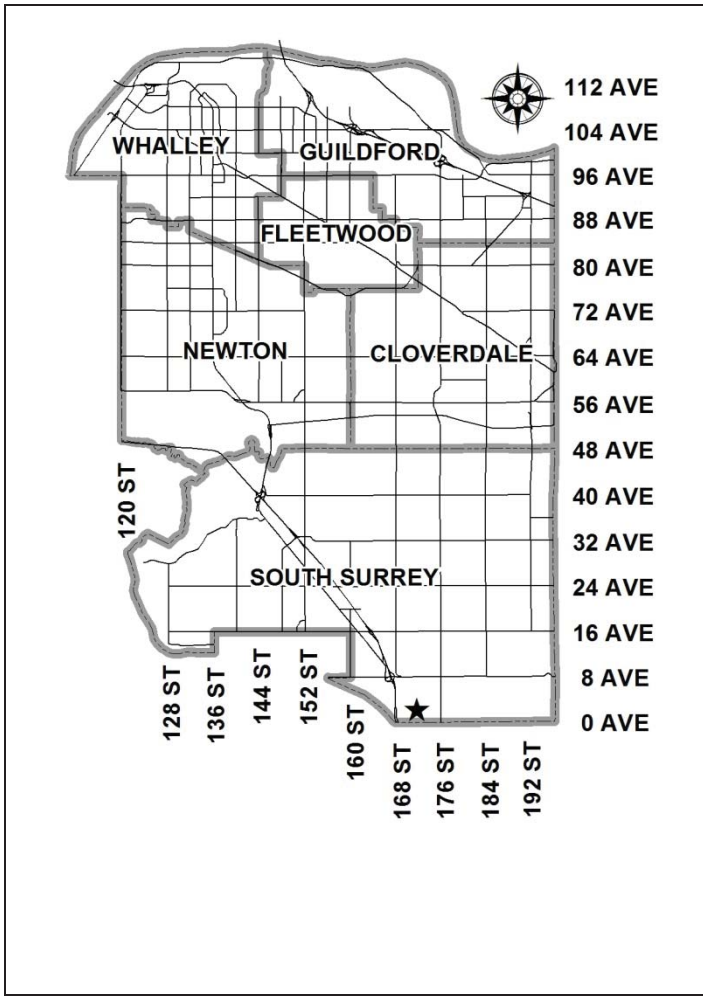


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0011-00

Planning Report Date: July 11, 2016



PROPOSAL:

- **NCP Amendment** from “Townhouse (15 upa)” and “Small Lot Single Family (10 upa)” to “Townhouse (30 upa)” and changes to the road layout.
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of a 93 unit townhouse development.

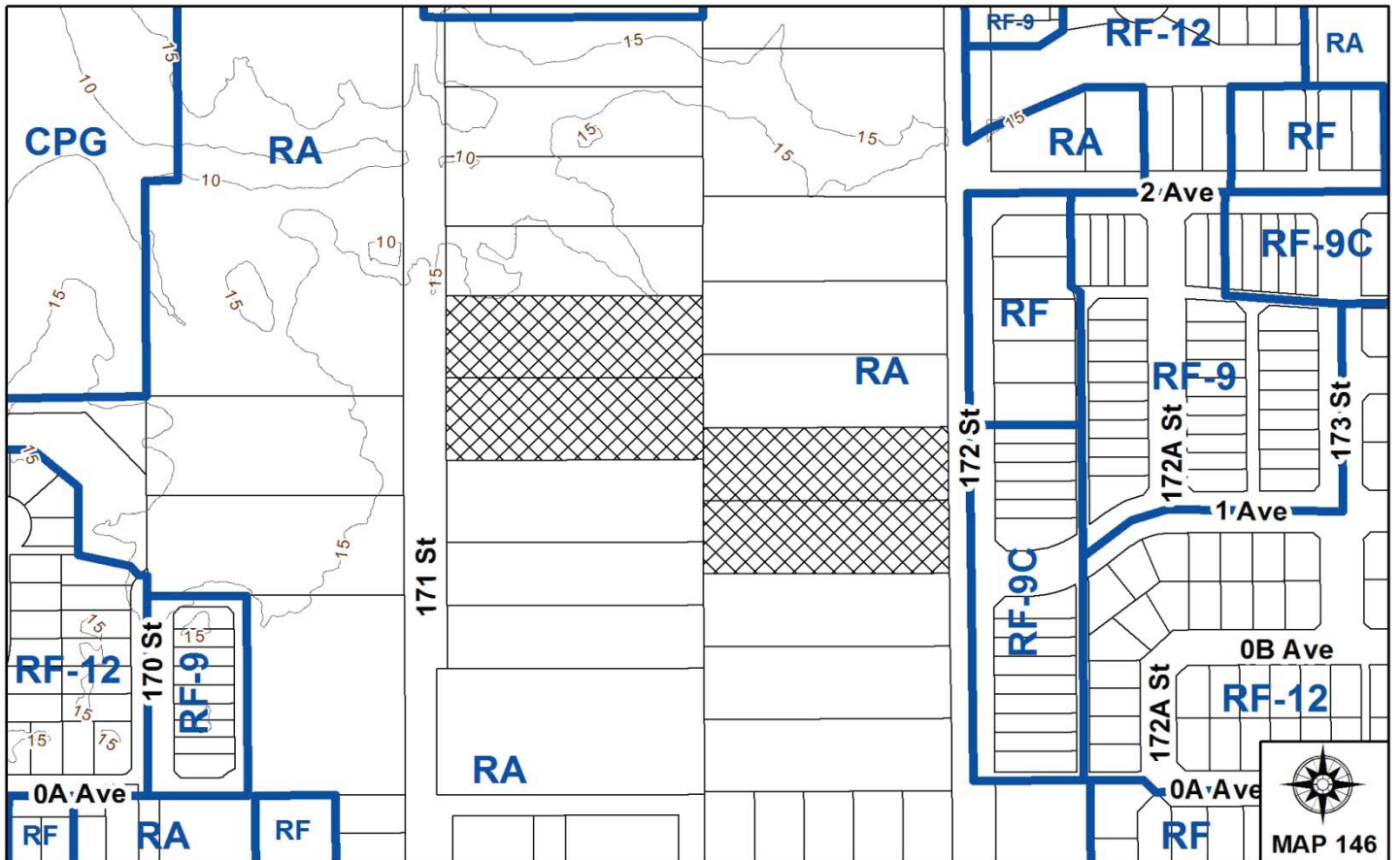
LOCATION: 138, 156 - 171 Street
 111, 141 - 172 Street

OWNER: Ernest C Webb et al

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse (15 upa) and Small Lot Single Family (10 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Douglas Neighbourhood Concept Plan (NCP) is required to:
 - 1) amend the site's land use designation from "Townhouse (15 upa)" and "Small Lot Single Family (10 upa)" to "Townhouse (30 upa)";
 - 2) adjust the boundary of the Land Consolidation Area; and
 - 3) amend the road network to eliminate 1 A Avenue.
- The applicant is proposing reductions to the front, rear and side yard setbacks of the RM-30 Zone.
- The applicant is seeking to reduce the amount of required indoor amenity space from 279 square metres (3,003 sq.ft.) to 190 square metres (2,045 sq.ft.).

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) Designation.
- The north portion of the site including 156 – 171 Street and a portion of 138 – 171 Street is currently designated as Townhouse (15 upa) in the NCP. The proposed development extends the townhouse land use further south on lands currently designated as Small Lot Single Family (10 upa).
- The proposed land use is consistent with the intent of the NCP, focusing townhouses around the proposed neighbourhood commercial node, a future natural park area and the Peace Portal Golf Course.
- The proposed townhouse form supports significant tree retention, specifically a grove of high quality trees including an Eagle's nest, within a sizeable outdoor amenity area. Preservation of this large stand of mature trees and the Eagle's nest would not be possible under a single family small lot development scheme currently prescribed in the NCP.

- The NCP amendment to allow for an increase in the townhouse density from 37 uph (15 upa) to 54 uph (22 upa) is supportable as it reflects similar density achieved for other townhouse developments in the Douglas area. Average townhouse densities have increased since the time that the Douglas NCP was adopted in 1999, largely due to changing market conditions associated with increasing land costs and housing affordability.
- The proposed NCP amendment to adjust the boundaries of the required land consolidation area solves many of the development consolidation challenges in this area while ensuring the development potential of the remaining parcels. Furthermore, this NCP amendment will help facilitate provision of 1st Avenue, an important road network connection through the neighbourhood.
- The proposed reduced indoor amenity space still maintains a functional amenity area and the shortfall will be addressed through a cash-in-lieu payment following approved City Policy.
- The proposed variances for building setbacks are supportable as they provide better street presence along 171 Street, 172 Street and 1st Avenue, or are side yard conditions, and are generally consistent with the setbacks of other projects which have been approved in the neighbourhood. Furthermore, the proposed setbacks allow for both an efficient site plan and tree preservation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of indoor amenity space from 279 square metres (3,003 sq.ft.) to 190 square metres (2,045 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7916-0011-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0011-00 (Appendix X) varying the following provisions of the RM-30 Zone, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 1 and 9;
 - (b) to reduce the minimum front yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 14, 15 and 16;
 - (c) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 12;
 - (d) to reduce the minimum rear yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3 and 4;

- (e) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for Buildings 1 and 2 and 6.0 metres (20 ft.) for Buildings 13 and 14; and
 - (f) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Buildings 5, 6, 7, 8 and 9 and 4.5 metres (15 ft.) for Buildings 10 and 16.
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) registration of a P-15 license agreement for riparian enhancement works and monitoring and maintenance on dedicated land;
 - (k) registration of a Section 219 Restrictive Covenant to indicate the requirement of a Nest Management Plan for the existing bald eagle nest on the site;
 - (l) registration of a 'no-build' restrictive covenant on the subject site until such time as 1st Avenue is constructed (under Development Application No. 7916-0117-00); and
 - (m) the applicant adequately address the impact of reduced indoor amenity space.

6. Council pass a resolution to amend the Douglas NCP to redesignate the land from "Townhouse (15 upa)" and "Small Lot Single Family (10 upa)" to "Townhouse (30 upa)" and for changes to the road layout 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:**

19 Elementary students at Hall's Prairie School
10 Secondary students at Earl Marriott 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, 2018.

Parks, Recreation & Culture: Parks will accept the land shown as riparian protection area to be conveyed to the City through this application.

A P-15 agreement will be required for the monitoring and maintenance of replantings in the conveyed riparian areas. A detailed planting plan is to be provided for review and approval by Parks.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: The site consists of four one-acre parcels, each with a single family dwelling. There is a Class B watercourse that extends onto the northern portion of the site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings Proposed townhouses and retail/commercial (Application No. 7915-0118-00).	Urban/Townhouse (15 upa) and Commercial/Residential	RA
East (Across 172 Street):	Single family dwellings	Urban/Single Family Flex (6-14.5 upa)	RF-9C
South:	Single family dwellings. Proposed small lot subdivision (Application No. 7916-0117-00).	Urban/Small Lot Single Family (10 upa)	RA
West (Across 171 Street):	Single family dwellings.	Urban/Townhouse (15 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENTBackground

- The subject lands are located in the Douglas Neighbourhood Concept Plan (NCP), which was approved on July 12, 1999.
- The lands are located within a large “land consolidation area” consisting of 10 lots in the Douglas NCP (Appendix VIII). In the 17 years since the adoption of the Douglas NCP, development of the lands in the consolidation area has not occurred.
- Over the years, five separate land development applications for lands within the land consolidation area have been submitted. In the absence of a coordinated approach to development, these applications have not proceeded and have been closed, with the exception of Development Application No. 7915-0118-00, at preliminary review stage, which is currently active.
- The applicant, Dawson and Sawyer, has submitted a separate Development Application (No. 7916-0117-00) for the three properties south of the subject site, including 89 – 172 Street, which is identified within the land consolidation area. The proposal is for rezoning, and subdivision to create 21 single family small lots (Appendix VIII).

- The applicant has acquired a total of seven properties between their two applications (7916-0011-00 and 7916-0117-00).

Proposed NCP Amendment

- The proposed NCP amendment, in conjunction with a cost sharing program and funding strategy for 1st Avenue, will allow the subject site to be developed and a portion of 1st Avenue to be achieved while ensuring a coordinated approach to and the fair and equitable development of the remaining lands in the consolidation area.
- 1st Avenue is an important road network connection through the neighbourhood. Through the development application process, it was identified that an existing bald eagle nest would be impacted with the construction of 1st Avenue in its current alignment. The current proposal includes the provision of 1st Avenue, however it is shifted slightly south to avoid the bald eagle's nest.
- By removing 1A Avenue from the plan, swinging 1st Avenue south and amending the land use to Townhouse (30 upa), the subject properties can develop while ensuring the long-term preservation of a significant cluster of trees, including the one that contains the nesting eagles.
- The proposed townhouse form supports significant tree retention, specifically a grove of high quality trees including an Eagle's nest, within a sizeable outdoor amenity area. Preservation of this large stand of mature trees and the Eagle's nest would not be possible under a single family small lot development scheme currently prescribed in the NCP.
- The NCP amendment to allow for an increase in the townhouse density from 37 uph (15 upa) to 54 uph (22 upa) is supportable as it reflects similar density achieved for other townhouse developments in the Douglas area. Average townhouse densities have increased since the time that the Douglas NCP was adopted in 1999, largely due to changing market conditions associated with increasing land costs and housing affordability.
- The section of 1A Avenue between 171 Street and 172 Street was originally identified in the NCP to provide legal road frontage to allow for subdivision to single-family small lots. As townhouses are now proposed in place of single-family lots, road frontage along 1A Avenue is no longer required for legal frontage and access purposes, therefore 1A Avenue is proposed to be eliminated.
- Staff are satisfied that the development potential of the remaining lands within or adjacent to the land consolidation area is comparable to that achieved on the subject site and that the costs associated with the dedication and construction of 1st Avenue are fairly shared between all parties. As such, staff are of the view that the subject application can proceed in the absence of the full consolidation.
- The proposed NCP amendment solves many of the development consolidation challenges in this area while ensuring the development potential of the remaining parcels.

DEVELOPMENT CONSIDERATIONS

Land Use Context

- The 1.76 hectare (4.36 acre) subject site is comprised of four parcels, two of which front 171 Street (138 and 156 – 171 Street) and two of which front 172 Street (111 and 141 – 172 Street). These lots are zoned "One Acre Residential Zone (RA)", designated as "Urban" in the Official Community Plan.
- 111 and 141 – 172 Street and a portion of 138 – 171 Street are designated "Small Lot Single Family (10 upa)" in the Douglas NCP. 156 and a portion of 138 – 171 Street are designated "Townhouse (15 upa)" in the Douglas NCP. Each parcel currently contains a single family dwelling.
- An active bald eagle nest is located within the south western portion of the subject site. The nest is located within the crown of a large black cottonwood tree.

Land Consolidation Area

- The subject site is part of a group of 10 properties (108-176 – 171 Street and 86-193 – 172 Street) identified as a "land consolidation area" in the Douglas NCP, as shown in Appendix VIII. Land consolidation is required to ensure the efficient development of the properties, and to achieve equitable distribution of servicing costs amongst properties.
- The applicant has made effort to but has not been able to assemble all of the properties within the land consolidation area, as identified in the NCP. Three of the properties within the consolidation area, north of the subject site (155-193 – 172 Street) are under a separate Development Application No. 7915-0118-00. The applicant has also submitted a separate Development Application (No. 7916-0117-00) for single family lots south of the proposed 1st Avenue (Appendix VIII).
- The applicant has provided a conceptual layout for the surrounding properties within the land consolidation area (Appendix IX). Single family lot layouts as well as townhouse development concepts for these properties have been provided and reviewed by staff.
- Staff are satisfied that the development potential of the remaining lands within or adjacent to the land consolidation area, including 86, 108, 114 and 176 – 171 Street and 89 - 172 Street is comparable to that achieved on the subject site and that the subject application can proceed in the absence of the full consolidation of all 10 lots.

Proposal

- The applicant proposes to make the following amendments to the Douglas NCP:
 - amend the site's land use designation from "Small Lot Single Family (10 upa)" and "Townhouse (15 upa) to "Townhouse (30 upa)";
 - adjust the boundary of the Land Consolidation Area; and
 - amend the road network to eliminate 1A Avenue.

- The applicant also proposes to rezone the subject site from "One Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)" and a Development Permit (DP) to permit a 93-unit townhouse development.
- The applicant is also proposing a Development Variance Permit (DVP) in order to reduce the minimum setback requirements of the RM-30 Zone.
- The proposal comprises a total floor area of 14,993 square metres (161,383 sq.ft.), representing a net floor area ratio (FAR) of 0.88, which is below the maximum allowable 0.9 FAR of the RM-30 Zone. The proposed unit density is 22 units per acre (upa) or 54 units per hectare (uph) which is less than the maximum unit density of 74 uph (30 upa) of the RM-30 Zone.
- The applicant is also proposing to reduce the amount of required indoor amenity space from 279 square metres (3,003 sq.ft.) to 190 square metres (2,045 sq.ft.). The applicant is required to pay cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy, should this be supported by Council.
- The applicant is also proposing to retain a large cluster of mature coniferous trees in which an Eagle's nest is located. An environmental assessment, which includes a wind throw assessment, confirms that the proposed development will not negatively affect the Eagle's nest.

Douglas NCP Road Network Amendment

- The connection of 1st Avenue between 171 Street and 172 Street over the property at 108 - 171 Street, south and west of the present development, is an important connection within the Douglas NCP road network.
- The NCP amendment retains the 1st Avenue connection through the neighbourhood, providing a direct route to and from the future elementary school and Dufferin Park. In addition, a pedestrian connection will be maintained through the planned Neighbourhood Park, approximately 180 metres north of 1st Avenue, which is considered an appropriate block spacing.
- The section of 1A Avenue between 171 Street and 172 Street was originally identified in the NCP to provide legal road frontage to allow for subdivision to single-family small lots. As townhouses are now proposed in place of single-family lots, road frontage along 1A Avenue is no longer required for legal frontage and access purposes, as these are available via 171 Street, 172 Street, and 1st Avenue. Accordingly, 1A Avenue is proposed to be eliminated.

- In the absence of consolidation, the applicant has proposed to dedicate 1st Avenue along the north boundary of the adjacent property at 89 – 172 Street, which is owned by the applicant, Dawson and Sawyer (approximately 115 metres in length). Dawson and Sawyer have submitted a separate Development Application (No. 7916-0117-00) for the three properties south of the subject site, including 89 – 172 Street, which is identified within the land consolidation area. The proposal is for rezoning, and subdivision to create 21 single family small lots. Construction of 1st Avenue is proposed as part of Development Application No. 7916-0117-00. A No-Build Restrictive Covenant will be registered on the title of the subject site until such time as 1st Avenue is constructed. The alignment of 1st Avenue is proposed to be shifted south in order to avoid disturbance of the existing eagle's nest. Shifting the road south will also facilitate the retention of a mature stand of trees.
- In review of the proposal within the context of the consolidation area, the subject application comprises approximately 50% of the total net developable area within the land consolidation area. With the dedication and construction of 1st Avenue, as well as the frontage requirements along 171 Street and 172 Street, the subject application will be completing approximately 48% of the total dedication required, and approximately 48% of the total construction required as part of the larger consolidation area. The applicant is proposing to provide 2% cash-in-lieu for the land dedication and 2% cash-in-lieu of the road construction in order to achieve the application's proportional share within the consolidation area. This is considered an acceptable solution in the absence of consolidation.
- The applicant of Development Application No. 7915-0118-00 has provided agreement in writing to providing their share of the cost sharing agreement.
- The remainder of the consolidation area will, upon redevelopment, be responsible for the western section of 1st Avenue along the south boundary of 108 – 171 Street, supplemented by the cash-in-lieu contributions by the applicant of the subject application, as well as the applicant of the lands to the north under Development Application No. 7915-0118-00, as noted above.

DESIGN PROPOSAL AND REVIEW

- The proposed 93-unit townhouse project is comprised of 2, 3 and 4-bedroom units that are contained within 16 three-storey buildings. The units range in size from 113 – 185 square metres (1,218 – 2,001 sq.ft.).
- Of the 93 units, 86 have double (side by side) garages and 7 (8% of the total units) have a tandem parking arrangement.
- Buildings along 171 Street, 172 Street and 1st Avenue are street-oriented to engage the public realm with individual unit entries oriented to the street.
- Building massing along 172 Street has been broken up to address and provide a better interface with the small lot single family (RF-9C) dwellings on the east side of 172 Street. The units are provided in a duplex form which will have a similar massing to the single family form.

- The townhouse units will be constructed in a modern shingle style. The materials will include cedar shingles, wood trim, hardie board siding and vinyl siding. Colours will be primarily white, light brown and dark grey, with accents in green, red and navy blue.
- The building design incorporates significant detailing such as bay windows, wooden shutters, lattice details and flower boxes that add depth and interest to the building facades.

Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 219 trees are proposed to be planted within the project, including a mix of maple, dogwood, spruce, beech, cypress, fir, pear, oak and cedar trees.
- Other plantings include a variety of flowering and fruiting shrubs, grasses and ground covers that are used to soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.
- Decorative stamped concrete is proposed at the site's entrance, at the intersection of internal drive aisles, in all visitor parking spaces and in areas adjacent to amenity areas.
- Internal walkways are proposed along the entry drive aisles and around the perimeter of the site to provide connection within the site. Pathways and a paved seating node connect the eastern and western portions of the site.
- Low wood rail fences with gates are provided to define the front yard of each unit and delineate between public and private spaces.

Access, Pedestrian Circulation & Parking

- Vehicular access to the site is proposed from 171 Street, 172 Street and 1st Avenue.
- All of the street-fronting units are proposed to have individual pedestrian access to the street. Each unit is also connected to several main pathways that allow for circulation through the site and connection to the City sidewalk.
- The applicant is proposing to provide 186 resident parking spaces and 23 visitor parking spaces for a total of 209 parking spaces, which exceeds the Zoning By-law requirement of 205 spaces for resident and visitor parking.

Amenity Space

- The Zoning By-law requires that 279 square metres (3,003 sq.ft.) of both indoor and outdoor amenity space be provided for this project, based on 3 square metres (32 sq.ft.) per dwelling unit.

- The applicant is proposing to provide 190 square metres (2,045 sq.ft.) of indoor amenity space in the form of a 2 ½ story amenity building. The amenity space will be comprised of a lounge, kitchen, accessible washroom, yoga studio and study.
- The applicant is proposing to address the deficiency in indoor amenity space through a cash-in-lieu arrangement following City Policy in the amount of \$36,000.
- The applicant is proposing to provide 1,046 sq. metres (11,259 sq.ft.) of outdoor amenity space, approximately 3.7 times more than the Zoning By-law requirement, which consists of a treed Eagle's nest environmental interpretive area, complete with interpretive signage, seating areas and a crushed rock pathway.
- In addition to the main outdoor amenity area, the site plan includes additional amenity and areas throughout the site, such as landscaped seating nodes, garden plots with a cedar potting shed, a landscaped labyrinth, benches, a children's play house and balance logs and an outdoor ping pong table.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder & Cottonwood	69	61	8
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	4	4	0
Pacific Dogwood	1	1	0
Apple	1	1	0
Flowering Cherry	5	5	0
American Elm	1	1	0
Coniferous Trees			
Sawara Cypress	2	2	0
Norway Spruce	1	1	0
Sitka Spruce	5	5	0
Shore Pine	4	4	0
Douglas Fir	15	14	1
Western Hemlock	5	5	0
Western Red Cedar	67	33	34
Total (excluding Alder and Cottonwood Trees)	111	76	35
Additional Trees in the proposed Riparian Area	2	0	2

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	219
Total Retained and Replacement Trees	262
Contribution to the Green City Fund	N/A

- The Arborist Assessment states that there are a total of 111 protected trees on the site, excluding Alder and Cottonwood trees. 69 existing trees, approximately 38% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 35 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 grading.
- Table 1 includes an additional 8 cottonwood/alder trees to be retained located in the outdoor amenity /eagle's nest tree preservation area.
- Table 1 also includes an additional 2 cottonwood/alder trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 213 replacement trees on the site. The applicant is proposing 219 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including a mix of maple, dogwood, spruce, beech, cypress, fir, pear, oak and cedar trees.
- In summary, a total of 262 trees are proposed to be retained or replaced on the site.

Eagle's Nest

- There is an active bald eagle's nest located in a large black cottonwood tree on the south westerly portion of the subject site. Consistent with Ministry of Environment standards and the provincial Wildlife Act, a 60 metre (200 ft.) 'no disturbance' buffer and a 300 metre (1,000 feet) radius 'noise buffer' for habitat protection have been identified by an Environmental Consultant. The applicant has submitted a Nest Management Plan and Windthrow Assessment, and will be required to have a qualified environmental professional conduct routine inspections during construction to ensure that no nest disturbances occur. The recommended measures to protect the nest during and following site development outlined in the Nest Management Plan will be made as conditions to issuing the building permit, tree cutting, and preparing the drainage site servicing.

- The applicant has submitted a Nest Management Plan completed by Enkon Environmental Ltd. Typically, lands falling within the no-disturbance zone would be prohibited from any development or vegetative disturbance due to risk of impact to the nest and subsequent abandonment of the nest, which would potentially constitute a violation of the federal Wildlife Act. Lands within the 'noise buffer' would be subject to seasonal restrictions, during breeding season, which would include reduction of noise and vegetative disturbances.
- Enkon Environmental Ltd. has evaluated the potential impacts of the proposed development on the nest and concludes that it is not expected to negatively impact the bald eagle nest. Given that a large grove of mixed forest is proposed to be retained around the eagle's nest tree, providing tall trees capable of supporting an eagle's nest in the future and that minimal vegetative disturbances are required within this area, the consultant recommends that development within the 'no disturbance' buffer can be permitted. Staff have reviewed the findings of the report and have found them to be acceptable.
- Site servicing and other construction with potential disturbing noises (excavation, grading, building framing, roofing, etc, prior to building 'lock-up') will be restricted to the nonbreeding season (September – December). An environmental professional will be required to be on-site at regular intervals during breeding season to monitor impacts on the nest and stop work if any signs of disturbance are shown by the eagles.
- David Hancock of the Hancock Wildlife Foundation, an expert in the conservation of bald eagles, completed a Bald Eagle Nest Mitigation Report on December 1, 2015 in support of the proposal. This report confirmed that the proposed tree retention will provide long term eagle nesting opportunities.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 22, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the Douglas NCP. • NCP amendment is proposed in order to increase density. The proposal will also assist in diversifying the housing stock and mix in this location.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 22 upa proposed • 75 m² of community garden plots
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils • Rain barrels • 45 trees retained • 219 trees planted on the site • Yellow-coded watercourse – riparian area dedicated to the City • Recycling pick-up made available

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Connected to off-site pedestrian pathways • Pedestrian-specific lighting proposed
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Front doors and living space address the street to provide territorial reinforcement and natural surveillance. Landscaping designed to support and enhance CPTED principles. • Playground/recreation space proposed • Indoor and outdoor community gathering space proposed
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A public information meeting was held with the neighbours and the proposal has been updated to incorporate ideas from the community. • Low water usage appliances, low VOC paints, non-urea formaldehyde, MDF cabinetry, indigenous, drought resistant landscaping, deciduous native trees provide summer shade and allow needed winter sunlight into homes, construction waste management, recycling is encouraged through dedicated recycling boxes for every home.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found to be generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on March 23, 2016 and 2 development proposal signs were installed on April 8, 2016. To date, staff have received the following correspondence:

- 14 emails expressing concerns with the proposal;
- 1 phone call from an area resident expressing concern about the proposal;
- 1 phone caller with general questions about the proposal and no concerns expressed; and
- Ongoing correspondence with the owners of 86 and 108 – 171 Street.

The main concerns identified by area residents include:

- increasing the density above what is planned for in the Douglas NCP;
- overcrowding in local schools – many are concerned that the proposed development will increase this issue and want to see a new school built in Douglas;
- parking – concerns the proposal will add to parking congestion in the area. Many residents pointed out that they already experience parking shortages;

- traffic – concerns that adding more people to the area will increase traffic.
- inadequate transit, pedestrian and bike infrastructure

The applicant held a Public Information (PIM) meeting on April 13, 2016 at the Pacific Inn and Conference Centre from 6:30 pm to 8:00 pm. A total of 25 residents signed in, representing 22 households, of which 19 submitted comment sheets. The concerns identified by residents were similar to those raised through the pre-notification process and included increasing the density above what is planned for in the Douglas NCP, overcrowding at local schools, parking, traffic and inadequate pedestrian and bike infrastructure in the area.

The following is a summary of the main issues raised by area residents; with staff comment noted in italics:

- Increasing the density above what is planned for in the Douglas NCP;

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

The proposed NCP amendment, in conjunction with a cost sharing program and funding strategy for 1st Avenue, will realize the easterly portion of 1st Avenue and will allow the lands within the “land consolidation area” to develop in a coordinated, fair and equitable manner.

Preservation of the large stand of mature trees that includes the Eagle’s nest would not be possible under a single family small lot development scheme (following the NCP).

The original application was for a 99-unit townhouse development, however the number of proposed units was reduced to 93 in response to comments received at the Public Information Meeting.

- Overcrowding in local schools;

The School Board is aware of this issue. A new school is planned for Douglas in the future on lands owned by the Surrey School District No. 36 at 17335 – 2 Avenue. As required, the School District will continue to work with the City and Province to adjust capital plans to request additional school spaces and land to meet local demands. The next iteration of the Capital Plan is due in September 2016 and will likely increase the priority of this request from “medium” to “high.”

- Lack of parking in neighbourhood;

In the time since the Public Information Meeting, the applicant has revised their proposal by reducing the number of proposed units and by providing 4 more visitor parking spaces than required under the zoning By-law.

The applicant is proposing to provide 186 resident parking spaces and 23 visitor parking spaces for a total of 209 parking spaces, which exceeds the Zoning By-law requirement of 205 spaces for resident and visitor parking. Of the 93 proposed units, 86 have double (side by side) garages and only 7 have a tandem parking arrangement.

Transportation Engineering advises that:

In addition, 1st Avenue between mid-17100 block and 172 Street, will be required to be delivered as part of the subject application. This section of road is estimated to provide approximately 29 on-street parking spaces, and will ultimately be extended to 171 Street to provide a total of approximately 56 new on-street parking spaces. The applicant will also be required to widen both 171 Street and 172 Street along the site frontages, in order to provide on-street parking (approximately 20 new spaces).

- Increase in local traffic

Based on industry standard rates, the proposal is anticipated to generate approximately 48 total trips in the PM peak hour. Under a townhouse (37 uph/15 upa) and single family (25 uph/10 upa) proposal following the NCP, the site would generate approximately 45 trips in the PM peak hour. The proposal is anticipated to generate an additional 3 trips in the PM peak hour, relative to what was anticipated in the NCP, which is considered minimal. The applicant will also be required to widen 171 Street and 172 Street to allow for both two-way traffic and on-street parking in order to adequately service the site-generated traffic.

- Inadequate transit, pedestrian and bike infrastructure

Sidewalks on 171 Street, 172 Street, and 1st Avenue will be required to be constructed as part of the application. A multi-use path network is ultimately planned to be constructed throughout the neighbourhood (approximately 100 metres from the subject site), which will provide a continuous cycling path from Peace Arch Park to Highway 15 and 4 Avenue to the east. The majority of the network in the NCP has been achieved through development, with the remainder planned through the Neighbourhood Parks, to be constructed in conjunction with development of the Parks.

The planning of transit infrastructure falls under the jurisdiction of TransLink. City staff has previously commenced dialogue with TransLink regarding the need for a South Surrey Area Transit Plan to better reflect changes in land uses and growth; however under its current funding constraints and existing priorities, TransLink is unable to commit to immediate service enhancements or extension given the additional resource requirements. City staff will continue to engage TransLink to ensure that Douglas transit needs are included in their on-going planning efforts.

On May 16, 2016, staff met with the owners of 86 and 108 – 171 Street. The owners expressed concern with the lack of consolidation of the properties within the land consolidation area. Specifically, they are concerned about their future development potential of their properties and how what is proposed would impact them. 108 - 171 Street is located within the land consolidation area. Although 86 - 171-Street is not identified as being within the land consolidation area, 1st Avenue is required to facilitate development of the property.

The owners of 86 and 108 – 171 Street have expressed their willingness to work with the applicant to achieve an agreement on the sale of their properties for inclusion in the applicant's consolidation. Their primary concern has been their desire for an unconditional purchase offer of their property. To date, the parties have been unable to come to an agreement.

The applicant has provided a summary of their efforts to assemble 86 and 108 – 171 Street into the subject application. The owners of 86 and 108 – 171 Street have provided letters indicating that they have been and remain open to reaching an agreement with the applicant on the sale of their properties.

The Little Campbell Watershed Society (LCWS) was included in the pre-notification and provided a written response indicating that they did not have any concerns with the proposal.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 1 and 9;
- Reduce the minimum front yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 14, 15 and 16;
- Reduce the minimum rear yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 12;
- Reduce the minimum rear yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3 and 4;
- Reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for Buildings 1 and 2 and 6.0 metres (20 ft.) for Buildings 13 and 14; and

- Reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Buildings 5, 6, 7, 8 and 9 and 4.5 metres (15 ft.) for Buildings 10 and 16.

Applicant's Reasons:

- The proposed setbacks for homes facing the future 1st Avenue as well as 171 Street and 172 Street will allow these homes to be closer to the street to directly address the public realm of the sidewalk, encouraging neighbourhood interaction and “eyes on the street”.
- Architectural significance is encouraged on the front facade via a layering effect of hedging, front yard rail fencing, thoughtfully designed entry gates and clearly defined entries creating a rich transition from the public to private space while also creating homes with pedestrian-oriented character and charm.
- Proposed rear yard setbacks will provide a comfortable and livable rear yard for these homes. Additionally, this setback will provide sufficient distance to the neighbouring properties and for generous amounts of planting, hedging, and trees.
- All side and rear yard setbacks will be densely landscaped with trees and shrubs to provide visual separation and privacy.
- The proposed variances maximize the ability to layout the site in a manner that maximizes tree retention and the preservation of an eagles nest.

Staff Comments:

- A reduced front yard setback for street-fronting units located along 171 Street, 172 Street and 1st Avenue will help the development engage the public realm by bringing the buildings closer to the sidewalk. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through ‘eyes on the street’.
- The proposed 4.5 metre (15 ft.) southerly side yard setback is from 1st Avenue on the east portion of the site.
- The proposed 3.0 metre (10 ft.) southerly side yard setback (on the west portion of the site) is a side yard condition and should have minimal impact on the neighbouring property. When the neighbouring property (114 – 171 Street) develops following the NCP (in the future), a 6.0 metre (20 ft.) lane will separate the future single family lots from the south property line of the subject site. If 114 – 171 Street proposes to develop townhouse units, a similar 3.0 metre (10 ft.) setback along the share property line is anticipated. Under both development scenarios, the proposed setback would have minimal impact on the adjacent property.
- Proposed northerly side yard setbacks for Buildings 1, 2, 13 and 14 will provide a comfortable and livable rear yard for these homes. Additionally, this setback will provide sufficient distance to the neighbouring properties and for generous amounts of planting, hedging, and trees.

- The proposed easterly rear yard setback allows for meaningful and livable rear yards. Landscaping will provide visual separation and privacy between the units proposed on the subject site and the adjacent sites.
- The proposed westerly rear yard setback is a side yard condition which decreases the impact on the neighbouring property. When the neighbouring property (114 - 171 Street) develops in accordance with the NCP in the future, the side yard of one single family dwelling will interface with the side yard of one townhouse unit on the subject site.
- The proposed setbacks are reasonable and allow for an efficient site plan, including the retention of a large cluster of trees in which an Eagle's nest is located.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Douglas NCP Map
Appendix VII.	Proposed NCP Amendment Plan
Appendix VIII.	Douglas NCP Land Consolidation Area
Appendix IX.	Concept for Development of Adjacent Properties
Appendix X.	Development Variance Permit No. 7916-0011-00

INFORMATION AVAILABLE ON FILE

- Riparian Area Regulations Assessment Prepared by EnviroWest Consulting, Dated March 29, 2016.
- Nest Management Plan Prepared by Enkon Environmental Ltd. Dated April 21, 2016.
- Complete Set of Architectural Plans prepared by Barnett Dembek Architects Ltd., Dated May 16, 2016.
- Complete Set of Landscape Plans prepared by PMG Landscape Architects, Dated June 14, 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

TH/dk

Information for City Clerk

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

1. (a) Agent: Name: Sam Hooge
 Dawson & Sawyer
 Address: 15230 No. 10 Highway, Unit 101
 Surrey, BC V3S 5K7

 Tel: 604-626-5040 - Primary

2. Properties involved in the Application

- (a) Civic Address: 156 - 171 Street
 138 - 171 Street
 111 - 172 Street
 141 - 172 Street

- (b) Civic Address: 156 - 171 Street
 Owner: Hardeep K Kang
 Kalwinder S Kang
 PID: 000-833-011
 Lot 1 Section 6 Township 7 Plan 68184 New Westminster District Part SW 1/4

- (c) Civic Address: 138 - 171 Street
 Owner: Shirley E Webb
 Ernest C Webb
 PID: 000-833-037
 Lot 2 Section 6 Township 7 Plan 68184 New Westminster District Part Sw 1/4

- (d) Civic Address: 111 - 172 Street
 Owner: Darshan S Rangi
 PID: 011-253-878
 Lot 9 Section 6 Township 7 Plan 7418 New Westminster District

- (e) Civic Address: 141 - 172 Street
 Owner: Mohinder Bining
 PID: 000-670-341
 Lot 10 Block 4 Section 6 Township 7 Plan 7418 New Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the site.
- (b) Proceed with Public Notification for Development Variance Permit No. 7916-0011-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.
- (c) Application is under the jurisdiction of MOTI. **YES**

MOTI File No. 2016-03106.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	17,646.4	17,646.4
Road Widening area	513.4	513.4
Undevelopable area	169.4	169.4
Net Total	16,963.6	16,963.6
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	38%
Paved & Hard Surfaced Areas		29%
Total Site Coverage		67%
SETBACKS (in metres)		
Front (west)	7.5 m	4.5 m
Front (east)	7.5 m	4.5 m
Rear (west)	7.5 m	3.0 m
Rear (east)	7.5 m	6.0 m
Side #1 (north)	7.5 m	7.0 m & 6.0 m
Side #2 (south)	7.5 m	3.0 m & 4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13	10.7
Accessory	11	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		2
Three Bedroom +		91
Total		93
FLOOR AREA: Residential		14,993
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		14,993

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		53 uph/21 upa
# of units/ha /# units/acre (net)	75 uph/30 upa	55 uph/22 upa
FAR (gross)		0.85
FAR (net)		0.88
AMENITY SPACE (area in square metres)		
Indoor	279	190
Outdoor	279	1046
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	4	4
3-Bed	182	182
Residential Visitors	19	23
Institutional		
Total Number of Parking Spaces	205	209
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	50%	8%
Size of Tandem Parking Spaces width/length	10' 6" x 20' 0"	10' 10" x 20' 20"

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REV	DATE	BY	CHKD



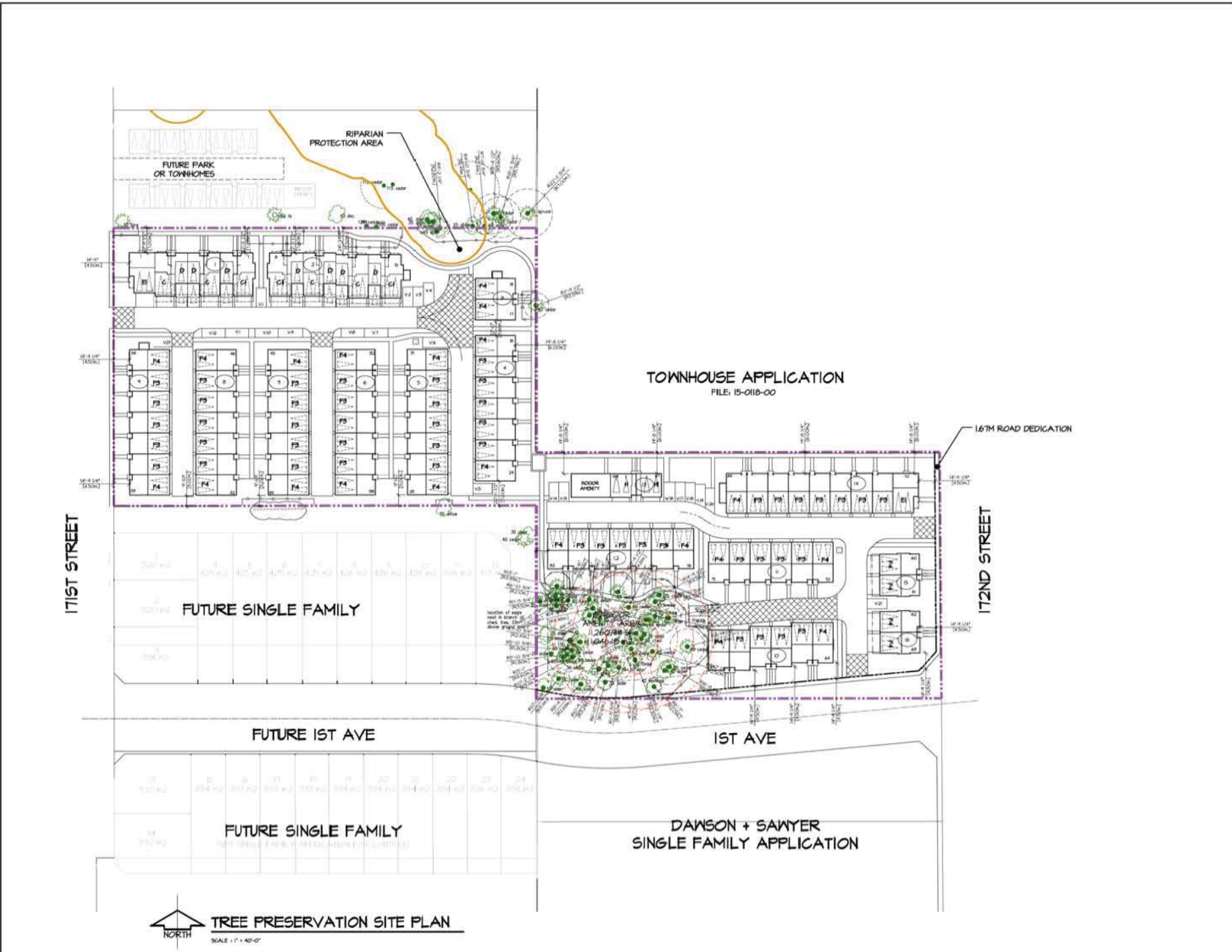
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DATE :	JUN 24 '15
SCALE :	1" = 40'-0"
PROJECT :	TOWNHOUSE DEVELOPMENT III - 112 51 ST SURREY
SHEET CONTENTS :	TREE PRESERVATION SITE PLAN

barnett dembok
ARCHITECTS INC.

UNIT 135,
2536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	661	SHEET NO.	AC-3J
PROJECT NO.	15066	REV. NO.	



TREE PRESERVATION SITE PLAN
SCALE: 1" = 40'-0"

TOWNHOUSE APPLICATION
FILE: 15-0118-00

172ND STREET

171ST STREET

FUTURE 1ST AVE

1ST AVE

FUTURE SINGLE FAMILY

FUTURE SINGLE FAMILY

DAWSON + SAWYER
SINGLE FAMILY APPLICATION

1.67M ROAD DEDICATION

Exterior Colour Board



- 

ROOF
-HI-PROFILE SHINGLE
-TIMBERLINE ROOFING
- 

WINDOW TRIM, FASCIA,
POST, GUTTER, WOOD
TRIM, & GARAGE DOORS
-WHITE
- 

HARDI BOARD SIDING
-HERITAGE BROWN
- 

DOORS, SHUTTERS,
LOUVERS, FLOWER BOXES
-BLACK



- 

ROOF
-HI-PROFILE SHINGLE
-TIMBERLINE ROOFING
- 

WINDOW TRIM, FASCIA,
POST, GUTTER, WOOD
TRIM, & GARAGE DOORS
-WHITE
- 

CEDAR SHAKE SIDING
-VINTAGE GREY
- 

DOORS, SHUTTERS,
LOUVERS, FLOWER BOXES
-BLACK

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pmg
LANDSCAPE ARCHITECTS
Suite 2100 - 4155 56th Street
Burnaby, British Columbia V5C 6S9
p: 604 294 0811 - f: 604 294 9222

SCALE:



FUTURE DEVELOPMENT
APPLICATION #15-0118

FUTURE DEVELOPMENT

FUTURE 1ST AVE

FUTURE SINGLE FAMILY

DAWSON + SAWYER
SINGLE FAMILY APPLICATION
#16-0117

1	18 JAN 08	ISSUE VECTOR TITLES PAPER, ANNOTATE	
1	18 MAR 12	REV SITE PLAN	20
1	18 MAR 12	REV SITE PLAN	25
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:
DAWSON + SAWYER

PROJECT:
TOWNHOUSE DEVELOPMENT
111 - 172ND STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 15 JAN 08
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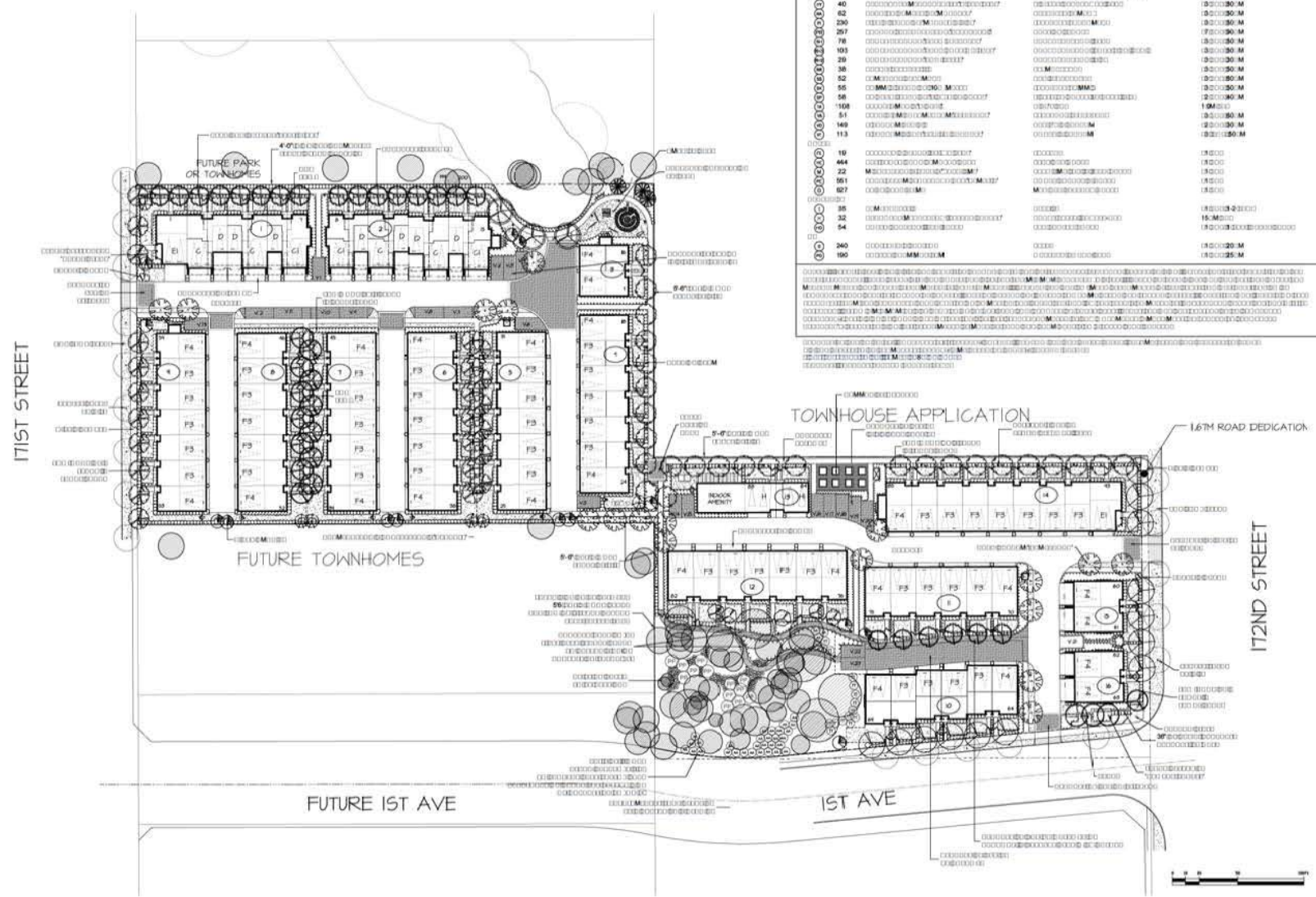
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L1
OF 5



160115.ZIP

PMG PROJECT NUMBER: 16-003

PLANT SCHEDULE			PMO PROJECT NUMBER: 16-003	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
18	1	...	...	6-M (100) M
17	1	...	...	6-M (100) M
13	1	...	...	6-M (100) M
32	1	...	...	3M (100)
32	1	...	...	6-M (100) SM (100)
8	1	...	...	3M (100)
8	1	...	...	6-M (100) SM (100)
9	1	...	...	6-M (100) SM (100)
14	1	...	...	2SM (100)
13	1	...	...	3M (100)
7	1	...	...	3M (100)
7	1	...	...	6-M (100) SM (100)
8	1	...	...	6-M (100) SM (100)
14	1	...	...	6-M (100) SM (100)
16	1	...	...	3M (100)
26	1	...	...	100 (100) M
47	1	...	...	100 (100) M
260	1	...	...	100 (100) M
54	1	...	...	100 (100) M
40	1	...	...	100 (100) M
52	1	...	...	100 (100) M
230	1	...	...	100 (100) M
397	1	...	...	100 (100) M
78	1	...	...	100 (100) M
103	1	...	...	100 (100) M
39	1	...	...	100 (100) M
36	1	...	...	100 (100) M
52	1	...	...	100 (100) M
55	1	...	...	100 (100) M
58	1	...	...	100 (100) M
158	1	...	...	1 SM (100)
51	1	...	...	100 (100) M
149	1	...	...	100 (100) M
113	1	...	...	100 (100) M
19	1	...	...	1 (100)
444	1	...	...	1 (100)
32	1	...	...	1 (100)
561	1	...	...	1 (100)
627	1	1 (100)
79	1	1 (100)
35	1	1 (100) 100
32	1	15-M (100)
54	1	1 (100) 100
240	1	1 (100) 100
190	1	1 (100) 100



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DAWSON + SAWYER

TOWNHOUSE DEVELOPMENT

111 - 172ND STREET
SURREY, BC

LANDSCAPE PLAN

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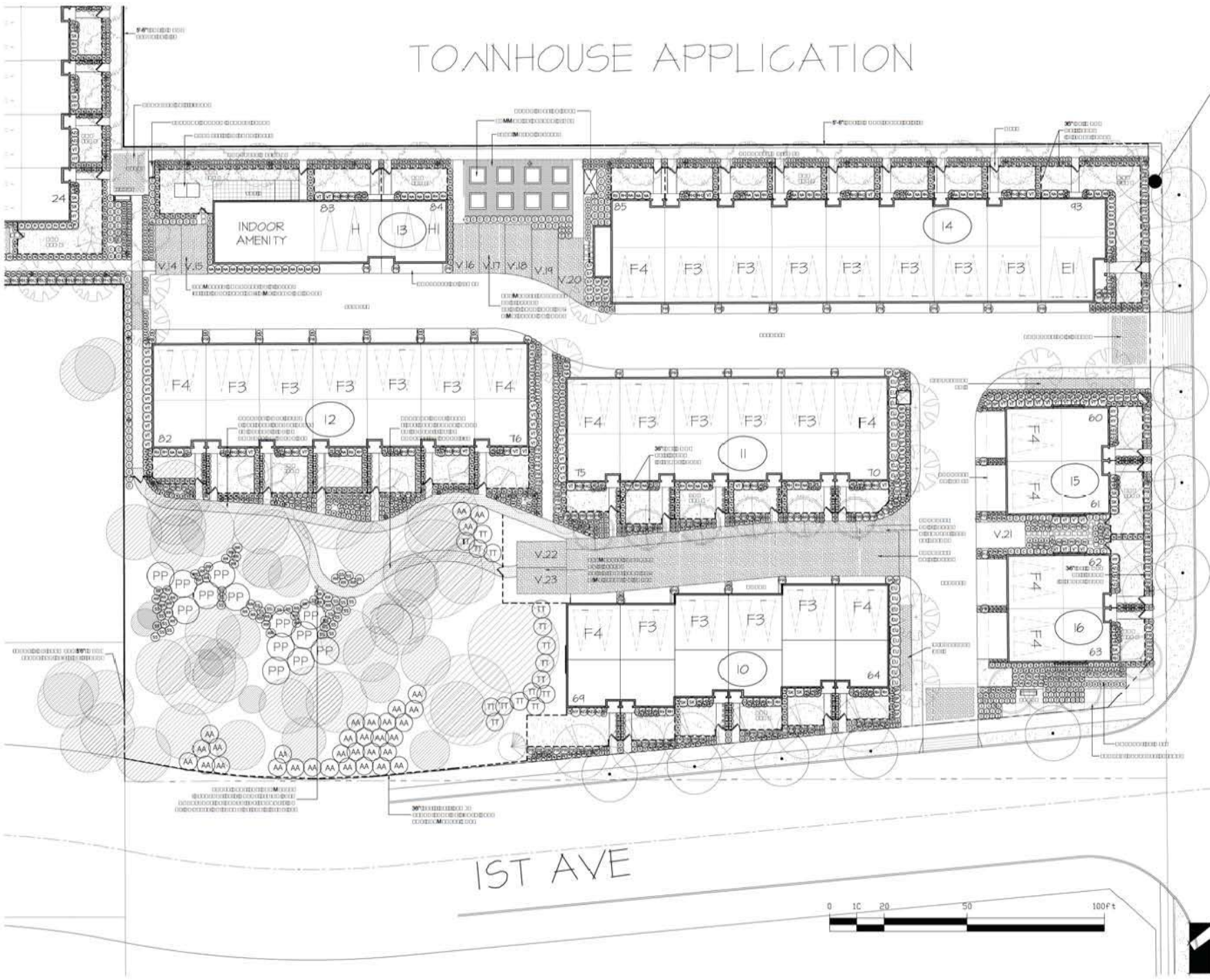


L1
OF 5

TOWNHOUSE APPLICATION

pmg
LANDSCAPE ARCHITECTS

100-64165-21-000-11-001
6-8-9
804-294-0011 804-294-0022



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6	BLANK	NEW SITE PLAN	80
7	BLANK	NEW SITE PLAN	80

DAWSON + SAWYER

TOWNHOUSE DEVELOPMENT

111 - 172ND STREET
SURREY, BC

LANDSCAPE SHRUB PLAN

16 JAN 08
3/16"=1'-0"
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MCY

L3
OF 5



1603-62P

16-003



INTER-OFFICE MEMO

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

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

DATE: **June 22, 2016** PROJECT FILE: **7816-0011-00**

RE: **Engineering Requirements
Location: 111 172 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

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

- Dedicate 1.692 m along 172 Street towards 23.5 m Local Road allowance.
- Dedicate varying widths for completion of the 20.0 m Local Road allowance.
- Dedicate 3.0 m x 3.0 m corner cut at 1 Avenue and 172 Street.
- Register 0.5 m SRW along 171 Street, 172 Street and 1 Avenue.

Works and Services

- Construct east side of 171 Street to Local Road standard.
- Construct west side of 172 Street to unique Local Road standard.
- Construct 1 Avenue to Local Road standard.
- Construct storm, sanitary and water systems to service the proposed lot; extend the storm sewers to tie-in with the downstream system.
- Provide on-site mitigation features per the Douglas NCP and Little Campbell River ISMP.
- Pay applicable latecomers.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.

DEVELOPMENT PERMIT

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


 Robert Cooke, Eng.L.
 Development Project Engineer

MB

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, June 22, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0011 00

School Enrolment Projections and Planning Update:

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

Halls Prairie Elementary is currently over capacity and much of the student population in this area attends South Meridian (which is also over capacity). A new elementary school site has been acquired in the Douglas area but construction of a new school is still subject to Ministry of Education approval. Earl Marriott Secondary is currently over capacity, operates on an extended day schedule and has eight portables on site. The school district has received capital project approval for a new 1,500 student secondary school (likely open 2020) to be built on land in the Grandview area adjoining the City of Surrey's Aquatic Centre and future recreational facilities. Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands. The next iteration of the Capital Plan is due in September 2016 and will likely increase the priority of this request from "medium" to "high."

SUMMARY

The proposed 94 townhouse units are estimated to have the following impact on the following schools:

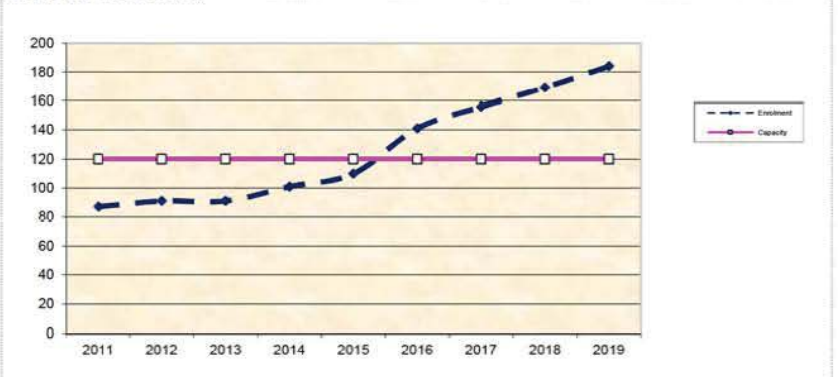
Projected # of students for this development:

Elementary Students:	19
Secondary Students:	9

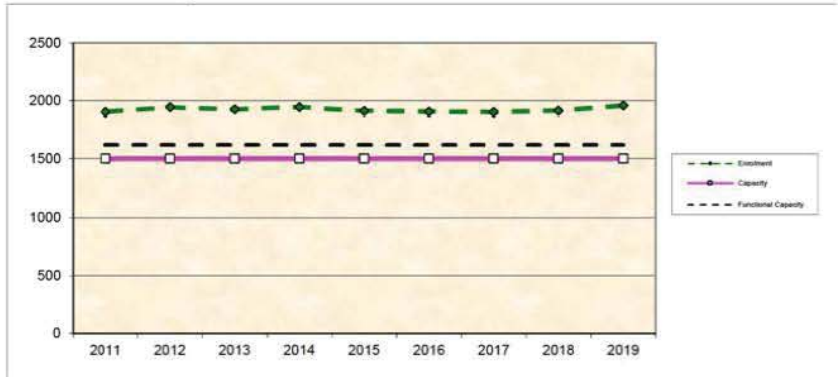
September 2015 Enrolment/School Capacity

Hall's Prairie Elementary	
Enrolment (K/1-7):	24 K + 86
Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Hall's Prairie Elementary



Earl Marriott Secondary



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

TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Address: 138, 156 171 Street and 111, 141 172 Street, Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	180
Bylaw Protected Trees to be Removed	137
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	43
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 61 times 1 = 61	
All Other Bylaw Protected Trees at 2:1 ratio: 76 times 2 = 152	
TOTAL:	213
Replacement Trees Proposed	219
Replacement Trees in Deficit	0
Protected Trees Retained in Proposed Open Space/ Riparian Areas	2

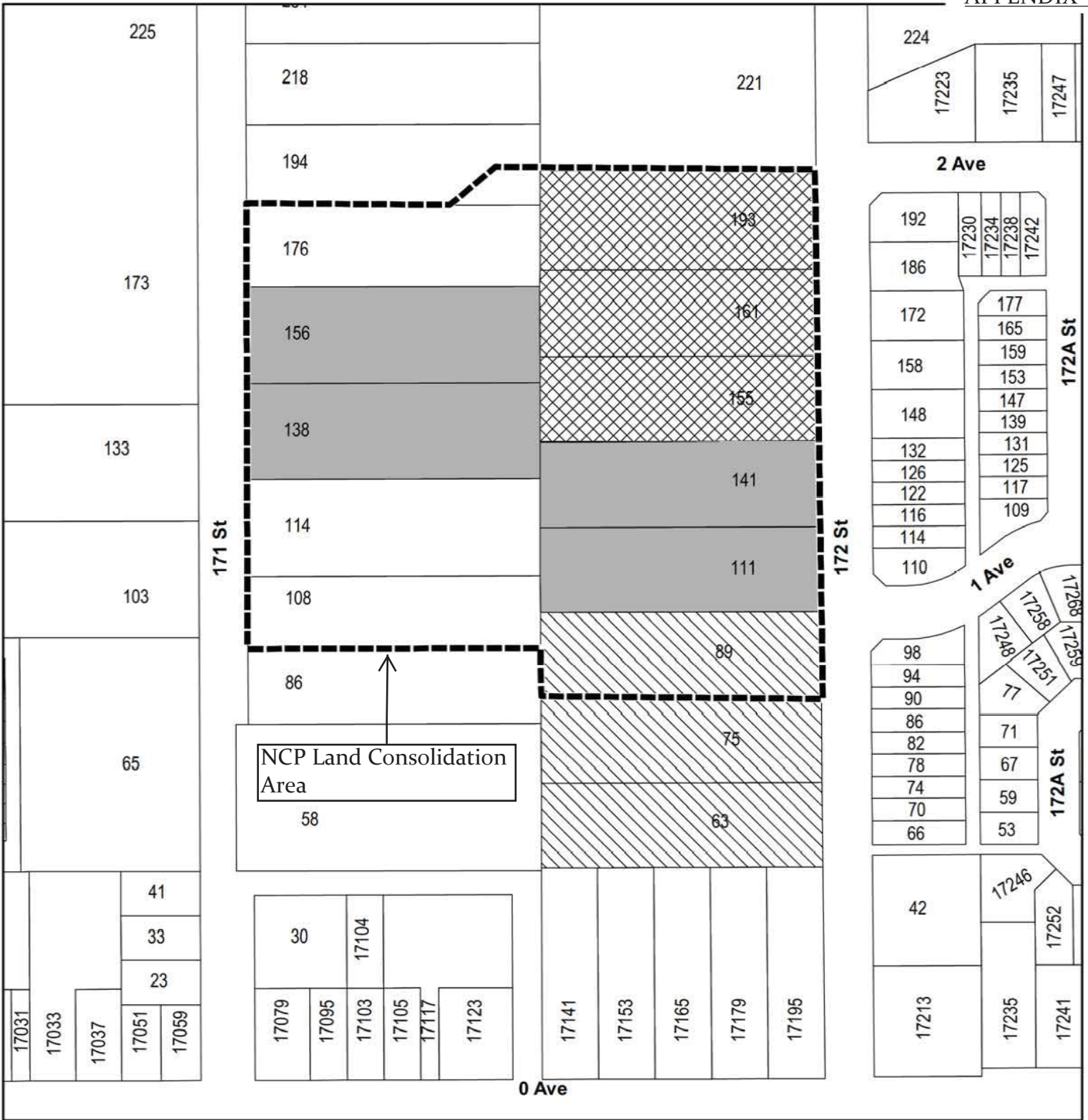
OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	0
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

N/A denotes information "Not Available" at this time.

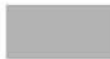


This summary and the referenced documents are prepared and submitted by:


 Nick McMahon, Consulting Arborist Dated: June 17, 2016

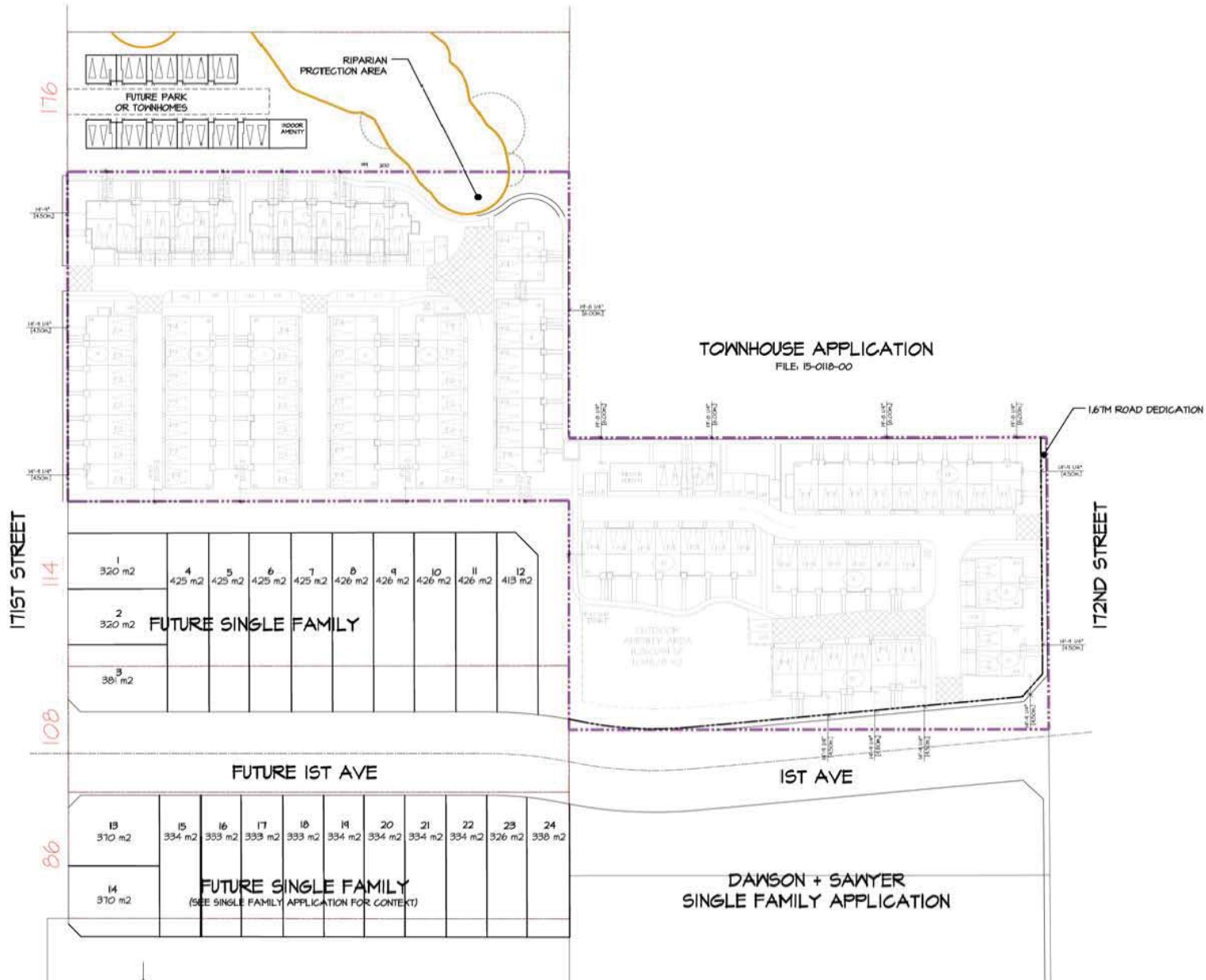
Direct: 604 812 2986
 Email: nick@aclgroup.ca



Legend

-  Development Application No. 7916-0011-00 (Dawson & Sawyer)
-  7915-0118-00
-  Development Application No 7916-0117-00 (Dawson & Sawyer)





TOWNHOUSE APPLICATION
FILE: 15-0118-00

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REV#	DATE	BY	ISSUE FOR

DESIGNER: DAN	DRAWN: DAN	DATE: JUN 24 18	SCALE: 1" = 40'-0"
CLIENT: DAWSON + SAWYER			
PROJECT: TOWNHOUSE DEVELOPMENT			
III - 172 51, SURREY			
SHEET COMMENTS: CONTEXT PLAN			

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: moi@darkitex.com

CLIENT NO: 681	SHEET NO: AC-3.2
PROJECT NO: 15068	REV. NO.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0011-00

Issued To: ERNEST C WEBB
SHIRLEY E WEBB

("the Owner")

Address of Owner: 138 - 171 Street
Surrey, BC V3S 9P5

Issued To: MOHINDER BINING

("the Owner")

Address of Owner: 6982 Eugene Road
Prince George, BC V2N 5P6

Issued To: DARSHAN S RANGI

("the Owner")

Address of Owner: 111 - 172 Street
Surrey, BC V3Z 9R2

Issued To: HARDEEP KAUR KANG
KALWINDER SINGH KANG

("the Owner")

Address of Owner: 156 - 171 Street
Surrey, BC V3S 9P5

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

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

Parcel Identifier: 000-833-011

Lot 1 Section 6 Township 7 Plan 68184 New Westminster District Part Sw 1/4

156 - 171 Street

Parcel Identifier: 000-833-037

Lot 2 Section 6 Township 7 Plan 68184 New Westminster District Part Sw 1/4

138 - 171 Street

Parcel Identifier: 011-253-878

Lot 9 Section 6 Township 7 Plan 7418 New Westminster District

111 - 172 Street

Parcel Identifier: 000-670-341

Lot 10 Block 4 Section 6 Township 7 Plan 7418 New Westminster District

141 - 172 Street

(the "Land")

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

Parcel Identifier:

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

4. Part 22, Multiple Residential 30 Zone (RM-30) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Subsection F, Yards and Setbacks, the minimum front yard setback (west) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 1 and 9;
- (b) In Subsection F, Yards and Setbacks, the minimum front yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 14, 15 and 16;

- (c) In Subsection F, Yards and Setbacks, the minimum front yard setback (west) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 12;
 - (d) In Subsection F, Yards and Setbacks, the minimum front yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3 and 4;
 - (e) In Subsection F, Yards and Setbacks, the minimum front yard setback (north) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for Buildings 1 and 2 and 6.0 metres (20 ft.) for Buildings 13 and 14; and
 - (f) In Subsection F, Yards and Setbacks, the minimum front yard setback (south) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Buildings 5, 6, 7, 8 and 9 and 4.5 metres (15 ft.) for Buildings 10 and 16.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

