

**ADDITIONAL PLANNING COMMENTS**

Application No.: 7916-0063-00  
7916-0063-01

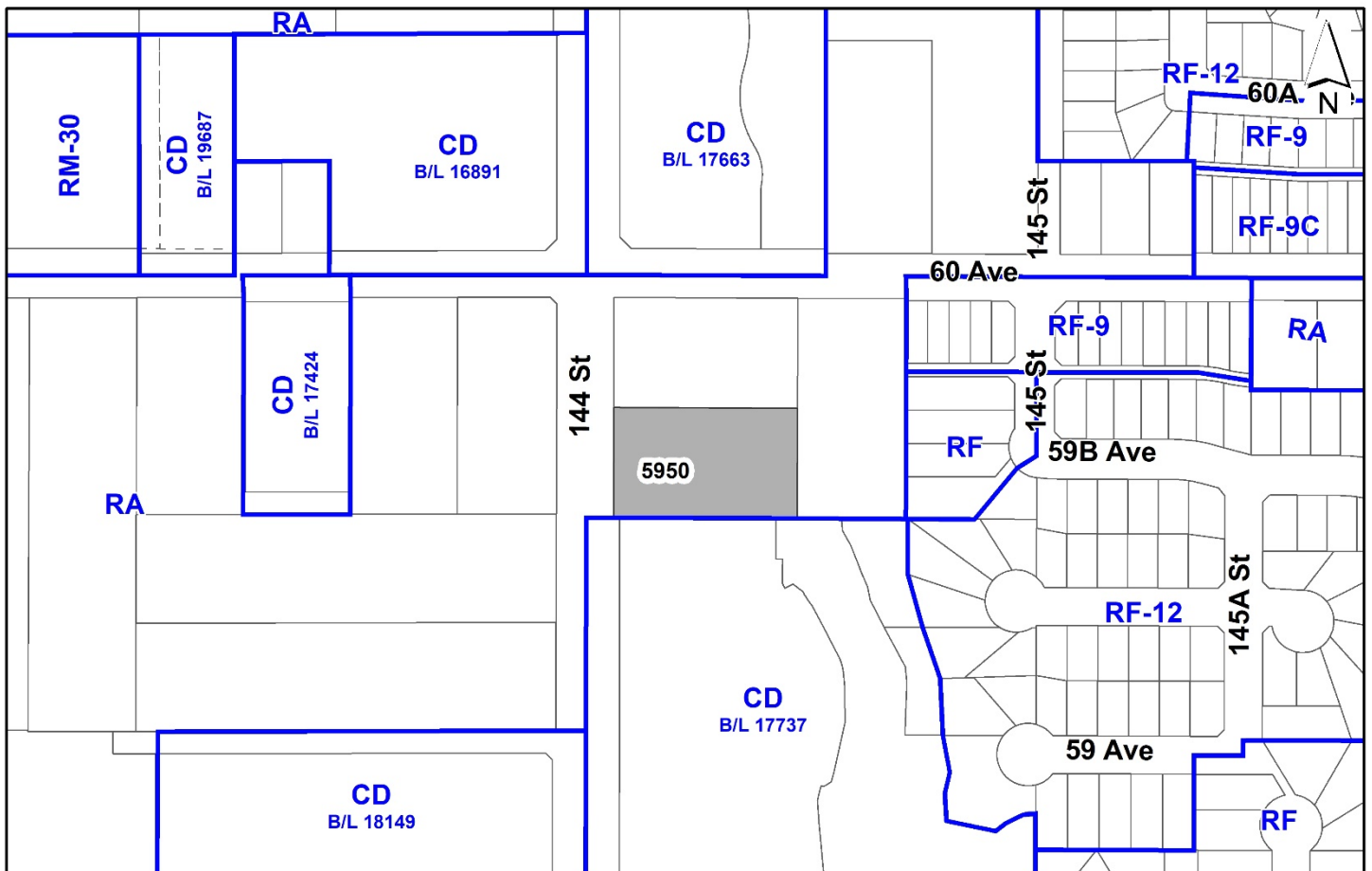
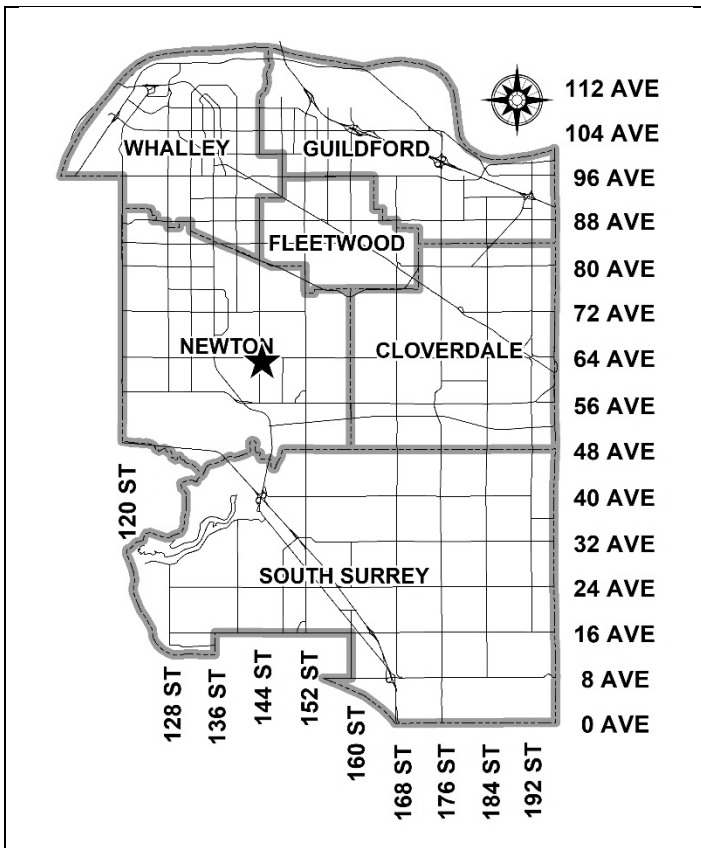
Planning Report Date: September 27, 2021

**PROPOSAL:**

- **Development Variance Permit**

to reduce the minimum required indoor amenity space for a 17-unit townhouse development located in the South Newton Neighbourhood Concept Plan area.

**LOCATION:** 5950 - 144 Street  
**ZONING:** RA  
**OCF DESIGNATION:** Urban  
**NCP DESIGNATION:** Townhouses 15 u.p.a.  
**DESIGNATION:** Creeks & Riparian Setbacks



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary Part 4 "General Provisions" of the Surrey Zoning By-law to reduce the minimum indoor amenity space required for a 17-unit townhouse development from 37 square metres to 0 square metres (0 sq.ft.).

## RATIONALE OF RECOMMENDATION

- On November 19, 2018, Council considered Planning and Development Report No. 7916-0063-00, proposing a Neighbourhood Concept Plan Amendment, Rezoning, Development Permit and Development Variance Permit in order to permit the development of 17 townhouse units on the subject site. Following a Public Hearing on December 3, 2018, Council referred the application back to staff to have the proposal reviewed by the Environment and Sustainability Advisory Committee and address neighbourhood concerns regarding parking.
- The applicant worked through the items identified by Council and Third Reading was granted at the April 1, 2019, Regular council – Public Hearing meeting to rezone the site to "Multiple Residential 30 Zone (RM-30)" and approve the applicant's request to eliminate the required indoor amenity space, among other things.
- On November 18, 2019, Council gave final adoption to Text Amendment By-law No. 19945 (Corporate Report R206; 2019) which included amendments to add minimum indoor and outdoor amenity space requirements to various multiple residential zones within the Surrey Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)".
- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 51 square metres of indoor amenity space. As per the recent amendments to the Zoning By-law, for ground-oriented multiple unit residential projects proposing 11 to 24 units, the minimum required physical indoor amenity space is 37 square metres. A cash-in-lieu contribution may be considered to address any shortfall between the required and minimum indoor amenity space requirements.
- The applicant is proposing to provide no indoor amenity space, given the scale of the proposed development.
- The proposal includes approximately 51 square metres of outdoor amenity space, meeting the Zoning By-law requirement of 3.0 square metres per dwelling unit.
- The applicant has agreed to provide a monetary contribution of \$34,000 (based on \$2,000 per unit) to address the shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0063-01 (Appendix II), to reduce the minimum indoor amenity space required for a 17-unit townhouse development from 37 square metres to 0 square metres, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family residential	Townhouses 15 u.p.a. Creeks & Riparian Setbacks	RA
North:	Single family residential	Townhouses 15 u.p.a. max, Creeks & Riparian Setbacks	RA
East:	Sullivan Heights Creek which runs through a heavily treed portion of an acreage property	Creeks & Riparian Setbacks	RA
South:	Townhouses	Townhouses (20 u.p.a.)	CD (By-law No. 17737)
West (Across 144 Street):	Single family residential	Apartments (45 u.p.a.)	RA

### Context & Background

- On November 19, 2018, Council considered Planning and Development Report No. 7916-0063-00 (See Appendix III), proposing a Neighbourhood Concept Plan Amendment, Rezoning, Development Permit and Development Variance Permit in order to permit the development of 17 townhouse units on the subject site.
- Following a Public Hearing on December 3, 2018, Council referred the application back to staff to have the proposal reviewed by the Environment and Sustainability Advisory Committee and address neighbourhood concerns regarding parking.
- The applicant worked through the items identified by Council and Third Reading was granted at the April 1, 2019, Regular council – Public Hearing meeting (appendix IV) to rezone the site to "Multiple Residential 30 Zone (RM-30)" and approved the applicant's request to eliminate the required indoor amenity space, among other things.
- On November 18, 2019, Council gave final adoption to Text Amendment By-law No. 19945 (Corporate Report R206; 2019) which included amendments to add minimum indoor and outdoor amenity space requirements to various multiple residential zones within the Surrey Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)".

- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 51 square metres of indoor amenity space.
- As per the recent amendments to the Zoning By-law, for ground-oriented multiple unit residential projects proposing 11 to 24 units, the minimum required physical indoor amenity space is 37 square metres. A cash-in-lieu contribution may be considered to address any shortfall between the required and minimum indoor amenity space requirements.
- The applicant is proposing to provide no indoor amenity space given the scale of the proposed development and is meeting the required outdoor amenity space provision.

## **DEVELOPMENT PROPOSAL**

### **Planning Considerations**

- The applicant is proposing to reduce the minimum indoor amenity space required for a 17-unit townhouse development from 37 square metres to 0 square metres.

## **BY-LAW VARIANCE AND JUSTIFICATION**

### **(a) Requested Variance:**

- Proposing to vary Part 4, “General Provisions”, of the Surrey Zoning By-law to reduce the minimum indoor amenity space required for a 17-unit townhouse development from 37 square metres to 0 square metres.

### **Applicant's Reasons:**

- Council previously approved a request to eliminate the required indoor amenity space on the subject application on April 1, 2019.

### **Staff Comments:**

- The proposal includes approximately 51 square metres outdoor amenity space, meeting the Zoning By-law requirement of 3.0 square metres per dwelling unit.
- The applicant has agreed to provide a monetary contribution of \$34,000 (based on \$2,000 per unit) to address the shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.
- Staff support the requested variance to proceed to Public Notification.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7916-0063-01
- Appendix III. Additional Planning Comments & Planning and Development Report No. 7916-0063-00

*approved by Shawn Low*

Rémi Dubé  
Acting General Manager  
Planning and Development

BD/cm



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0063-01

Issued To:

(the "Owner")

Address of 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: 007-086-148  
 Lot 32 Section 10 Township 2 New Westminster District Plan 34406  
  
 5950 - 144 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:  
  
In Section B.1 of Part 4 "General Provisions" the minimum required indoor amenity space is reduced from 37 square metres to 0 square metres for a 17-unit townhouse development on the Land.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
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 .

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Mayor – Doug McCallum

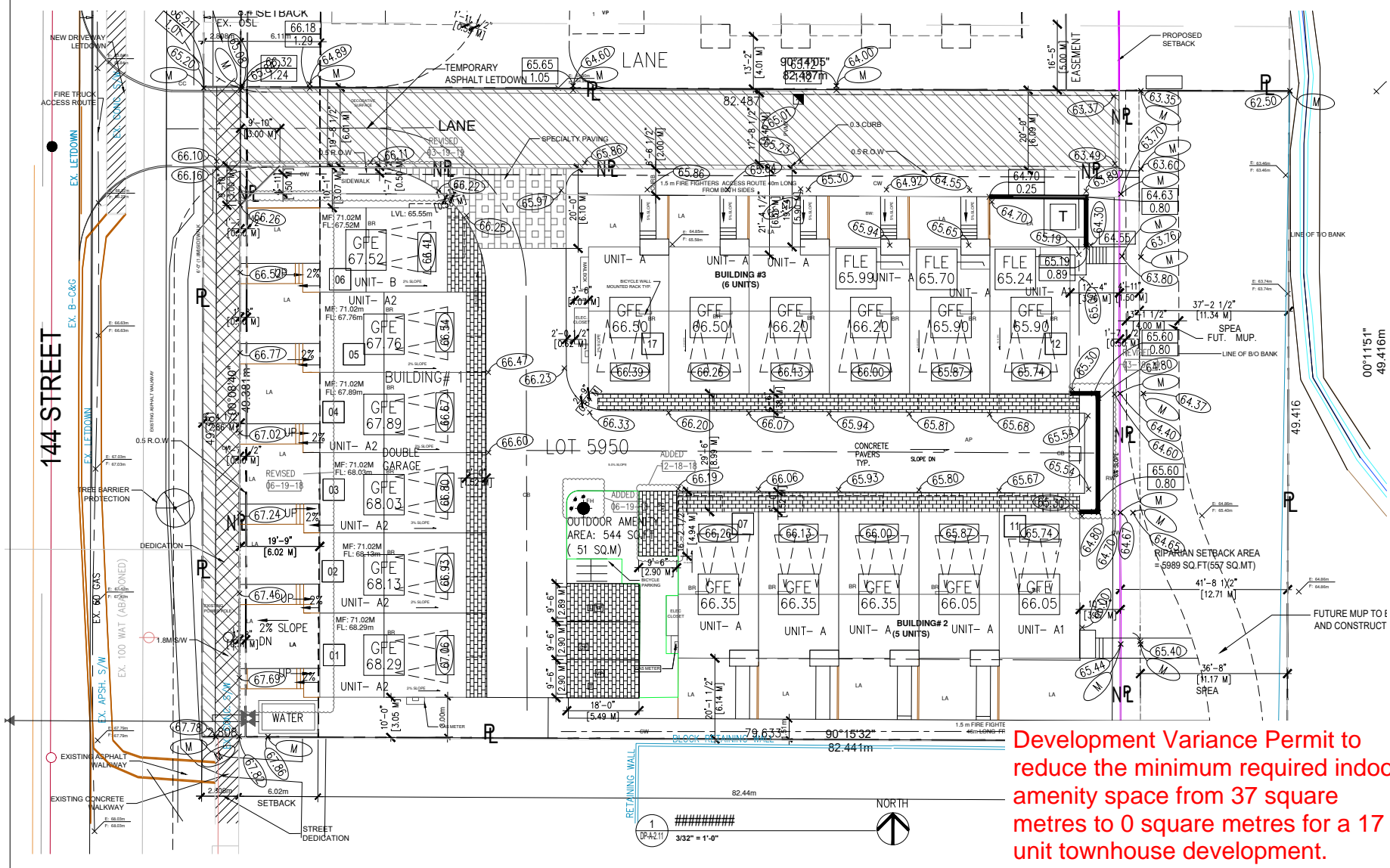
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City Clerk – Jennifer Ficocelli



LEGEND

WW	WINDOW WELL	T	TRANSFORMER PEDESTRIAN- CROSSING / SPEED HUMP
CB	CATCH BASIN	CR	CONCRETE CURB
CP	CONCRETE PAVERS	RW	RETAINING WALL
CW	CONCRETE SIDEWALK	H	HYDRANT
LA	LANDSCAPED AREA	FD	FIRE DEPARTMENT CONNECTION
MB	MAILBOX	BR	WALL MOUNTED BIKE RACK



**Development Variance Permit to reduce the minimum required indoor amenity space from 37 square metres to 0 square metres for a 17 - unit townhouse development.**

PROJECT INFO:

PROJECT NO.	DATE
CLIENT:	DRAWN BY:
DESIGNER:	CHECKED BY:
DATE:	DATE:

DATE: 19-12-2019  
SCALE: 1"=1'  
DRAWING TITLE: A 1.1 SITE LAYOUT

DRAWN BY: TJ  
PROJECT NO: 19-221

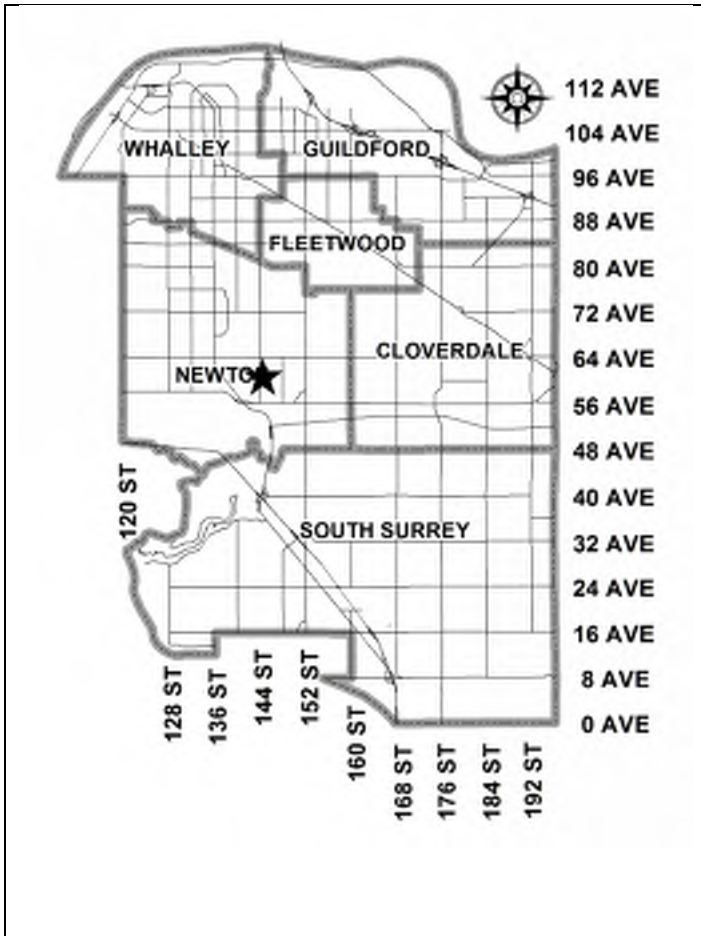
DRAWING TITLE: A 1.1 SITE LAYOUT

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City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7916-0063-00

Planning Report Date: April 1, 2019



**PROPOSAL:**

- **NCP Amendment** for a portion of the site from Townhouse 15 upa to Townhouse 25 u.p.a. max and for changes to the boundary of Creeks & Riparian Setback designation
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 17 townhouses.

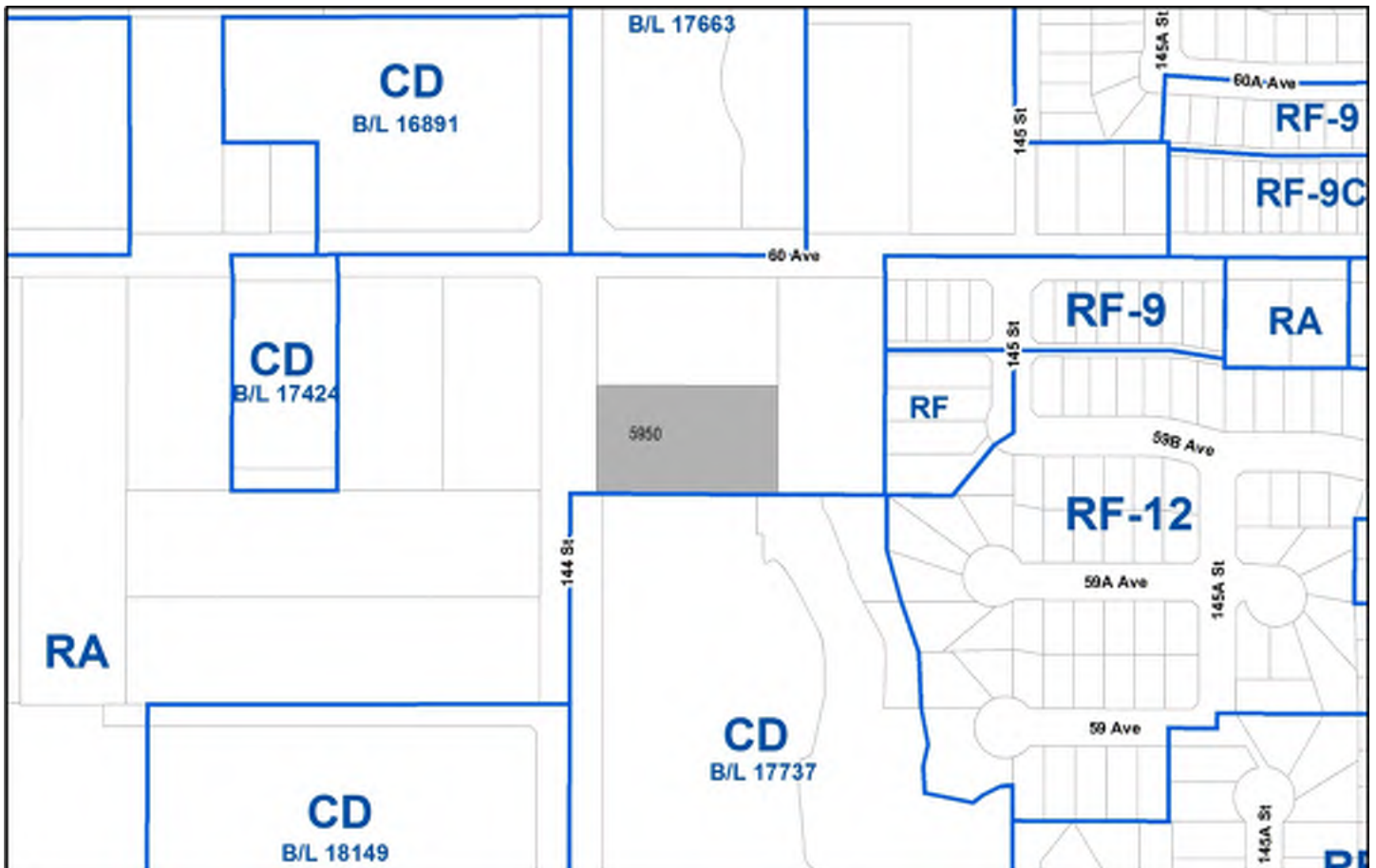
**LOCATION:** 5950 - 144 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouses 15 u.p.a.

**DESIGNATION:** Creeks & Riparian Setbacks



### RECOMMENDATION SUMMARY

- Council grant Third Reading to Rezoning By-law No. 19703.
- Approval to draft revised Development Permit No. 7916-0063-00 for Form & Character and Sensitive Ecosystems (Streamside Areas).
- Approval of Development Variance Permit No. 7916-0063-00.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from 'Townhouse 15 u.p.a. max' to 'Townhouse 25 u.p.a. max' and for an adjustment to the NCP designation, 'Creeks and Riparian Setbacks' to delineate the riparian area corridor to be conveyed to the City.
- A Development Variance Permit (DVP) is proposed to reduce the side and rear yard setbacks.

### RATIONALE OF RECOMMENDATION

- In response to concerns raised by area residents, at the December 3, 2018 Regular Council – Public Hearing Meeting, Council passed the following motion (Council Resolution R18-2316) that the Application No. 7916-0063-00 be referred to staff to address the following:
  - Complete a review from the Environment and Sustainability Advisory Committee (ESAC), and the Parks, Recreation and Culture Department;
  - Address community concerns regarding parking; and
  - The applicant submit a Sustainability Development Checklist.
- In response to Council's direction, staff worked with the applicant and identified one additional visitor parking stall that can be provided on the subject site. The number of visitor parking spaces provided for this project has been increased to 4, which exceeds the bylaw requirement of 3 stalls.
- The applicant has provided a Sustainable Development Checklist, and the application was presented to the ESAC meeting held on March 27, 2019 for information purposes.
- The applicant is proposing to use the flex provision allowed under the Zoning By-law. By using this provision, no variances to the streamside setback are proposed.
- Council is requested to consider granting Third Reading to the rezoning by-law, and to authorize staff to draft Development Permit No. 7916-0063-00 and approve Development Variance Permit No. 7916-0063-00.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council grant Third Reading to Rezoning Bylaw No. 19703;
2. That Council support the issuance of the associated Development Variance Permit No. 7916-0063-00 (Appendix B) upon final adoption of the related rezoning bylaw; and
3. Council authorize staff to draft the revised Development Permit No. 7916-0063-00 for Form & Character and Sensitive Ecosystems (Streamside Areas), as amended, generally in accordance with the attached revised drawings (Appendix A).

## ADDITIONAL PLANNING COMMENTS

### Background

- Development Application No. 7916-0063-00 was initially considered by Council at the November 19, 2018 Regular Council – Land Use Meeting (Appendix C), where First and Second Reading of the associated by-laws was granted.
- In response to concerns raised by area residents at the December 3, 2018 Regular Council – Public Hearing meeting, Council referred the subject development application back to staff to work with the applicant to address community concerns regarding parking, to complete a review from the Environment and Sustainability Advisory Committee and Parks, Recreation and Culture Department, and to submit a Sustainability Development Checklist (Council Resolution R18-2316).

### Environment & Sustainability Advisory Committee

- Following Council's direction, the subject application was presented to the Environment and Sustainability Advisory Committee (ESAC) on March 27, 2019. The draft minutes of the March 27, 2019 ESAC meeting are included in Appendix D.
- The applicant is proposing to use the flex provision allowed for under Part 7A of the Zoning By-law. By using the flex provisions, no variances to the streamside setback are being proposed. These provisions have been used to help "square off" the property, and the habitat area proposed has no net loss.

### Revised Proposal

- Following the Public Hearing, the applicant reviewed opportunities to provide additional visitor parking stalls on site. It was determined that one additional parking space could be accommodated on the site.
- Under the Zoning Bylaw, the existing 17-unit townhouse site requires 3 visitor parking stalls. The applicant has adjusted the site layout to provide one additional visitor parking stall for a total of 4 visitor parking stalls on the site.

Sustainable Development Checklist

The applicant prepared and submitted a sustainable development checklist for the subject site on March 28, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is located in the South Newton Neighbourhood Concept Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density of the project complies with the Urban land use designation of the OCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils and natural landscaping are proposed.</li> <li>• The applicants are proposing to replant 26 trees on the site.</li> <li>• A total of 11 trees are proposed to be retained in the riparian area.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bike parking is provided.</li> <li>• The development is adjacent to public transit.</li> <li>• The development is connected to pedestrian pathways.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The site has been designed to minimize CPTED concerns.</li> <li>• Outdoor amenity spaces are proposed to be provided.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix A. Site Plan and Building Elevations
- Appendix B. Development Variance Permit No. 7916-0063-00
- Appendix C. November 19, 2018 Planning Report
- Appendix D. Draft Minutes of March 27, 2019 ESAC Meeting

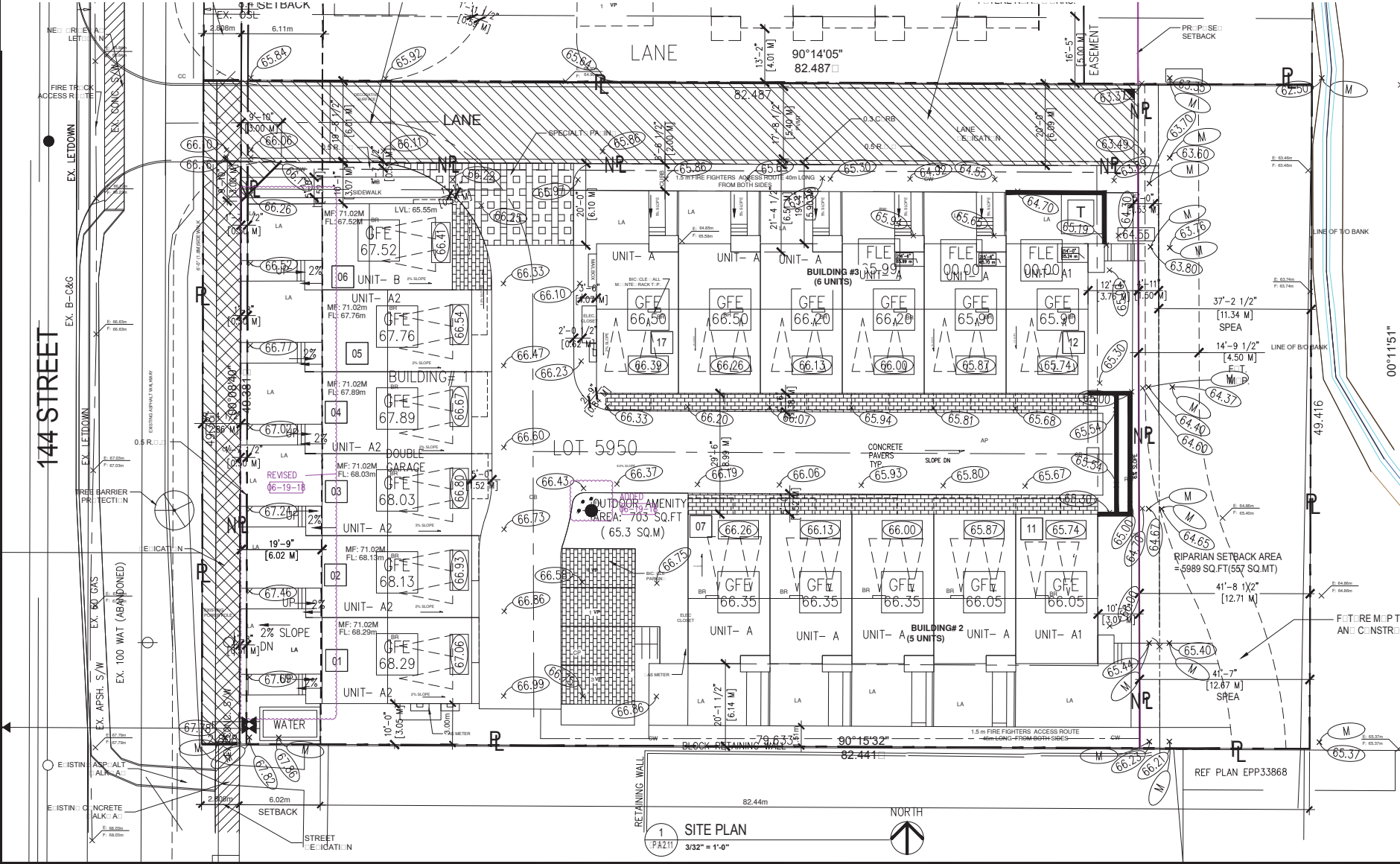
*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

**LEGEND**

NW WINDOW WELL	T TRANSFORMER PEDESTRIAN-CROSSING / SPEED HUMP
CB CATCH BASIN	RW RETAINING WALL
CR CONCRETE CURB	H HYDRANT
CP CONCRETE PAVERS	FD FIRE DEPARTMENT CONNECTION
CW CONCRETE SIDEWALK	BR WALL MOUNTED BIKE RACK
LA LANDSCAPED AREA	
MB MAILBOX	

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MARK	DATE	DESCRIPTION
1	08 JULY 2017	ISSUED FOR DP REVISION
2	22 JAN 2018	ISSUED FOR DP REVISION
3	17 MAY 2018	ISSUED FOR DP REVISION
4	12 JUN 2018	ISSUED FOR DP REVISION
5	12 JUL 2018	ISSUED FOR DP REVISION
6	12 JUL 2018	ISSUED FOR DP REVISION

PROJECT: **5950 TOWNHOUSING**  
 5950-44 ST, SURREY, B.C.  
 SHEET DESCRIPTION: **SITE PLAN**  
 OWNER: \_\_\_\_\_  
 F.T. REM. P.L.T. AND C.NSTR. CT: \_\_\_\_\_

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217

SCALE: 3/32" = 1'-0"	PROJECT NO: _____
DATE: 16 MAY 2017	SHEET: _____
DRAWN: RJS	REVISIONS: _____
REVISIONS: _____	DATE: _____

**1 SITE PLAN**  
 3/32" = 1'-0"  
 NORTH



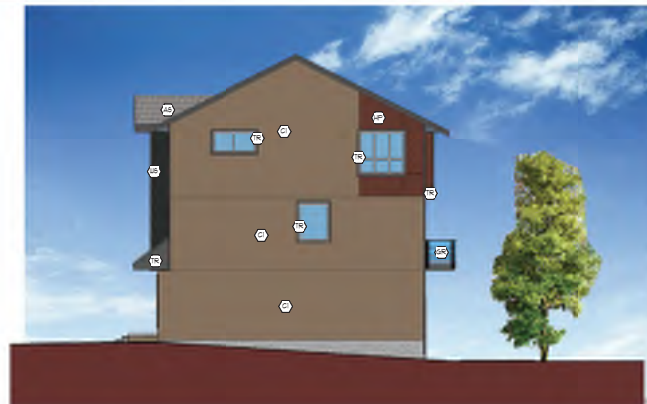
1 COLOURED EAST ELEVATION  
DP-A-5.12 N.T.S.



2 COLOURED WEST ELEVATION (144 STREET)  
DP-A-5.12 N.T.S.



3 COLOURED NORTH ELEVATION  
DP-A-5.12 N.T.S.



4 COLOURED SOUTH ELEVATION  
DP-A-5.12 1/8" = 1'-0"

**MATERIAL LEGEND :**

MATERIAL	COLOR	
GUARDRAILING	BLACK	
FLASHING	GREY	
TRIM / FASCIA	ROYCROFT PEWTER DU 28-48	
4" HARDI SIDING	WEATHERED SHINGLES DU 28-41	
ASPHALT SHINGLES	GREY	
HARDI PANEL	AURORA DU 28-51	
HARDI PANEL	ROCKWOOD SHIFTER GREEN DU 39-08	
WINDOWS & DOORS	WHITE	
ENTRY DOOR	BLACK	
ROLL-UP DOOR	ROYCROFT PEWTER DU 28-48	

NOTE: COLORS FROM SHERWIN WILLIAMS UNLESS NOTED

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MARK	DATE	DESCRIPTION
1	09 JUL 2017	ISSUED FOR PERMITS
2	22 JAN 2018	ISSUED FOR PERMITS
3	17 MAR 2018	ISSUED FOR PERMITS
4	12 MAR 2018	ISSUED FOR PERMITS
5	12 MAR 2018	ISSUED FOR PERMITS

PROJECT:  
**5950 TOWNHOUSING**  
5950-144 ST, SURREY, B.C.  
SHEET DESCRIPTION:  
**BUILDING-1 (UNIT A) - COLOURED ELEVATION**

OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#274-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 938-3351  
FAX: (604) 938-0217  
drjarch@shaw.ca

SCALE:	PROJECT NO.:
As Indicated	---
DATE: 02 MAR 2018	---
DRAWN:	SHEET:
REVISIONS:	DP-A-5.12

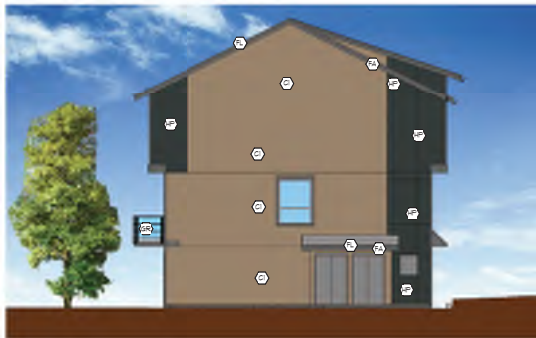




1 COLOURED NORTH ELEVATION  
DP-A-5.22 N.T.S.



2 COLOURED SOUTH ELEVATION  
DP-A-5.22 N.T.S.



3 COLOURED WEST ELEVATION  
DP-A-5.22 N.T.S.



4 COLOURED EAST ELEVATION (RIPARIAN AREA)  
DP-A-5.22 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
GUARD/RAILING	BLACK	
FLASHING	GREY	
TRIM / FASCIA	ROYCROFT PEPPER 60 2848	
4" HARDY SIDING	WEATHERED SHINGLES 60 2841	
ASPHALT SHINGLES	GREY	
HARDI PANEL	ROCKWOOD SHUTTER GREEN 60 2809	
WINDOWS & DOORS	WHITE	
HARDI BOARD & BATTEN	ROCKWOOD SHUTTER GREEN 60 2809	
ENTRY DOOR	BLACK	
ROLL-UP DOOR	ROYCROFT PEPPER 60 2848	

NOTE: COLORS FROM SHERWIN WILLIAMS UNLESS NOTED

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MARK	DATE	DESCRIPTION
1	09 JUL 2017	ISSUED FOR PERMITS
2	02 JAN 2018	ISSUED FOR PERMITS
3	17 MAR 2018	ISSUED FOR PERMITS
4	12 NOV 2018	ISSUED FOR PERMITS
5	12 NOV 2018	ISSUED FOR PERMITS

PROJECT:  
**5950 TOWNHOUSING**  
5950-144 ST, SURREY, B.C.

SHEET DESCRIPTION:  
**BUILDING-2 (UNIT A) - COLOURED ELEVATION**

OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#274-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 938-3351  
FAX: (604) 938-0217  
drjrch@shaw.ca

SCALE: As Indicated	PROJECT NO: ---
DATE: 02 MAR 2018	SHEET: ---
DRAWN: ---	REVISIONS: 6

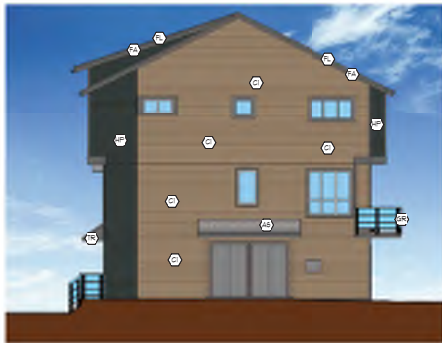
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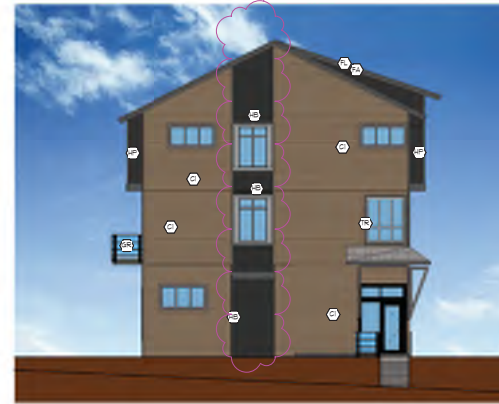
1 COLOURED SOUTH ELEVATION  
DP-A-5.32 N.T.S.



2 COLOURED NORTH ELEVATION  
DP-A-5.32 N.T.S.



3 COLOURED WEST ELEVATION  
DP-A-5.32 N.T.S.



4 COLOURED EAST ELEVATION (RIPARIAN AREA SIDE)  
DP-A-5.32 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
GD GUARDRAILING	BLACK	
FL FLASHING	GREY	
TR/FA TRIM / FASCIA	ROYCROFT PEPPER SU 2848	
4" HARD SIDING	WEATHERED SHINGLES SU 2841	
AS ASPHALT SHINGLES	GREY	
HP HARDI PANEL	ROCKWOOD SHITTER GREEN SU 2809	
HB HARDI BOARD + BATTER	ROCKWOOD SHITTER GREEN SU 2809	
WINDOWS + DOORS	WHITE	
ED ENTRY DOOR	BLACK	
RD ROLL-UP DOOR	ROYCROFT PEPPER SU 2848	

NOTE: COLORS FROM SHERWIN WILLIAMS UNLESS NOTED

06-19-18  
ADDED

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3	17 MAR 2018	ISSUED FOR PERMITS
4	12 NOV 2018	ISSUED FOR PERMITS
5	12 NOV 2018	ISSUED FOR PERMITS
6	12 NOV 2018	ISSUED FOR PERMITS

PROJECT:  
**5950 TOWNHOUSING**  
5950-144 ST, SURREY, B.C.

SHEET DESCRIPTION:  
**BUILDING-3 (UNIT A) -  
COLOURED ELEVATION**

OWNER:

**DOUGLAS R.  
JOHNSON  
ARCHITECT LTD.**  
#274-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 938-3351  
FAX: (604) 938-0217  
drjarch@shaw.ca

SCALE:	PROJECT NO.:
As Indicated	
DATE: 02 MAR 2018	
DRAWN:	SHEET:
REVISIONS:	DP-A-5.32

6

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0063-00

Issued To:

(the "Owner")

Address of 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: 007-086-148  
 Lot 32 Section 10 Township 2 New Westminster District Plan 34406  
 5950 - 144 Street

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to reduce the minimum west setback of the RM-20 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 1;
  - (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 3; and to 3.0 metres (10 ft.) for Building 1;
  - (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2 and 3; and
  - (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for Building 2, and to 3.0 metres (10 ft.) for Building 1.
  
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

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

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Mayor – Doug McCallum

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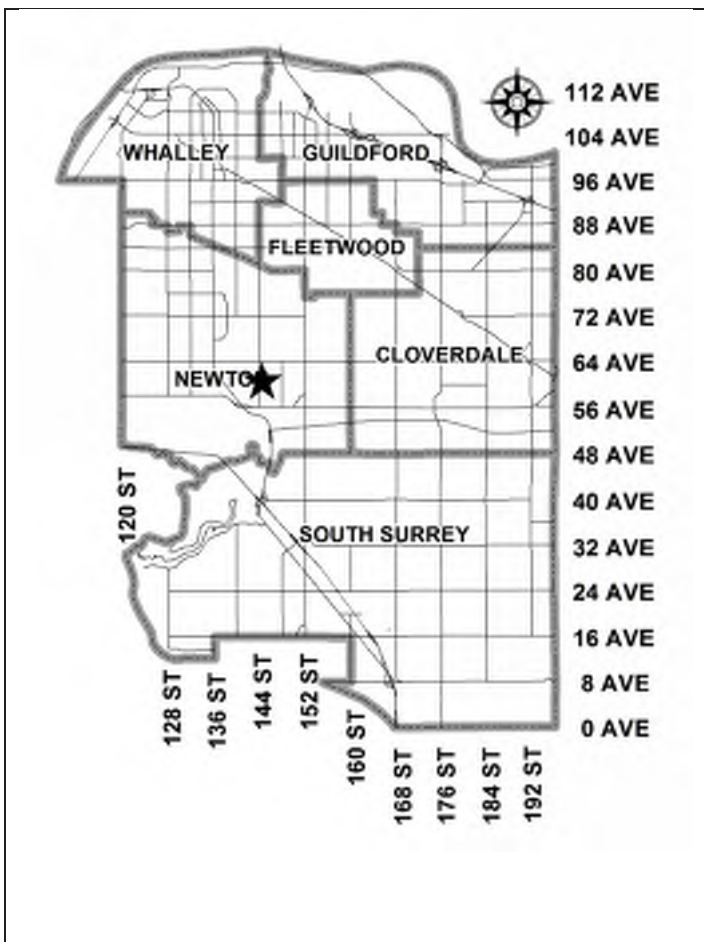
City Clerk – Jennifer Ficocelli



City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0063-00

Planning Report Date: November 19, 2018



**PROPOSAL:**

- **NCP Amendment** for a portion of the site from Townhouse 15 u.p.a to Townhouse 25 u.p.a. max and for changes to the boundary of Creeks & Riparian Setback designation
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 17 townhouses.

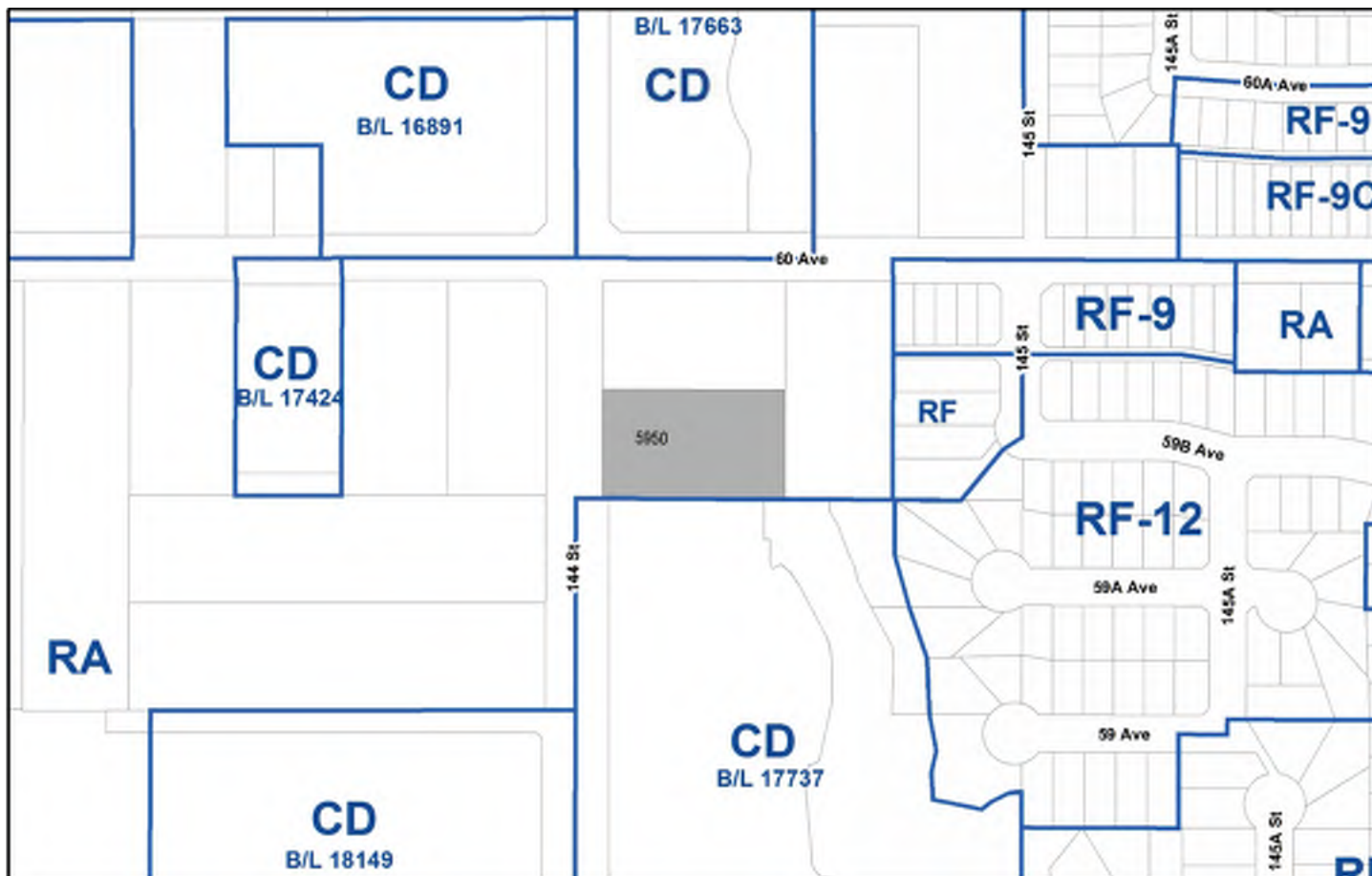
**LOCATION:** 5950 - 144 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouses 15 u.p.a.

**DESIGNATION:** Creeks & Riparian Setbacks



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes amendments to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from 'Townhouse 15 u.p.a. max' to 'Townhouse 25 u.p.a. max' and for an adjustment to the NCP designation, 'Creeks and Riparian Setbacks' to delineate the riparian area corridor to be conveyed to the City.
- A Development Variance Permit (DVP) is proposed to reduce the side and rear yard setbacks.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan designation.
- The proposed use (townhouses) and density are consistent with the existing and planned land use pattern in this part of the South Newton neighbourhood.
- The proposed amendment to the South Newton NCP reflects the current trend in development in the area which is for more dense forms of development and will help utilize the site more efficiently since approximately 16% of the subject site (632 square metres (6,803 sq.ft.)) will be conveyed to the City, without compensation, for the protection of the riparian area, and for a 3.0 metres (10 ft.) wide public walkway adjacent to the riparian area.
- The proposed amendment to the boundary of the Creeks and Riparian Setbacks designation will ensure that the actual location of the creek and the approved riparian setbacks are reflected.
- The proposed development will allow for the extension of an existing parks pathway that currently ends at the southeast corner of the subject property. In its ultimate condition, this pathway will provide pedestrian connection adjacent to Sullivan Heights Creek between 58 Avenue to the south and 60 Avenue to the north.
- The proposed building form is appropriate for this part of South Newton and meets the design guidelines in the Official Community Plan (OCP).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA ) to " Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7916-0063-00 for Form and Character and for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0063-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 1;
  - (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 3, and to 3.0 metres (10 ft.) for Building 1;
  - (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2 and 3; and
  - (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for Building 2, and to 3.0 metres (10 ft.) for Building 1.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;



- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (i) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (j) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Townhouse 15 u.p.a. max" to "Townhouse 25 u.p.a. max" and for a change to the boundary of the Creeks & Riparian Setbacks designation when the project is considered for final adoption, as shown in Appendix VII.

### REFERRALS

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

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

5 Elementary students at Goldstone Park Elementary School  
2 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

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

### SITE CHARACTERISTICS

**Existing Land Use:** Single family residential dwelling.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Single family residential	Townhouses 15 u.p.a. max, Creeks & Riparian Setbacks	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Sullivan Heights Creek which runs through a heavily treed portion of an acreage property	Creeks & Riparian Setbacks	RA
South:	Townhouses	Townhouses (20 u.p.a.)	CD (By-law No. 17737)
West (Across 144 Street):	Single family residential	Apartments (45 u.p.a.)	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- Under the South Newton Neighbourhood Concept Plan (NCP), the majority of the site is currently designated as 'Townhouses 15 u.p.a. max', while a small portion along the east boundary is designated 'Creeks & Riparian Setbacks'.
- An NCP amendment is proposed to re-designate the developable portion of the site from 'Townhouses 15 u.p.a. max' to 'Townhouse 25 u.p.a. max' to allow the development of 17 townhouse units at a proposed net density of 23 townhouse units per acre.
- An NCP amendment is also required to adjust the boundary of the 'Creeks & Riparian Setbacks' designation. The amendment, which is in part a housekeeping measure, will reflect the actual location of the creek and the approved riparian setbacks from the top of bank.
- The proposal is in keeping with the Official Community Plan (OCP) and is consistent with the patterns of development, land uses and densities that have been recently approved in the area.
- The project also provides for a number of significant community benefits, including the conveyance of 632 square metres (6,803 sq.ft.) of riparian area to the City for conservation purposes and to facilitate the construction of a 3.0 metre (10 ft.) wide public pathway with landscaping located along the eastern edge of the townhouse site adjacent to the riparian area. The riparian area representing 16% of the gross site area is to be conveyed to the City at no cost.

### DEVELOPMENT CONSIDERATIONS

- The subject 1.0 acre (4,069 square metres) site is designated "Urban" in the Official Community Plan (OCP) and zoned "One-Acre Residential (RA)". A Class B, yellow coded watercourse, named Sullivan Heights Creek flows south to north through the northeast corner of the property.
- Under the South Newton Neighbourhood Concept Plan (NCP), the majority of the site is designated as "Townhouse 15 u.p.a.", while the remainder of the site, containing Sullivan Heights Creek is designated "Creek & Riparian Setbacks".

### Current Proposal

- The applicant is proposing an amendment to the South Newton NCP to redesignate a portion of the site from "Townhouses 15 u.p.a. max" to "Townhouses 25 u.p.a. max" and to adjust the boundaries of the 'Creek and Riparian Setbacks' NCP designation to reflect the location of Sullivan Heights Creek and the riparian area that is to be conveyed to the City.
- The applicant is also proposing to rezone the townhouse portion of the site from "One Acre Residential" (RA) to "Multiple Family Residential (30) Zone" (RM-30) and a Development Permit for Form and Character to allow the development of a 17-unit townhouse project, and for Sensitive Ecosystem (Streamside Protection).
- A Development Variance Permit for reduced setbacks is also proposed as part of the subject application.
- The proposed development will have a gross floor area of 2,610 square metres (28,094 sq.ft.) which represents a net Floor Area Ratio (FAR) of 0.94 and 23 units per acre which is less than the maximum 1.0 FAR and 30 units per acre permitted under the RM-30 Zone.

### Sensitive Ecosystems (Streamside Area) Development Permit

- The site is within 50 metres of a yellow-coded watercourse, and is therefore subject to a Development Permit for Sensitive Ecosystem (Streamside Areas). The applicant has submitted an Environmental Report, and proposes the conveyance of the riparian area to the City at no cost, for conservation purposes. The riparian area is just over 11 metres (37 ft.) wide with an area of approximately 557 square metres (5,995 sq.ft.), and is located along the east boundary of the site.
- The applicant is proposing to use the flex provision allowed for under Part 7A of the Zoning By-law. Through the use of the flex provision, no variances to the streamside setback are being proposed. These provisions have been used to help "square off" the property, and the habitat area proposed has no net loss.

### PRE-NOTIFICATION

Pre-notification letters were sent on April 21, 2018 and the development proposal sign was installed on the property on May 2, 2016. To date, staff have received 8 responses from area residents whom have expressed concerns with the proposal. The following is a summary of the issues raised by area residents, with staff comments noted in italics:

- Two residents expressed concerns about loss of privacy due to the potential loss of a mature cedar hedge along the north property line.

*(The applicant has proposed 26 replacement trees on the subject site.)*

- Residents expressed concerns about the increase in density, and the pressure it will place on local schools which are already overcrowded.

*(The proposed development was referred to the Surrey School District, which expects the projected number of students from this development to include 4 elementary students and 2 secondary students.)*

## TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	14	14	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Maple, Bigleaf	3	3	0
Maple, Norway Crimson King	1	1	0
Chestnut, Horse	1	1	0
Locust	2	2	0
<b>Coniferous Trees</b>			
Cedar, Deodar	3	3	0
Falsecypress	4	4	0
Spruce	3	3	0
Cedar, Western Red	17	17	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>34</b>	<b>34</b>	<b>0</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>11</b>	<b>0</b>	<b>11</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>26</b>	
<b>Total Retained and Replacement Trees</b>		<b>26</b>	
<b>Contribution to the Green City Fund</b>		<b>\$22,400</b>	

- The Arborist Assessment states that there are a total of 34 protected trees on the site, excluding Alder and Cottonwood trees. 14 existing trees, approximately 29 % of the total trees on the site, are Alder trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 11 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A number of the high value trees are located within the north property line, and to facilitate the required east-west lane connection/road dedication, all trees along the north property line are proposed to be removed.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 82 replacement trees on the site. Since only 26 replacement trees can be accommodated on the site, the deficit of 56 replacement trees will require a cash-in-lieu payment of \$22,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Lilac, Red Flowering Dogwood, Japanese Maple, Oak and Weeping Nootka Cypress.
- In summary, a total of 26 trees are proposed to be replaced on the site with a contribution of \$22,400 to the Green City Fund.

## DESIGN PROPOSAL AND REVIEW

### Site Design and Layout

- The development will be comprised of three, 3-storey townhouse buildings, which will contain 5 or 6 units arranged around an internal road system. The units along 144 Street will be street oriented and have direct pedestrian access to the street.
- The townhouse development will include 17 family oriented units ranging in size from 156-165 square metres (1,680- 1,776 sq.ft.).
- The townhouse clusters will be built in a modern urban townhouse form. The materials for the project includes horizontal and vertical hardi siding, trim boards at window and door openings, and corner boards. The project will be finished in two colour schemes using complementary palette of gray greens, warm browns and cream shades.

### Public Pathway

- A north-south public pathway will be constructed along the new property line at the west edge of the riparian area. The public pathway will be 3.0 metres (10 ft.) wide with landscaping provided along the western edge of the townhouse site adjacent to the riparian area.

- The new pathway will connect to an existing pathway that terminates at the southeast corner of the subject site. Upon the development of the property to the north at 14440 60 Avenue, the pathway will ultimately extend north to 60 Avenue, thereby providing for a continuous pathway between 58 Avenue and 60 Avenue.
- Staff has requested that the corner units of Building 2 and 3 have a front door or backyard facing the riparian area to provide surveillance over the park space. In particular the architect has made use of the riparian area, the public path system, as requested by Parks.

#### Access, Pedestrian Circulation & Parking

- The primary access to the site will be via 144 Street. As 144 Street is dedicated as an arterial road, the access will be limited to right-in, right-out.
- A 6.0 metres (21 ft.) wide new east-west lane will be dedicated along the north property line as part of this application, which will ultimately connect to 60 Avenue, when the property to the north is developed. The property owner to the north would provide a north-south dedicated lane, adjacent to the riparian area along the rear of the (east portion) property. The lane dedication will offer better traffic circulation for both sites.
- Staff have met with the adjacent property owner to the north at 14440 60 Avenue to discuss the proposed access arrangement. The owner is supportive of the proposed lane and understands the obligations/benefits that this will have for both sites.
- All of the street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 34 resident parking spaces and 3 visitor parking spaces, which meets the Zoning By-law requirement of 37 spaces for resident and visitor parking.
- All seventeen (17) units will have a two car side-by-side garage configuration.

#### Amenity Spaces

- The Zoning By-law requires that 51 square metres (550 sq. ft.) of both indoor and outdoor amenity space be provided based on the provision of the 3.0 square metres (32 sq. ft.) of amenity space per dwelling unit.
- The applicant is proposing to provide a total of 51 square metres (550 sq. ft.) of outdoor amenity space, which meets the Zoning By-law requirement. The outdoor amenity area includes a small children's play area and soft landscaping located in the centre of the site.
- The applicant has not proposed an indoor amenity building. Based on the zoning requirements, the amenity building would be approx. 51 square metres (550 sq.ft.), which the applicant feels would be too small to be of much practical use. The applicant will provide a monetary contribution of \$20,400 (based on \$1,200 per unit) in accordance with City Policy to address this shortfall.

Landscaping:

- The landscape plan shows a total of 26 replacement trees, to be planted throughout the subject site including Flowering Lilac Tree, Red Flowering Dogwood, Japanese maple, Skyrocket Oak and Weeping Nootka Cypress.
- A significant number of shrubs and ground cover species are proposed throughout the site including Northern Azalea, Hosta, Rhododendron, Lilac, Hydrangea and others.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 1;
- to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 3, and to 3.0 metres (10 ft.) for Building 1;
- to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the side yard of Building 2 and 3; and
- to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for Building 2, and to 3.0 metres (10 ft.) for Building 1.

## Applicant's Reasons:

- The proposed setbacks do not negatively impact adjacent developments and they are sufficient to ensure an appropriate interface with public streets.

## Staff Comments:

- The proposed reductions are minimal and are not expected to have a significant impact on the neighbouring properties. A reduced front yard setback for street-fronting units located along 144 Street will help the development engage the public realm by bringing the buildings closer to the sidewalk. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through 'eyes on the street'.
- The reduced north setback should have minimal impact given the provision of a 6.0 metre (20 ft.) wide lane along the northern boundary that will provide separation from the existing and future proposed uses. Together, the proposed lane and minimal building setbacks of 3.0 metres (10 ft.) will provide a minimum setback of 12.0 metres (40 ft.) to the property line to the north.
- Similarly, the proposed east setback of 3.0 metres (10 ft.) is a side yard condition and is adjacent to an existing riparian area and thus will not impact any proposed or existing residential uses.

- The majority of the south setback is located at a minimum of 6.1 metres (20 ft.), with the exception of a small portion of Building No. 1 which proposes a 3.0 metre (10 ft.) setback. This reduced setback is for a side yard condition will be located adjacent to an open outdoor amenity space on the southern property.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan and Building Elevations
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Tree Removal & Replacement Plans
Appendix VII.	NCP Plan
Appendix VIII.	Development Variance Permit No. 7916-0063-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/cm



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	4073 sq.m.	4073 sq.m.
Road Widening area		560 sq.m.
Undevelopable area		632 sq.m.
Net Total		2881 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		56%
SETBACKS ( in metres)		
Front (North)	7.5 m	6.0 m & 3.0 m
Rear (South)	7.5 m	6.0 m & 3.0 m
Side (East)	7.5 m	3.0 m
Side (West)	7.5 m	6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11.0 m / 3 storeys
Accessory (Amenity)	11 m	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bed		N/A
Two Bedroom		N/A
Three Bedroom +		17
Total		17
FLOOR AREA: Residential	2959 sq.m.	2785 sq.m.

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	75 units/hectare & 30 units/acre	43 units/hectare & 17 units/acre
# of units/ha /# units/acre (net)	75 units/hectare & 30 units/acre	58 units/hectare & 23 units/acre
FAR (gross)	1.0	0.69
FAR (net)	1.0	0.94
<b>AMENITY SPACE (area in square metres)</b>		
Indoor (3X17)	51 sq.m.	Not provided
Outdoor (3X17)	51 sq.m.	51 sq.m.
<b>PARKING (number of stalls)</b>		
Residential Bachelor + 1 Bedroom		N/A
2-Bed		N/A
3-Bed	2 per unit = 34	34
Residential Visitors	0.2 per unit = 3	3
Total Number of Parking Spaces	37	37
Number of accessible stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A

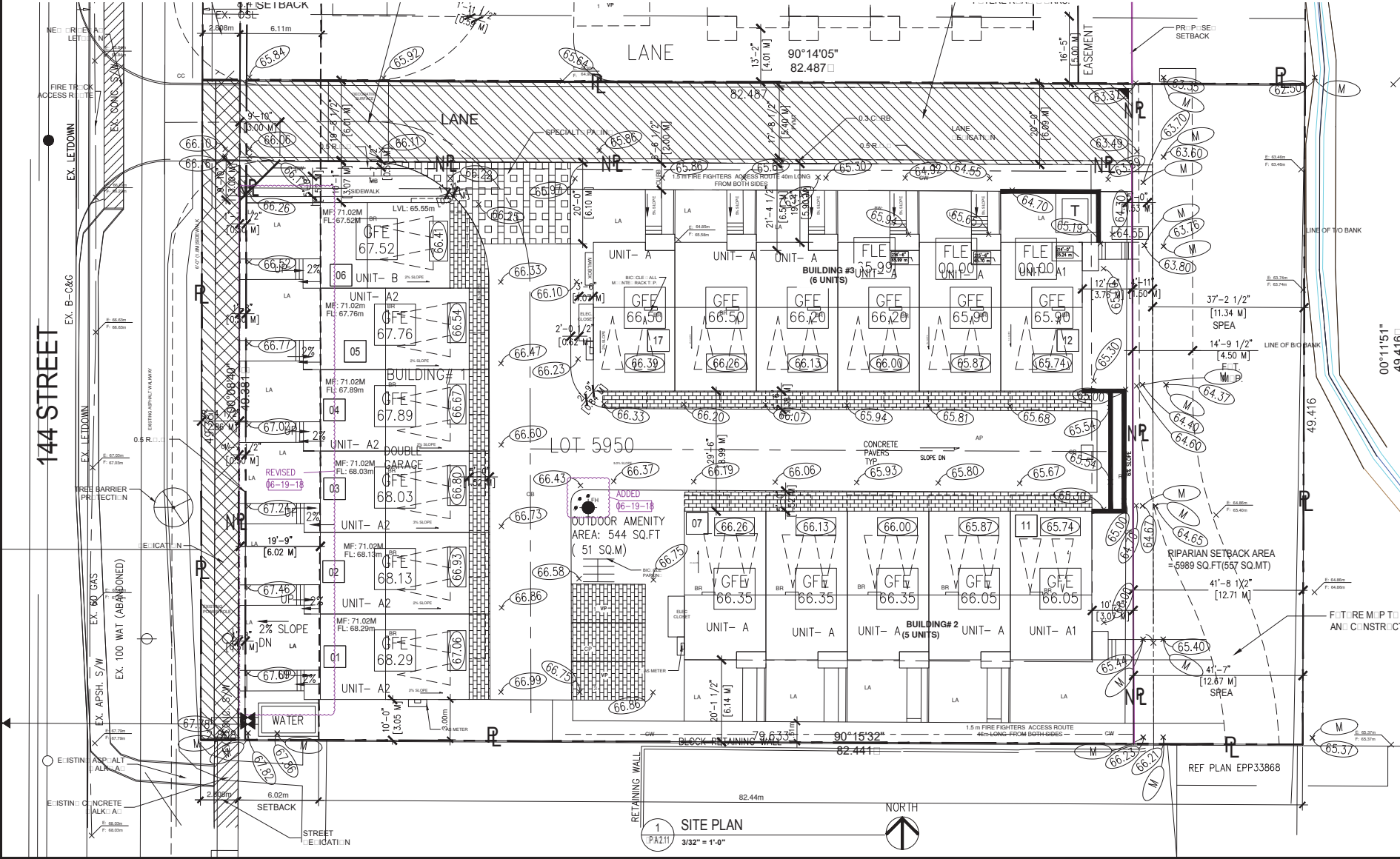
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# Appendix II

**LEGEND**

NW WINDOW WELL	T TRANSFORMER PEDESTRIAN-CROSSING / SPEED HUMP
CB CATCH BASIN	RW RETAINING WALL
CR CONCRETE CURB	H HYDRANT
CP CONCRETE PAVERS	FD FIRE DEPARTMENT CONNECTION
CW CONCRETE SIDEWALK	BR WALL MOUNTED BIKE RACK
LA LANDSCAPED AREA	
MB MAILBOX	

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MARK	DATE	DESCRIPTION
1	08 JULY 2017	ISSUED FOR DP REVISION
2	22 JAN 2018	ISSUED FOR DP REVISION
3	17 MAY 2018	ISSUED FOR DP REVISION
4	12 JUN 2018	ISSUED FOR DP REVISION
5	12 JUN 2018	ISSUED FOR DP REVISION
6	12 JUN 2018	ISSUED FOR DP REVISION

**PROJECT:**  
 5950 TOWNHOUSING  
 5950-44 ST, SURREY, B.C.

**SHEET DESCRIPTION:**  
 SITE PLAN

**OWNER:**  
 F.T. REM.P.L.T. INC. (NSTR. CT)

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217

SCALE: 3/32" = 1'-0"	PROJECT NO: _____
DATE: 16 MAY 2017	SHEET: _____
DRAWN: RJS	REVISIONS: 6
REVISIONS: 6	PA 2.11

**1 SITE PLAN**  
 3/32" = 1'-0"  
 NORTH



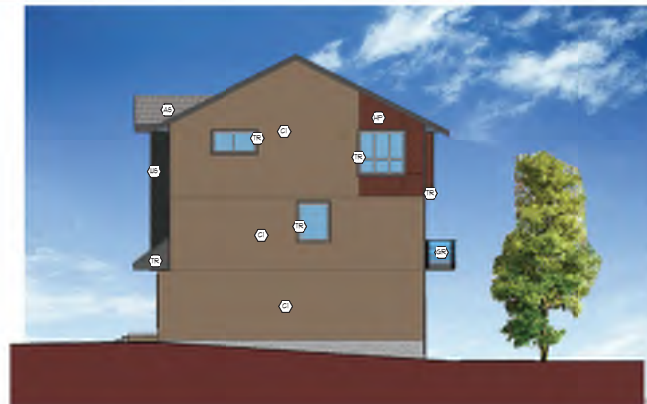
1 COLOURED EAST ELEVATION  
DP-A-5.12 N.T.S.



2 COLOURED WEST ELEVATION (144 STREET)  
DP-A-5.12 N.T.S.



3 COLOURED NORTH ELEVATION  
DP-A-5.12 N.T.S.



4 COLOURED SOUTH ELEVATION  
DP-A-5.12 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
GUARDRAILING	BLACK	
FLASHING	GREY	
TRIM / FASCIA	ROYCROFT PEINTER OU 2848	
4" HARDI SIDING	WEATHERED SHINGLES OU 2841	
ASPHALT SHINGLES	GREY	
HARDI PANEL	AURORA OU 2831	
HARDI PANEL	ROCKWOOD SHIFTER GREEN OU 3908	
WINDOWS & DOORS	WHITE	
ENTRY DOOR	BLACK	
ROLL-UP DOOR	ROYCROFT PEINTER OU 2848	

NOTE: COLORS FROM SHERWIN WILLIAMS UNLESS NOTED

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MARK	DATE	DESCRIPTION
1	09 JUL 2017	ISSUED FOR PERMIT
2	22 JAN 2018	ISSUED FOR PERMIT
3	17 MAR 2018	ISSUED FOR PERMIT
4	12 NOV 2018	ISSUED FOR PERMIT
5	12 NOV 2018	ISSUED FOR PERMIT

PROJECT:  
**5950 TOWNHOUSING**  
5950-144 ST, SURREY, B.C.  
SHEET DESCRIPTION:  
**BUILDING-1 (UNIT A) - COLOURED ELEVATION**

OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 938-3351  
FAX: (604) 938-0217  
drjarch@shaw.ca

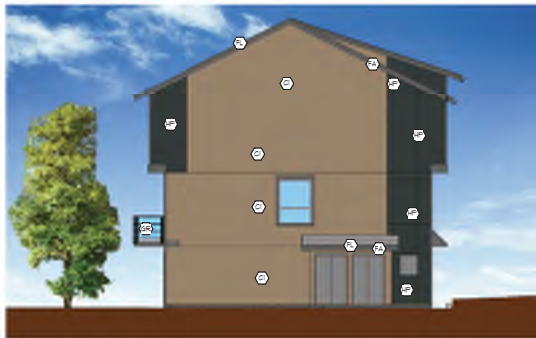
SCALE: As Indicated	PROJECT NO: ---
DATE: 02 MAR 2018	---
DRAWN: ---	SHEET: ---
REVISIONS: 6	DP-A-5.12



1 COLOURED NORTH ELEVATION  
DP-A-5.22 N.T.S.



2 COLOURED SOUTH ELEVATION  
DP-A-5.22 N.T.S.



3 COLOURED WEST ELEVATION  
DP-A-5.22 N.T.S.



4 COLOURED EAST ELEVATION (RIPARIAN AREA)  
DP-A-5.22 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
GUARD/RAILING	BLACK	
FLASHING	GREY	
TRIM / FASCIA	ROYCROFT PEYTER 60 2848	
4" HARDY SIDING	WEATHERED SHINGLES 60 2841	
ASPHALT SHINGLES	GREY	
HARDI PANEL	ROCKWOOD SHUTTER GREEN 60 2809	
WINDOWS & DOORS	WHITE	
HARDI BOARD & BATTEN	ROCKWOOD SHUTTER GREEN 60 2809	
ENTRY DOOR	BLACK	
ROLL-UP DOOR	ROYCROFT PEYTER 60 2848	

NOTE: COLORS FROM SHERIN WILLIAMS UNLESS NOTED

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MARK	DATE	DESCRIPTION
1	09 JUL 2017	ISSUED FOR PERMIT
2	02 JAN 2018	ISSUED FOR PERMIT
3	17 MAR 2018	ISSUED FOR PERMIT
4	12 NOV 2018	ISSUED FOR PERMIT
5	12 NOV 2018	ISSUED FOR PERMIT

PROJECT: 5950 TOWNHOUSING  
5950-144 ST, SURREY, B. C.  
SHEET DESCRIPTION: BUILDING-2 (UNIT A) - COLOURED ELEVATION

OWNER: DOUGLAS R. JOHNSON ARCHITECT LTD.  
#274-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 938-3351  
FAX: (604) 938-0217  
drjrch@shaw.ca

SCALE: As Indicated PROJECT NO: \_\_\_\_\_  
DATE: 02 MAR 2018  
DRAWN: \_\_\_\_\_ SHEET: \_\_\_\_\_  
REVISIONS: 

6
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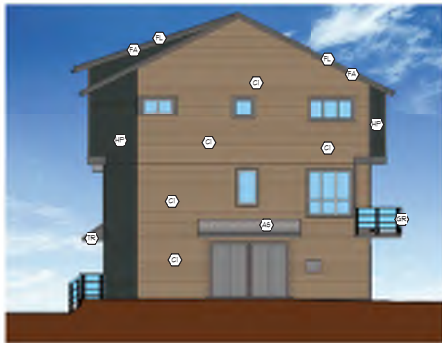
 DP-A-5.22



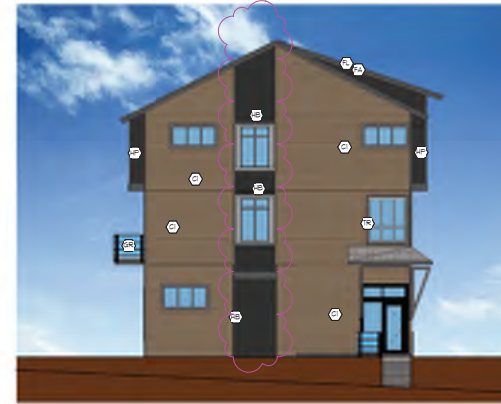
1 COLOURED SOUTH ELEVATION  
DP-A-5.32 N.T.S.



2 COLOURED NORTH ELEVATION  
DP-A-5.32 N.T.S.



3 COLOURED WEST ELEVATION  
DP-A-5.32 N.T.S.



4 COLOURED EAST ELEVATION (RIPARIAN AREA SIDE)  
DP-A-5.32 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
(G) GUARDRAILING	BLACK	
(FL) FLASHING	GREY	
(TR/F) TRIM / FASCIA	ROYCROFT PEPPER 60 2848	
(S) 4" HARDI SIDING	WEATHERED SHINGLES 60 2841	
(AS) ASPHALT SHINGLES	GREY	
(H) HARDI PANEL	ROCKWOOD SHITTER GREEN 60 2809	
(HB) HARDI BOARD & BATTEN	ROCKWOOD SHITTER GREEN 60 2809	
(W) WINDOWS & DOORS	WHITE	
(ED) ENTRY DOOR	BLACK	
(RD) ROLL-UP DOOR	ROYCROFT PEPPER 60 2848	

NOTE: COLORS FROM SHERWIN WILLIAMS UNLESS NOTED

06-19-18  
ADDED

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MARK	DATE	DESCRIPTION
1	09 JUL 2017	ISSUED FOR PERMITS
2	02 JAN 2018	ISSUED FOR PERMITS
3	17 MAR 2018	ISSUED FOR PERMITS
4	12 NOV 2018	ISSUED FOR PERMITS
5	12 NOV 2018	ISSUED FOR PERMITS
6	12 NOV 2018	ISSUED FOR PERMITS

MARK	DATE	DESCRIPTION
1	09 JUL 2017	ISSUED FOR PERMITS
2	02 JAN 2018	ISSUED FOR PERMITS
3	17 MAR 2018	ISSUED FOR PERMITS
4	12 NOV 2018	ISSUED FOR PERMITS
5	12 NOV 2018	ISSUED FOR PERMITS
6	12 NOV 2018	ISSUED FOR PERMITS

PROJECT:  
**5950 TOWNHOUSING**  
9991-144 ST, SURREY, B.C.  
SHEET DESCRIPTION:  
**BUILDING-3 (UNIT A) - COLOURED ELEVATION**

OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 938-3351  
FAX: (604) 938-0217  
drjarch@shaw.ca

SCALE:	PROJECT NO.:
As Indicated	
DATE: 02 MAR 2018	
DRAWN:	SHEET:
REVISIONS:	DP-A-5.32

6

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **Sep 26, 2018** PROJECT FILE: **7816-0063-00**

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RE: **Engineering Requirements** Location: **5950 144 Street**

### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond the noted below.

### REZONE

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

- Dedicate 2.808 m for an ultimate 30.0 m toward Arterial Road allowance.
- Dedicate 6.0 m ultimate toward Resident Lane allowance.
- Dedicate 3.0 m x 3.0 m corner cut at Lane and 144 Street.
- Register 0.5 m Statutory Right-of-Way (SRW) along 144 Street and Lane frontages.

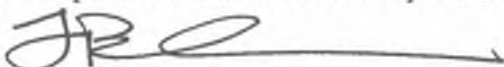
#### *Works and Services*

- Ensure 144 Street property line is graded to +/- 300 mm of centerline road elevation.
- Construct 1.8 m concrete sidewalk adjacent to property line, topsoil and sod boulevard along east side of 144 Street toward Arterial Road standard.
- Construct Lane to the Residential Lane standard.
- Construct storm and sanitary mains in order to service the lot.
- Provide storm and sanitary service connections, complete with inspection chambers, to each lot. Provide an adequately-sized metered water service connection to the lot.
- Register applicable Restrictive Covenants on title as determined through detailed design and

A Servicing Agreement is required prior to Rezone.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.  
Acting Development Services Manager

AY

NOTE: Detailed Land Development Engineering Review available on file





Planning

September 25, 2018

**School Enrolment Projections and Planning Update:**

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

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2017, all three schools are currently severely overcrowded operating at 130% capacity or greater. It is important to look at all three of these schools when looking for available space in the area to accommodate growth as there is no space available at Goldstone Park. Previous enrolment management strategies applied to this family of schools have been to:

1. Change boundaries between the three schools to spread the enormous enrolment pressure on all three sites. This years enrolment numbers have started to reflect the impact of these changes, however, the new growth in the area is still overwhelming each of these campuses.
2. Construct a new 200 capacity addition to Woodward Hill. This new addition, when it is open in 2019, will only reduce the current number of portables on site and will not address new growth in the coming years.
3. Reduce the French Immersion program to one kindergarten class from two at Woodward Hill. The impact of this change will take several years to begin to have an impact on making space available to regular stream students

On the 2019/2020 5 year Capital Plan, the District is requesting as Priority 2 and 3 a new site and a new 655 capacity elementary to address the overcrowding in the South Newton area. The Ministry of Education has not approved these projects.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. This is one of 3 projects that are planned to address the overcrowding at the secondary level in the Newton area. The two other projects are on the 2019/2020 Five Year Capital Plan waiting for approval from the Ministry to move to the feasibility stage. They are an addition to Frank Hurt Secondary and building a new 1000 capacity secondary school in the area.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0063 00 Revised Sept 2018

**SUMMARY**

The proposed 18 townhouse units are estimated to have the following impact on the following schools:

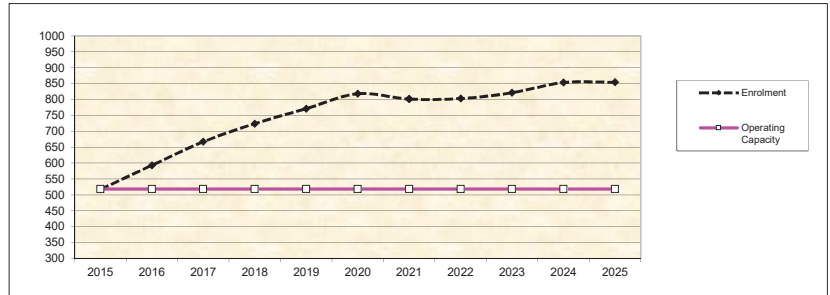
**Projected # of students for this development:**

Elementary Students:	5
Secondary Students:	2

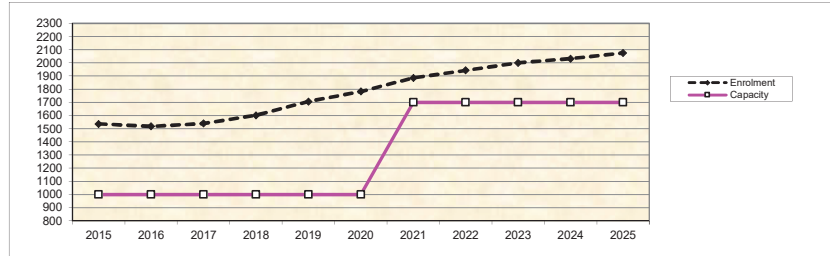
**September 2017 Enrolment/School Capacity**

<b>Goldstone Park Elementary</b>	
Enrolment (K/1-7):	100 K + 567
Operating Capacity (K/1-7)	76 K + 442
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

**Goldstone Park Elementary**



**Sullivan Heights Secondary**



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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: 16-0063-00

Address: 5950 144<sup>th</sup> Street

Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	48
<b>Protected Trees to be Removed</b>	48
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 14 X one (1) = <u>14</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 34 X two (2) = <u>68</u></li> </ul>	82
<b>Replacement Trees Proposed</b>	26
<b>Replacement Trees in Deficit</b>	56
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	11

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	NA
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

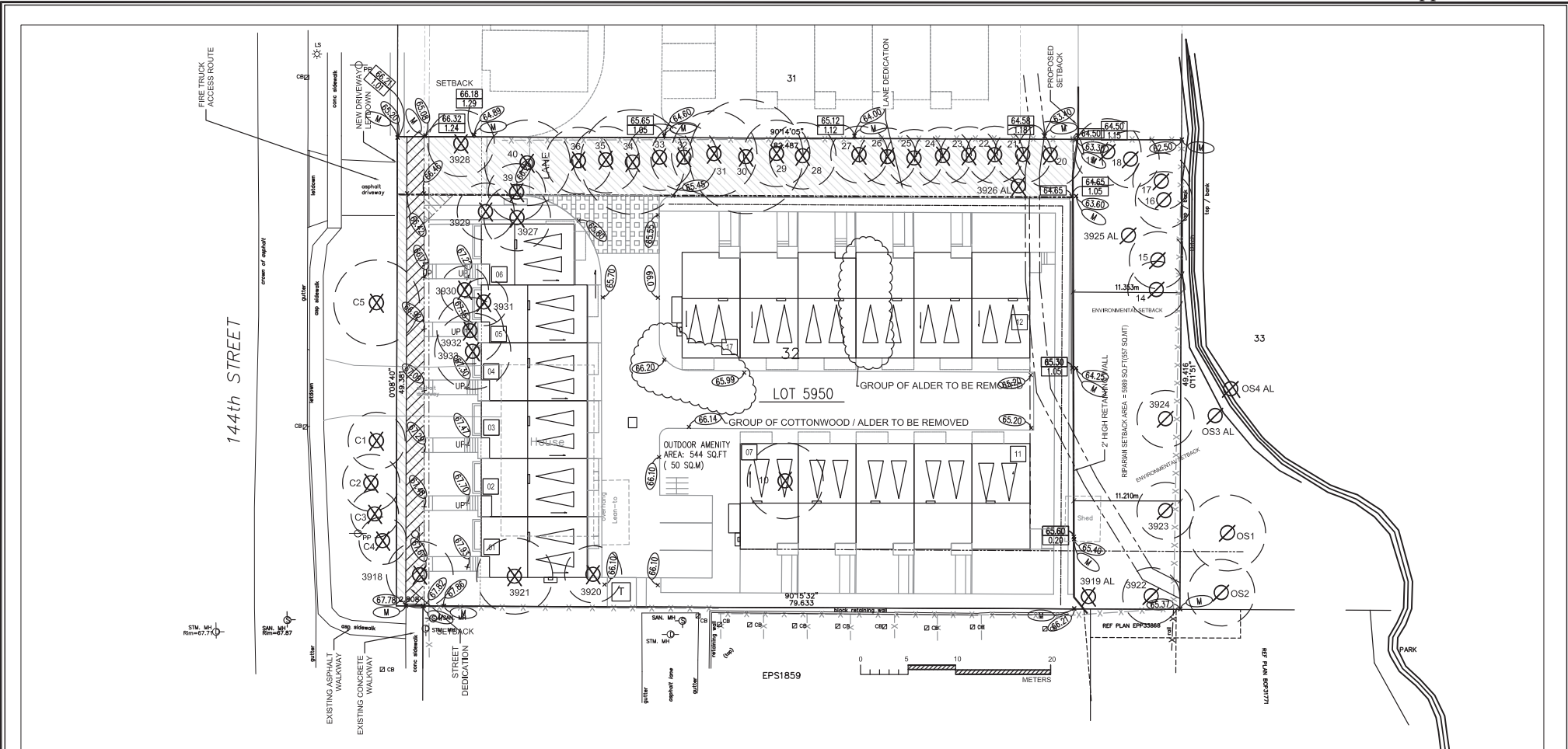
Signature of Arborist:

Date: April 14, 2018



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE TO BE ASSESSED BY SURREY'S PARKS REC AND CULTURE DEPT.
- MINIMUM NO DISTURBANCE ZONE

NO.	DATE	BY	REVISION
1	AUG30/17	MK	REVISED SITE PLAN
2	SEPT19/17	MK	REVISED SITE PLAN
3	DEC07/17	MK	REVISED SITE PLAN
4	APR23/18	MK	REVISED SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St  
 Surrey, British Columbia  
 V3W 0A8  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Mobile: (604) 240-0309  
 Email: mfadum@fadum.ca

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PROJECT TITLE  
**5950 144 STREET**  
**SURREY, B.C.**

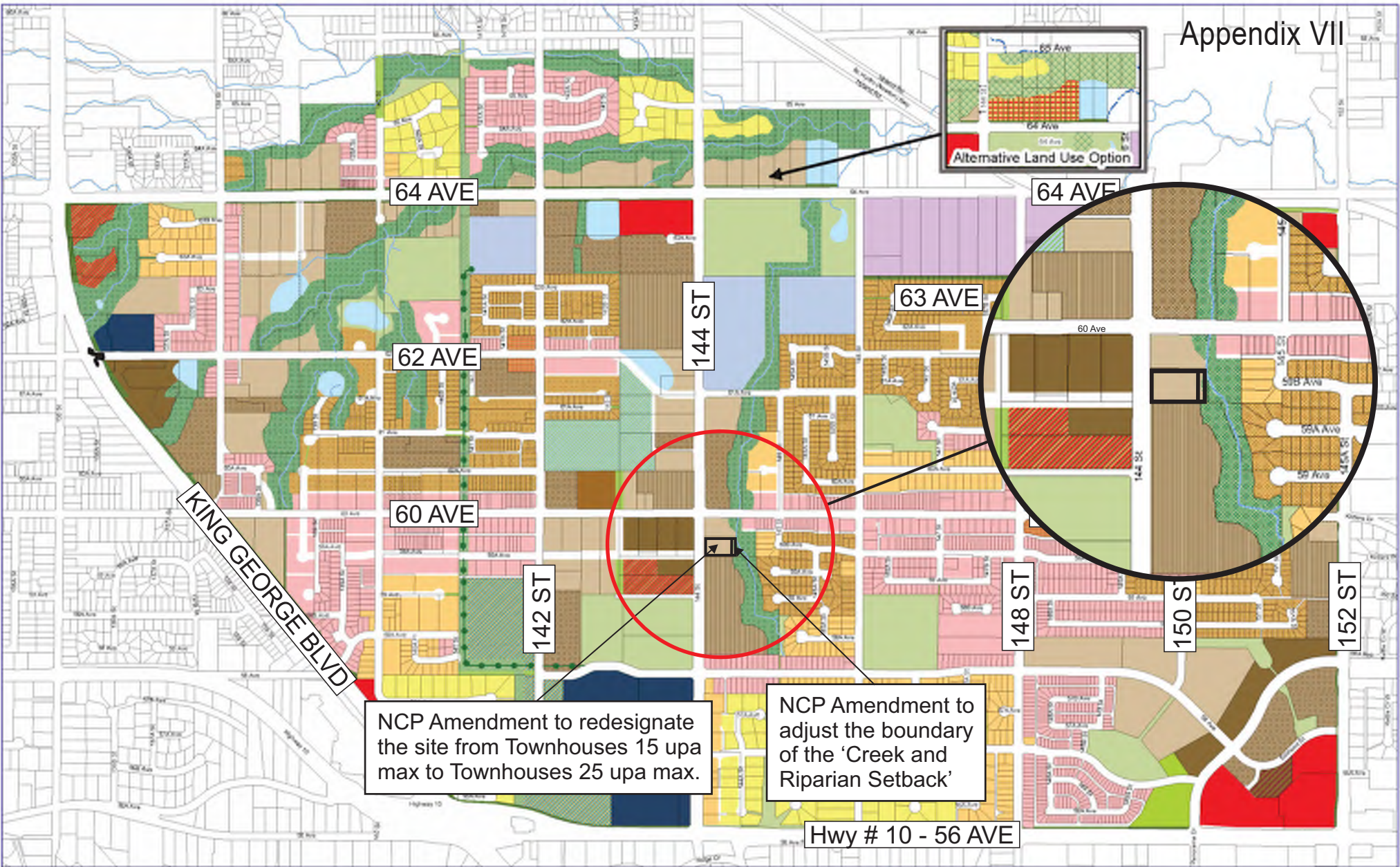
SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT

DATE  
 APRIL 28, 2016

DRAWN MK  
 SCALE AS SHOWN  
**T-1**  
 SHEET 1 OF 2





NCP Amendment to redesignate the site from Townhouses 15 upa max to Townhouses 25 upa max.

NCP Amendment to adjust the boundary of the 'Creek and Riparian Setback'

Hwy # 10 - 56 AVE

**SOUTH NEWTON**

NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

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



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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0063-00

Issued To:

(the "Owner")

Address of 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: 007-086-148  
 Lot 32 Section 10 Township 2 New Westminster District Plan 34406  
  
 5950 - 144 Street

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to reduce the minimum west setback of the RM-20 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 1;
  - (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 3; and to 3.0 metres (10 ft.) for Building 1;
  - (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2 and 3; and
  - (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for Building 2, and to 3.0 metres (10 ft.) for Building 1.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

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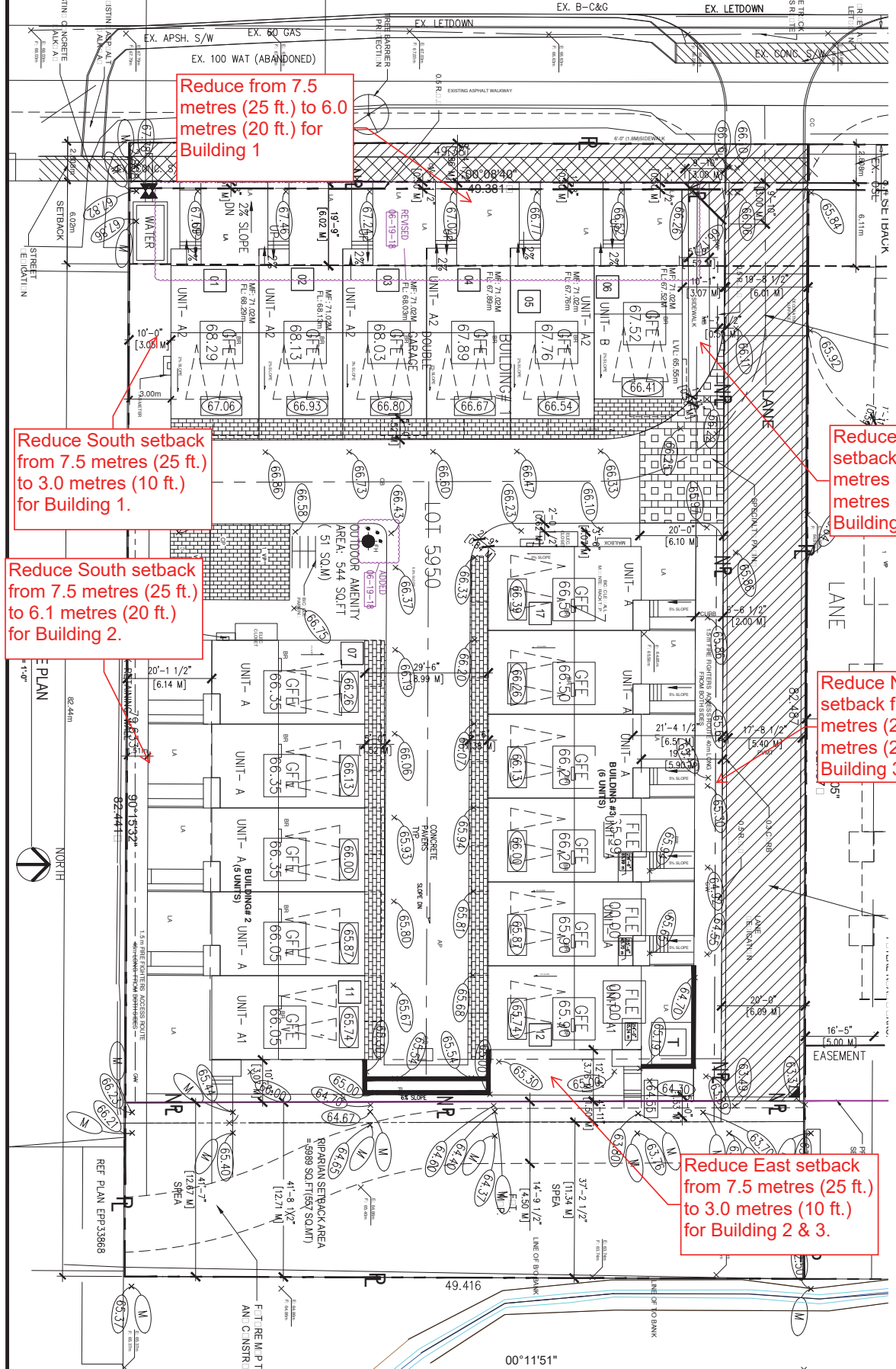
Mayor – Doug McCallum

---

City Clerk – Jane Sullivan

# SCHEDULE A

144 STREET



Reduce from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 1

Reduce South setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1.

Reduce North setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1

Reduce South setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for Building 2.

Reduce North setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 3

Reduce East setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2 & 3.

LEGEND

WM	WINDOW WELL
CB	CATCH BASIN
CC	CONCRETE CURB
CP	CONCRETE PAVEMENT
CM	CONCRETE MASONRY
CD	CONCRETE DRIVE
MB	MANHOLE BOX
T	TRANSFORMER RESTRICTION - CROSSING / SPEED HUMP
RW	RETAINING WALL
H	HYDRANT
FD	FIRE DEPARTMENT CONNECTION
BR	BRICK
MS	MANHOLE

DOUGLAS R. JOHNSON ARCHITECT LTD.  
 4374-801 WEST 3803 ST.  
 VANCOUVER, BC V6V 2K6  
 TEL: (604) 988-3339  
 FAX: (604) 988-0217

PROJECT NO. 1527-11-07  
 DATE: 16 JAN 2017  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 SHEET: PA 2.11

PROJECT: 5950 TOWNHOUSING  
 5950-144 ST, SURREY, B.C  
 SHEET DESCRIPTION: SITE PLAN

MARK	DATE	DESCRIPTION
1	08 JULY 2017	ISSUED FOR PERMIT
2	11 FEB 2018	ISSUED FOR PERMIT REVISION
3	17 JAN 2018	ISSUED FOR PERMIT REVISION
4	23 FEB 2018	ISSUED FOR PERMIT REVISION
5	17 MAY 2018	ISSUED FOR PERMIT REVISION
6	20 JUN 2018	ISSUED FOR PERMIT REVISION
7	20 JUN 2018	ISSUED FOR PERMIT REVISION
8	20 JUN 2018	ISSUED FOR PERMIT REVISION
9	20 JUN 2018	ISSUED FOR PERMIT REVISION
10	20 JUN 2018	ISSUED FOR PERMIT REVISION
11	20 JUN 2018	ISSUED FOR PERMIT REVISION
12	20 JUN 2018	ISSUED FOR PERMIT REVISION
13	20 JUN 2018	ISSUED FOR PERMIT REVISION
14	20 JUN 2018	ISSUED FOR PERMIT REVISION
15	20 JUN 2018	ISSUED FOR PERMIT REVISION
16	20 JUN 2018	ISSUED FOR PERMIT REVISION
17	20 JUN 2018	ISSUED FOR PERMIT REVISION
18	20 JUN 2018	ISSUED FOR PERMIT REVISION
19	20 JUN 2018	ISSUED FOR PERMIT REVISION
20	20 JUN 2018	ISSUED FOR PERMIT REVISION

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## ENVIRONMENTAL SUSTAINABILITY ADVISORY COMMITTEE

WEDNESDAY, MARCH 27, 2019

**For the purposes of information only, minutes are subject to change.**

---

**G. ITEMS REFERRED BY COUNCIL**

3. **Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19703**  
File: 7916-0063-00; 6880-01  
Harpreet Sondh, Planner

At the December 3, 2018 Regular Council Public Hearing meeting, the subject application was referred to the ESAC. Staff is providing the application to the Committee for information.

The application has received first and second readings and has had a Public Hearing.

- The subject property is 0.41 hectares in area, designed Urban in the OCP, designated Townhouses and Creek and Riparian Area Setbacks in the South Newton Neighbourhood Concept Plan (NCP), and zoned One-Acre Residential Zone (RA). The site is located within a Sensitive Ecosystems Development Permit Area for Streamside Areas.
- The applicant is proposing to rezone the site from One Acre Residential Zone (RA) to Multiple Residential 25 Zone (RM-25) to permit the development of 17 townhouse units. A Development Permit for Form and Character and for Sensitive Ecosystems (Streamside Areas) is also proposed in addition to the Development Variance Permit for building setbacks.