendix V



Planning

November 27, 2018

## THE IMPACT ON SCHOOLS

APPLICATION #: 15 0364 00

### SUMMARY

The proposed 10 townhouse units are estimated to have the following impact on the following schools:

### Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

### September 2018 Enrolment/School Capacity

<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	70 K + 381
Operating Capacity (K/1-7)	38 K + 256
Addition Operating Capacity (K/1-7) 2019	76 K + 512

<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1851
Capacity (8-12):	1500

### 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. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2018, there are 9 portables on site used as enrolling spaces.

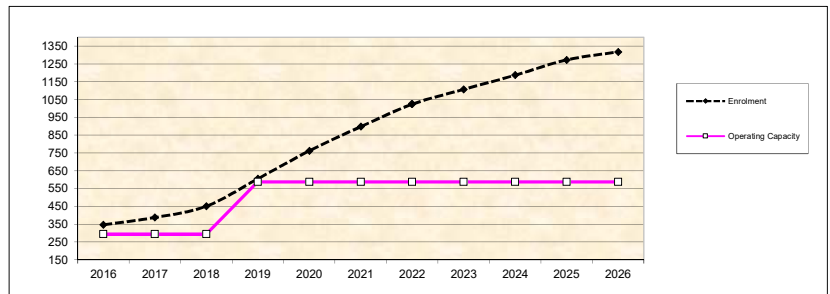
The Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- A 12 classroom addition at Pacific Heights elementary targeted to open September 2020 and
- A new 25 classroom school on Edgewood drive targeted to open September 2021

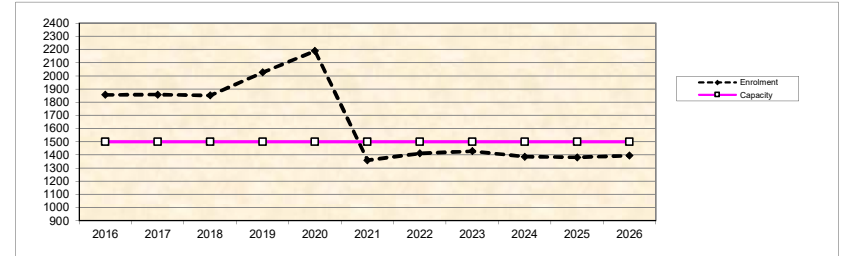
And the purchase of a new elementary school site located on 20th Ave.

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

### Pacific Heights Elementary



### Earl Marriott Secondary



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

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	unknown
Address:	16413 24 <sup>th</sup> Avenue and 2440 164 <sup>th</sup> Street Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>53</b>
<b>Protected Trees to be Removed</b>	<b>49</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>4</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>5</u> X one (1) = 5	<b>93</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 44 X two (2) = 88	
<b>Replacement Trees Proposed</b>	<b>34</b>
<b>Replacement Trees in Deficit</b>	<b>59</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

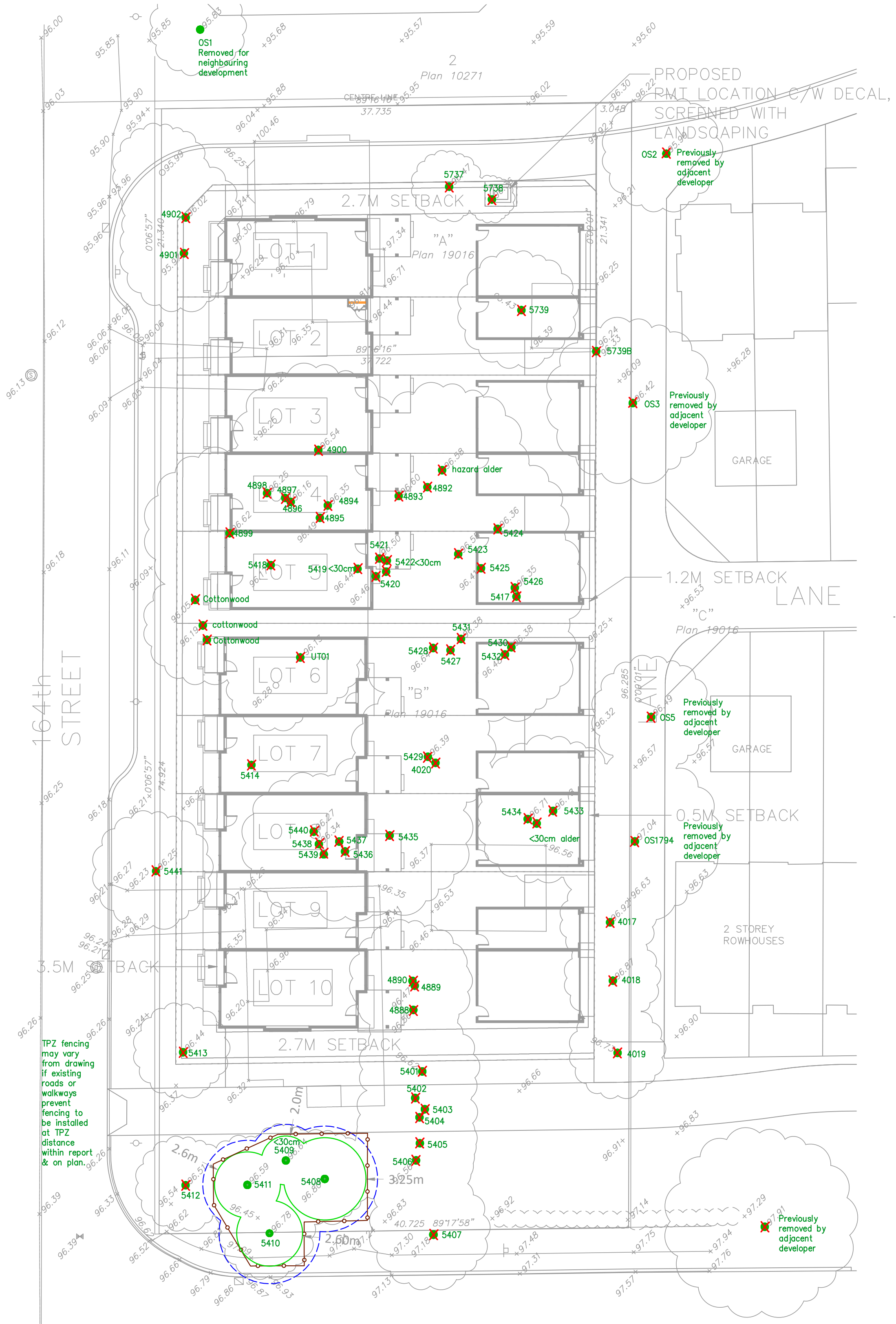
Summary prepared and submitted by:



Arborist

January 31, 2019

Date



TPZ fencing may vary from drawing if existing roads or walkways prevent fencing to be installed at TPZ distance within report & on plan.

LEGEND

- TREE PROTECTION ZONE
- - - CONSTRUCTION LIMIT
- TREE PROTECTION FENCE
- TREE TO BE RETAINED
- ✕ TREE TO BE REMOVED
- UN-SURVEYED TREE

REFERENCE DRAWINGS

1. Base Survey by: Cameron Land Surveying Ltd.

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Architect.
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Project: DRAFT Tree Retention and Removals Plan  
Client: Gray Rose Developments Ltd.  
Address: 16413 24th Avenue, 2440 164th Street

Date: 2019/02/01  
Drawn by: KW  
Page Size: ANSI C  
(17"x22")



BYLAW NO. \_\_\_\_\_

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

.....

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 008-035-296  
 Lot "A" Section 24 Township 1 New Westminster District Plan 19016  
 2440 - 164 Street

Parcel Identifier: 006-125-000  
 Lot "B" Section 24 Township 1 New Westminster District Plan 19016  
 16413 - 24 Avenue

(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 163 sq. m. [1,755 sq. ft.], excluding any *basement*, *garage*, *carport*, or *accessory buildings* and *structures*.

**E. Lot Coverage**

The maximum *lot coverage* shall be:

1. 70% where the *lot* is an *internal lot* pursuant to Section K.2 of this Zone.
2. 60% 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*:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Internal Dwelling Unit</i>		3.5 m. <sup>1</sup> [11.5 ft.]	12.5 m. [41 ft.]	0.0 m. [0 ft.]	-
<i>End Dwelling Unit</i>		3.5 m. <sup>1</sup> [11.5 ft.]	12.5 m. [41 ft.]	1.2. m <sup>4</sup> [4 ft.]	-

<i>Corner Dwelling Unit</i>	3.5 m. <sup>1</sup> [11.5 ft.]	12.5 m. [41 ft.]	0.0 m [0 ft.]	2.7 m. <sup>6</sup> [9 ft.]
<i>Accessory Buildings and Structures</i>	- <sup>2</sup>	0.5 m. <sup>3</sup> [1.64 ft.]	0.0 m <sup>5</sup> [0 ft.]	1.2. m <sup>7</sup> [4 ft.]

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

- <sup>1</sup> 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*.
- <sup>2</sup> *Accessory buildings and structures* shall not be located in the *front yard setback* of the *principal building*.
- <sup>3</sup> *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*.
- <sup>4</sup> 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.
- <sup>5</sup> 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*.
- <sup>6</sup> 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.
- <sup>7</sup> 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 similar to 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 58 sq. m. [625 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 20 sq. m. [215 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:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Internal Lot</i>	235 sq. m. [2,530 sq. ft.]	6.5 m. [21 ft.]	35 m. [115 ft.]
<i>End Lot</i>	275 sq. m. [2,960 sq. ft.]	7.5 m. [25 ft.]	35 m. [115 ft.]
<i>Corner Lot</i>	335 sq. m. [3,605 sq. ft.]	9.5 m. [31 ft.]	35 m. [115 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 Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-23 Zone.
- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

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

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

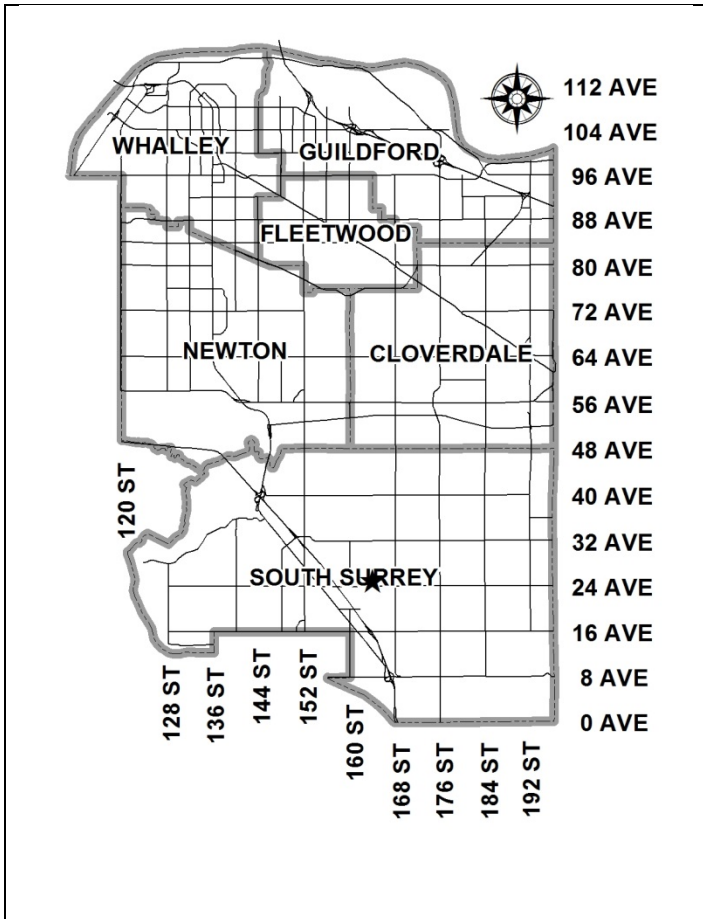
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0364-00

Planning Report Date: March 12, 2018



**PROPOSAL:**

- **NCP Amendment** to introduce a new land use designation: Mixed Use Commercial/Residential (20 upa)
- **NCP Amendment** from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa)
- **Rezoning** from RA to CD
- **Development Permit**

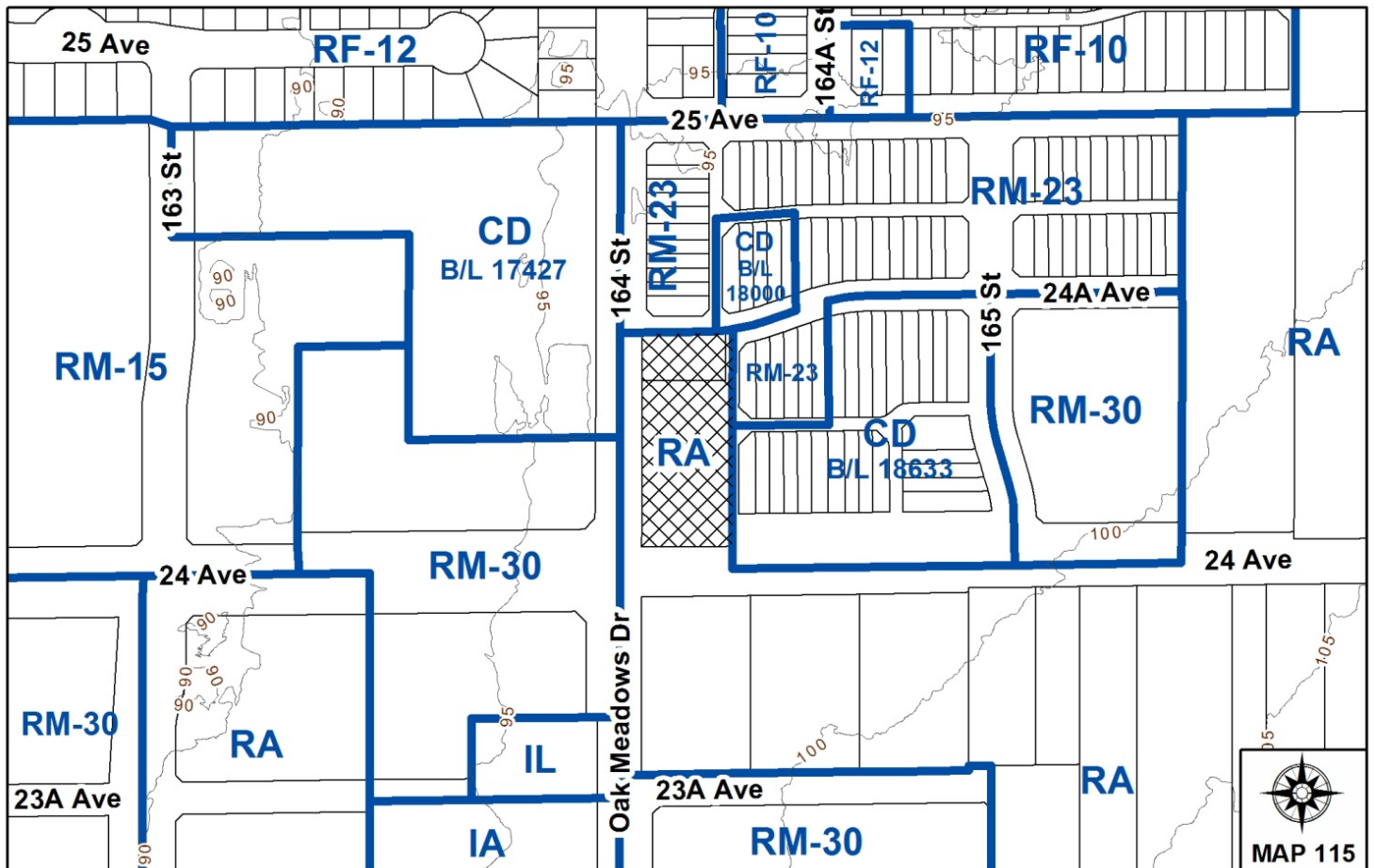
to permit the development of a mixed use development consisting of approximately 640 square metres (6,890 sq.ft.) of commercial floor area and 13 apartment units.

**LOCATION:** 2440 - 164 Street  
 16413 - 24 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires the following amendments to the Orchard Grove Neighbourhood Concept Plan (NCP):
  - Introduce a new land use designation: Mixed Use Commercial/Residential (20 upa); and
  - Amendment from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa).

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) designation.
- The applicant's proposed density of 46 units per hectare (19 units per acre) is within the range of densities permitted under the site's current Neighbourhood Concept Plan (NCP) designation of Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa).
- The proposed development complies with the goal of tree retention identified in the site's current NCP designation. A significant tree cluster is proposed to be retained on the site.
- The proposed density, building form and use are appropriate for the site's corner location at the intersection of a major arterial road (24 Avenue) and a collector road (164 Street) in the Orchard Grove NCP area.
- The proposed development will provide a high quality of design at this very visible location. The design promotes the development of a pedestrian oriented streetscape along 24 Avenue and will anchor the frontages for both 24 Avenue and 164 Street with a prominent feature.
- The proposed commercial uses are located approximately half-way between the commercial uses in Grandview Corners at the intersection of 24 Avenue and 160 Street and the proposed commercial uses at the intersection of 24 Avenue and 168 Street. The proposal provides small scale shops and amenities within convenient walking distance for area residents.



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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0364-00 generally in accordance with the attached drawings (Appendix II).
3. 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 plan (for consolidation) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to introduce a new land use designation: Mixed Use Commercial/Residential (20 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP), and to amend the Orchard Grove NCP to redesignate the land from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa) when the project is considered for final adoption.

REFERRALS

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

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

1 Elementary student at Pacific Heights Elementary School  
 0 students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2019.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Two single family dwellings that are to be demolished.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 24A Avenue):	Fee simple rowhomes.	Townhouse (15-30 upa)	RM-23
East (Across lane/walkway):	Fee simple rowhomes.	Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)	RM-23 and CD (By-law No. 18633)
South (Across 24 Avenue):	Vacant lot, under application for townhouses (Development Application No. 7914-0280-00; at Third Reading)	Multiple Residential (15-25 upa)	RA
West (Across 164 Street):	Townhouses.	20-30 upa Medium-High Density	RM-30 and CD (By-law No. 17427)

### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to introduce a new land use designation: Mixed Use Commercial/Residential (20 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP), and to amend the site's Neighbourhood Concept Plan (NCP) designation from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa).
- The new land use designation is necessary to facilitate the proposed development. The Orchard Grove NCP does not currently have a designation that would provide for a lower density mixed use proposal, such as the applicant is proposing.
- The applicant's proposed density of 46 units per hectare (19 units per acre) is within the range of densities permitted under the site's current Neighbourhood Concept Plan (NCP) designation of Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa).
- The proposed development complies with the goal of tree retention identified in the site's NCP current designations of Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa). A significant tree cluster is proposed to be retained on the site.
- The proposed commercial uses are located approximately half-way between the commercial uses in Grandview Corners at the intersection of 24 Avenue and 160 Street and the proposed commercial uses at the intersection of 24 Avenue and 168 Street. The proposal provides small scale shops and amenities within convenient walking distance for area residents.

### DEVELOPMENT CONSIDERATIONS

- The subject 0.39 hectare (0.97 acre) site consists of 2 properties located at 16413 – 24 Avenue and 2440 – 164 Street in the Orchard Grove Neighbourhood Concept Plan (NCP) area. The site is relatively flat and contains a significant cluster of coniferous trees. The site is zoned "One-Acre Residential Zone (RA)" and is designated Urban in the Official Community Plan (OCP) and Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) in the Orchard Grove NCP.
- The applicant is proposing:
  - amendments to the Orchard Grove NCP, to introduce a new land use designation: Mixed Use Commercial/Residential (20 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP), and to redesignate the land from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa);
  - to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 45 Zone (RM-45)" and the "Neighbourhood Commercial Zone (C-5)"); and
  - a Development Permit to allow for a mixed use development consisting of approximately 640 square metres (6,890 sq.ft.) of commercial floor area and 13 apartment units.

- The applicant is proposing two mixed use buildings on the site, each three storeys in height. The northerly building (Building A) is smaller, with one apartment unit proposed above the ground floor commercial retail space. The southerly building (Building B) is proposed to contain 12 apartment units above the ground floor commercial retail space and resident parking area. A centrally located tree retention area is proposed between the two buildings.

### Proposed CD Zone

- The applicant is proposing a "Comprehensive Development Zone (CD)" for the site, based on the "Multiple Residential 45 Zone (RM-45)" and the "Neighbourhood Commercial Zone (C-5)". The table below outlines the differences between the RM-45 and C-5 Zones and the proposed CD Zone:

	<b>RM-45 Zone</b>	<b>C-5 Zone</b>	<b>Proposed CD Zone</b>
Uses	Multiple unit residential buildings, ground-oriented multiple unit residential buildings, and child care centres	Various - see Zoning By-law No. 12000.	Permits a mixed use multiple unit residential building, a mixed use building containing a single dwelling unit and a mixture of the retail, personal service, general service, office, associated with the C-5 Zone and eating establishments not exceeding a gross floor area of 150 square metres (1,615 sq.ft.).
Maximum Floor Area Ratio (FAR)	1.30	0.50	1.13
Maximum Unit Density	111 units per hectare (45 upa)	n/a	46 units per hectare (19 upa)
Maximum Lot Coverage	45%	50%	60%
Setbacks	7.5 metres (25 ft.) from all property lines.	7.5 metres (25 ft.) from all property lines.	North and East yards – 1.3 metres (4 ft.); South yard – 0.8 metres (3 ft.); West yard – 1.4 metres (5 ft.).
Principal Building Height	15.0 metres (50 ft.)	9.0 metres (30 ft.)	15.5 metres (51 ft.)

- The CD Zone permits a mixed use building containing a single dwelling unit (Building A) and a mixed use multiple unit residential building (Building B). The commercial uses permitted include retail stores, various personal service uses, office uses, general service uses and eating establishments provided the gross floor area of an eating establishment does not exceed a gross floor area of 150 square metres (1,615 sq.ft.).
- The CD Zone proposes a reduced floor area ratio (FAR) of 1.13 and a slightly higher building height of 15.5 metres (51 ft.) compared with the 1.30 FAR and 15.0 metre (50 ft.) building height permitted in the RM-45 Zone. The proposed FAR is relatively low for an apartment building proposal and reflects the applicant's desire for a unique housing product. The proposed height reflects the applicant's desire for higher ceilings in the ground floor commercial retail units and also higher ceilings for the third floor apartment units.



- The CD Zone proposes an increased lot coverage of 60% compared with the 45% lot coverage permitted in the RM-45 Zone, which reflects the proposed building placement on a relatively small sized parcel. Although the proposed lot coverage is higher than the lot coverage in the RM-45 Zone, the applicant is providing a substantial tree retention zone which enhances the aesthetics of the proposed development.
- The proposed setbacks reflect an effort to bring the commercial retail units closer to the street which enlivens the streetscape and encourages pedestrian activity. For example, the reduced 0.8 metre (3 ft.) south yard setback is adjacent to an east-west multi-use pathway that will be constructed within the 24 Avenue road allowance. Sections of the multi-use pathway have been constructed already, and bringing the building closer to the street will enhance the public realm of this location.
- The proposed setbacks also reflect an effort to provide a large tree protection zone in the centre of the site. By locating the buildings closer to the street it was possible to create enough open space in the centre of the site to allow for retention of 8 centrally located trees.

#### DESIGN PROPOSAL AND REVIEW

- The site design reflects an effort to retain a cluster of 8 significant trees in the centre of the site and to locate the two proposed buildings along the street frontage which reduces the visibility of the parking area from the street and provides an attractive interface with the public realm. The street-facing elevations are transparent and inviting, with glazing and doors.
- Approximately half of the parking spaces are proposed to be provided at grade within the building envelope of Building B (south building), with commercial retail units wrapping the parking area on the south (24 Avenue) and west (164 Street) elevations.
- The applicant is proposing to provide an open space area between the two buildings with retained trees, paths and outdoor seating. The open space area enhances the aesthetics of the development and adds vitality to the site.
- The smaller northern mixed use building (Building A) proposes approximately 134 square metres (1,440 sq.ft.) of commercial space on the ground floor, and a single 302 square metre (3,250 sq.ft.) two-bedroom apartment occupying the second and third floors. The larger southern mixed use building (Building B) proposes approximately 454 square metres (4,900 sq.ft.) of commercial space on the ground floor, and 12 two-bedroom apartment units occupying the second and third floors. The apartment units range in size from 151 square metres (1,630 sq.ft.) to 164 square metres (1,760 sq.ft.). All of the units are proposed to be adaptable.
- The applicant is proposing a Yaletown-inspired design utilizing a rhythmic pattern of columns and windows with a significant amount of brick cladding. A preformed cornice is proposed for the top the parapet, adding a decorative element to the façade. Black goose neck lighting is proposed for ground floor elevations which supports the design.
- In addition to brick (grey limestone), the proposed exterior materials include fibre-cement lap siding (off-white), fibre-cement panels (off-white), clear glazing and black aluminum

guardrails. Fin sunshades are proposed on all of the elevations to provide solar screening and visual interest.

- The residential lobby entrance on 164 Street is highlighted through a large canopy structure and an increase in the parapet height above the entrance. Continuous metal and glass weather canopies further enhance the building design and provide pedestrian weather protection which encourages pedestrian activity to the site.

#### Amenity Space

- The Zoning By-law requires that 39 square metres (420 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 82 square metres (880 sq.ft.) of indoor amenity space, which exceeds the requirements in the Zoning By-Law. The indoor amenity room is located on the roof deck of Building B and is accessible via stairs and the elevator.
- The amenity room has kitchen facilities, a bathroom, and a lounge/open area with a fireplace. The applicant is proposing to integrate the indoor amenity space with a 270 square metre (2,900 sq.ft.) rooftop outdoor amenity space. The outdoor amenity area is proposed to contain outdoor furniture, a barbeque and a fire pit. This outdoor space is proposed to be enclosed by a 1.5 metre (5 ft.) high metal fence.
- The applicant is also proposing to provide 278 square metres (3,000 sq.ft.) of additional outdoor amenity space in the centre of the site between Buildings A and B. This outdoor area is primarily a passive tree retention area, but will contain seating areas and landscaping in addition to the proposed 8 retained trees.
- The combined outdoor amenity spaces (rooftop and ground level) contain an area of 548 square metres (5,900 sq.ft.), which exceeds the requirements of the Zoning By-law.

#### Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed via a lane from 24A Avenue.
- The site is well connected to the surrounding neighbourhood with the buildings oriented to the surrounding sidewalks on 24A Avenue and 164 Street and the proposed multi-use pathway on 24 Avenue. Pedestrian connections are also provided through the site, particularly in the central treed area.
- The applicant is proposing to provide a covered at-grade parking area for apartment residents within Building B, accessible via a gated entryway. Resident parking for Building A, visitor parking and commercial parking is proposed to be provided in an open parking area in the eastern portion of the site. The parking area is largely screened from 24 Avenue and 164 Street by Buildings A and B and by the landscaped tree retention area.
- The applicant is proposing to provide 16 commercial parking spaces onsite, which meets the Zoning By-law requirement. The applicant is also proposing to provide 22 resident parking spaces and 3 visitor parking spaces, for a total of 25 residential parking spaces, which exceeds the Zoning By-law requirements of 23 residential parking spaces.

- The parking count includes 2 disabled spaces and 5 small car spaces. The applicant is also providing bike parking spaces for each apartment unit and also a number of bike racks throughout the site.

### Signage

- The applicant is proposing fascia signage for the commercial retail units. The fascia signage is generally 0.4 metres (1.3 ft.) in height. The signs are proposed to be individually illuminated channel letter signs on an aluminum panel sign band. No box type signs are proposed.
- Building B is proposed to have a canopy sign for the residential portion of the building above the ground floor residential lobby entrance and an identification sign for the residential portion of the building on the third floor of the west elevation, mimicking the upper floor identifying signage seen on heritage industrial buildings.
- The applicant is not proposing any free-standing signs on the property.

### Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year. Movable planters, tree uplifting, benches, and garbage receptacles enhance the outdoor environment on the site.
- The large central tree retention/landscaped area functions as a visual landmark for the site and also provides an outdoor plaza area with seating and a pathway through the treed area.
- The parking area on the eastern portion of the site is screened from 24A Avenue by landscaping and also contains decorative paving at the vehicular entrance from the lane. Lighting in the parking area will be equipped with shielding to prevent light spillover to neighbouring properties. Vine planting is proposed on the easterly elevation of Building B which interfaces with the walkway proposed in the lane area.

### ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on January 25, 2018. The ADP comments and suggestions have been satisfactorily addressed (Appendix VI).

TREES

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
Cottonwood	2	2	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Paper Birch	3	3	0
Apple	1	1	0
Beaked Hazelnut	5	5	0
Western Flowering Dogwood	2	1	1
<b>Coniferous Trees</b>			
Western Redcedar	26	20	6
Douglas-fir	5	3	2
Blue Spruce	1	1	0
Boulevard Cypress	1	0	1
Lawson Cypress	15	14	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>59</b>	<b>48</b>	<b>11</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>7</b>	
<b>Total Retained and Replacement Trees</b>		<b>18</b>	
<b>Contribution to the Green City Fund</b>		<b>\$36,800</b>	

- The Arborist Assessment states that there are a total of 59 protected trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 5% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 11 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Portions of the proposed parking area and walkways that are within the tree protection zones will need to be constructed above the existing grade and only a small amount of the existing organic layer is to be removed, under arborist supervision. These areas will require the placement of a geogrid and then gravels with a semi-porous material as the surfacing (porous concrete, asphalt or rubber). Depending on the timing of construction, supplemental irrigation for this area is also recommended. These measures will require supervision by an arborist during construction.



- 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 99 replacement trees on the site. Since only 7 replacement trees can be accommodated on the site, the deficit of 92 replacement trees will require a cash-in-lieu payment of \$36,800, representing \$400 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 katsura and serviceberry trees.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with a contribution of \$36,800 to the Green City Fund.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 6, 2016, and a development proposal sign was installed on the subject site on October 11, 2017. In response staff have received 1 phone call and 11 emails. The caller appreciated the tree retention on the site and did not mention any concerns. The email correspondents mentioned concerns about the proposed addition of commercial uses on the site, an increase of traffic in the area, and a desire for a controlled signal at the intersection of 24 Avenue and 164 Street.

The applicant held a Public Information (PIM) meeting on September 27, 2017 at the Kensington Prairie Community Centre. A total of 8 individuals signed in, of which 3 submitted comment sheets. Two (2) of the comment sheets were supportive of the proposed development. The third comment sheet indicated a preference for a "residential-only" proposal.

*(The intersection of 24 Avenue and 164 Street will be fully signalized and is anticipated to be constructed by Spring 2019. The proposed commercial uses are located approximately half-way between the commercial uses in Grandview Corners at the intersection of 24 Avenue and 160 Street and the proposed commercial uses at the intersection of 24 Avenue and 168 Street. The proposal provides small scale shops and amenities within convenient walking distance for area residents.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 8, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• The site is located within the Orchard Grove Neighbourhood Concept Plan (NCP) area, and is located at the intersection of 24 Avenue and 164 Street.
2. Density & Diversity (B1-B7)	• The proposal includes a mixture of commercial and residential uses (thirteen 2-bedroom units are proposed).

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils greater than 0.3 metres (1 foot) in depth, cisterns/rain barrels, natural landscaping, and permeable surfaces are proposed.</li> <li>• The applicant is proposing to retain 11 trees, and to plant 7 replacement trees.</li> <li>• Recycling and organic waste pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The site is connected to surrounding sidewalks and the multi-use pathway on 24 Avenue. Pedestrian-specific lighting is proposed.</li> <li>• Electric vehicle charging stations and bike parking will be provided.</li> <li>• The site is located within 50 metres (160 ft.) of two bus stops on 24 Avenue.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The mix of commercial and residential uses will ensure casual surveillance of the adjacent roads and laneway during the day and evening.</li> <li>• A rooftop indoor and outdoor gathering area is proposed on Building B.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A sustainable features document, within the Disclosure Statement, will be given to new occupants.</li> <li>• Pre-notification to area residents occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out. A Public Information (PIM) meeting was held on September 27, 2017.</li> </ul>

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Tree Preservation Summary and Tree Retention Plan
Appendix VI.	ADP Comments and the Applicant's Responses
Appendix VII.	NCP Redesignation Map
Appendix VIII.	Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,923 sq.m.
Road Widening area		1,083 sq.m.
Net Total		2,840 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	57%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
North (24A Avenue)	1.5m	1.5m
South (24 Avenue)	0.8m	0.8m
East	1.3m	1.3m
West (164 Street)	1.4m	1.4m
BUILDING HEIGHT (in metres/storeys)		
Principal	15.5m	15.5m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
One Bed		
Two Bedroom		13
Three Bedroom +		
Total		
FLOOR AREA: Residential		2,581 sq.m.
FLOOR AREA: Commercial		640 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,221 sq.m.

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



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	46 uph/ 19 upa	46 uph/ 19 upa
FAR (gross)		
FAR (net)	1.13	1.13
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	39 sq.m.	82 sq.m.
Outdoor	39 sq.m.	548 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial	16	16
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	20	22
3-Bed		
Residential Visitors	3	3
Institutional		
Total Number of Parking Spaces	39	41
Number of accessible stalls		2
Number of small cars		5
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**AA** MORGAN WALK

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

16413 24th AVE+2440 164th ST

MIXED USE DEV. for GRAYROSE DEV. LTD.

RENDERING

1525

SCALE:  
JAN 25, 2018

REV	DATE	DESCRIPTION	BY
3	MAR 02 2018	RE-ISSUED FOR DP	SYL
2	FEB. 08 2018	RE-ISSUED FOR ADP	SYL
1	JAN. 17 2018	ISSUED FOR ADP	SYL

A0.1





1 BLDG A NORTHWEST VIEW  
A0.2 SCALE:



4 BLDG A SOUTHEAST VIEW  
A0.2 SCALE:



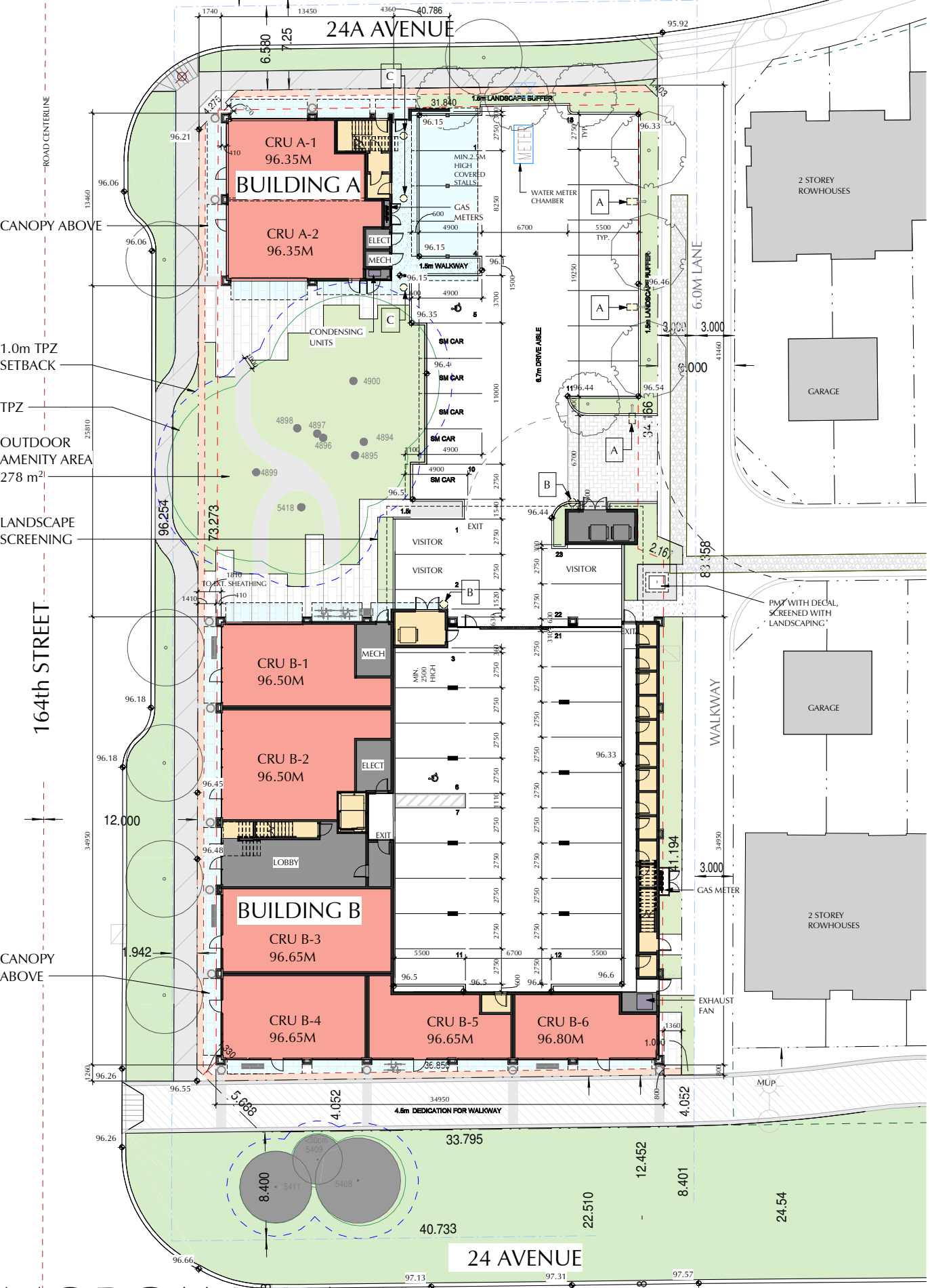
2 BLDG B SOUTHWEST VIEW  
A0.2 SCALE:



3 BLDG B NORTHEAST VIEW  
A0.2 SCALE:

3	MAR 02 2018	RE-ISSUED FOR DP	SYL
2	FEB. 08 2018	RE-ISSUED FOR ADP	SYL
1	JAN. 17 2018	ISSUED FOR ADP	SYL
REV	DATE	DESCRIPTION	BY





**SYNOPSIS**

LEGAL ADDRESS: 16413 24th AVE+2440 164th ST  
 CIVIC ADDRESS: RA -- REZONED TO CD  
 ZONING:

SITE AREA  
 GROSS SITE AREA = 3,922.9 m<sup>2</sup>  
 ROAD DEDICATION = 1,082.9 m<sup>2</sup>  
 NET SITE AREA: = 2,840.0 m<sup>2</sup>  
 F.A.R: = 3,221.5 m<sup>2</sup> / 2,840.0 m<sup>2</sup> = 1.13 \*\*\* AREA TAKEN TO EXT. SHEATHING--EXCLUDING DECORATIVE PILASTERS

FLOOR AREA RESIDENTIAL: 2,581.2 m<sup>2</sup>  
 FLOOR AREA COMMERCIAL: 640.2 m<sup>2</sup>

UNIT DENSITY = 0.284 ha/13 UNITS = 46 UPH / 19 UPA  
 LOT COVERAGE: = 1,633.2 m<sup>2</sup>/2840.0 m<sup>2</sup> = 0.58

**BUILDING A (COMMERCIAL WITH 1 RESIDENTIAL SUITE):**

LEVEL	USE	GROSS AREA	NET AREA
LEVEL 1:	COMM.+RES:	163.0 m <sup>2</sup> (1,755 SF)	
	COMMERCIAL:		134.2 m <sup>2</sup> (1,445 SF)
	MECH, ELECT.		10.0 m <sup>2</sup> (108 SF)
LEVEL 2:	RESIDENTIAL:	195.4 m <sup>2</sup> (2,103 SF)	
LEVEL 3:	RESIDENTIAL:	106.3 m <sup>2</sup> (1,144 SF)	
TOTAL		<b>465.0 m<sup>2</sup></b> (5,005 SF)	

	REQ'D	PROVIDED
PARKING	39	41

**PARKING FOR BLDG A (COMMERCIAL AREA EXCLUDING SERVICE ROOMS)**

	REQ'D	PROVIDED
PARKING		
COMM	2.75/100 = 4	4 [(134.2 m <sup>2</sup> x 2.75) / 100]
RESIDENTIAL	1.7 / UNIT = 1.7	2 *INCLD VISITOR STALL

**BUILDING B (COMMERCIAL WITH 12 RESIDENTIAL SUITES):**

LEVEL	USE	GROSS AREA	NET AREA
LEVEL 1:	COMM.+RES:	630.1 m <sup>2</sup> (6,782 SF)	
	COMM.		453.9 m <sup>2</sup> (4,886 SF)
	MECH, ELECT, COMM. GARBAGE		42.1 m <sup>2</sup> (453 SF)
	RESIDENTIAL:		134.1 m <sup>2</sup> (1,443 SF) [INCLD. LOBBY, BIKE STORAGE, RES.GARB]
LEVEL 2:	RESIDENTIAL:	1,044.2 m <sup>2</sup> (11,240 SF)	
LEVEL 3:	RESIDENTIAL:	1,044.2 m <sup>2</sup> (11,240 SF)	
LEVEL 4:	RESIDENTIAL:	120.3 m <sup>2</sup> (1,295 SF)	
	STAIRS, ELEV:		38.0m <sup>2</sup> (409 SF)
	AMENITY:		82.3 m <sup>2</sup> (886 SF)

TOTAL **2,756.5 m<sup>2</sup>** (29,671 SF) [EXCLD. AMENITY]

**PARKING FOR BLDG B**

	REQ'D	PROVIDED
PARKING		
COMMERCIAL (COMMERCIAL AREA EXCLUDING SERVICE ROOMS):		
COMM	2.75/100 = 12	12 [(453.9m <sup>2</sup> x 2.75) / 100]
		**NOT INCLD. MECH,ELECT,GARB

RESIDENTIAL COMPONENT:

	REQ'D	PROVIDED
PARKING	1.7/UNIT = 20	23 *INCLD VISITOR STALLS

**UNIT AREAS**

LEVELS	UNIT TYPE	TYPICAL UNIT AREA
LEVELS 2-3	12 UNIT CONDO	+/-157.9 m <sup>2</sup> (1,700 SF)

**AMENITY**

INDOOR	82.3 m <sup>2</sup> (886 SF)
OUTDOOR	304.3m <sup>2</sup> (3,275 SF)

SETBACKS	REQUIRED	BLDG A PROVIDED	TO PILASTER PROVIDED	BLDG B PROVIDED	TO PILASTER PROVIDED
NORTH (24A AVE)	1.5M	2.1M	1.7M	-	-
SOUTH (24 AVE)	-	-	-	1.2M	0.8M
EAST (LANE)	1.5M	14.5M	-	1.5M	1.3M
WEST (164TH STREET)	1.5M	2.1M	1.7M	1.8M	1.4M
NORTHWEST CORNER CUT	0.0M	0.9M	0.3M	-	-

**BUILDING HEIGHT 15.5M**

- LEGEND:**
- \*\*NET COMMERCIAL AREA USED FOR PARKING CALCULATIONS
  - MECH, ELECT, COMM. GARBAGE
  - CANOPY OUTLINE
  - 0.5M SRW
- EAST PARKING LIGHTING SCHEME:**
- A TYPE A - LED STREETLIGHT WITH HOUSE SIDE SHIELD
  - B DECORATIVE WALL LIGHT
  - C CEILING CANOPY LIGHT

REV	DATE	DESCRIPTION	BY
3	MAR 02 2018	RE-ISSUED FOR DP	SYL
2	FEB. 08 2018	RE-ISSUED FOR ADP	SYL
1	JAN. 17 2018	ISSUED FOR ADP	SYL



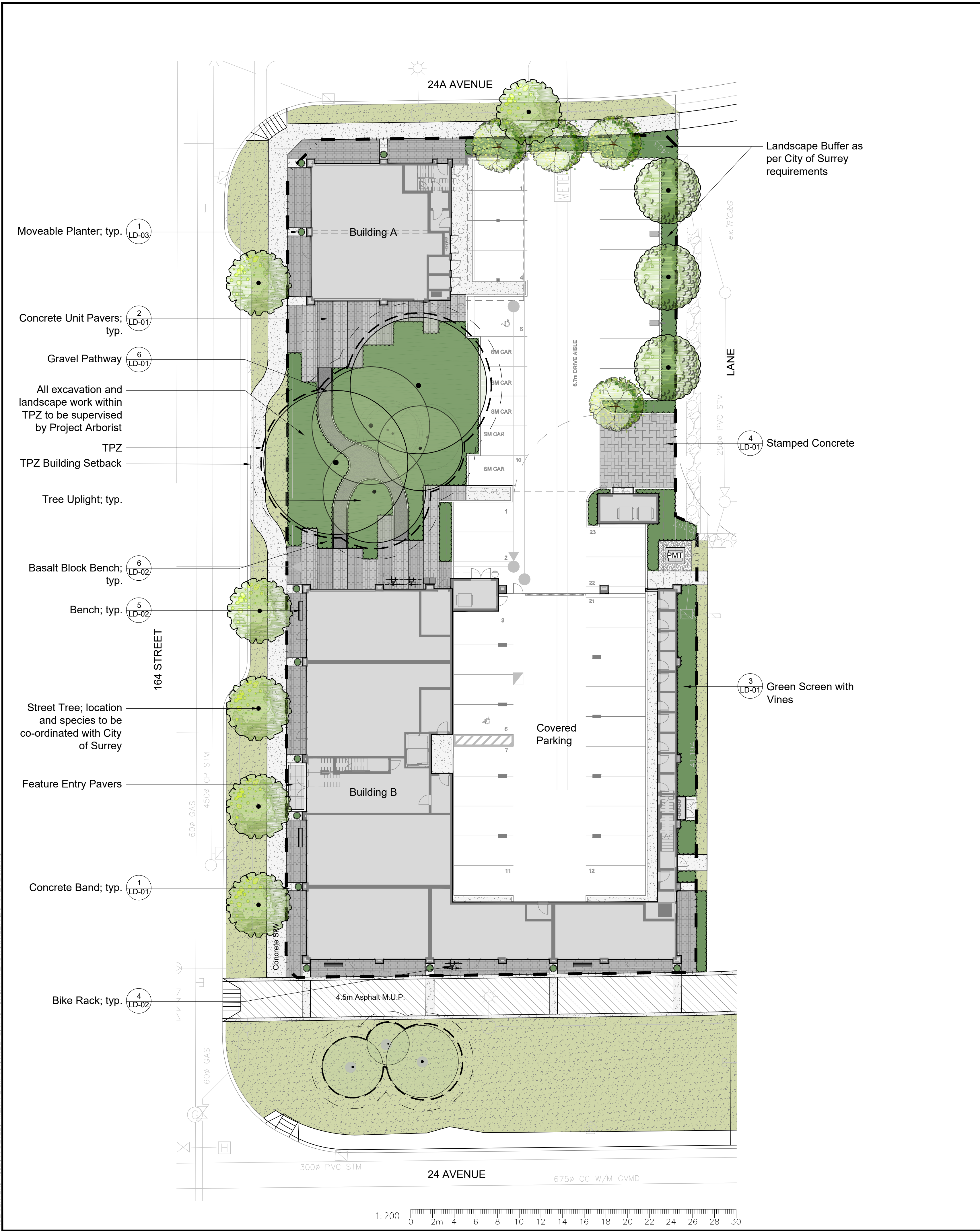


1 164TH ST STREETSCAPE  
A7.1 SCALE: 3/32" = 1'-0"



2 24A AVE STREETSCAPE  
A7.1 SCALE: 3/32" = 1'-0"





**TREE SCHEDULE**

GROUND LEVEL TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier x grandiflora 'Spring Flurry' / Serviceberry	B & B	6cm cal	2.0m std.	4
	Cercidiphyllum japonicum / Katsura Tree	B & B	7cm cal	2.0m std.	3
LEVEL 3 TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer palmatum 'Shishigashira' / Shishigashira Japanese Maple	#10 pot			1
	Stewartia pseudocamellia / Japanese Stewartia	B & B	5cm cal		2
STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Street Tree	-			6

**HARDSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
	1 LD-01	CONCRETE SLAB
	2 LD-01	CONCRETE UNIT PAVERS Model: Classic Standard Pavers Colour: Charcoal Pattern: Running Bond Manufacturer: Abbotsford Concrete
	2 LD-01	CONCRETE UNIT PAVERS Model: Classic Standard Pavers Colour: Shadow Blend Pattern: Running Bond Manufacturer: Abbotsford Concrete
	3 LD-01	HYDRAPRESSED SLABS Model: Texada Colour: Natural Size: 24" x 24" Manufacturer: Abbotsford Concrete
	4 LD-01	STAMPED CONCRETE Pattern: Herringbone Colour: Natural
	5 LD-01	ASPHALT
		RESIDENTIAL ENTR. PAVERS Border: Glacier Granite Unit Pavers Inset: Custom Tiles

**SOFTSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
		EXISTING TREE TO BE RETAINED
	1 LD-02	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	2-3 LD-02	SHRUB PLANTING

**SITE FURNISHINGS/LIGHTING**

KEY	REF.	DESCRIPTION
	4 LD-02	BIKE RACK Model #: MBR-37 Colour: Black (Recycled Lumber) Manufacturer: Wishbone Site Furn. Mount: Direct Burial
	5 LD-02	BENCH Model #: MAL-5 Colour: Powdercoat Black Manufacturer: Wishbone Site Furn.
	6 LD-02	BASALT BLOCK BENCH Length: 6' (x2), 4'(x1) Manufacturer: Northwest Landscape Supply
	7 LD-02	WASTE / RECYC. RECEPT. Model #: MCTR-21 Colour: Black (Recycled Lumber); Powdercoat Black Manufacturer: Wishbone Site Furn.
	1 LD-03	GROUND LEVEL PLANTER Model: RUBEN Tall Square; Large Colour: Black Supplier: Atlas Pots
	2 LD-03	LARGE PLANTER Model: Round Dimensions: 41.25 X 42.5 IN Colour: White Supplier: Barkman Concrete
	5 LD-03	SMALL PLANTER Model: Round Dimensions: 41.25 X 42.5 IN Colour: White Supplier: Barkman Concrete
		TREE UPLIGHT

No.	By:	Description	Date
5	MdS	Re-issued for DP	Mar. 02, 2017
4	MdS	Issued for Coordination	Mar. 01, 2017
3	MdS	ADP	Jan. 17, 2018
2	MdS	Issued for DP	Nov. 22, 2017
1	MdS	Issued for Client Review	Nov. 14, 2017

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

Project:  
MORGAN WALK  
Development for Grayrose Dev. LTD.

Location:  
16413 24th Ave + 2440 164th St.

Drawn: MdS	Stamp:
Checked: SH	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BBP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

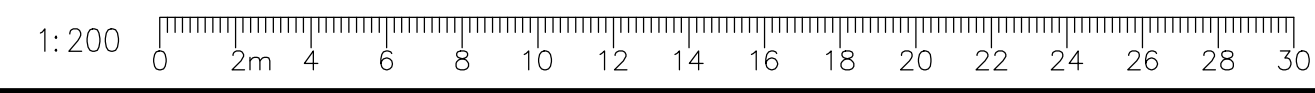
Drawing Title:  
**SITE PLAN**



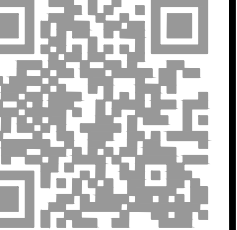
VDZ Project #:  
**DP2017-48**

Drawing #:  
**L-01**

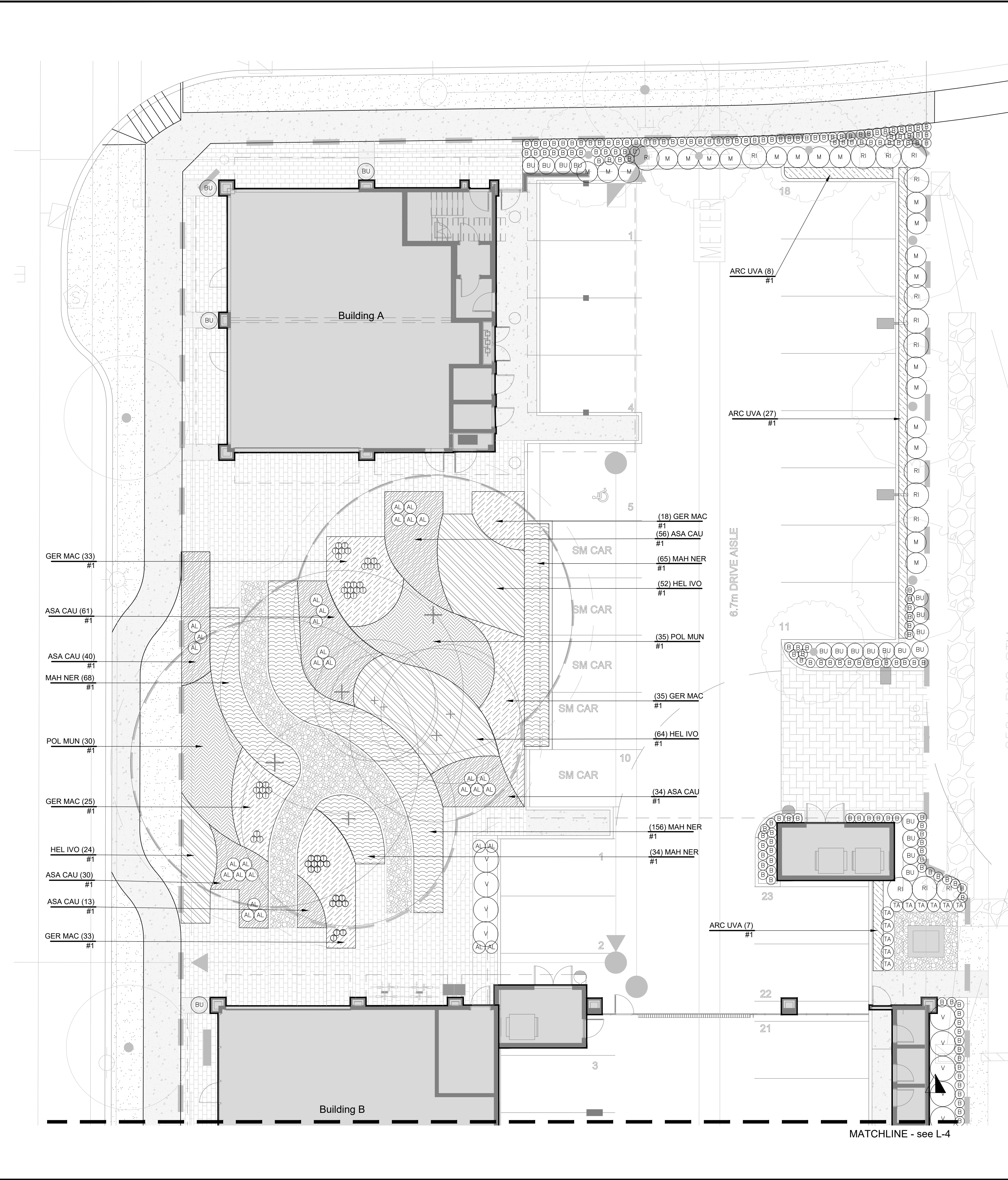
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M:\02-PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2017-48 MORGAN WALK\DWG\SHEETS\L-03 PLANTING PLAN.DWG



### PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
BU	Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood	#1	0,80m	53
M	Mahonia aquifolium / Oregon Grape	#3	1m	21
RI	Ribes sanguineum 'White Icicle' / White Flowering Currant	#3	1,20m	16
TA	Taxus x media 'Hilli' / Yew	1.5m ht	0,60m	11
V	Viburnum davidii / David Viburnum	#3	1,20m	23

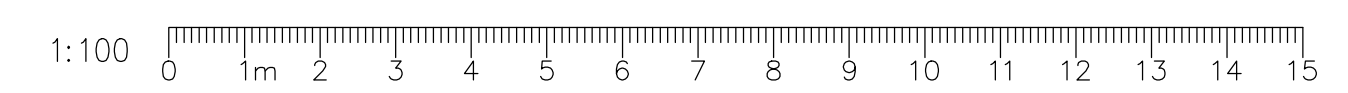
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
AL	Alchemilla mollis / Lady's Mantle	#1	0,60m	31
B	Bergenia cordifolia 'Bressingham White' / Heartleaf Bergenia	#1	0,45m	196
T	Tiarella cordifolia / Foamflower	#1	0,30m	47

VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
PA	Parthenocissus tricuspidata / Boston Ivy	#3 staked	0,90m	3

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	600mm	42
	Asarum caudatum / British Columbia Wild Ginger	#1	450mm	234
	Geranium macrorrhizum 'Biokovo' / Bigroot Geranium	#1	600mm	144
	Helleborus x 'Ivory Prince' / Ivory Prince Hellebore	#1	600mm	140
	Mahonia nervosa / Oregon Grape	#1	450mm	323
	Pachysandra terminalis / Japanese Spurge	#1	300mm	31
	Polystichum munitum / Western Sword Fern	#1	750mm	65



No.	By:	Description	Date
5	MdS	Re-issued for DP	Mar. 02, 2017
4	MdS	Issued for Coordination	Mar. 01, 2017
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: MORGAN WALK Development for Grayrose Dev. LTD.			
Location: 16413 24th Ave + 2440 164th St.			
Drawn: MdS	Stamp:		
Checked: SH			
Approved: MVDZ	Original Sheet Size: 24"x36"		
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/PA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.		

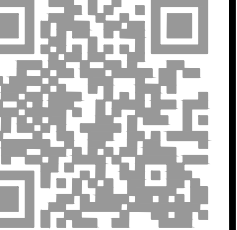
Drawing Title: **PLANTING PLAN**

Drawing #: **L-03**

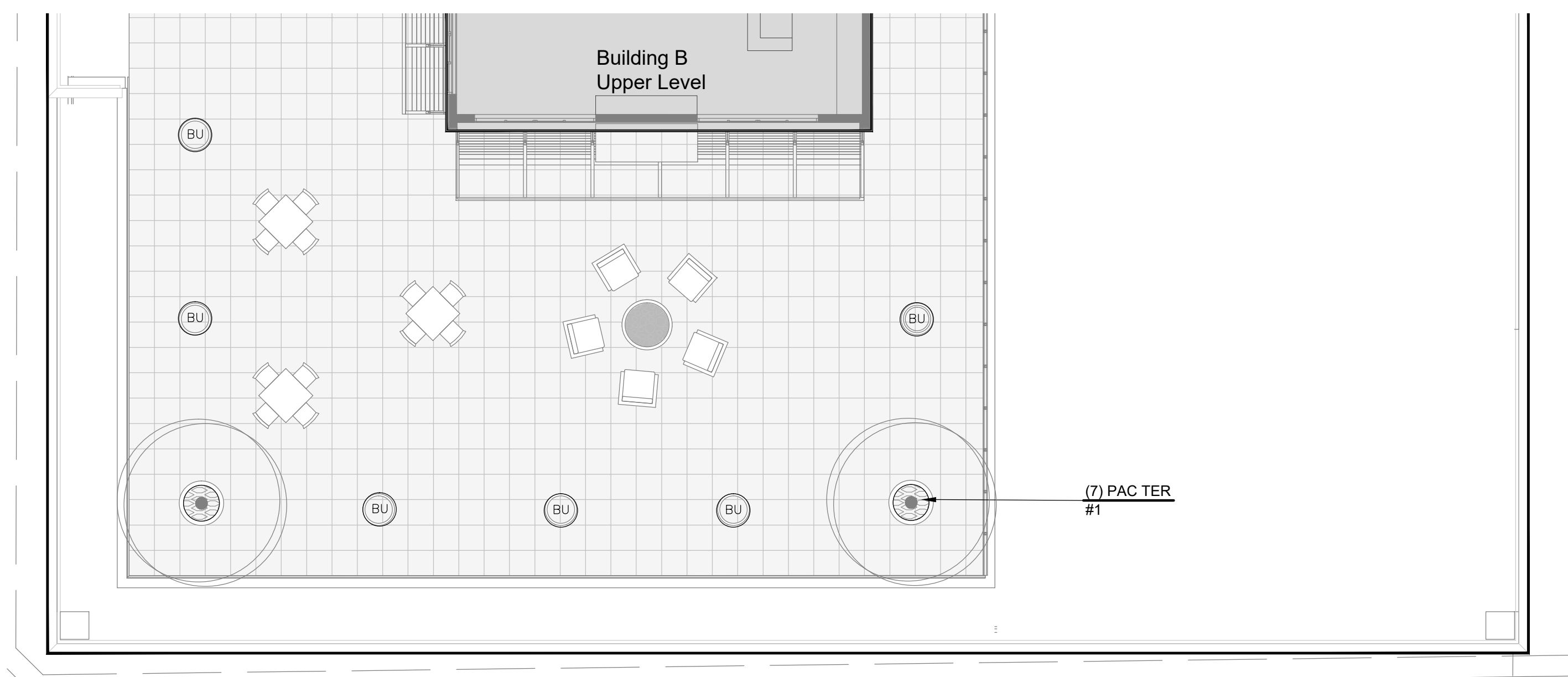
VDZ Project #: **DP2017-48**



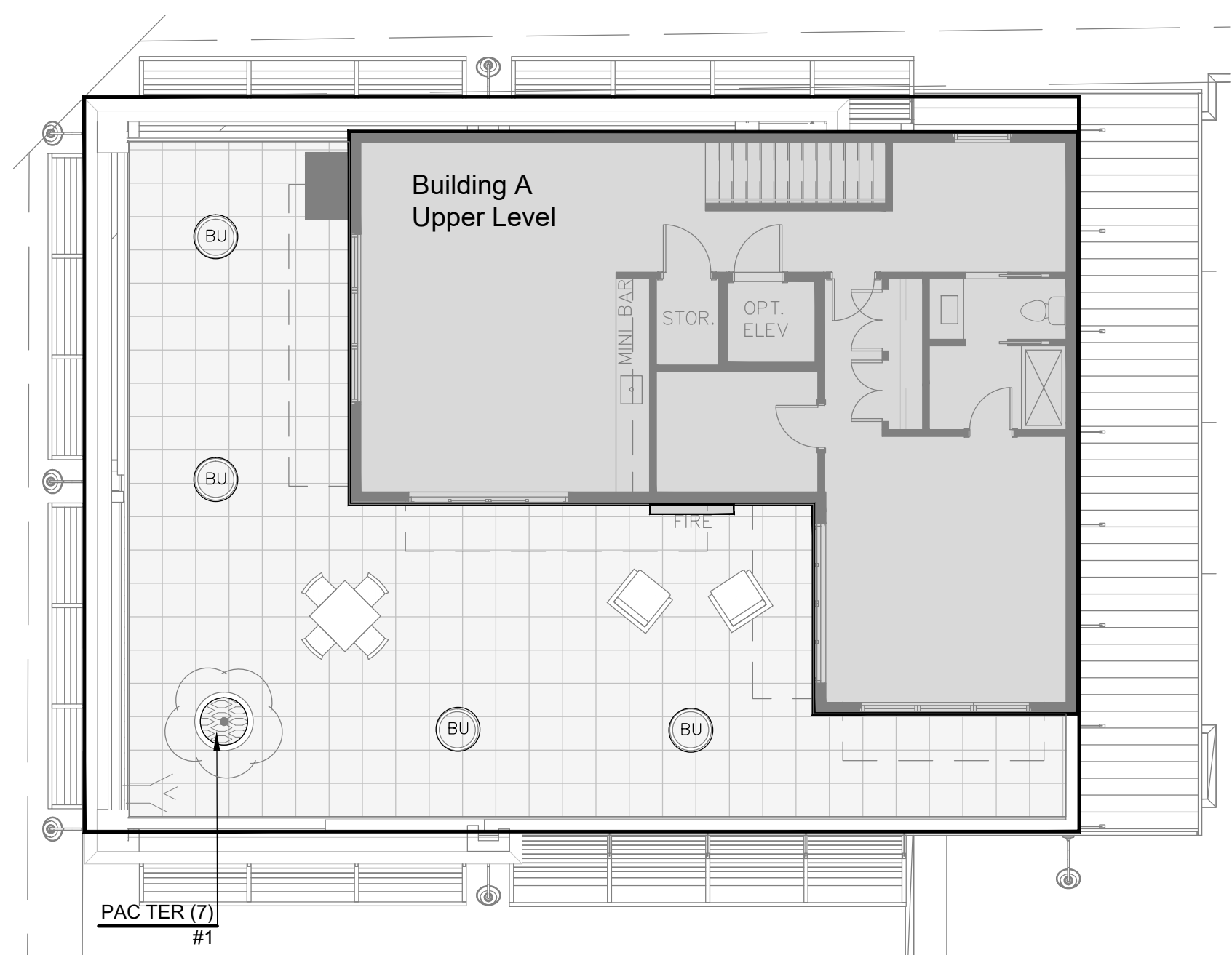




1 GROUND LEVEL PLANTING PLAN  
 Scale 1:100



2 BUILDING B LEVEL 4 PLANTING  
 Scale 1:100



3 BUILDING A LEVEL 3 PLANTING  
 Scale 1:100

PLANT SCHEDULE				
<b>SHRUBS</b>				
BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	
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V Viburnum davidii / David Viburnum	#3	1,20m	23	
<b>ANNUALS/PERENNIALS</b>				
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<b>VINE/ESPALIER</b>				
BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	
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<b>GROUND COVERS</b>				
BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	
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Drawing Title:  
**PLANTING PLAN**



VDZ Project #:  
**DP2017-48**

Drawing #:  
**L-04**

MVDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2017-48 MORGAN WALK\DWGS\SHETS\L-04 PLANTING PLAN.DWG



---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **February 28, 2018** PROJECT FILE: **7815-0364-00**

---

RE: **Engineering Requirements  
Location: 16413 24 Avenue, 2440 - 164 Street**

#### REZONE/SUBDIVISION

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

- 24 Avenue: dedicate 12.442 metres from centerline for an ultimate 22.5 metre road allowance, register 0.5 metre SRW along site frontage
- 164 Street: dedicate 1.942 metres from centreline for an ultimate 12.0 metre road allowance with 3.0 by 3.0 metre corner cut truncation at 24A Avenue, register 0.5 metre SRW along site frontage
- 24A Avenue: dedicate 6.580 metres from centreline for ultimate 14.5 metre road allowance with 1.0 by 1.0 metre corner cut truncation at lane, register 0.5 metre SRW along site frontage
- Lane north of existing east/west lane: dedicate 3.0 metres for ultimate 6.0 metre road allowance
- Lane south of existing east/west lane: dedicate 1.0 metre for 4.0 metre walkway

##### *Works and Services*

- 24 Avenue: construct 4.0 metre concrete multi-use pathway along the north side
- 164 Street: build east side of roadway to collector road cross section
- 24A Avenue: construct roadway to match existing cross-section features
- Lane north of existing east/west lane: construct lane to residential lane standard
- Lane south of existing east/west lane: construct walkway within lane
- install onsite low impact development drainage measures
- provide water, storm and sanitary connections to service the site

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT

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

#### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.



Tommy Buchmann, P.Eng.  
Development Engineer

KMH



Planning

February-01-18

## THE IMPACT ON SCHOOLS

APPLICATION #: 15 0364 00

### SUMMARY

The proposed 13 lowrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	1
Secondary Students:	0

#### September 2017 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	76 K + 232
Addition Operating Capacity (K/1-7) 2020	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500
Maximum Operating Capacity*(8-12);	1620

### School Enrolment Projections and Planning Update:

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

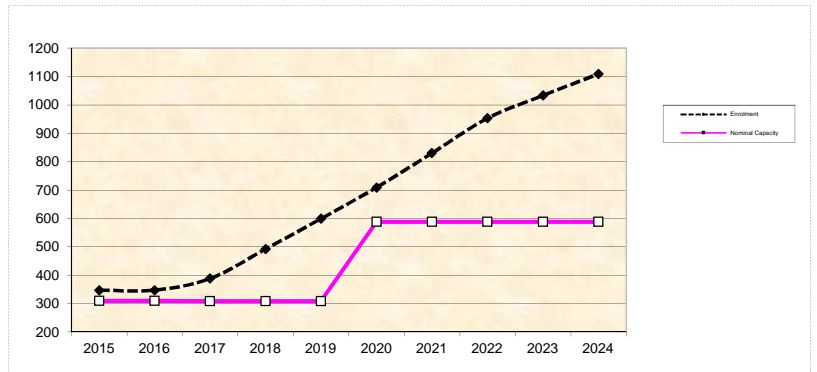
Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

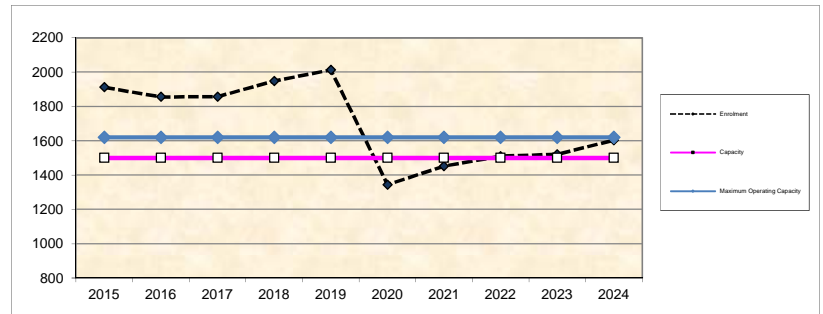
- A 12 classroom addition at Pacific Heights elementary targeted to open September 2019 and
- A new 25 classroom school on Edgewood drive targeted to open September 2020.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary

#### Pacific Heights Elementary



#### Earl Marriott Secondary



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

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	unknown
Address:	16413 24 <sup>th</sup> Avenue and 2440 164 <sup>th</sup> Street Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>62</b>
<b>Protected Trees to be Removed</b>	<b>48</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>11</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>3</u> X one (1) = 3	<b>99</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 48 X two (2) = 96	
<b>Replacement Trees Proposed</b>	<b>7</b>
<b>Replacement Trees in Deficit</b>	<b>92</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and submitted by:



May 24, 2017

Arborist

Date





TPZ fencing may vary from drawing if existing roads or walkways prevent fencing to be installed at TPZ distance within report & on plan.

LEGEND

- TREE PROTECTION ZONE
- TREE PROTECTION FENCE
- CONSTRUCTION LIMIT
- TREE TO BE RETAINED
- ✕ TREE TO BE REMOVED
- UN-SURVEYED TREE

REFERENCE DRAWINGS

1. Base Survey by: Cameron Land Surveying Ltd.

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Architect.
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3551 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Project: DRAFT Tree Retention and Removals Plan  
Client: Gray Rose Developments Ltd.  
Address: 16413 24th Avenue, 2440 164th Street

Date: 2017/05/23  
Drawn by: KW  
Page Size: ANSI C  
(17"x22")

Page #  
1 of 1



## Advisory Design Panel Minutes

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
**THURSDAY, JANUARY 25, 2018**  
Time: 4:07 p.m.

### Present:

Chair - L. Mickelson  
Panel Members:  
J. Leger (exited at 6:25 p.m.)  
M. MacCaul (exited at 6:45 p.m.)  
S. McFarlane  
D. Staples  
M. Lesack

### Guests:

Emily Kearns, Ankenman Associates Architects Inc.  
Stephen Heller, Van der Zalm + Associates Inc.  
Neils Wilde, F. Adab Architects  
Marlene Messer, PMG Landscape Architects  
Matthew Cheng, Matthew Cheng Architects  
Clark Kavolinas, C. Kavolinas & Associates  
Colin Shrubbs, dys architecture  
Bruce Hemstock, PWL Partnership Landscape Architects  
Joe Santo, Kane Consulting

### Staff Present:

T. Ainscough, City Architect - Planning & Development  
M. Rondeau, Acting City Architect - Planning & Development  
N. Chow, Planning & Development  
L. Blake, Legislative Services

## B. NEW SUBMISSIONS

- |                       |   |
|-----------------------|---|
| Time:                 | 4:00 p.m.   |
| File No.:             | 7915-0364-00  |
| New or Resubmit:      | New   |
| Last Submission Date: | N/A   |
| Description:          | NCP amendment, Rezoning and detailed DP – 2 small mixed used buildings, containing approximately 13 residential dwelling units and 760 sq.m. ground floor commercial. |
| Address:              | 16413 – 24 Ave & 2440 – 164 St in Orchard Grove NCP   |
| Developer:            | Hans Rawlins – Grayrose Developments Ltd.   |
| Architect:            | Ankenman Associates Architects Inc. – Emily Kearns Arch. AIBC   |
| Landscape Architect:  | Van der Zalm + Associates Inc. – Stephen Heller BCSLA   |
| Planner:              | Keith Broersma  |
| Urban Design Planner: | Nathan Chow   |

**Procedural note:** Mark Lesack declared a conflict of interest and did not participate in discussion for Item 1.

Staff advised that given the project's retention of trees onsite and its adjacency to a multi-use trail, staff support the use, form, and density of the project, and ask advice of the Panel on the interior living rooms.

**Procedural note:** Steve McFarlane entered the meeting at 4:11 p.m.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. It was noted that the massing has been designed to create variety in the neighbourhood, yet maintains a similar palette to provide a sense of cohesiveness.

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

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by J. Leger  
Seconded by M. MacCaull  
That the Advisory Design Panel (ADP) supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Defeated.

With S. McFarlane, D. Staples and L. Mickelson

voting in opposition.

It was Moved by D. Staples  
Seconded by S. MacFarlane  
That the Advisory Design Panel (ADP) that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning Staff, resubmit the project to ADP for review.

Carried

#### **Site**

- Considering the proximity of the building to the multiuse pathway, give thought to the treatment of the setback area.

**Concrete pavers extend to multiuse pathway which are interrupted with concrete bands in line with pilasters. These concrete bands extend through multiuse pathways and knits both surfaces together. One use is delineated from other yet creating a cohesive surface.**

#### **Form and Character**

- Massing appears appropriate and the project is a nice urban response to the surrounding suburban neighbourhood.

**Thank you.**

- Suggest that the applicant review the Yaletown-inspired precedent images included in the package. Should the applicant move forward with the proposed inspiration, suggest that they further commit to that building type to bring up the rigour in the treatment (i.e. more fluidity, repetitive elements, singular bay types and structural expression).



**Yaletown is an inspirational/conceptual reference only and not something that we want to replicate here. It's unfortunate that one of the panel members focused on an academic argument which we cannot agree with. Our design has a non-rigid rhythm that reflects the residential floor plans (form follows function). Although the design is based on a composition of spandrels and pilasters we do not believe that the design would be improved by overlaying a rigid grid.**

- Suggest that the screen wall can be strengthened by staying closer to the precedence image references.  
**The screen wall will be detailed as per the precedent image.**
- Suggest that Building B could be more articulated along the two long sides.  
**Please clarify.**  
**Please note we have articulated the east side of building B with additional pilasters, and windows similar to other elevations.**
- Concerns were expressed regarding the livability of windowless living rooms.  
**Please see attached alternate mid unit option (A2.51) which will be available to purchasers. Ultimately, our clients strongly feel that the market will decide on the layout. Options will be available during pre-sale.**

### **Landscape**

The Acting City Architect advised that the Panel's Landscape Architects were unable to attend the meeting. Mike Enns, BCLSA, submitted written comments that were read by the Acting City Architect:

- Commend the preservation of mature trees, and the plaza dominated by paving and seating.  
**Thank you for the comment.**
- Consider an informal gravel pathway through the trees to allow the user to become immersed in the naturalized landscape.  
**Low impact pathways were considered in earlier concepts for this space; however the decision was made to keep the natural area uninterrupted and provide 'fingers' of the perimeter hardscape that extend into the natural area for seating.**
- Suggest adding trees on the south side of the building adjacent to the south side of the building.  
**The distance between the building and the south property line is very limited. We will review the opportunity for trees in this location along with the final alignment of the MUP.**

- Provide clarity regarding the upper level floor plans and provide a key plan.  
**We note that the north arrow is incorrect on the coloured upper level floor plans. The north arrow should point to the top of page, not to the east.**
- Consider an expanded program for functions and uses on the roof top plans.  
**We will discuss programming with the owner and explore additional functions appropriate for the roof top amenity spaces.**

#### **Sustainability**

- No specific issues identified.

#### **CPTED**

- Consider additional lighting in the rear parking lot.  
**Additional parking lighting in the rear will be provided.**
- Concern about lack of enclosed parking for Building A's residential unit.  
**Please note that there is a partial wall to the north and the 4 northwest stalls are covered at this point.  
Our client is considering securing 2, 3 or 4 stalls under canopy of building pending them occupying building A.**

#### **Accessibility**

- Recommend an additional disabled parking spot for residents.  
**2 disabled stalls are provided (1 in secured area + 1 in outdoor area) which exceeds the bylaw requirement.**
- Provide power doors to the Commercial Retail Units and lobby  
**Power doors to Commercial Retail Units and lobby will be provided.**
- Recommend that one unit be adaptable.  
**As previously discussed, 10 out of 12 units must be pre-sold. This will determine the demand for accessibility.**

# 7915-0364-00 NCP Amendment Map



- Redesignate the land from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa)
- Introduce a new land use designation: Mixed Use Commercial/Residential (20 upa)

## Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

City of Surrey Planning & Development Department

### Legend

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/wo Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Multi-Family (65 upa)
- Mixed-Use Commercial/Residential (30-45 upa)

- Stormwater Detention Pond
- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature

0 50 100 200 Meters





CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 008-035-296  
 Lot "A" Section 24 Township 1 New Westminster District Plan 19016  
 2440 - 164 Street

Parcel Identifier: 006-125-000  
 Lot "B" Section 24 Township 1 New Westminster District Plan 19016  
 16413 - 24 Avenue

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

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

**A. Intent**

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

## **B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses provided such uses are part of a *comprehensive design*:

1. *Multiple unit residential building*, containing the uses permitted under Section B.3 of this Zone.
2. *Building* containing a single *dwelling unit* and the uses permitted under Section B.3 of this Zone.
3. The following uses are permitted, provided that any one of these uses, or a combination thereof, are contained within a *building* permitted under Sections B.1 and B.2 of this Zone:
  - (a) *Retail stores* excluding *adult entertainment stores*, *secondhand stores*, *auction houses* and *pawnshops*;
  - (b) *Personal service uses* limited barbershops, beauty parlours, cleaning and repair of clothing, and shoe repair shops;
  - (c) *Eating establishments*, excluding *drive-through restaurants*, provided that individual *eating establishments* do not exceed a *gross floor area* of 150 square metres [1,615 sq.ft.];
  - (d) Office uses excluding *social escort services* and *methadone clinics*; and
  - (e) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*.

## **C. Lot Area**

Not applicable to this Zone.

## **D. Density**

1. The maximum *density* shall not exceed a *floor area ratio* of 0.10 or a *building area* of 300 square metres [3,230 sq.ft.] whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
  - (a) The *floor area ratio* shall not exceed 1.13; and
  - (b) The *unit density* shall not exceed 46 *dwelling units* per hectare [19 u.p.a.].

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

**E. Lot Coverage**

1. The *lot coverage* shall not exceed 60%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	North Yard	South Yard	East Yard	West Yard
<i>Principal Buildings</i>		1.3 m.*	0.8 m.*	1.3 m.*	1.4 m.
<i>Accessory Buildings and Structures</i>		[4 ft.]	[ 3 ft.]	[4 ft.]	[5 ft.]

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

\*The north, south and east *yard setback* may be 0.0 metre [0 ft.] for the ground floor weather protection canopies.

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].



## **G. Height of Buildings**

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

1. Principal buildings: The *building height* shall not exceed 15.5 metres [51 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

## **H. Off-Street Parking**

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

## **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. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within a *building*.

## **J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,800 sq.m. [0.65 acre]	30 metres [100 ft.]	72 metres [225 ft.]

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

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

**L. Other Regulations**

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

- 8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for the residential portion and the C-5 Zone for the commercial portion.
- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK