

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0039-00

Planning Report Date: November 21, 2016

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential for a portion of the site
- **Rezoning** from RA to RMS-2 and RF-13
- **Development Permit**
- **Development Variance Permit**

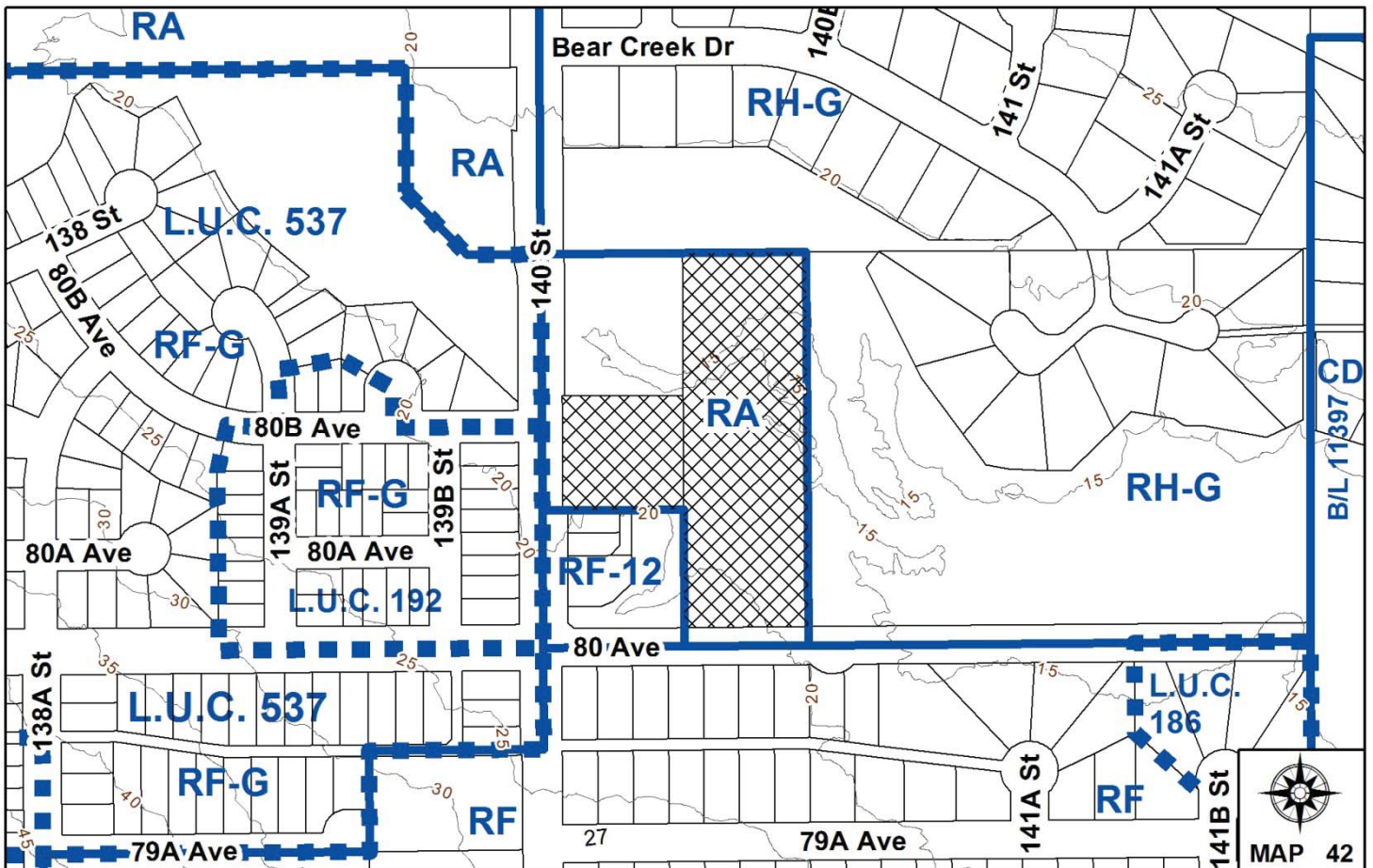
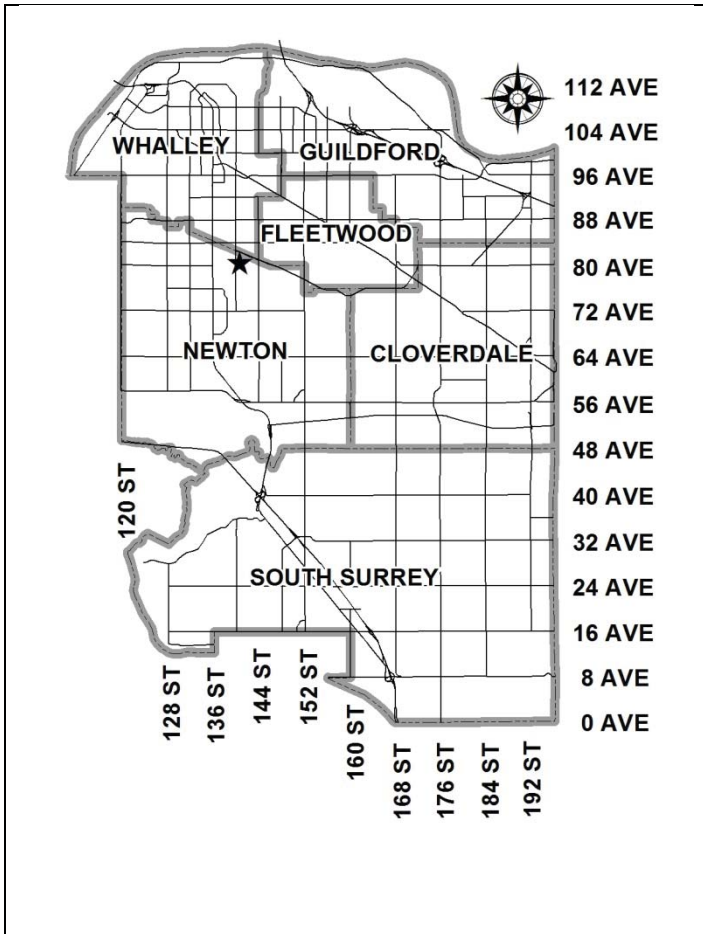
to permit the development of a 48-bed care facility and to allow subdivision into 4 single family lots.

LOCATION: 14053 - 80 Avenue
 8054 - 140 Street

OWNER: Thomas D Byle
 Karen A Byle
 Provincial Rental Housing Corporation

ZONING: RA

OCP DESIGNATION: Urban and Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential for a portion of the site.
- A Development Variance Permit (DVP) has been requested to:
 - Reduce the required building setbacks, and to reduce the minimum number of parking stalls required for the proposed care facility;
 - Reduce the minimum required streamside setback of Surrey Zoning By-law No. 12000, as amended; and
 - Retain an existing garage on a single family lot.

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment has been requested in order to achieve the required land use designation and density for the proposed care facility.
- The proposed scale of the project and building form are appropriate in the context of the existing neighbourhood, which includes single family homes.
- The proposed reduced setbacks for the care facility are necessary to accommodate the building footprint and site layout due to the constraints of the existing environmentally sensitive areas on the site. The applicant has demonstrated that the proposed reduction in parking stalls meets the needs of the proposed care facility.
- A large portion of the site, approximately 1 hectare (2.5 acres), equivalent to 62% of the total site area, is proposed to be conveyed to the City for conservation purposes and meets the intent of the Biodiversity Conservation Strategy Green Infrastructure Network objectives.
- The applicant is seeking to vary the minimum distance (setback) from the top-of-bank of a Natural Class A Stream in Part 7A of the Zoning By-law, from 30 metres (100 feet) to a minimum of 2.2 metres (7 feet). In support of the proposed variance, the applicant submitted a Riparian Areas Regulation (RAR) assessment report regarding the on-site Class A watercourse, which recommended a minimum streamside protection and enhancement area (SPEA) of a minimum of 2.2 metres (7 feet) from the top-of-bank. The RAR assessment report was peer reviewed, and the proposed riparian area setback was found to be acceptable, prior to the adoption of the Part 7A Streamside Protection in the Zoning By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site (Appendix VII) in Development Application No. 7916-0039-00 from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone Blocks A and B as shown on the Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Special Care Housing 2 Zone (RMS-2)"; and Block C as shown on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)"; and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0039-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7916-0039-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the "Special Care 2 Housing Zone (RMS-2)" from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang;
 - (b) to reduce the minimum North side yard setback of the "Special Care 2 Housing Zone (RMS-2)" from 7.5 metres (25 feet) to 5 metres (16 feet) to the building face, 4.4 metres (14 feet) to the roof overhang, and 1 metre (3 feet) to the bicycle and garden storage;
 - (c) to reduce the minimum South side yard setback of the "Special Care 2 Housing Zone (RMS-2)" from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang;
 - (d) to reduce the minimum rear yard setback of the "Special Care 2 Housing Zone (RMS-2)" from 7.5 metres (25 feet) to 5 metres (16 feet);
 - (e) to reduce the minimum number of required off-street parking spaces for the care facility in Part 5 of the Zoning By-law No. 12000, from 19 to 17;
 - (f) to reduce the setback from the top-of-bank of a Natural Class A Stream in Part 7A of Zoning By-law No. 12000, from 30 metres (100 feet) to a minimum of 2.2 metres (7 feet); and
 - (g) to increase the maximum width of a double car garage of the "Single Family Residential (13) Zone (RF-13)" from 6.3 metres (23 feet) to 8.4 metres (27 feet) for proposed Lot 5.

6. 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 including the conveyance of land for the protection of environmental areas;
 - (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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) execution of a P-15 agreement for monitoring and maintenance of replanting in the conveyed riparian areas to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to 140 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 5 until future subdivision under the RF-13 Zone;
 - (i) submit a finalized lot grading plan for the proposed single family lots to the satisfaction of the Planning and Development Department;
 - (j) completion of a Development Permit for Hazard Lands to the satisfaction of the General Manager, Planning & Development Department; and
 - (k) completion of a Sensitive Ecosystem Development Permit to the satisfaction of the General Manager, Planning & Development Department.

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: No concerns or comment.

Parks, Recreation & Culture: Parks will accept the land proposed to be conveyed to the City for the protection of environmental areas without compensation. A P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian areas. Fencing is required along the riparian areas.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Six (6) bed care facility in an existing single family dwelling on 140 Street. A Christmas tree farm, a single family dwelling and accessory buildings including a greenhouse are located on 80 Avenue. Bear Creek, a Class A Natural Watercourse runs throughout the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North and East:	John Thompson Park	Suburban, Conservation and Recreation	RA and RH-G
Southwest (Corner of 140 Street and 80 Avenue):	Single family dwellings and Bear Creek Park	Urban	RF-12
West (Across 140 Street):	Single family dwellings	Urban	RF-G
South (Across 80 Avenue):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site consists of two (2) existing lots, located on the North side of 80 Avenue and the East side of 140 Street, with a total area of 16,813 square metres (4.2 acres). The properties are designated Urban and Suburban in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)".
- The applicant proposes to redesignate a portion of the site from Urban to Multiple Residential in the OCP, and to rezone the site from "One-Acre Residential Zone (RA)" to "Special Care Housing 2 Zone (RMS-2)" and "Single Family Residential 13 Zone (RF-13)", shown as Blocks A and B, respectively in Appendix II, in order to permit the development of a forty-eight (48) bed care facility and to allow subdivision into four (4) single family lots.

Proposed OCP Amendment

- The proposed OCP amendment for a portion of the site from Urban to Multiple Residential has been requested in order to achieve the required land use designation and density for the proposed care facility.
- The proposed scale of the project and building form are appropriate in the context of the existing neighbourhood, which includes single family homes.

Public Consultation Process for OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Proposed Care Facility

- The proposed forty-eight (48) bed care facility will accommodate and assist forty-eight (48) adults with mental health challenges. The project is being developed through a partnership between Fraser Health, BC Housing and a non-profit service provider, Options Community Services Society. BC Housing is the owner of the property and provides on-going oversight of property maintenance and repairs. Fraser Health is the funding agency responsible for the oversight of the housing operations and resident referrals. Options Community Services Society has an agreement with BC Housing and Fraser Health to operate the housing, and provides on-site staffing for the care and support of residents.
- Adults, nineteen (19) years and older will live in the supportive, stable and home like environment of mental health assisted living. The independence of the residents is encouraged with services that provide opportunities to progress to a more independent living lifestyle. Proposed units are self-contained studios with meals provided in common dining spaces. Staff is proposed to be on site 24 hours a day, seven days of the week, and the facility will be registered with the BC Assisted Living Registry (under the BC Community Care and Assisted Living Act).
- The proposed development includes a total floor area of 2,482 square metres (26,716 square feet), with a proposed building height of 13 metres (43 feet) in a three (3) storey building form.
- The proposed development meets the requirements of the RMS-2 Zone with respect to floor area, density, lot coverage and building height. A Development Variance Permit (DVP) has been requested to reduce the required building setbacks, and to reduce the minimum number of parking stalls required for the proposed development.
- The proposed reduced setbacks are necessary to accommodate the building footprint and site layout on the proposed irregular-shaped lot, due to the constraints of the environmentally sensitive areas on the site. A comprehensive form and character review has been completed by staff, including consideration by the Advisory Design Panel (ADP) to ensure that the proposed massing, height and setbacks are appropriate for this location and compatible with existing and planned developments in the area. The proposed DVP is discussed later in the report.

Parking

- The Zoning By-law requires a total of 19 parking stalls for the proposed care facility based on the requirement of 0.4 parking stalls per bed. The proposal includes a total of 17 parking stalls, requiring a DVP. The proposed reduction to the required parking is discussed in the DVP section of this report.
- Two (2) of the proposed parking stalls will have electric charging stations in order to provide sustainable transportation choices.

Design Proposal and Review

- The proposed building is consistent with the design guidelines outlined in Official Community Plan (OCP), and is reflective of the existing standards within the area.
- Overall, the building is proposed to have a modern residential appearance. Architectural emphasis is placed on the main entrance to building facing 140 Street. All facades of the proposed building will use glazing and articulation to provide visual interest. The use of gables roofs and vertical articulation of elements is proposed to complement the existing residential character of the surrounding area. In order to interface appropriately with the existing single family dwelling on the Southwest end of the site, a one (1) storey gable roofed elevation is proposed. The form and massing is proposed to complement the existing dwelling on the adjacent lot.
- The ground floor is proposed to be the more active floor, while the upper floors consist mainly of beds and support areas. The ground floor includes a reception area, lobby, dining areas, kitchen, offices storage and staff areas. The upper floor contains the living spaces for residents including beds, lounges, workout areas, and laundry rooms.
- The fully contained garbage and recycling enclosure is proposed to be located to the Northeast of the parking lot for easy access and to provide adequate separation from adjacent residential properties.
- A bioswale has been located between the parking lot and the front patio as a natural buffer between the parking and amenity space for the residents. A pathway is provided for pedestrians to circulate around the perimeter of the entire site with views of the riparian areas. Two seating areas are located on the East side of the property for the residents to enjoy views of the riparian area. This location is suitable since it is not directly adjacent to any single family dwellings.
- The proposed cladding materials include brick, hardi board and metal siding, with careful detailing of the columns and trim. The colour scheme proposed is natural earth tones, beige, white and green.
- A free-standing identification sign is proposed on 140 Street, located 2 metres (7 feet) from the property line as required in the Sign By-law. The proposed sign is 1.4 metres (5 feet) high, constructed of concrete with brick to match the proposed building. The proposed letters will be individual channel letters, 0.1 metres (0.3 feet) high constructed of clear anodized aluminum. The concrete base of the proposed sign has recessed light. The proposed signage meets the requirements of the Sign By-law.

Proposed Single Family Lots

- The four (4) proposed single family lots front 80 Avenue and range in size from 383 square metres (4,122 square feet) to 1,677 square metres (18,053 square feet), and range in width between 12 metres (39 feet) and 28 metres (2 feet). All the proposed lots conform to the minimum requirements of the proposed RF-13 Zone in terms of minimum lot area, width and depth. The proposed subdivision plan is shown in Appendix II.
- Proposed Lot 5 has future subdivision potential and will require the registration of a no-build restrictive covenant until future subdivision of this lot. The applicant is proposing to retain the existing dwelling and greenhouse on proposed Lot 5. A Development Variance Permit (DVP) is required to retain the existing garage until future subdivision of the lot. This variance is discussed further in the By-law Variance Section of this report.

Building Design Guidelines and Lot Grading

- Justin Dyck, Registered Architect of Craven Huston Powers Architects prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix IV).
- A preliminary lot grading plan was prepared and submitted by KM Civil Consultants Ltd. and will require final approval by City staff. The plan shows area with fill greater than 0.5 metres (2 feet) on the proposed site. These areas are minimal and are necessary to accommodate existing roads, in-ground basements and to facilitate proper lot drainage.

Development Permit for Sensitive Ecosystems

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and the Zoning By-law (No. 12000) to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016. The amendment by-laws were given final adoption on September 12, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O or B streams, and the Zoning Bylaw (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.

Streamside Protection and Riparian Areas

- Part 7A Streamside Protection of the Zoning By-law states that the minimum required setback from the top-of-bank of a red-coded (Class 'A') natural watercourse is 30 metres (100 feet). Bear Creek, which runs throughout the site, is a red-coded (Class 'A') watercourse. In accordance with the newly approved streamside setback areas, the minimum required setback measured from the top-of-bank is 30 metres (100 feet).
- Where a development is proposing to reduce the streamside setback area, a Development Variance Permit (DVP) is required and is to include an Impact Mitigation Plan. This is intended to ensure that the proposed setback reduction does not create a negative impact on the sensitive ecosystem.
- The applicant submitted a Riparian Areas Regulation (RAR) assessment report prepared by a Registered Professional Biologist regarding the on-site Class A watercourse recommending a minimum streamside protection and enhancement area of 2.2 metres (7 feet) from the top-of-bank. The RAR assessment report was peer reviewed, and the proposed riparian area setback was found to be acceptable prior to the adoption of Part 7A Streamside Protection in the Zoning By-law.
- In support of the proposed variance to the streamside setbacks, the applicant's environmental consultant submitted an Impact Mitigation Plan (IMP) on October 21, 2016, (Appendix VIII), which illustrates the proposed setbacks from the Class A watercourse as compared to the setbacks required under the Zoning By-law. The consultant advises that once the setback relaxations and the additional areas provided for protection are factored in, there will be a net increase in riparian area. The applicant will also be required to enter into a P-15 agreement for the monitoring and maintenance of the replanting in the riparian area.
- The applicant has taken the appropriate measures to ensure the objectives of the sensitive ecosystems guidelines in the OCP have been met, including agreeing to transfer a large portion of the site, consisting of approximately 1 hectare (2.5 acres), equivalent to 62% of the total site area, to the City for the protection of environmental areas.

Biodiversity Conservation Strategy

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a [Regional BCS Corridor](#) within the subject site, in the Bear Creek Park management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Very High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters (328 feet) and target area of 12.6 hectares (31 acres).
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Bear Creek Park, located Northwest of the subject site.

- The development proposal conserves and enhances 1 hectare (2.5 acres) of the subject site through Parkland Conveyance, which is 62% of the total gross area of subject site. This method of GIN retention will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In support of the proposed conservation areas, the applicant submitted environmental reports prepared by Qualified Environmental Professionals (QEP) for the subject site.
- Issuance of the Sensitive Ecosystems DP for streamside protection and the BCS corridor would be required prior to final adoption of the rezoning by-law.

Development Permit for Hazard Slopes

- The site is subject to a Development Permit for Hazard Lands in the OCP, due to steep slopes on the subject site. In order to address this requirement, the applicant has submitted a geotechnical report to confirm that the site can accommodate the proposed development.
- The geotechnical report, prepared by Thurber Engineering Ltd. dated January 29, 2016, states that the site is considered safe for its intended use, and that the proposed setbacks to the Bear Creek watercourse provide an adequate geotechnical setback in terms of bank stability. Staff have reviewed the geotechnical report, and found it to be generally acceptable.
- The geotechnical study and recommendations will be incorporated into the requirements of the Hazard Lands Development Permit (DP). Issuance of the DP would be required prior to final adoption of the rezoning by-law.

PRE-NOTIFICATION

- Pre-notification letters were sent on March 23, 2016 to 219 households within 200 metres (656 feet) of the site. As a result of the pre-notification letters, City staff received the following responses:
 - Six (6) phone calls and one (1) e-mail from area residents requesting information about the proposed development and confirmation that the existing environmental areas will be protected.

(One (1) hectare (2.5 acres), representing 62% of the total site area is proposed to be conveyed to the City for the protection of environmental areas.)
 - Two (2) phone calls and one (1) email from area residents expressing opposition to the proposal. These residents indicated that the proposed care facility is not appropriate at this location, since the neighbourhood is predominantly single family. Also, there is already too much traffic in the neighbourhood. These residents are concerned that the proposed care facility will increase traffic in the neighbourhood.

(Staff reviewed the anticipated additional site-generated traffic and based on industry standard rates, the care facility is anticipated to generate approximately 14 trips in the

peak hour, which equates to approximately 0.7% of additional traffic on 140 Street on a weekday. This is considered relatively low, and as such, additional improvements to 140 Street are not anticipated to be warranted as a direct result of this application. Given the anticipated growth and projected traffic volumes in the area, 140 Street fronting the proposed development has not been identified for any near-term improvements since the two (2) lane arterial road will be able to support the projected volumes for the foreseeable future.)

TREES

- Mike Coulthard, ISA Certified Arborist of Diamond Head Consulting Limited 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	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Walnut	1	1	0
Coniferous Trees			
Spruce	2	2	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Additional Estimated Trees in Lands Conveyed to the City for Protection of Environmental Areas	42 trees identified as wind firm edge trees	0	42
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		24	
Total Retained and Replacement Trees		24	
Contribution to the Green City Fund		0	

- The Arborist Assessment states that there are a total of 4 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that these trees cannot 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.
- Table 1 includes an additional 42 protected trees that are located within the proposed land to be conveyed to the City for the protection of environmental areas. The trees 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 nine (9) replacement trees on the site. The applicant is proposing twenty-four (24) replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 80 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 24 trees are proposed to be replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 12, 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 proposed to be redeveloped into care facility and 4 single family lots.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed care facility will provide a community service to the area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • In order to mitigate the heat island effect of proposed paved areas for the care facility, new trees will be planted near the parking area and the plaza areas in order to provide shade cover. • In an effort to reduce light pollution for the proposed care facility, site lighting will have cut-offs at the property line.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is in close proximity to public transit. A bus stop is located 75 metres (246 feet) from the subject site on 140 Street. • Two (2) charge stations for electric vehicles are proposed for the care facility. • Bicycle parking will be provided on site for the care facility.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the design of the proposed care facility in the following manner: <ul style="list-style-type: none"> ○ Natural access control by clearly defining entries to the building; and

	<ul style="list-style-type: none"> ○ Exterior lighting of the building providing visibility on the site.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The proposed care facility will pursue either Leadership in Energy and Environmental Design (LEED) or Passive House accreditation. Passive house is a science based construction standard created to reduce or eliminate the need for heating systems in buildings.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

- The proposed care facility was referred to the Advisory Design Panel (ADP) on August 25, 2016 (Appendix V). All items have been satisfactorily addressed by the applicant.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance for Setbacks for Care Facility:

- to reduce the minimum front yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang;
- to reduce the minimum North side yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 5 metres (16 feet) to the building face, 4.4 metres (14 feet) to the roof overhang, and 1 metre (3 feet) to the bicycle and garden storage;
- to reduce the minimum South side yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang; and
- to reduce the minimum rear yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 5 metres (16 feet).

Justification for Variance:

- The proposed reduced setbacks are necessary to accommodate the building footprint and site layout on the proposed irregular-shaped lot (Lot 1), due to the constraints of the existing environmentally sensitive areas on the site. A comprehensive form and character review has been completed by staff, including consideration by the Advisory Design Panel (ADP) to ensure that the proposed massing, height and setbacks are appropriate for this location and compatible with existing and planned developments in the area.
- In order to interface appropriately with the existing single family dwellings on the Southwest end of the site, a one (1) storey gable roofed elevation is proposed. The

form and massing is proposed to complement the existing dwelling on the adjacent lot.

- The South side yard setback will be complemented by a requirement to provide screen planting at least 1.5 metres (5 feet) high in a landscaped area at least 1.5 metres (5 feet) wide with a solid decorative fence at least 1.5 metres (5 feet) high adjacent to residential areas.

(b) Requested Variance for Parking for Care Facility:

- to reduce the minimum number of required off-street parking spaces for the care facility in Part 5 of the Zoning By-law No. 12000, from 19 to 17.

Justification for Variance:

- The Zoning By-law requires a total of 19 parking stalls for the proposed care facility based on the requirement of 0.4 parking stalls per bed. Due to site constraints, the proposed development includes a total of 17 parking stalls, requiring a DVP.
- In support of the proposed reduction in required parking stalls, the applicant provided a letter outlining the parking requirements for the proposed care facility including findings based on parking requirements at other similar facilities that are operated by Fraser Health.
- Based on other similar facilities, and the operational needs of the proposed facility, the applicant has indicated that a maximum of eleven (11) parking stalls are required for staff members. In addition, based on a survey of resident use in 2013, the applicant has confirmed that most residents do not own cars and are more accustomed to using public transit. Therefore, it was determined that these types of care facilities require a maximum of two (2) parking stalls for the use of residents. Finally, the applicant has indicated that daily visitors for residents are not common, and therefore the need for visitor parking is low. Based on the needs of the facility, a total of thirteen (13) parking stalls would be required and therefore the proposed 17 parking stall would meet the needs of the proposed facility.
- Based on the detailed programming and operation information provided by the applicant, the Transportation Section of the Engineering Department supports the reduction of two (2) required parking stalls on the site.

(c) Requested Variance for Streamside Setback:

- to reduce the setback from the top-of-bank of a Natural Class A Stream in Part 7A of Zoning By-law No. 12000, from 30 metres (100 feet) to a minimum of 2.2 metres (7 feet).

Justification for Variance:

- Bear Creek, a natural Class A watercourse, flows throughout the site. In accordance with the newly approved streamside setback areas, the minimum required setback measured from the top-of-bank is 30 metres (100 feet).

- Where a development is proposing to reduce the streamside setback area, a Development Variance Permit (DVP) is required and is to include an Impact Mitigation Plan. This is intended to ensure that the proposed setback reduction does not create a negative impact on the sensitive ecosystem.
- The applicant submitted a Riparian Areas Regulation (RAR) assessment report prepared by a Registered Professional Biologist regarding the on-site Class A watercourse recommending a minimum streamside protection and enhancement area of 2.2 metres (7 feet) from the top-of-bank. The RAR assessment report was peer reviewed, and the proposed riparian area setback was found to be acceptable, prior to the adoption of Part 7A Streamside Protection in the Zoning By-law.
- In support of the proposed variance to the streamside setbacks, the applicant's environmental consultant submitted an Impact Mitigation Plan (IMP) on October 21, 2016, (Appendix VIII), which illustrates the proposed setbacks from the Class A watercourse as compared to the setbacks required under the Zoning By-law. The consultant advises that once the setback relaxations and the additional areas provided for protection are factored in, there will be a net increase in riparian area. The applicant will also be required to enter into a P-15 agreement for the monitoring and maintenance of the replanting in the riparian area.
- The applicant has taken the appropriate measures to ensure the objectives of the sensitive ecosystems guidelines in the OCP have been met, including agreeing to transfer a large portion of the site, consisting of 1 hectare (2.5 acres) of land to the City for the protection of environmental areas.

(d) Requested Variance for Garage for Proposed Lot 5:

- to increase the maximum width of a double car garage of the Single Family Residential (13) Zone (RF-13) from 6.3 metres (23 feet) to 8.4 metres (27 feet) for proposed Lot 5.

Justification for Variance:

- Under the provisions of the RF-13 Zone, the maximum width of a double car garage is 6.3 metres (23 feet). In order to be able to retain the existing dwelling and double car garage on proposed Lot 5, a variance has been requested to increase the maximum width of a double car garage to 8.4 metres (27 feet). When the site is further subdivided and developed in the future under the regulations of the RF-13 Zone, the maximum size of a double car garage will be 6.3 metres (23 feet). A no-build restrictive covenant will need to be registered on this lot to prohibit any building until future subdivision and compliance with the regulations of the RF-13 Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7916-0039-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CL/da

SUBDIVISION DATA SHEET

Proposed Zoning: RMS-2 and RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	
Square Metres	16,813 square metres
NUMBER OF LOTS	
Existing	2
Proposed	Five (5) + one (1) lot for the protection of environmental areas
SIZE OF SINGLE FAMILY LOTS	
Range of lot widths (metres)	12 metres to 28 metres
Range of lot areas (square metres)	383 square metres to 1,077 square metres
DENSITY OF SINGLE FAMILY PORTION	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	5.2 units per acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (hectares)	1 hectare
% of Gross Site	62%
Required	
PARKLAND	
5% money in lieu	YES for Single Family
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	YES

DEVELOPMENT DATA SHEET

Proposed Zoning: RMS-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,550 square metres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	31%
SETBACKS (in metres)		
Front (140 Street)	7.5 metres	3 metres
Rear	7.5 metres	5 metres
South Side Yard	7.5 metres	3 metres
North Side Yard	7.5 metres	5 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	13 metres	13 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		48
FLOOR AREA: Care Facility		2,482 square metres
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,482 square metres

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

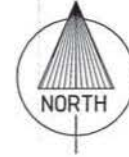
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.8
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	19	17
Number of disabled stalls	1	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

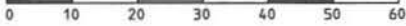
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PLAN TO ACCOMPANY CITY OF SURREY
 REZONING BYLAW No. _____ OF
 PORTIONS OF LOT 13, PLAN 36566;
 AND A PORTION OF LOT 55, PLAN 65189,
 EXCEPT PART IN PLAN LMP22229
 SECTION 28 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT

APPENDIX II

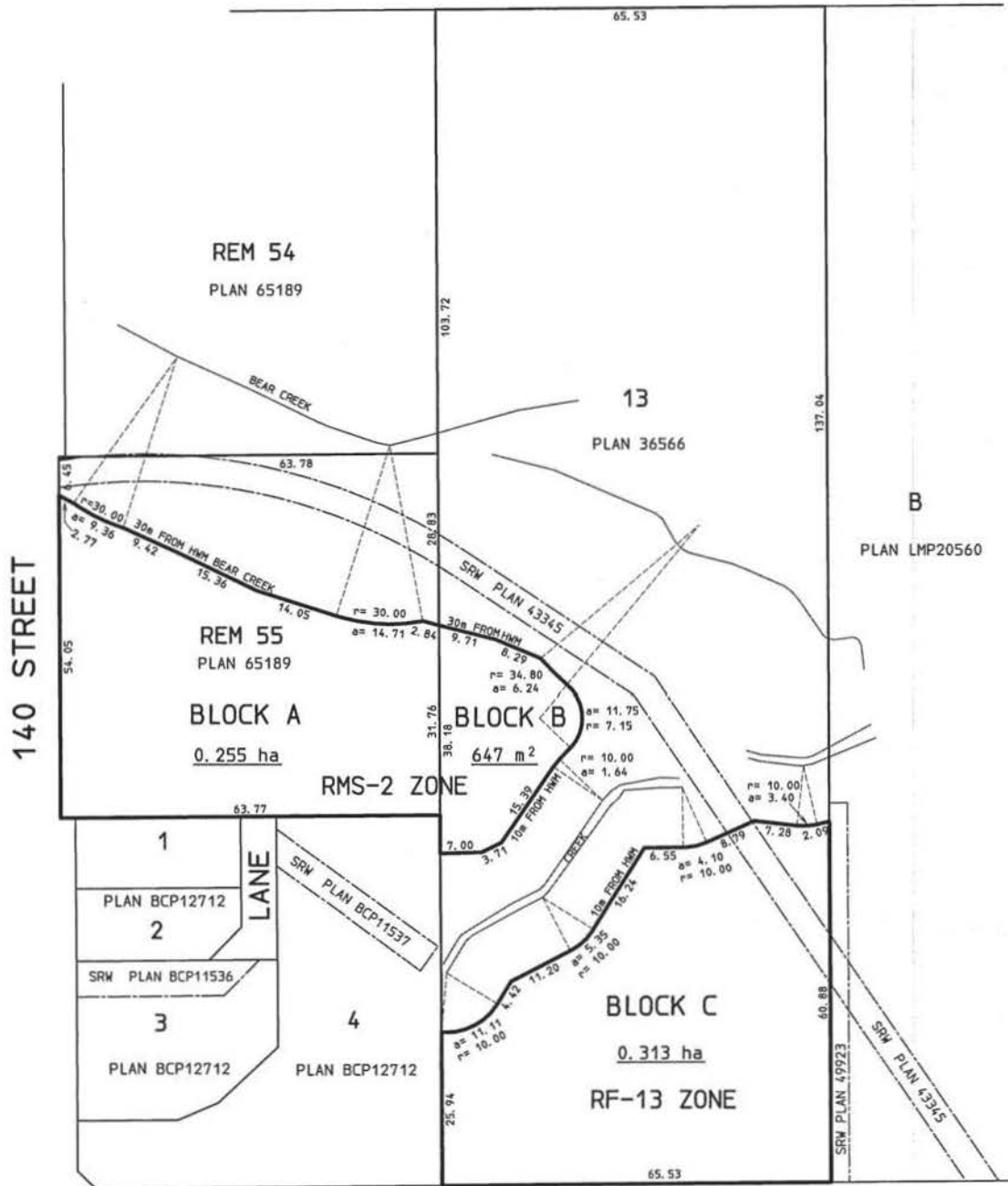


SCALE 1: 750



43

PLAN 67237



Isaak, Osman
 & Associates
 B. C. LAND SURVEYORS
 20609 LOGAN AVENUE
 LANGLEY B. C. V3A-7R3
 TEL: 604-533-2411
 FILE: 15346-08. ZNE

80 AVENUE

THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS AND
 FIELD SURVEY. DATED THIS
 27th DAY OF OCTOBER, 2016

A. M. Osman
 A. M. OSMAN BCLS-514



SURREY ASSISTED LIVING

8054 140 Street, Surrey, B.C.

CLIENT

BC HOUSING

1701-4555 Kingsway
Burnaby, B.C. V5H 4V8
Tel: (604) 454-2070
Fax: (604) 439-4722

Contact: Ruby Chow

OWNER

FRASER HEALTH

400-13460 102 Ave
Surrey, B.C. V3T 0H1
Tel: (604) 587-4600

Contact: Jane Mann

USER GROUP

OPTIONS

13520-78 Ave
Surrey, B.C. V3W 8J6
Tel: (604) 506-3556
Fax: (604) 572-7413

Contact: Lori Dennis

ARCHITECTURAL

CRAVEN | HUSTON | POWERS ARCHITECTS

9355 Young Road
Chilliwack, B.C. V2P 4S3
Tel: (604) 793-9445
Fax: (604) 793-9446

Contact: Justin Dyck, Architect, AIBC

ARCHITECTURAL DRAWING LIST

- A0.0 Survey Assisted Living
- A1.0 Subdivision and Zoning Plan
- A1.1 Site Plan - 8054 - 140 St.
- A1.2 Site Plan - 14025 - 80 Ave
- A1.3 Shadow Study
- A1.4 Site Details
- A1.5 Site Analysis + Design Concept
- A2.0 Main Floor Plan
- A2.1 2nd Floor Plan
- A2.2 3rd Floor Plan
- A2.4 Enlarged Plans
- A2.5 Roof Plan
- A3.0 Streetscape Elevations / Site Sections
- A3.1 Elevations / Site Section
- A3.2 Elevations
- A6.0 Sections
- A6.1 Sections
- A7.0 Renderings

LANDSCAPE

CRAVEN | HUSTON | POWERS ARCHITECTS

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Tel: (604) 793-9445
Fax: (604) 793-9446

Contact: Kyoung Bae Park, MBCSLA, M. Sc
LANDSCAPE DRAWING LIST

- L1 LANDSCAPE PLAN
- L2 LANDSCAPE NOTES PLANTING LIST & DETAILS
- L3 LANDSCAPE SITE FEATURES

STRUCTURAL

BUSH BOHLMAN & PARTNERS LLP

1550-1500 W Georgia Street
Vancouver, BC V6G 2Z6
Tel: (604) 688-9861
Fax: (604) 688-7039

Contact: Rob Hall
STRUCTURAL DRAWING LIST

MECHANICAL

ROCKY POINT ENGINEERING

208-20171 92A Avenue
Langley, BC V1M 3A5
Tel: (604) 898-7779
Fax: (604) 898-7719

Contact: Richard Corra
MECHANICAL DRAWING LIST

ELECTRICAL

JARVIS ENGINEERING CONSULTANTS LTD.

500 - 32988 South Fraser Way
Abbotsford, B.C. V5G 2A8
Tel: (604) 850-0449
Fax: (604) 850-7580

Contact: John Jarvis, P. Eng.
ELECTRICAL DRAWING LIST

CIVIL

KM CIVIL CONSULTANTS

#400-34077 Gladys Ave.
Abbotsford, B.C. V2S 2E8
Tel: (604) 853-8831
Fax: (604) 853-1580

Contact: Stuart McGregor, P.Eng.
CIVIL DRAWING LIST

- C1 LOCATION PLAN AND GENERAL NOTES
- C2 KEY PLAN
- C3 WATER WORKS - 140 ST.
- C4 SITE GRADING PLAN
- C5 SITE SERVICING PLAN
- C6 KEY PLAN

BUILDING ENVELOPE

LEVEL 5 CONSULTING LTD.

871 Brooksbank Ave
North Vancouver, BC V7L 4H4
Tel: 604-929-9693
Fax: 604-971-5059

Contact: Brenda Shaw

Surrey Assisted Living

8054 140 Street, Surrey, B.C.
08.16.2018

SCALE JOB NO. 1537

A0.0

ARCHITECTURE & LANDSCAPE ARCHITECTURE

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V2P 4S3

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EMAIL: chp@chparchitects.com

Craven | Huston | Powers Architects

CHPA

**PROPERTY - 1
ZONING BYLAW REVIEW**

PROJECT INFORMATION
 CIVIC ADDRESS 8054 - 140 Street, Surrey BC
 LEGAL ADDRESS Lot 55, Sec. 28 TWP. 2 New Westminister District Plan 65189

CURRENT ZONE RA One-Acre Residential Zone
 PROPOSED ZONE RMS- 2 Special Care Housing 2 Zone
 CURRENT OCP URBAN
 PROPOSED OCP MULTIPLE RESIDENTIAL

A. Final Site Area
 3110.45 m² (33480 ft²)
B. Proposed Area
 Individual Floor Areas:
 MAIN FLOOR: 974 m² (10484 ft²)
 2ND FLOOR: 754 m² (8116 ft²)
 3RD FLOOR: 754 m² (8116 ft²)
 TOTAL FLOOR AREA: 2482 m² (26716 ft²)

C. Density
 The floor area ratio shall not exceed 1.00
 Proposed = 0.80

D. Lot Coverage
 Maximum lot coverage shall not exceed 45%

E. Proposed Lot Coverage
 Proposed = 31%

D. Yards and Setbacks
 Set backs: Shall be sited less than 7.5 m from all lot lines
 Proposed Setbacks:
 N: 5.0 m
 E: 5.0 m
 S: 3.0 m
 W: 3.0 m

E. Height of Building
 Shall not exceed 13m (43ft)

F. Off-Street Parking and Loading / Unloading
 0.40 parking per unit
 Proposed 48 bed = 20 Stalls
 Fraser Housing Facility Parking Study and Options Usage
 Parking Needed = 15 Stalls
 17 Stalls Proposed

G. Summary Of Proposed Variances
 1. Set-backs
 N: 2.5m variance from required setback for building
 6.5m variance from required setback for accessory building
 E: 2.5m variance from required setback
 S: 4.5m variance from required setback
 W: 4.5m variance from required setback
 2. Parking
 3 stall variance from required off-street parking

**PROPERTY - 2-5
ZONING BYLAW REVIEW**

PROJECT INFORMATION
 CIVIC ADDRESS 14053 - 80 Ave, Surrey BC
 LEGAL ADDRESS Lot 13, Sec. 28 TWP. 2 New Westminister District Plan 36566

CURRENT ZONE RA One-Acre Residential Zone
 PROPOSED ZONE RF-13 Single Family Residential Zone

A. Final Site Area
 Lot 2 - 383 m² (4122 ft²)
 Lot 3 - 458 m² (4930 ft²)
 Lot 4 - 599 m² (6445 ft²)
 Lot 5 - 1677 m² (18053 ft²)

TOTAL LOT AREA - 3117 m² (33551 ft²)

B. Proposed Area: TBD

C. Density
 The floor area ratio shall not exceed 0.70, with 35 m² be reserved for garage
 The floor area ratio shall not exceed 0.60 for first 6,000 sq ft of lot and 0.35 for remaining lot area for lots 4 and 5

D. Lot Coverage: TBD

E. Proposed Lot Coverage
 Maximum lot coverage
 Lot 2 - 50%
 Lot 3 - 50%
 Lot 4 - 38%
 Lot 5 - 18%

F. Yards and Setbacks
 Required Setbacks: Front: 6.0m
 Rear: 7.5m
 Side: 1.8m
 Accessory Buildings: Front: Not Permitted
 Rear: 1.0m
 Side: 0.0m

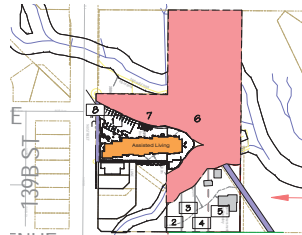
G. Height of Building
 Shall not exceed 9m (30 ft)

Lot Summary

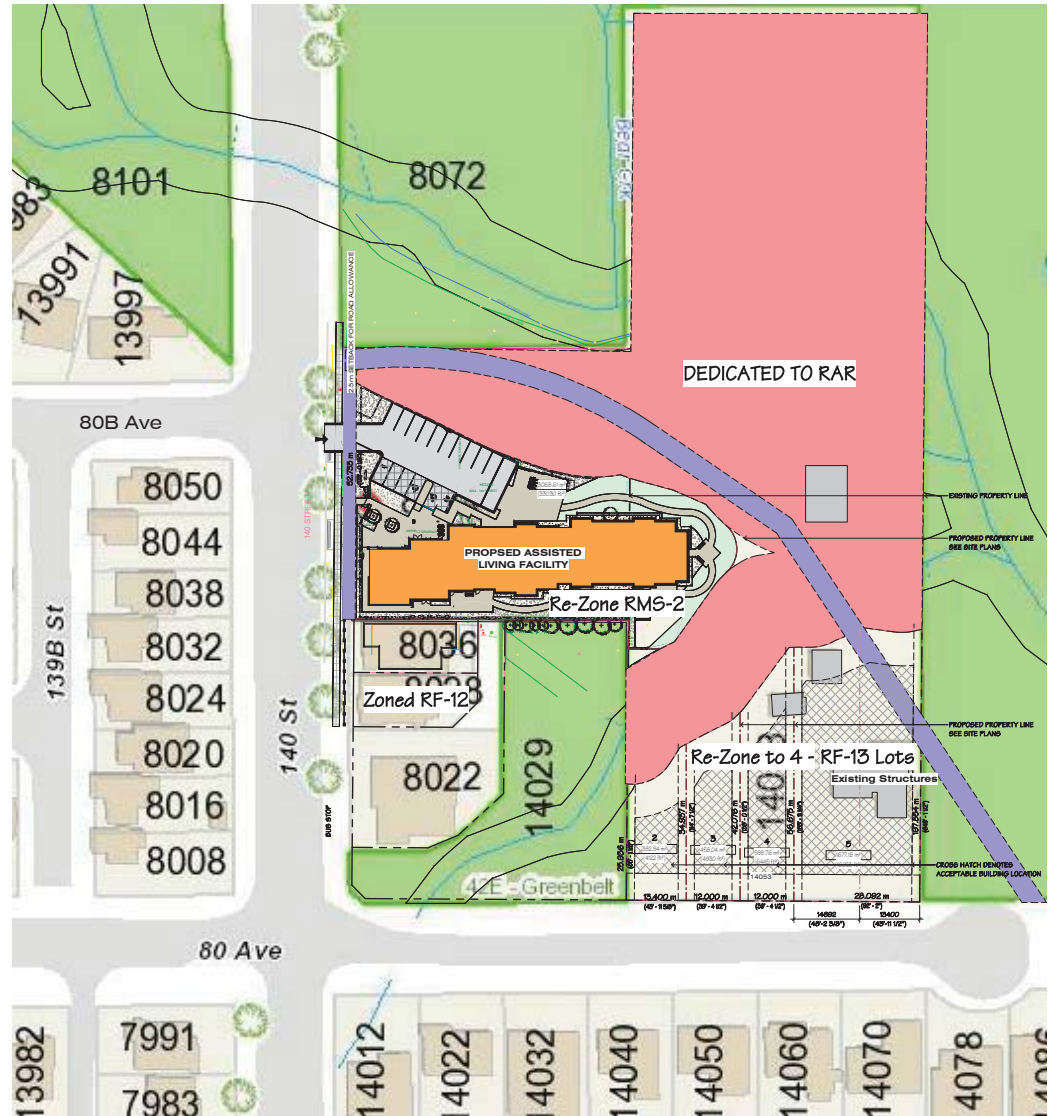
- [1] New lot for construction of a 48 bed Assisted Living Facility
- [2] New RF-13 subdivided lot for a single family residence
- [3] New RF-13 subdivided lot for a single family residence
- [4] New RF-13 subdivided lot for a single family residence
- [5] New RF subdivided lot with existing house to remain
- [6] RAR dedicated property off of 14053 80 Ave.
- [7] RAR dedicated property off of 8054 140 St
- [8] 2.5m Road dedication off of 8054 140 St.



EXISTING AERIAL PLAN - 8054 140 STREET
 N.T.S.



3 SUBDIVISION KEY PLAN
 A1.0



1 SUBDIVISION PLAN
 NORTH
 A1.0

Subdivision and Zoning Plan

A1.0

8054 140 Street, Surrey, B.C.
 08.16.2016

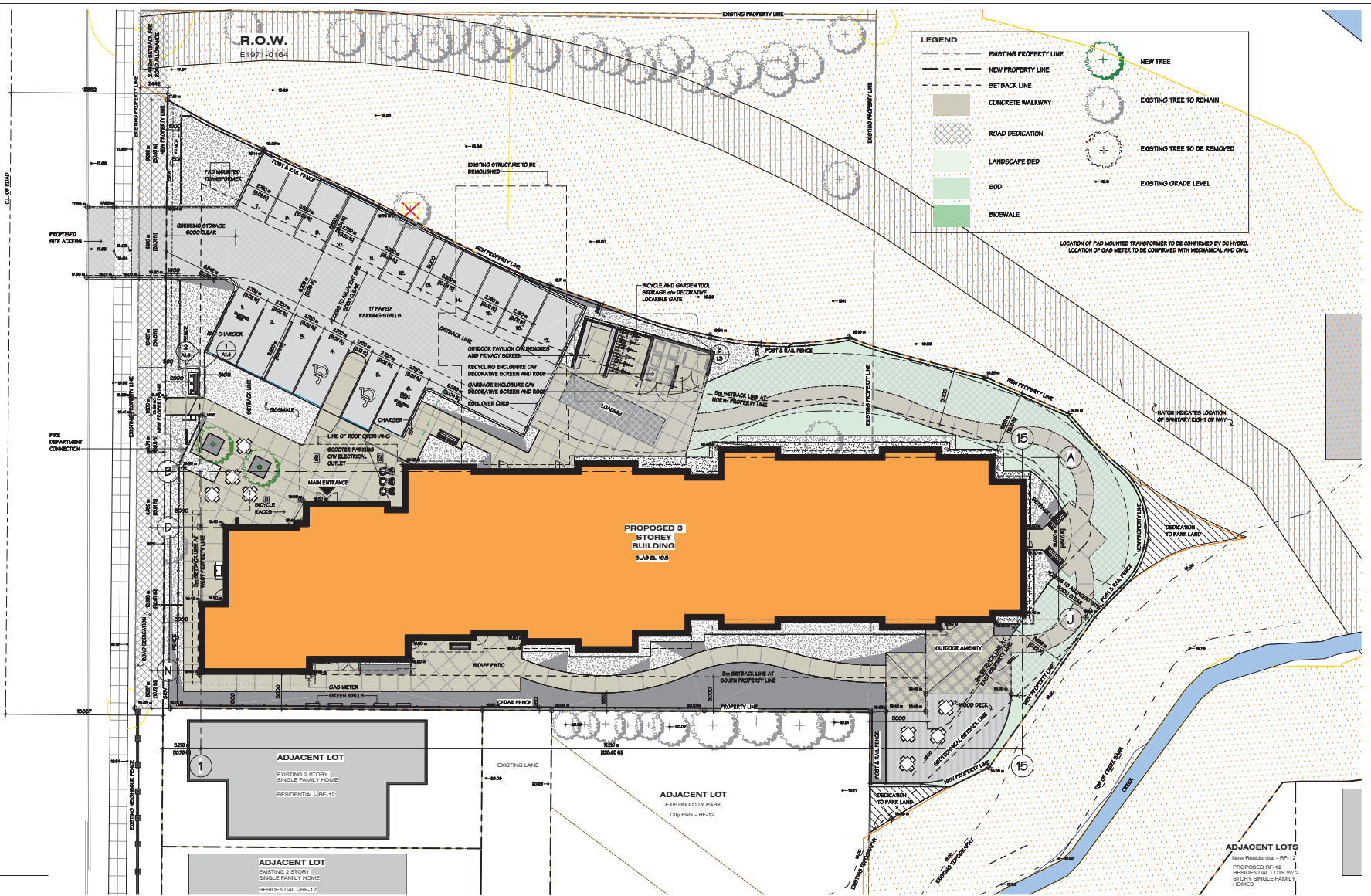
SCALE As Indicated JOB NO. 1537

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
 CHILLIWACK, B.C. CANADA
 V2P-4S3
 TEL: 604 793 9445 Craven | Huston | Powers | Architects
 FAX: 604 793 9446
 EMAIL: chp@chparchitects.com



140 STREET



Site Plan
1 A1.1
NORTH

Site Plan - 8054 - 140 St.

8054 140 Street, Surrey, B.C.
08.16.2016

JOB NO. 1537

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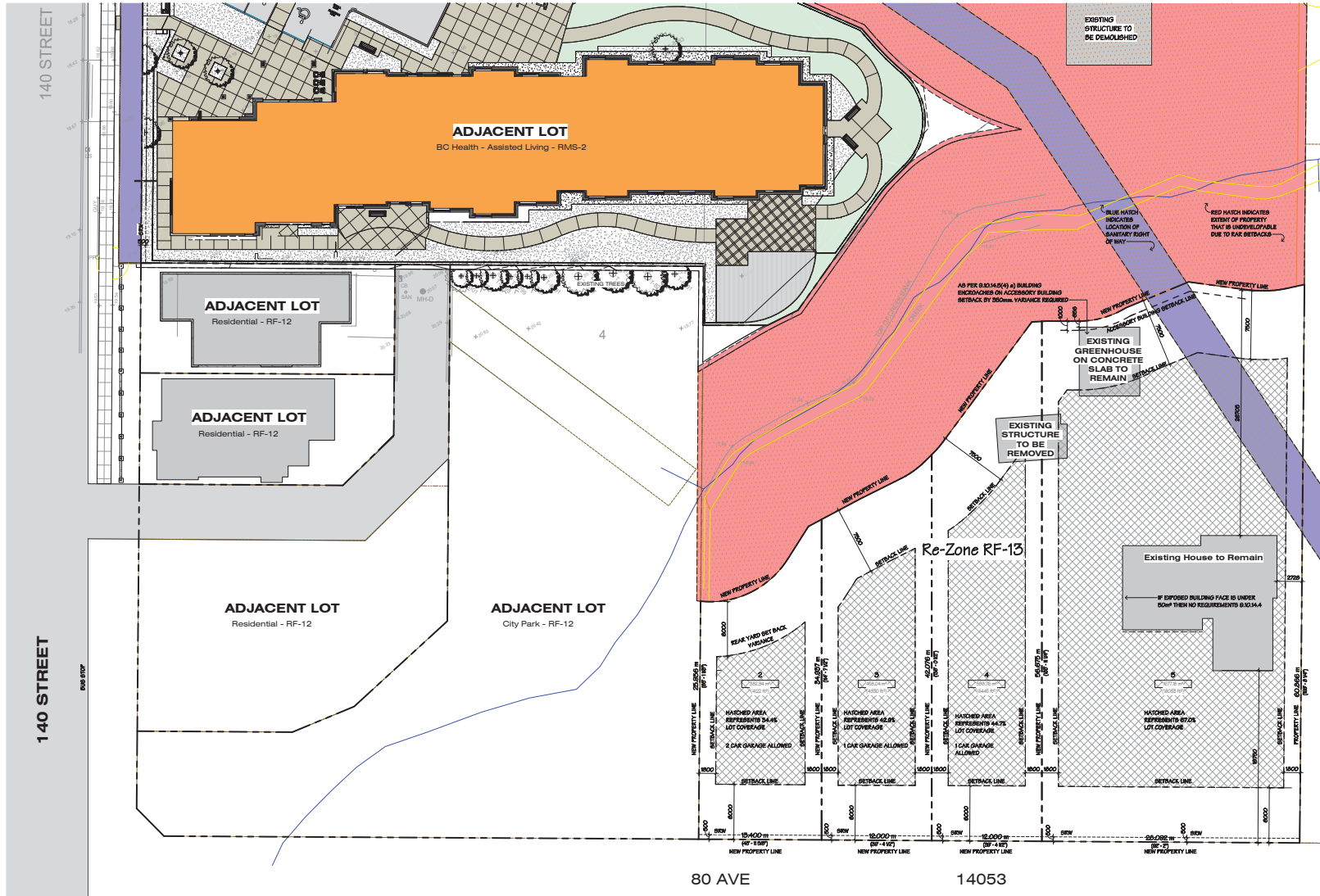
9355 YOUNG ROAD
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V2P-4S3

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FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

Craven | Huston | Powers | Architects



A1.1



PROPERTY 5 ZONING BYLAW REVIEW

PROJECT INFORMATION
 CIVIC ADDRESS 14053 - 80 Ave, Surrey BC
 LEGAL ADDRESS Lot 13, Sec. 28 TWP. 2 New Westminister District Plan 36566

CURRENT ZONE RA One-Acre Residential Zone
PROPOSED ZONE RF-13 Single Family Residential Zone

A. Final Site Area
 Lot 5 - 1677 m² (18053 ft²)

B. Proposed Area: 189.7m²

C. Density
 The floor area ratio shall not exceed 0.70, with 35 m² be reserved for garage
 The floor area ratio shall not exceed 0.60 for first 6,000 sq of lot and 0.35 for remaining lot area for lots 4 and 5

D. Current Lot Coverage (Maximum 50%):
 Lot 5 - 10.5%

E. Yards and Setbacks
 Required Setbacks: Front: 6.0m (18.75m Provided) - COMPLIES
 Rear: 7.5m (26.7m Provided) - COMPLIES
 Side: 1.8m (2.75m Provided) - COMPLIES
 Accessory Buildings: Front: Not Permitted - COMPLIES
 Rear: 1.0m - VARIANCE REQUIRED
 Side: 0.0m

F. Height of Building
 Shall not exceed 9m (30 ft) (Approximately 7.6m Provided) - COMPLIES

1 Site Plan -Neighbor
 NORTH

Site Plan - 14053 - 80 Ave

A1.2

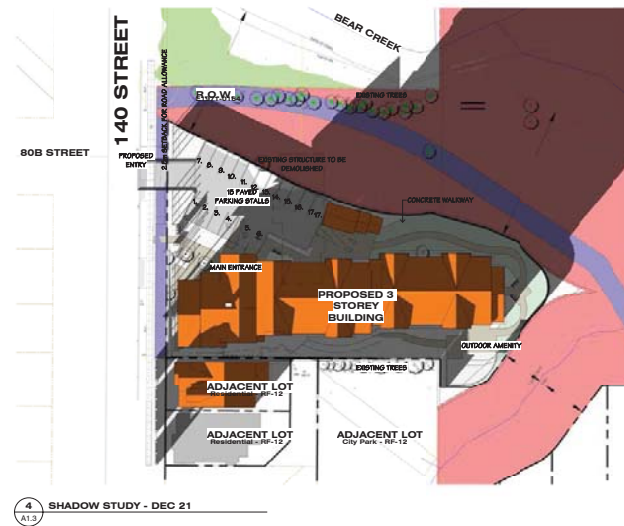
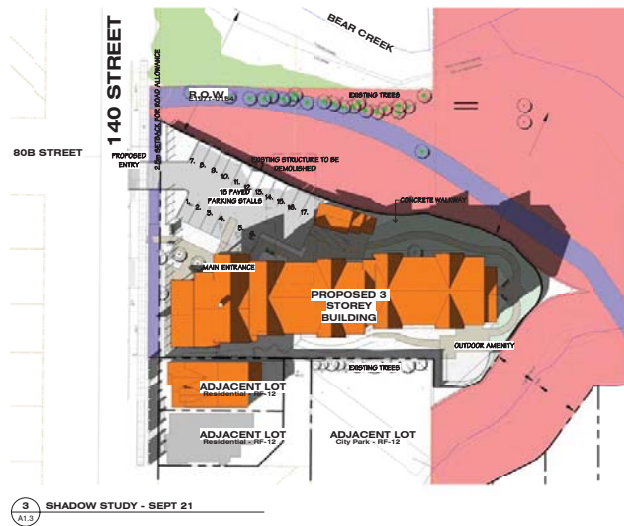
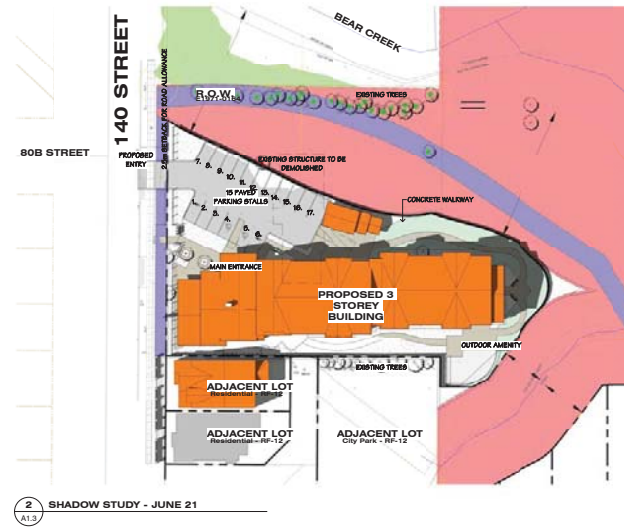
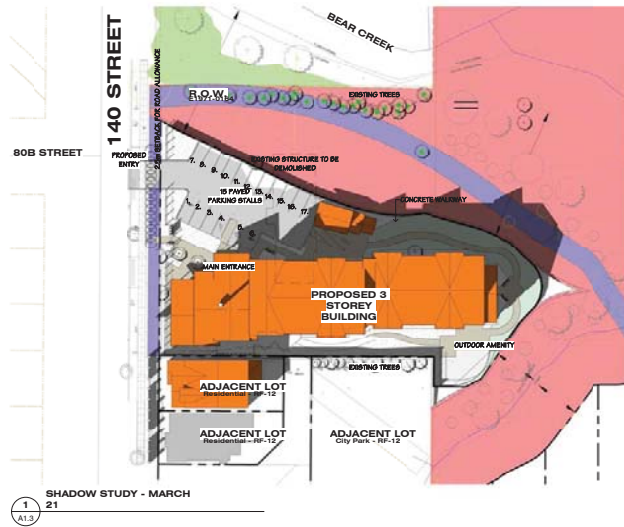
8054 140 Street, Surrey, B.C.
 08.16.2016

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ARCHITECTURE & LANDSCAPE ARCHITECTURE

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Shadow Study

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08.16.2016

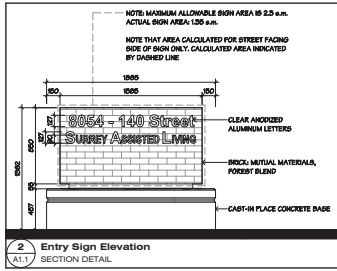
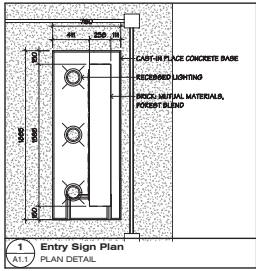
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A1.3

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Site Details

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A1.4

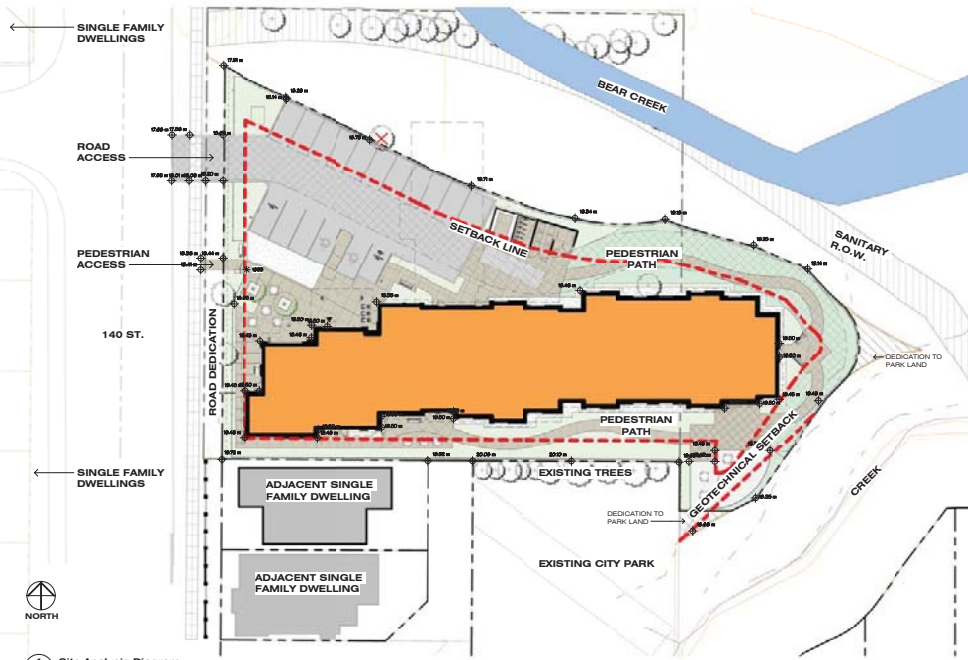
ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHELSEA, B.C. CANADA
V2P-4S3

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Site Analysis + Design Concept

A1.5

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CHPA



- Occupancy Legend**
- Amenity
 - Circulation
 - Communal
 - Kitchen
 - Office
 - Staff
 - Suite

1 FLOOR 1
 NORTH

Main Floor Plan

8054 140 Street, Surrey, B.C.
 08.16.2016

JOB NO. 1537

A2.1

ARCHITECTURE & LANDSCAPE ARCHITECTURE

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Room Area Floor 2		
Occupancy	Area	(Area / #)
Amenity	72 m ²	771.02 ft ²
Circulation	110 m ²	1270.65 ft ²
Communal	17 m ²	187.76 ft ²
Staff	6 m ²	62.20 ft ²
Suite	441 m ²	4747.91 ft ²
	654 m ²	7043.06 ft ²

Occupancy Legend

- Amenity
- Circulation
- Communal
- Staff
- Suite



2nd Floor Plan

8054 140 Street, Surrey, B.C.
08.16.2016

JOB NO. 1537

A2.2

ARCHITECTURE & LANDSCAPE ARCHITECTURE

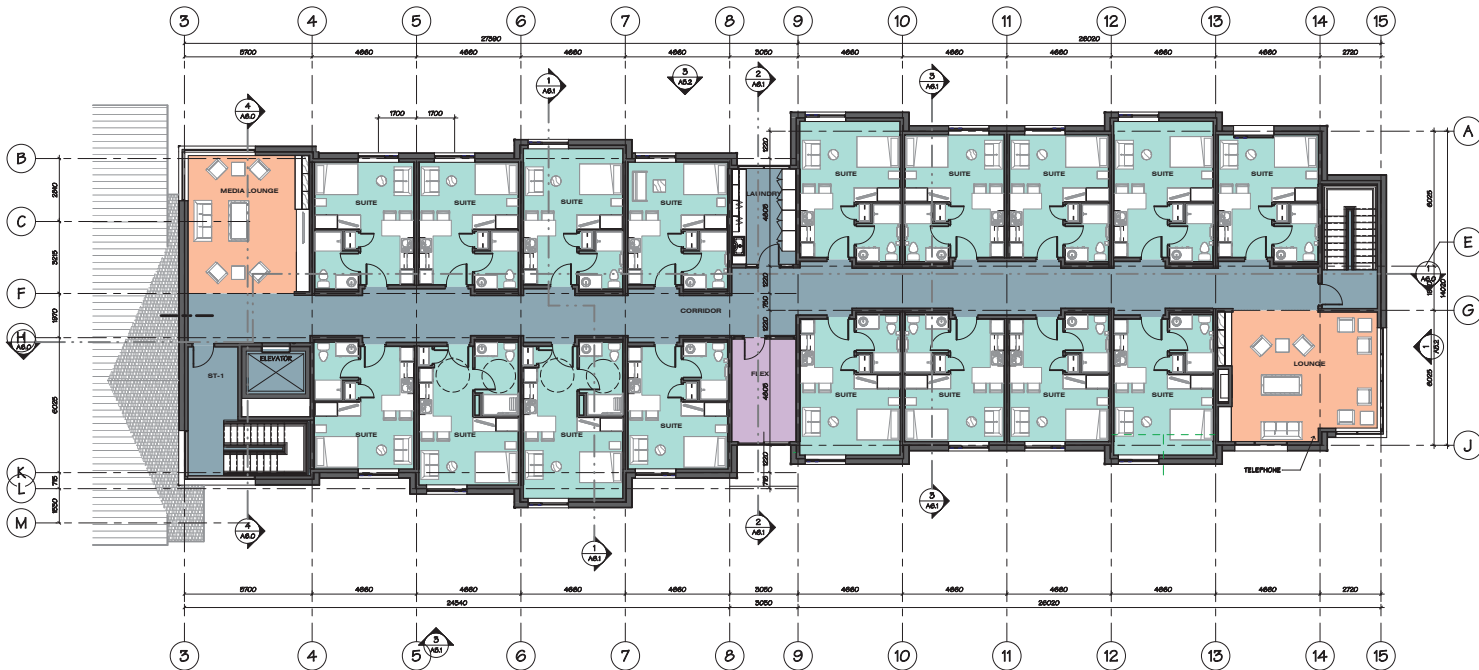
9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

Craven | Huston | Powers | Architects

CHPA

Occupancy Legend

- Amenity
- Circulation
- Communal
- Suite



1 FLOOR 3
A2.3

3rd Floor Plan

A2.3

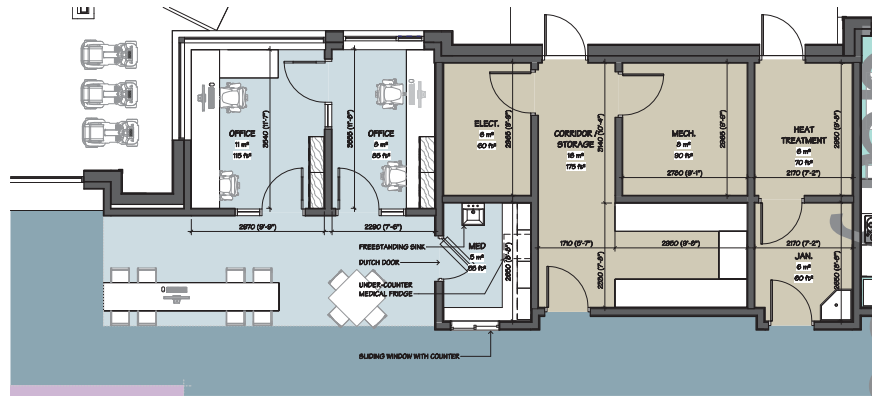
8054 140 Street, Surrey, B.C.
08.16.2016

ARCHITECTURE & LANDSCAPE ARCHITECTURE

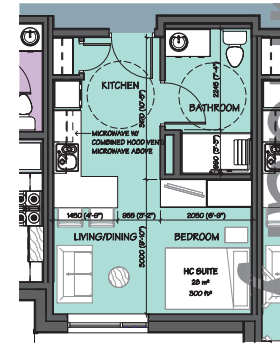
JOB NO. 1537

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V2P-4S3
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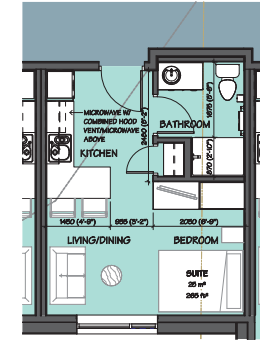
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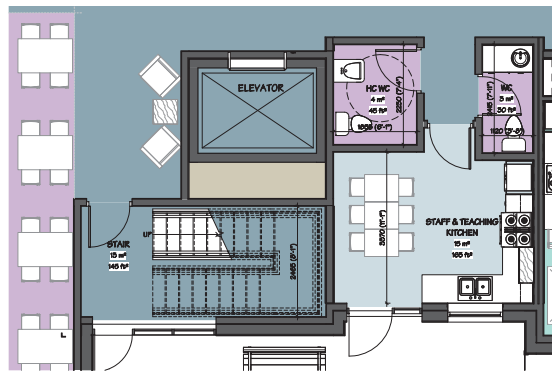
3 ENLARGED OFFICE & SERVICE AREA
A2.4



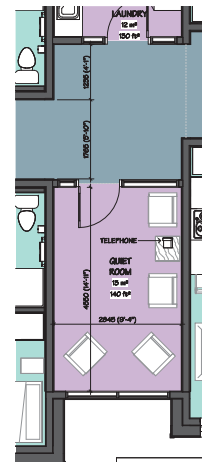
1 TYP - ENLARGED HC SUITE
A2.4



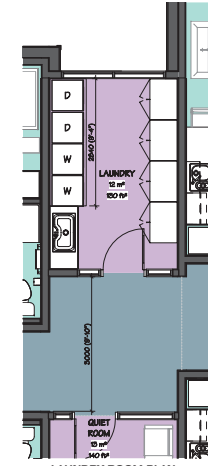
2 TYP - ENLARGED SUITE
A2.4



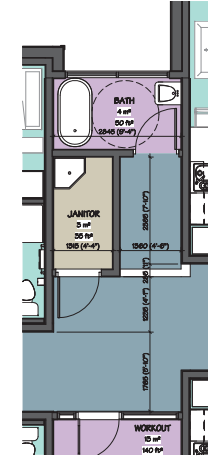
7 ENLARGED STAFF ROOM & CORE PLAN
A2.4



5 TYP. QUIET ROOM
A2.4



4 LAUNDRY ROOM PLAN - 1ST & 3RD
A2.4



6 SECOND FLOOR SPA.
A2.4

Enlarged Plans

8054 140 Street, Surrey, B.C.
08.16.2016

JOB NO. 1537

A2.4

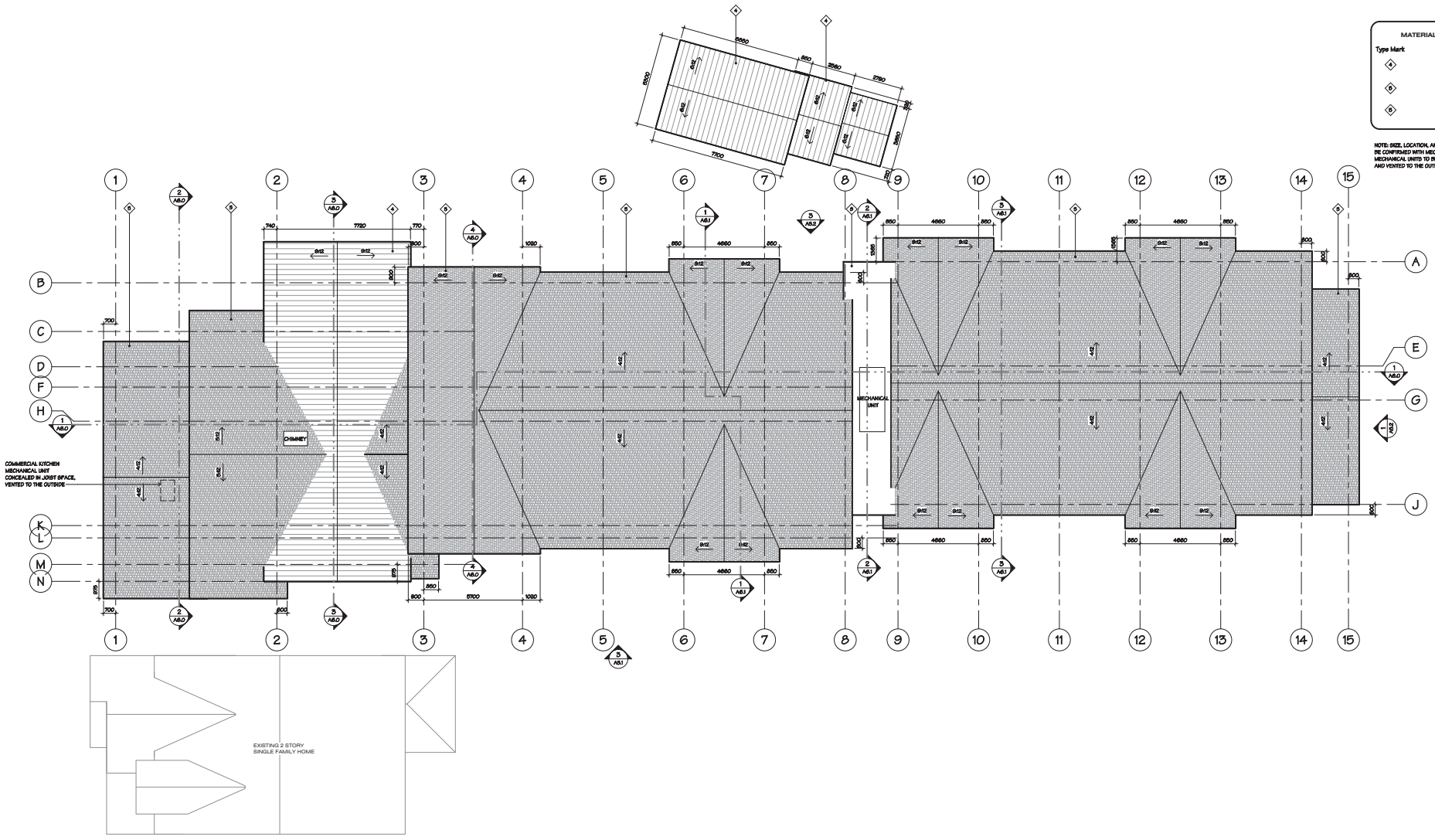
ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

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CHPA

MATERIAL DESCRIPTION	
Type Mark	Description
◇	Standing Seam Metal - CASCADIA REGENT GRAY
◇	Asphalt Shingles - GRAY
◇	2-PLY SBS ROOFING

NOTE: SIZE, LOCATION, AND NUMBER OF MECHANICAL UNITS TO BE CONFIRMED WITH MECHANICAL ENGINEER. ALL MECHANICAL UNITS TO BE CONCEALED WITHIN JOIST SPACE AND VENTED TO THE OUTSIDE UNLESS OTHERWISE NOTED.



COMMERCIAL KITCHEN
MECHANICAL UNIT
CONCEALED IN JOIST SPACE
VENTED TO THE OUTSIDE

EXISTING 2 STORY
SINGLE FAMILY HOME

1 Roof Plan
A2.5

Roof Plan

8054 140 Street, Surrey, B.C.
08.16.2016

JOB NO. 1537

A2.5

ARCHITECTURE & LANDSCAPE ARCHITECTURE

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1 WEST LOT LINE ELEVATION
A5.0



2 NORTH LOT LINE ELEVATION
A5.0 1:125

Streetscape Elevations / Site Sections

A5.0

8054 140 Street, Surrey, B.C.
06.16.2018

JOB NO. 1537

ARCHITECTURE & LANDSCAPE ARCHITECTURE

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Crawley Huxton Powers Architects
CHPA



1 WEST ELEVATION
AS.1
1:100



2 AERIAL VIEW - SOUTH WEST
AS.1

MATERIAL DESCRIPTION	
Type Mark	Description
◇	Lap Siding - HERRICK - AUTUMN 150
◇	Face Wood Panels - FURBERHAM - OCEANIC 10001
◇	Face Wood Panels - FURBERHAM - OCEANIC 10001 (No Gray)
◇	Lap Siding - CHAMBERLAIN - PLANK - ROX 10001
◇	Face Wood Panels - FURBERHAM - OCEANIC 10001 (Light)
◇	Shedding Stone Metal - CHOCOLATE - RESIDENT GREY
◇	Asphalt Shingles - GREY
◇	Tile - CERAMIC
◇	Face - MEDIUM GREY
◇	Face - LIGHT GREY
◇	Standard Panel



3 SOUTH ELEVATION
AS.1

Elevations

8054 140 Street, Surrey, B.C.
07.26.2018

JOB NO. 1537

A5.1

ARCHITECTURE & LANDSCAPE ARCHITECTURE

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DRILLWASH, B.C. CANADA
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EMAIL: shp@chpaarchitects.com





1 EAST ELEVATION
1 : 100



2 AERIAL VIEW - NORTH EAST

MATERIAL DESCRIPTION	
Type Mark	Description
①	Lux Vinyl HDDE - ALUMINUM
②	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
③	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
④	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑤	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑥	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑦	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑧	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑨	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑩	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑪	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑫	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑬	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑭	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑮	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑯	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑰	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑱	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑲	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
⑳	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
㉑	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
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㉓	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
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㊹	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
㊺	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
㊻	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
㊼	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
㊽	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
㊾	Face Wood Panels - FUNDERSWAY GREEN/1 GREY
㊿	Face Wood Panels - FUNDERSWAY GREEN/1 GREY



3 NORTH ELEVATION
1 : 100

Elevations

8054 140 Street, Surrey, B.C.
08.16.2019

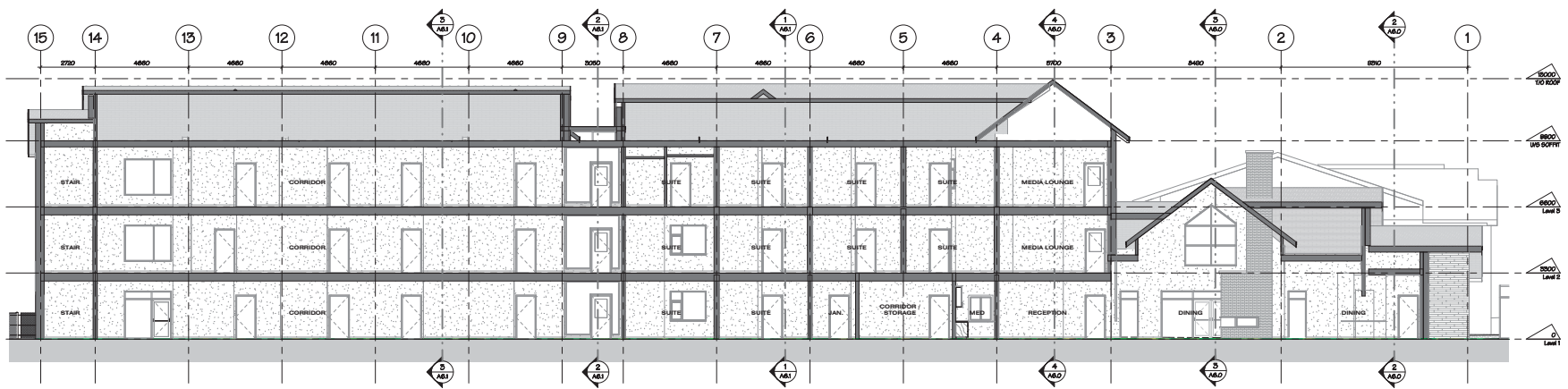
JOB NO. 1537

A5.2

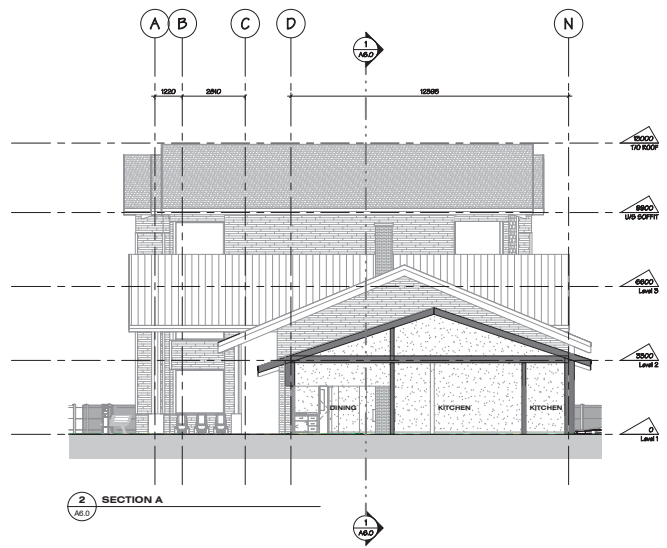
ARCHITECTURE & LANDSCAPE ARCHITECTS

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TEL: 604 | 790 | 3445
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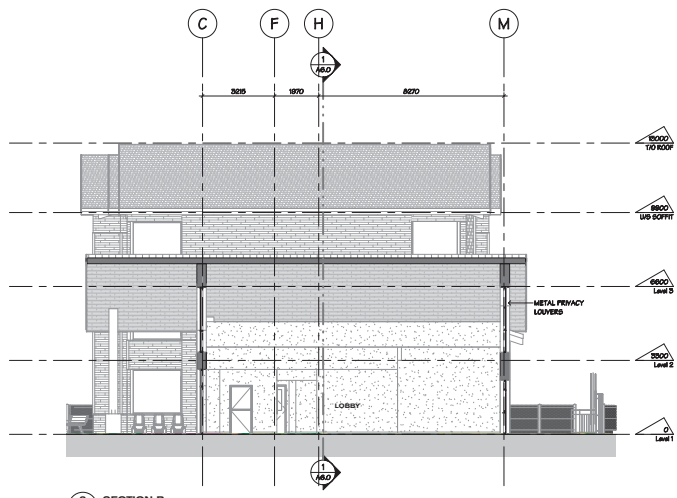
Gravin / Huron / Powers Architects
CHPA



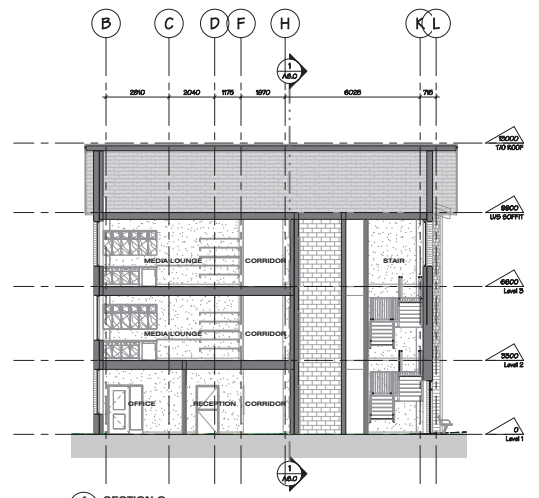
1 EAST WEST BUILDING SECTION
A6.0



2 SECTION A
A6.0



3 SECTION B
A6.0



4 SECTION C
A6.0 1:100

Sections

8054 140 Street, Surrey, B.C.
08.16.2016

JOB NO. 1537

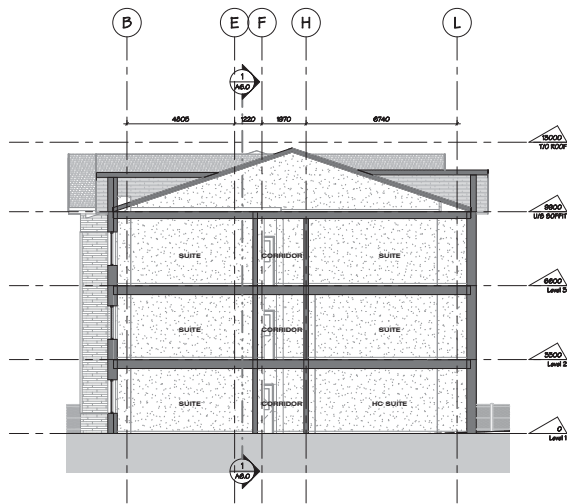
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ARCHITECTURE & LANDSCAPE ARCHITECTURE

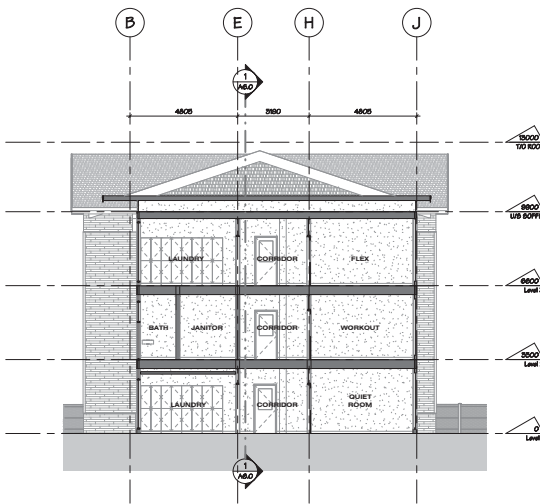
9355 YOUNG ROAD
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TEL: 604 | 793 | 9445
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Craven | Huston | Powers | Architects

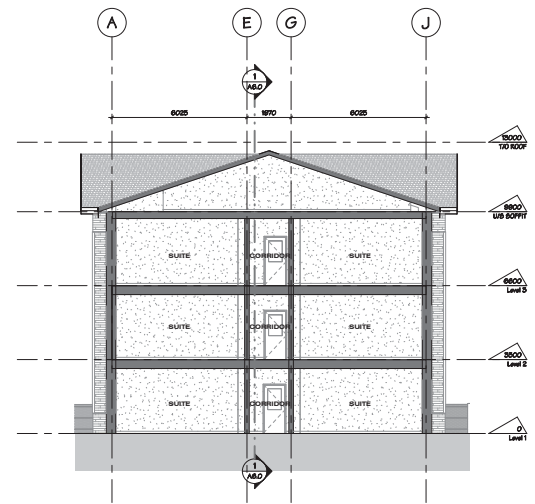




1 SECTION D
A6.1



2 SECTION E
A6.1



3 SECTION F
A6.1

Sections

8054 140 Street, Surrey, B.C.
08.16.2016

JOB NO. 1537

A6.1

ARCHITECTURE & LANDSCAPE ARCHITECTURE

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1 MAIN ENTRANCE



2 STREET FRONT

Renderings

8054 140 Street, Surrey, B.C.
08.16.2016

SCALE

JOB NO. 1537

A7.0

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
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1 NORTH EAST CORNER



2 OVERALL



3 STREET FRONT



4 MATERIAL CLOSE-UP



5 NORTH SIDE

Renderings

8054 140 Street, Surrey, B.C.
08.16.2016

SCALE

JOB NO. 1537

A7.1

ARCHITECTURE & LANDSCAPE ARCHITECTURE

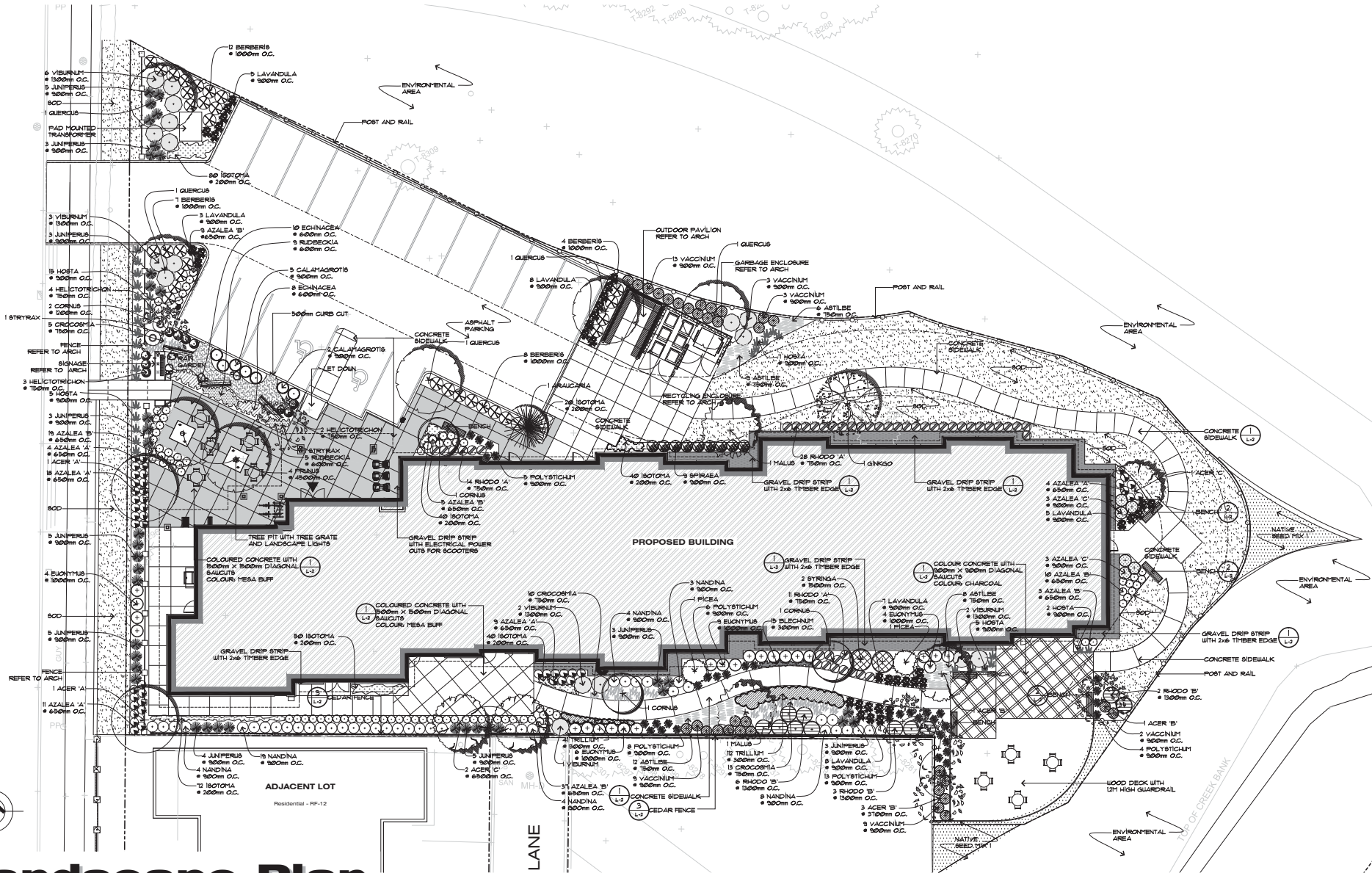
9355 YOUNG ROAD
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140 STREET



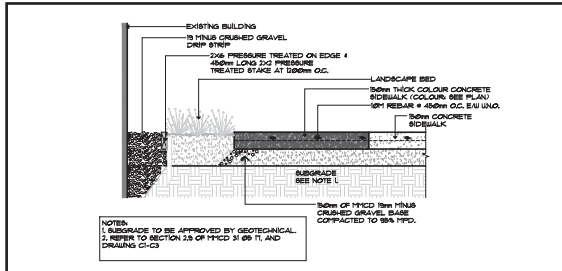
Landscape Plan

2016.10.17

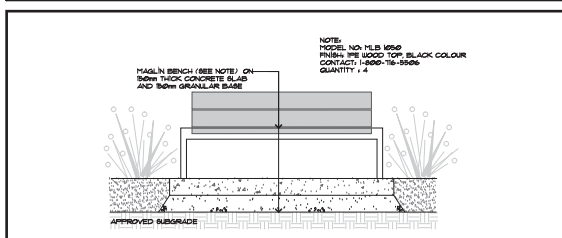
Project No. 1537

9335 Young Road
 Oakville, ON, Canada
 L7P 4S3
 Tel: 904 793 1845
 Fax: 904 793 1848
 E-mail: chpa@chpaarchitects.com

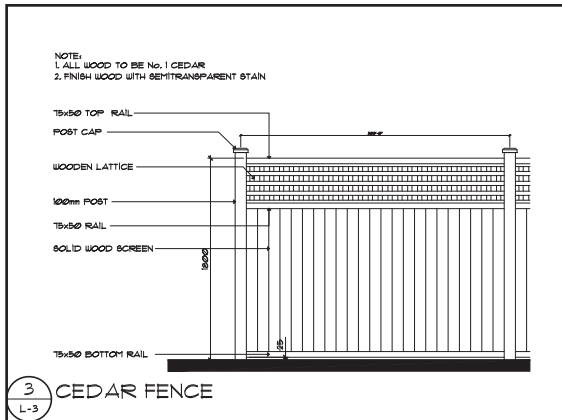
Craven | Huston | Powers | Architects
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1 COLOUR CONCRETE SIDEWALK
L-2



2 BENCH
L-2



3 CEDAR FENCE
L-3

LANDSCAPE SPECIFICATIONS:

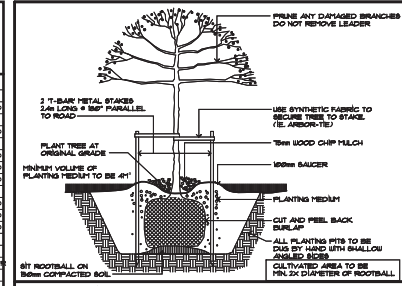
- FINISH GRADING**
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND SERVICES.
 - SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - SUBGRADE SHALL BE SCARIFIED TO 8" MINIMUM DEPTH PRIOR TO PLACEMENT OF TOPSOIL.
 - REMOVE ALL MISCELLANEOUS ROCKS AND STONES OVER 2" IN DIAMETER.
 - GRADE ALL GRASS AREAS TO SLOPE MINIMUM 1%.
- TOPSOIL AND PLANTING MEDIUM**
 - PLANTING MEDIUM FOR PLANTINGS SHALL BE PROVIDED AS SUPPLIED BY THE AMBER GARDEN PRODUCTS (904-998-4320) OR JAMES HUNTER PRODUCTS.
 - TOPSOIL FOR GRASS AREAS TO MEET THE REQUIREMENTS OF THE BC LANDSCAPE STANDARD, LATEST EDITION, CONTRACTOR IS RESPONSIBLE FOR TESTING TOPSOIL AND PROVIDING TEST RESULTS TO L.A.
 - SPREAD TOPSOIL AND PLANTING MEDIUM TO THE FOLLOWING DEPTHS:
 - 8" FOR GRASS AREAS
 - 18" FOR SHRUB BEDS
 - TRIEES AS PER DETAILS
- FERTILIZER AND CHEMICAL ADDITIVES SHALL BE AS REQUIRED TO OBTAIN THE STANDARDS FOR GROWING TREES AND SHRUBS SET OUT IN THE B.C. LANDSCAPE STANDARD, 2017A, 2017B, LATEST EDITION.**
- PLANT MATERIALS**
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN CONTAINER STOCK AND COMPLY WITH THE STANDARDS OF THE B.C. LANDSCAPE STANDARD, 2017A, 2017B, LATEST EDITION WITH RESPECT TO SIZE, GROWTH AND QUALITY.
 - TRIEES SHALL BE CUTTED AS PER DETAILS.
 - PRUNING SHALL BE DONE AS REQUIRED TO REMOVE DEAD OR INJURED BRANCHES ONLY.
 - ALL SHRUBS ARE TO BE PLANTED IN A CONTINUOUS BED WITH A MINIMUM OF 3" COMPACTED BARK MULCH UNDER TREES AND SHRUBS AND 2" UNDER GROUND COVERS.
 - LANDSCAPE ARCHITECT TO NOTIFY OF FREE INSPECTION OF TREES AT NURSERY PRIOR TO SHIPPING. LANDSCAPE ARCHITECT MAY HAVE THIS INSPECTION AT THEIR DISCRETION BUT THAT DOES NOT WAIVE THE LANDSCAPE ARCHITECTS RIGHT TO REJECT PLANTS AT SITE.
 - SHRUB CERTIFICATION TO L.A. THAT NURSERY OF SOURCE FOR ALL PLANT MATERIAL IS FREE FROM PHYLLOXERA RAPHAELI (DOCKEN OAK DEATH VIRUS)
- ALL PLANT MATERIAL IS TO BE THOROUGHLY WATERED TWICE WITHIN 24 HOURS OF BEING PLANTED.**
- INSTALLATION**
 - THE CONTRACTOR SHALL NOTIFY CITY AND LANDSCAPE ARCHITECT FOR INSPECTION AFTER COMPLETION OF PLANTING.
- BODDING**
 - SOG TO BE FROM CANADA NO. 1 (SEE FOR KENTUCKY BLUEGRASS / PERGE SOG. GRASS FROM IMPROVED KENTUCKY BLUEGRASS AND REDGRASS GRASS.
- GRAVEL**
 - ALL GRAVEL TO BE 15mm FROM SUPPLIED BY HIGHLAND QUARRY IN ABERTFORD, 604-991-581.
- MAINTENANCE**
 - MAINTENANCE SHALL CONTINUE UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT.
- GUARANTEE**
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. IF PLANTED IN LATE FALL, PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM FOLLOWING SPRING.
 - ALL BODDED AREAS SHALL BE GUARANTEED FOR ONE YEAR.

PLANT LIST

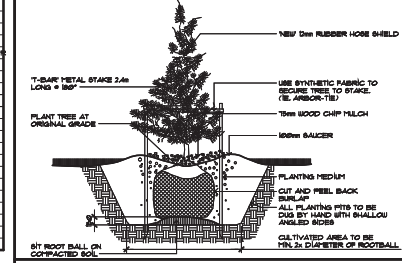
NOTE: PLANT LIST POINTS ARE FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF RESEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND FRASER VALLEY.

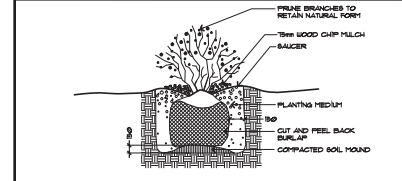
QTY	SYM	LATIN / COMMON NAME	SIZE	ROOTS	REMARKS
TREES					
2	A	ACER RUBRUM / REDBARK MAPLE	60cm CAL.	UB	1.5M STANDARD
1	B	ACER CERNICUM / VINE MAPLE	60cm CAL.	UB	MULTI-STEM
4	C	ACER PALMATUM KOTO NO TOY / KOTO NO TO JAPANESE MAPLE	60cm CAL.	UB	1.5M STANDARD
1		ARALICARIA ARALICANA / MONKEY PUZZLE TREE	3.0m HIGH	UB	
3		CORNUS KOONA WATSONI / WATSON DOGWOOD	60cm CAL.	UB	1.5M STANDARD
1		GINKGO BILOBA WATSON GOLD / WATSON GOLD GINKGO	60cm CAL.	UB	1.5M STANDARD
2		MALUS PYRAEUS FINE PYRAEUS CRABAPPLE	60cm CAL.	UB	1.5M STANDARD
2		PICEA PUNGENS GLAUCA / GLOBOSA / DWARF GLOBE BLUE SPRUCE	1.2m HIGH	UB	1.5M STANDARD
4		PRUNUS SHIROTAKE MT. FUJI / MT. FUJI FLOWERING CHERRY	60cm CAL.	UB	1.5M STANDARD
3		QUERCUS COCCINEA / SCARLET OAK	60cm CAL.	UB	1.5M STANDARD
2		STYRAX JAPONICA / JAPANESE SNOUWEL	60cm CAL.	UB	1.5M STANDARD
SHRUBS					
26	A	AZALEA JAPONICA GRANDIS NOME / JAPANESE AZALEA	NO. 1 POT		RED FLOWER
21	B	AZALEA JAPONICA VIRENS / JAPANESE AZALEA	NO. 1 POT		PURPLE FLOWER
6	C	AZALEA GOLDEN LIGHT / GOLDEN LIGHT AZALEA	NO. 3 POT		
31		BENBERG THUNDERBOLT ROYAL BURGUNDY / JAPANESE BARBERRY	NO. 2 POT		
2		CORNUS SERICEA FLAVIRUBRA / YELLOWING DOGWOOD	NO. 2 POT		
23		EUCONYX ALATA COMPACTA / BURNING BUSH	NO. 5 POT		
18		JANINERUS SKYROCKET / SKYROCKET JAFFER	NO. 5 POT		
31		LAVANDULA ANGSTOLIA HEDGOTE / HEDGOTE ENGLISH LAVENDER	NO. 3 POT		
43		MANDINA DORRISTICA / HEAVENLY BAYWOOD	NO. 5 POT		
46	A	RHOODODENDRON PLUM / PLUM RHOODODENDRON	NO. 1 POT		
1	B	RHOODODENDRON VILCAN / VILCAN RHOODODENDRON	NO. 5 POT		PURPLE FLOWER
9		SPHRAEA JAPONICA GOLDFLAME / GOLDFLAME SPHRAEA	NO. 1 POT		
2		STYRAX VILGANS / CHARLES JOY / COMMON LILAC	NO. 1 POT		
1		VACCINIUM OVATA / HUCKLEBERRY	NO. 1 POT		
17		VIBURNUM PLICATUM TOPENTORUM / BUTTERN ENGLAUKE	NO. 1 POT		
GROUNDCOVERS / PERENNIALS / VINES					
35		ABUTILON JAPONICA BONY / RED ABUTILON	NO. 1 POT		
9		BLECHNET SPICAT / ZEEN FERN	NO. 1 POT		
1		CALAMAGRODITES KARL ROENSTER / FEATHER NEED GRASS	NO. 1 POT		
28		CROCOPHILA LUCIFER / LUCIFER CROCOPHILA	NO. 1 POT		EVERGREEN
18		BECHNACIA PURPUREA / CONE FLOWER	NO. 1 POT		
9		HELIOTROPION REPENS REPENS / BLUE OAT GRASS	NO. 1 POT		
34		HOSTA HALCYON / BLUE HOSTA	NO. 1 POT		
326		WYTHAEA BLUE STAR / BLUE STAR CREEPER	NO. 1 POT		
34		POLYCHITUM PANITUM / WESTERN SWORD FERN	NO. 1 POT		
2		PLEISTOCALIA FLORIDA VAR. FLORIDA / BLACK-EYED SUSAN	NO. 1 POT		
83		TRELLUM SP. / WAKE ROBIN	NO. 1 POT		



DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS.



CONIFEROUS PLANTING DETAIL
SCALE: NTS.



SHRUB PLANTING DETAIL
SCALE: NTS.

Landscape Notes, Plant List & Details

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

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

DATE: **November 14, 2016** PROJECT FILE: **7816-0039-00**

RE: **Engineering Requirements
Location: 8054 140 St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONING & SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.442 m along 140 Street for the ultimate 27.0 m arterial road allowance;
- no dedication required along 80 Avenue for the ultimate 20.0 m local road allowance; and
- register 0.5 m statutory right-of-way (SRW) along road frontages for inspection chambers and sidewalk maintenance; and
- Register additional SRW width along existing storm sewer SRW to meet current criteria.

Works and Services

- construct the north side of 80 Avenue to the local road standard;
- construct north side of 80 Avenue from the west property line of the site to 140 Street at City's cost (subject to funding);
- construct adequate stormwater mitigation measures and on lot detention measures for the site; and
- construct necessary storm, water, and sanitary works to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

- Complete and submit any required geotechnical and environmental reviews necessary for the riparian/creek areas relative to the Hazard Lands DP.



Rémi Dubé, P.Eng.
Development Services Manager

M51

NOTE: Detailed Land Development Engineering Review available on file

APPENDIX IV

9355 Young Road
Chilliwack, British Columbia
Canada V2P 4S3

Telephone: 604/793/9445
Facsimile: 604/793/9446
E-mail: chp@chparchitects.com

October 12, 2016

City of Surrey
13450 104th Avenue
Surrey, BC V3T 1V8

Attention: Catherina Lisiak, MCIP, RRP, Planner

Craven | Huston | Powers | Architects

CHPA

- Ryan Huston Architect A.I.B.C.
- Alvin Bartel Architect A.I.B.C.
- Justin Dyck Architect A.I.B.C.

Re: Residential Character Statement

Dear Ms. Lisiak:

As part of our application for the Surrey Assisted Living project at 8054 140th Street (file #7916-0039), we are providing a Residential Character Statement for the proposed subdivision of 4 single family lots from the current single property at 14053 80th Avenue, owned by Thomas and Karen Byle. This is the proposed Residential Character Statement:

Summary

The adjacent area of the proposed subdivided lots is mostly existing single family residences that were built between the late 1960's and the mid-1970's. However, besides the existing house on the subject property, there are 3 houses at the east end of 80th Avenue on the south side and three houses on the east side of 140th Street, just north of 80 Avenue, that have all been constructed in about the last 10 years.

Existing 1960's and 1970's House Design Characteristics

The existing houses from the 1960's and 1970's are typically 2-storeys, in a west coast traditional style with a split entry, with only the upper half of the lower floor exposed from the front. The street exposure massing characteristics include mid-scale, box-like massing, with the upper floor overhanging the lower floor by approximately 12 to 18 inches.

The roof designs typically utilize a 3:12 or 4:12 pitch, using interlocking asphalt shingles in a simple common gable design, with some house having a single gable facing the street.

Exterior wall cladding materials used on the front façade include horizontal or vertical wood siding, brick and stucco. Main colours include off-whites, beiges and browns, light yellows, khaki greens, and dark red.

Covered parking configurations include single and double garages, single carport, or no garage or carport. Driveway surfaces include asphalt, exposed aggregate concrete, and pavers.

Existing 2000 to Present House Design Characteristics

The existing houses built between the 2000's and the present are typically 2-storeys, in a west coast craftsman style with a lower floor entry. The street exposure massing characteristics include staggered or offset exterior walls between floors that creates multiple small box masses.

The roof designs typically utilize a 5:12 or 6:12 pitch, using cedar shakes or interlocking asphalt shingles in a complex roof shape, with multiple gables facing the street. Typically, there is also a hipped roof between floors.

Exterior wall cladding materials used on the front façade include horizontal or vertical cementitious board siding, and cementitious stone veneer. Main colours include beiges, browns, greytone and rust red.

Covered parking configurations are double garages. Driveway surfaces include asphalt and exposed aggregate concrete.

Proposed Design Scheme

New homes should follow a west coast craftsman style, as determined by the design consultant. Care should be taken in designing massing proportions between various street facing elements and a high standard of trim and detailing used specifically to reinforce the design style. Height is limited to 2 storeys exposed to the street.

Trim elements to include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, stone or brick feature accents, covered entrance verandas and other style-specific elements.

The entrance element will be limited in height to 1.5 storeys.

Acceptable exterior cladding materials include: wood siding, cementitious siding, brick and stone.

Acceptable main colours include earth-tones and neutral colours, subject to approval by the design consultant. Trim colours are to compliment the main colours, such as shade variations, complimentary colours, neutral colours, or subdued contrasting colours, but may include subdued tones of primary colours, subject to approval by the design consultant.

The pitch of the main roof and gables to be a minimum of 6:12. Acceptable roof materials include shake profile asphalt shingles with a raised ridge cap or cedar shakes. Environmentally sustainable roofing products may be considered, provided the material is equal or better than that of the other acceptable roof products, as determined by the design consultant. Acceptable colours are black, grey and brown.

Basement are permitted, subject to approval by the authorities having jurisdiction. If permitted, no portion of the basement is to be exposed from the street.

Driveways are to be exposed aggregate, interlocking masonry pavers or stamped concrete.

Landscaping is to be to a moderate to high modern urban standard, including a minimum of one tree in the front yard with a minimum 6cm caliper, plus 20 shrubs of a minimum 3 gallon pot size. Grass sod shall be installed from the street curb to the face of the building.

Compliance deposit: \$5000.

Regards,



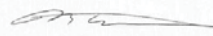
Justin Dyck, Architect, AIBC

Table 6. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	8054 140 St, 14053 80 Ave Surrey BC
Address:	
Registered Arborist:	Mike Coulthard RPF (#3772) RPBio (#1338) Certified Tree Risk Assessor (#45) Wildlife Danger Tree Assessor (PO627)
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	5
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 4 two (2) = 8	9
Replacement Trees Proposed	24
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	>42
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 two (2) = 2	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0

Summary prepared and submitted by:

Arborist



October 27, 2016

Date

Present:

L. Mickelson – Chair
M. Ehman
M. Enns
S. Forrest
K. Johnston
D. Nelson
D. Ramslie
D. Tyacke

Guests:

J. Dyck, Craven Huston Power Architects
K. Bae Park, Craven Huston Powers Architects
M. Koop, Field & Marten Associates
Patrick Wheeler, Derek Crawford Architects Inc.
M. Messer, PMG Landscape Architects

Staff Present:

M. Rondeau, Acting City Architect
N. Chow, Urban Design Planner
L. Luaifoa, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by M. Ehman
Seconded by D. Tyacke
That the minutes of the Advisory Design

Panel meeting of August 11, 2016 be received.

Carried

B. NEW SUBMISSIONS**1. 5:00 PM**

File No.:	7916-0039-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment, Rezoning and Development Permit for a 48 bed care facility
Address:	8054-140 Street, Newton
Developer:	BC Housing in partnership with Fraser Health and Options Community Services
Architect:	Justin Dyck, Craven Huston Powers Architects
Landscape Architect:	K Young Bae Park, Craven Huston Power Architect
Planner:	Catherina Lisiak
Urban Design Planner:	Mary Beth Rondeau/Nathan Chow

The **Urban Designer** presented a brief overview of the project and highlighted the following:

- The subject site has a network of fish bearing watercourses surrounding the site which will be conveyed as protected parkland.
- The site is also adjacent to single family homes. Staff has worked with the applicant on the interfaces and has no specific issues.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- A joint agreement with neighbours was made to create this lot, separate single family lots and convey the riparian areas.
- The design has been revised to make the 1.5 storey portion of the building up to the front of the street to continue with the single family houses to the south. The 3-storey massing was added to the back and the riparian area in the back creates a nice view and area for the tenants.
- The brick has been swapped for a wood-look fiber cement due to budget reasons.
- LEED Gold is the goal for funding standards.

The **Landscape Architect** presented an overview of the landscape plans and highlighted the following:

- The rain garden will collect water from the parking lot.
- A 1.8 cedar fence will be installed along the south and not a chain link fence.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

OCP Amendment, Rezoning and Development Permit for a 48 bed care facility

File No. 7916-0039-00

It was

Moved by K. Johnston

Seconded by S. Forrest

That the Advisory Design Panel (ADP) recommends C - 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 the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

The Panel appreciated the comprehensive presentation package and visuals particularly the 3D fly through.

Site

- The shape of the site is a challenging shape therefore; the attempt to address

the angles on the site with the parking and building location is commendable.

- Options for the siting were discussed where the building could be pushed to the north along the riparian areas with parking adjacent to the single family to allow south facing patio. Another option was to extend the massing along the front in a hockey stick form with parking at the back along the riparian areas. Option 1 was previously explored with planning and it was established by city that parking was not desirable abutting the single family. Option 2 is not possible as any rotation of the building would encroach into the 5m RAR right of way. Building is already jogged North as much as possible to maximize southern exposure.
- Consider moving the smoking area to another place away from the garbage. Garbage will be a fully contained structure. There is no other area on site where smoking can occur as it would be too close to operable windows on the building.
- Parking relaxation will put pressure on adjacent streets to take overflow. Parking relaxation is in line with other similar facilities. Back-up letter from Fraser Health has been provided. There are not adjacent streets for parking. Only 140th.

Building Form and Character

- Recognize that these types of facilities with very specific programs are a challenge to solve and especially on this shape of site.
- The kitchen being located on a portion of 140th creates a blank façade. Consider relocating and opening the dining along the street frontage. Kitchen will remain in current configuration per discussion with city Architect. Between the stepping back of this façade, articulation with storefront windows per A7.o, animated outdoor dining space and combination of 4ft high landscape and decorative fence on this frontage, the brick portion of the kitchen wall will not read as a blank façade.
- An alternative would be to relocate the dining area and the elevator to be more central rather than at one end with long corridors. Per Owner requirements and further review with city Architect, kitchen will remain in current position. This alternate configuration was reviewed and creates more issues than it solves. This option would create a 3 storey volume at street-front, which is contrary to previous review by city. Also creates challenges by bringing building entry to the center of a long narrow site.
- Suggest adding windows at both ends of the long corridors to add some natural light. Windows added. The mid-point of the corridor is broken up with fully glazed amenity spaces with light penetration into the corridor.
- Suggest refinement of roof forms over dining area and suggest more work at entry. Detailed refinements will occur through design development of the project. Overall forms are acceptable per further review with city Architect.
- Support the 3-storey massing, the modern character and providing the variation to undulate the various massing elements. Suggest more careful detailing and planar resolution of flat surfaces. Finely detailed articulation will occur through detailed design development.
- Re-consider deletion of the brick cladding although giving recognition of the budget challenges for these funded facilities. Brick cladding was deleted at owner request. Faux wood product was preferred by owner to add warmth to the building exterior. High density faux wood product is a premium product

and same cost as brick.

- The colours may be too muted and should be refined. Colour scheme revise with Olive green instead of beige cement plank colour. Refer to elevations and renderings.
- Commend the vertical trellis and fencing and the addition of wood.
- The transition between road and seating area needs to have more height and privacy. Higher landscape has been provided.
- Review the lack of covered outdoor space. Ample outdoor covered space is provided at the outdoor dining area and covered smoking area for smokers. Owner considered additional covered space in the South west outdoor amenity area but decided they need more outdoor space with southern sun exposure and do not wish to shade this area with additional covered space.

Landscaping

- Commend the use of the wellness walkway concept with pathway around the site and recommend it be 2 m minimum width. Also the rain garden, the wood deck and the diversity of spaces are good.
- The flow from the parking to the front entrance can be more open. Revised on plan to eliminate landscape in entry path.
- Suggest tightening up the plant spacing and larger pot sizes. Revised with tighter spacing.
- Suggest increasing tree calipers to #7. Oak trees won't have any canopy until they are larger. Revised to #7 calipers.
- Recommend heavier screening for dining terrace from parking. Add more trees and verticality in there. Deleted green wall. Revised to 1.5 meter wide taller shrub planting.
- Recommend the addition of more trees in parking along the north side. Trees are not permitted within the 5 meter RAR R.O.W.
- Suggest accessible garden plots and outdoor games.
- Avoid the use of chainlink fencing with a more architectural solution. RAR fence will be post and rail. Frontage fence is decorative aluminum picket. Neighbor privacy fence is cedar. No chain link on project.

CPTED

No comments provided specific to CPTED.

Accessibility

- Recommend that the call buttons at entrances be accessible. OK
- Assisted leaving means things have to be very accessible. Access needs to be achieved with minimal effort for residents and visitors. Agreed but this facility is not that kind of assisted living. It is specifically for adults with mental health challenges. Mobility issues would be similar to any other residential population.
- Recommend elevator buttons be horizontal. OK

Sustainability

- Commend the LEED Gold aspiration.
- Support the use of high efficiency and air source heat pumps, the EV charging infrastructure and commend the preservation of natural habitat.
- Consider adding end of trip facilities for staff to use bikes. **Staff may use common bath/ shower room on floor 2. There is not enough staff to warrant their own dedicated shower room. Staff amenity room is provided.**
- Consider upsizing capacity of the rain garden to handle all of the run-off from the parking lot. **Will certainly do this if soil percolation allows.**

2. 5:45 PM

File No.:	7916-0085-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment, Rezoning and Development for a 4-storey care facility for 200 beds
Address:	15562-17 Avenue and 2697/1687/1673/1661 – 156 Street
Developer:	Milton Koop, Field & Marten Associates
Architect:	Derek Crawford, Derek Crawford Architect Inc.
Landscape Architect:	Marlene Messer, PMG Landscape Architects
Planner:	Luci Moraes
Urban Design Planner:	Mary Beth Rondeau/Nathan Chow

The **Urban Designer** presented a brief overview of the project and highlighted the following:

- Although the neighbourhood context is predominantly single family, there is a mix of institutional uses south and west of the site on 16th and 16A Avenues in this Hospital precinct.
- Staff is supportive of the use and have worked with the development team and have several issues remaining that staff seek advice from the Panel on:
 - integration of the cross shape massing and architectural character into the residential context.
 - the service area visibility on 156th Street.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The building geometry has been dictated by the various care groups served in this single building. It was important that all the bedrooms faced the landscape and/or urban areas. The form carved out 4 major important features – service entry off 156 Street; access to underground parkade, the main entry is off 16A Avenue and the other spaces are for outdoor spaces for residents.

- The model is designed for each wing to represent a house. The houses are grouped into a single neighbourhood and share facilities.
- The construction would be cast-in-place concrete and steel framing.

The **Landscape Architect** presented an overview of the landscape plan and highlighted the following:

- The perimeter is landscaped with trees and lots of shrubs to give colour and interest all year round.
- A serene, simple moss garden will be located in a section of the courtyard. Gardening options are also available.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
OCP Amendment, Rezoning and Development Permit for a 4-storey care facility for 200 beds
File No. 7916-0085-00

It was Moved by D. Ramslie
Seconded by M. Ehman
That the Advisory Design Panel (ADP)
recommends B - that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review.

Carried with D. Tyacke opposed.

STATEMENT OF REVIEW COMMENTS

Site

- The square site can be a challenge for a massive building and reaching the centre by using the cross form can be understood on the basis for efficiency.
- Parking access could be from 16A Avenue instead of 156 Street.

Building Form and Character

- There is a lot of massing for this site and location.
- While the efficiency of the program in the X form is acknowledged, the building form is creating urban design deficiency. Consider a more orthogonal H form of the building to fit into the neighbourhood and city grid. At the very least, the street interface can be improved if the form meets the street orthogonally rather than at angle.
- Suggest relocating the stairs from the corners of the building to rather use corner opportunities for animated spaces.
- Suggest providing more articulation on the façade, as it is too planar. Consideration undulations, maybe projecting the bays windows. However, it was noted that the articulation reduces energy efficiency and the form change would be preferred.

- The modern approach is appreciated. The precedent images can be a guide to improve the form and character.
- Recommend variation in the shape/size of windows.
- All the facades look too similar, could respond better to passive solar at least.
- Suggest a pronounced entrance and more emphasis on wayfinding.
- Rooflines are too long and flat, which looks institutional. Suggest articulating the roof with pop-ups.
- Address the concerns with overlooking to the neighbours.
- Optimize daylighting to the long corridors.
- Visitor access to the underground parking should be clarified and made convenient.

Landscaping

- Suggest having big trees for neighbourhood privacy.
- In the planting schedule, use a larger palette of materials to ensure lots of colour and texture year round.
- Ensure parkade is dropped enough for adequate soil depths to promote robust root growth for big trees.
- Consider smoking shelter on each terrace.
- Consider transparent fencing.
- Consider incorporating lighting (uplights for trees/signage) to help announce arrival. Uplight appears to be an inset light typically case in paving.
- Suggest preventing climbing or digging under the fence with taller fencing and robust foundation.
- Capture rainwater for watering plants.

CPTED

No comments provided specific to CPTED.

Accessibility

- Recommend power doors and call buttons.
- Recommend elevator buttons be horizontal.
- Concern with the lack of accessible surface parking.
- Concern with access to underground parking from the front entrance.

Sustainability

- Suggest re-orientation of massing would help with overall passive design and urban design.
- Support the use of recovery and any savings on water conservation.
- Harvest mechanical heat gains to reduce boiler needs.
- Consider use of air source heat pumps for heating and cooling.
- Minimize air conditioners to common areas only.
- Provide electric car charge stations

- Provide end of trip facilities.

C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

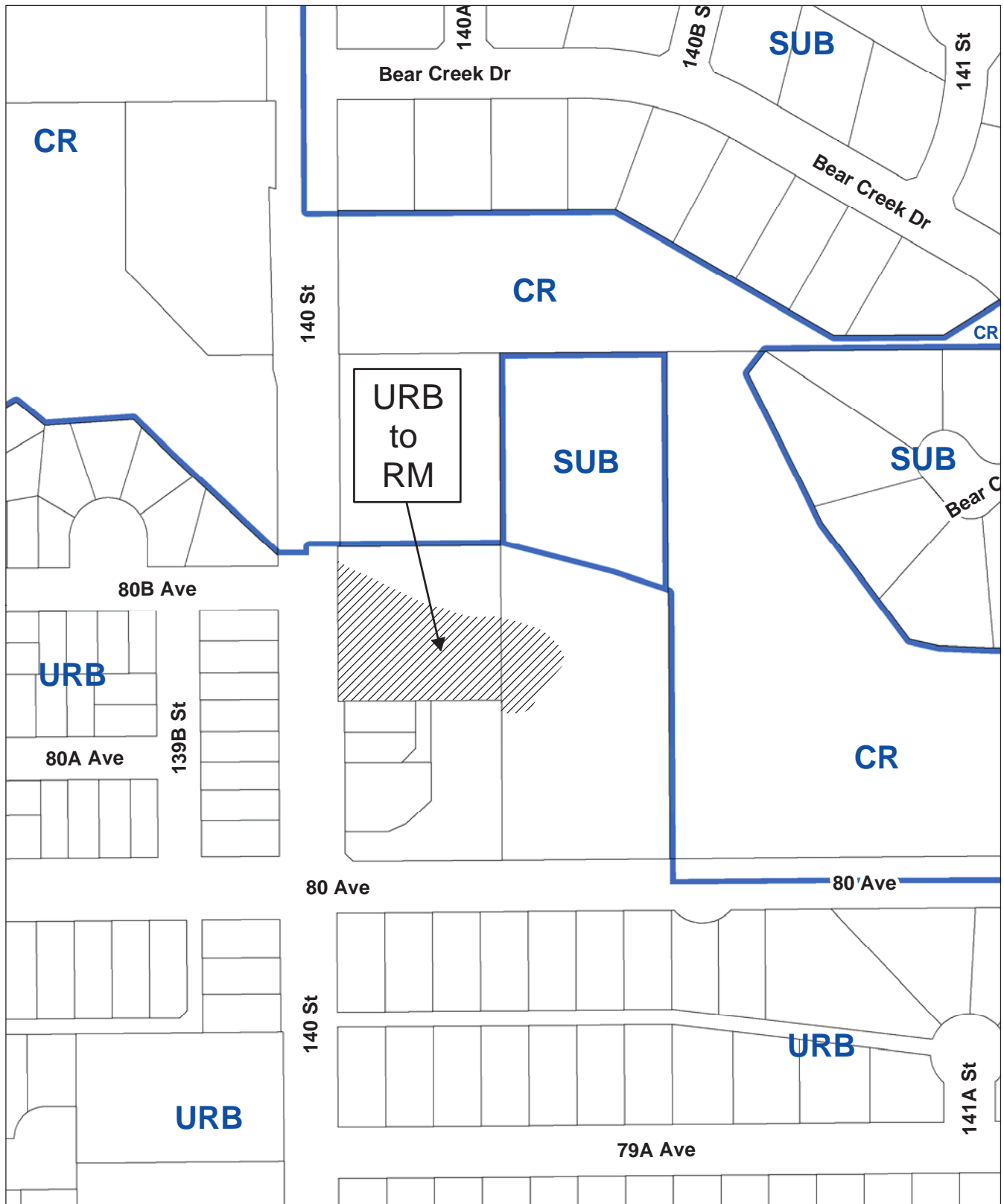
The next Advisory Design Panel is scheduled for Thursday, September 22, 2016.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:00 p.m.

Jane Sullivan, City Clerk

Leroy Mickelson, Chairman
Advisory Design Panel



OCP Amendment 7916-0039-00
Proposed amendment from Urban to Multiple Residential



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0039-00

Issued To: THOMAS D BYLE
KAREN A BYLE

Address of Owner: 14053 - 80 Avenue
Surrey, BC V3W 7T5

Issued To: PROVINCIAL RENTAL HOUSING CORP

Address of Owner: Attn: Ron Hansen, Mgr - Real E
1701, 4555 - Kingsway
Burnaby, BC V5H 4V8

(collectively referred to as the "Owner")

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: 007-354-754
Lot 13 Section 28 Township 2 New Westminster District Plan 36566

14053 - 80 Avenue

Parcel Identifier: 003-575-543
Lot 55, Except Part in Plan LMP22229 Section 28 Township 2 New Westminster District
Plan 65189

8054 - 140 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. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) to reduce the minimum front yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang;
- (b) to reduce the minimum North side yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 5 metres (16 feet) to the building face, 4.4 metres (14 feet) to the roof overhang, and 1 metre (3 feet) to the bicycle and garden storage;
- (c) to reduce the minimum South side yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang;
- (d) to reduce the minimum rear yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 5 metres (16 feet);
- (e) to reduce the minimum number of required off-street parking spaces for the care facility in Part 5 of the Zoning By-law No. 12000, from 19 to 17;
- (f) to reduce the setback from the top-of-bank of a Natural Class A Stream in Part 7A of Zoning By-law No. 12000, from 30 metres (100 feet) to a minimum of 2.2 metres (7 feet); and
- (g) to increase the maximum width of a double car garage of the Single Family Residential (13) Zone (RF-13) from 6.3 metres (23 feet) to 8.4 metres (27 feet) for proposed Lot 5.

5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7916-0039(A) through to and including 7916-0039 (C) (the "Drawings") which are attached hereto and form 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

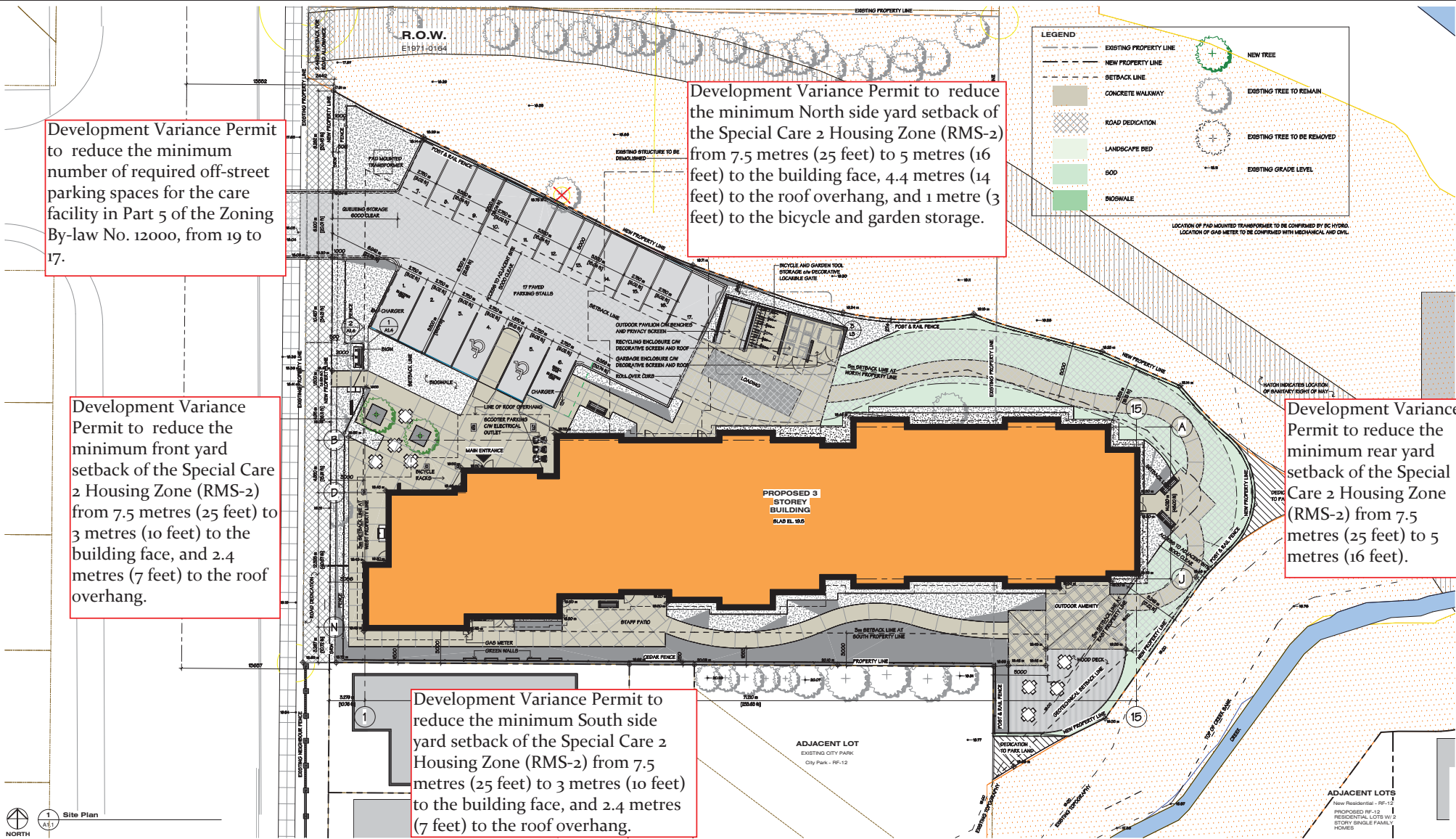
Development Variance Permit to reduce the minimum number of required off-street parking spaces for the care facility in Part 5 of the Zoning By-law No. 12000, from 19 to 17.

Development Variance Permit to reduce the minimum North side yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 5 metres (16 feet) to the building face, 4.4 metres (14 feet) to the roof overhang, and 1 metre (3 feet) to the bicycle and garden storage.

Development Variance Permit to reduce the minimum front yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang.

Development Variance Permit to reduce the minimum South side yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang.

Development Variance Permit to reduce the minimum rear yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 5 metres (16 feet).



Site Plan - 8054 - 140 St.

8054 140 Street, Surrey, B.C.
08.16.2016

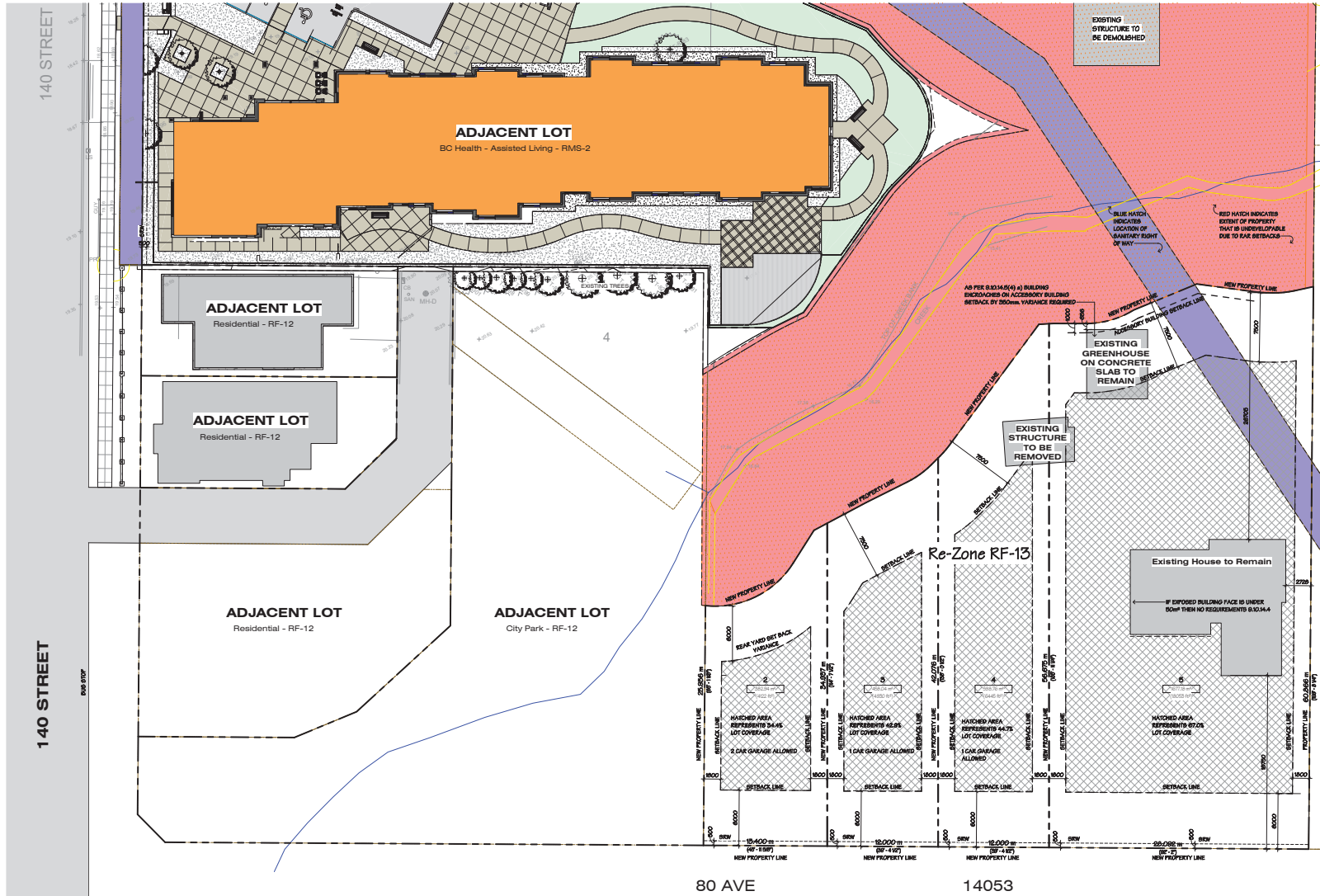
JOB NO. 1537

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P-4S3
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

Craven | Huston | Powers | Architects

CHPA



PROPERTY 5 ZONING BYLAW REVIEW

PROJECT INFORMATION
 CIVIC ADDRESS 14053 - 80 Ave, Surrey BC
 LEGAL ADDRESS Lot 13, Sec. 28 TWP. 2 New Westminister District Plan 36566

CURRENT ZONE RA One-Acre Residential Zone
 PROPOSED ZONE RF-13 Single Family Residential Zone

A. Final Site Area
 Lot 5 - 1677 m² (18053 ft²)

B. Proposed Area: 189.7m²

C. Density
 The floor area ratio shall not exceed 0.70, with 35 m² be reserved for garage
 The floor area ratio shall not exceed 0.60 for first 6,000 sq of lot and 0.35 for remaining lot area for lots 4 and 5

D. Current Lot Coverage (Maximum 50%):
 Lot 5 - 10.5%

E. Yards and Setbacks
 Required Setbacks: Front: 6.0m (18.75m Provided) - COMPLIES
 Rear: 7.5m (26.7m Provided) - COMPLIES
 Side: 1.8m (2.75m Provided) - COMPLIES

Accessory Buildings: Front: Not Permitted - COMPLIES
 Rear: 1.0m - VARIANCE REQUIRED
 Side: 0.0m

F. Height of Building
 Shall not exceed 9m (30 ft) (Approximately 7.6m Provided) - COMPLIES

Development Variance Permit to increase the maximum width of a double car garage of the Single Family Residential (13) Zone (RF-13) from 6.3 metres (23 feet) to 8.4 metres (27 feet) for proposed Lot 5.

1 Site Plan -Neighbor
 NORTH

Site Plan - 14053 - 80 Ave

8054 140 Street, Surrey, B.C.
 08.16.2016

JOB NO. 1537

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
 CHILLIWACK, B.C. CANADA
 V2P-4S3

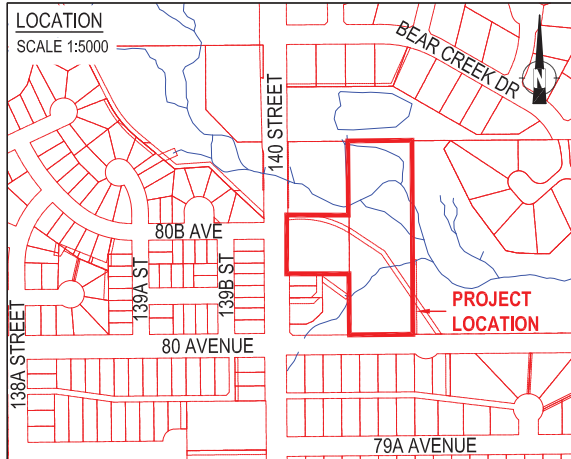
TEL: 604 | 793 | 9445
 FAX: 604 | 793 | 9446
 EMAIL: chp@chparchitects.com

Craven | Huston | Powers | Architects

CHPA

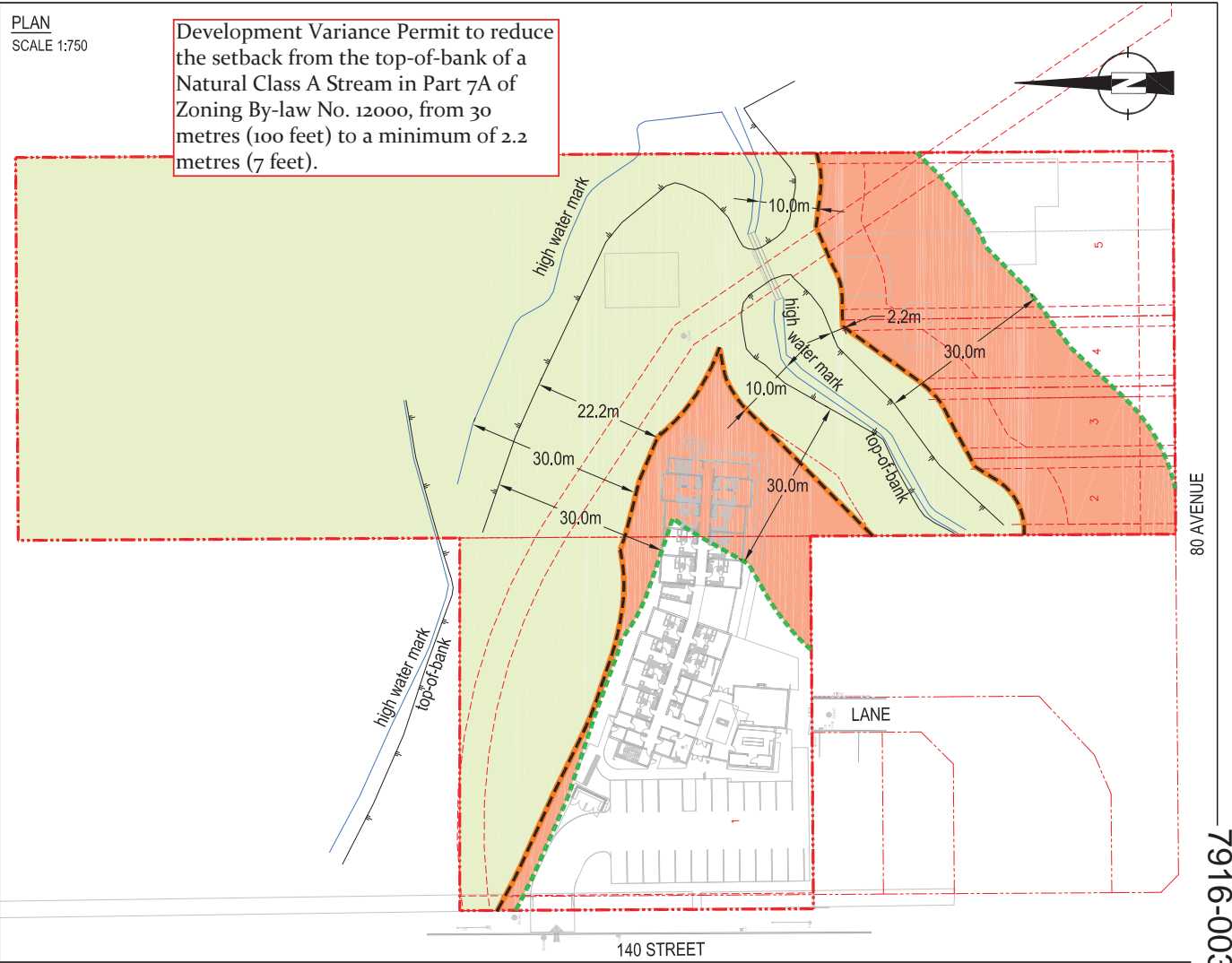
7916-0039-00 (B)

A1.2



PLAN
SCALE 1:750

Development Variance Permit to reduce the setback from the top-of-bank of a Natural Class A Stream in Part 7A of Zoning By-law No. 12000, from 30 metres (100 feet) to a minimum of 2.2 metres (7 feet).



LEGEND	
	Proposed SPEA
	RAR SPEA
	Bylaw SPEA
	Encroachment Area (2,898m ²)
	Park / Area available for Enhancement (10,480m ²)

REFERENCE DRAWINGS

1. File No. 15346-04.Site. "Site Plan of Lot 55 Except Part in Plan LMP22229 Section 28 Township 2 New Westminster District Plan 65189", January 19, 2016, Isaak, Osman & Associates.
2. Email: 2016-02-03 Surrey A1-0 - Subdivision Plan.dwg, February 03, 2016, Craven/Huston/Powers Architects.
3. 2014 Legal Base From City of Surrey.

BC HOUSING MANAGEMENT COMMISSION

8054 - 140 STREET AND 14053 - 80 AVENUE
Surrey, BC



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

SPEA

DESIGN CG	DRAWN SCM	CHECKED IWW	REVISION 00	REVISION DATE
SCALE: As Shown			DRAWING NUMBER: 153-02-05	
DATE: October 21, 2016				

DATE: 2016-10-21 - 11:46am
PATH: I:\ENV\FSR\Alpha\Envirowest Files\2016\Surrey\White Rock\15342\AutoCAD\Final\153-02-05.dwg
LAYOUT: 153-02-05

7916-0039-00 (C)