

# City of Surrey PLANNING & DEVELOPMENT REPORT File: 7916-0095-00

Planning Report Date: June 12, 2017

## PROPOSAL:

- NCP amendment from Townhouse (15 upa) to Townhouse (20 upa)
- **Rezoning** from RA to RM-30
- Development Permit
- Development Variance Permit

to permit the development of 22 townhouse units.

LOCATION: 307 - 171 Street

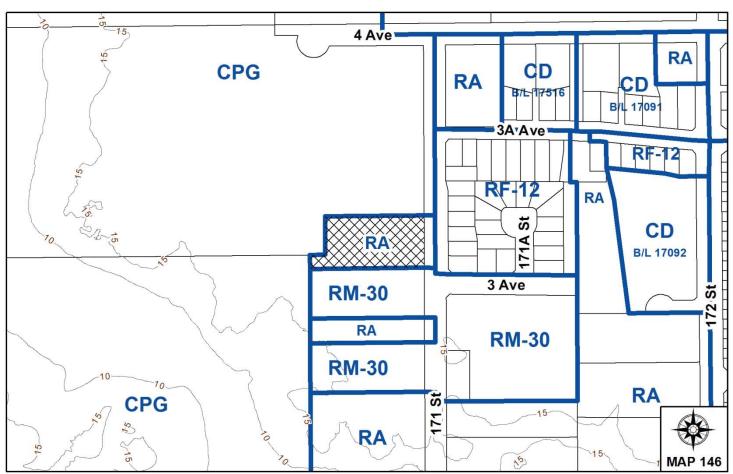
**OWNER:** Zenterra Douglas Developments

Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Urban

NCP DESIGNATION: Townhouse (15 upa)



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Douglas Neighbourhood Concept Plan (NCP) is required to amend the site's land use designation from "Townhouse (15 upa)" to "Townhouses (20 upa).
- The applicant is proposing reductions to the front, rear and side yard setbacks of the RM-30 Zone.
- The applicant is seeking to eliminate the required indoor amenity space.

## **RATIONALE OF RECOMMENDATION**

- The proposed NCP amendment to designate the site "Townhouses (20 upa)" is consistent with the land use designations of the townhouse site immediately to the south of the subject site, along 171 Street and the proposed density of 48 uph (19 upa) is less than other townhouse developments in the Douglas area, including those along 171 Street.
- The proposed setbacks along 171 Street achieve a more urban, pedestrian streetscape and are consistent with the setbacks approved for other townhouse developments along 171 Street.
- Other setback reductions are supported as side yard conditions, and are not expected to have a significant impact on the neighbouring property to the south.

## **RECOMMENDATION**

The Planning & Development Department recommends that:

- a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential (30) Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
- 2. Council approve the applicant's request to eliminate the required indoor amenity space.
- 3. Council authorize staff to draft Development Permit No. 7916-0095-00 generally in accordance with the attached drawings (Appendix II).
- 4. Council approve Development Variance Permit No. 7916-0095-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
  - (b) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 (16 ft.) for Building 3 and 3.0 metres (10 ft.) for Building 4.
- 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) approval from the Ministry of Transportation & Infrastructure;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (h) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Peace Portal Golf Course is situated within the Agricultural Land Reserve and may be subject to intensive agricultural use in the future and is

located within an area with active farming which may produce noise, odour and dust: and

(i) the applicant adequately address the impact of no indoor amenity space.

6. Council pass a resolution to amend Douglas Neighbourhood Concept Plan to redesignate the land from Townhouse (15 upa) to Townhouse 20 (upa) when the project is considered for final adoption (Appendix V).

## **REFERRALS**

The Engineering Department has no objection to the project, Engineering:

subject to the completion of Engineering servicing requirements, as

outlined in Appendix III.

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

4 Elementary students at Hall's Prairie Elementary School

2 Secondary students at Earl Marriott Secondary School

(Appendix IV)

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

2018.

Parks, Recreation &

Culture:

No concerns.

Ministry of Transportation

A referral to MOTI was sent on May 15, 2017. To date, staff have not & Infrastructure (MOTI): received a response. The applicant will be required to address any

comments from MOTI.

Surrey Fire Department: No concerns.

## **SITE CHARACTERISTICS**

**Existing Land Use:** Vacant lot (former single family dwelling was recently demolished).

## Adjacent Area:

Direction	Existing Use	OCP/NCP	Existing Zone
		Designation	
North:	Peace Portal Golf	Agricultural / N/A	CPG
	Course		

Direction	<b>Existing Use</b>	OCP/NCP	<b>Existing Zone</b>
		Designation	
East (Across 171 Street):	Single family small	Urban / Single	RF-12
	lots.	Family Flex (6-14.5	
		upa)	
South:	22-unit townhouse	Urban /	RM-30
	development.	Townhouse (20	
		upa)	
West	Peace Portal Golf	Agricultural / N/A	CPG
	Course	-	

## **JUSTIFICATION FOR PLAN AMENDMENT**

- The subject site is located within the Douglas Neighbourhood Concept Plan (NCP) area, which was approved on July 12, 1999.
- The NCP amendment to allow for an increase in the townhouse density from 37 units per hectare (15 upa) to 48 units per hectare (19 upa) reflects the intent of the NCP to establish ground-oriented dwelling units and is supportable as it reflects similar density achieved for other townhouse developments in the Douglas area. Average townhouse densities have increased since the time that the Douglas NCP was adopted, largely due to changing market conditions associated with increasing land costs and housing affordability.
- The proposed density of the subject application is consistent with the development pattern in the area including two development applications (No. 7912-0055-00 and No. 7912-0283-00) which were approved to the south of the subject site at similar densities.

## **DEVELOPMENT CONSIDERATIONS**

## **Background**

- The 0.4 hectare (1.1 acre) subject site is designated "Urban" in the Official Community Plan (OCP), "Townhouses (15 upa)" in the Douglas Neighbourhood Concept Plan (NCP) and is zoned "One-Acre Residential Zone (RA)".
- The subject site is located adjacent to the Peace Portal Golf Course, which is within the Agricultural Land Reserve (ALR).

## **Proposal**

- The applicant proposes an amendment to the Douglas NCP from "Townhouses (15 upa)" to "Townhouses (20 upa)", rezoning from "One Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)" and a Development Permit to permit the development of 22 townhouse units.
- A Development Variance Permit is proposed for reduced setbacks (see By-law Variance section).

- The applicant is also seeking to eliminate the amount of required indoor amenity space.
- The proposal comprises a total floor area of 3,796 square metres (40,860 sq.ft.), representing a net floor area ratio (FAR) of 0.82, which is below the maximum allowable 0.9 FAR of the RM-30 Zone.
- The proposed unit density is 48 units per hectare or 19 units per acre (upa), which is less than the maximum unit density of 74 units per hectare (30 upa) permitted under the RM-30 Zone.
- The applicant is also proposing to retain a number of mature coniferous trees along the north and west property lines, adjacent to the Peace Portal Golf Course.

## Agricultural and Food Security Advisory Committee (AFSAC)

- Peace Portal Golf Course is situated within the Agricultural Land Reserve (ALR). The subject development application was considered at the June 1, 2017 meeting of Surrey's Agricultural and Food Security Advisory Committee (AFSAC).
- As the subject site is located within the same groups of townhouse designated properties with the same contextual considerations, this application should provide a similar response to the concerns raised by AFSAC as was required by Development Application No. 7912-0055-00 and No. 7912-0283-00 (both located south of the subject application).
- Specifically, similar site conditions are applied to the subject site which includes a 9.0 m. (30 ft.) building setback along the north property line and a 7.5 metre (25 ft.) building setback along the west property line, adjacent to Peace Portal Golf Course. A 3.0 m. (10 ft.) wide, dense landscape buffer is provided where the site interfaces with the golf course (ALR).
- As well, in order to respond to comments expressed by the AFSAC related to appropriate residential interface with farm uses, a Section 219 Restrictive Covenant will be required which will notify residents that:
  - Peace Portal Golf Course is situated in the ALR and may be subject to intensive agricultural use in the future; and
  - o the subject site is located within an area with active farming; farm practices in the area may produce noise, odour and dust.

## Interface with Peace Portal Golf Course

- The site plan has been designed to achieve a sensitive interface between the proposed townhouse units and the Peace Portal Golf Course as follows:
  - o The proposed rear yard setback (west) is 7.5 metre (25 ft.);
  - o The proposed north side yard setback is 9.0 metres (30 ft.); and
  - o A 3.0 metre (10 ft.) landscape buffer is proposed along the north and west property lines.

 A mature buffer of linear fir trees exists along the subject site's north and west property lines, on the Peace Portal Golf course. Mature trees within the subject site, along the north and west property lines, are proposed to be retained that will complement the mature vegetation on the golf course site.

- An independent consultant report was prepared to review the interface between the proposed development and the Peace Portal Golf Course and to provide recommendations to achieve a safe and appropriate interface. These recommendations include a 2.4 metre (8 ft.) net fence along the west property line and the installation of a canopy over the outdoor amenity area to avoid issues with errant golf balls entering the site (Appendix VII). The recommendations have been applied to the site plan.
- Peace Portal Golf Course has previously registered a Section 219 Restrictive Covenant on the title of the subject site in order to identify the risks associated with living adjacent to a golf course and to indemnify the City of any liability in relation to this.

## **DESIGN PROPOSAL AND REVIEW**

- The proposal consists of 22 three-storey townhouse units that are contained within 3 buildings. All of the units are provided as three-bedroom townhouse units with two resident parking spaces, and range in size from 150 square metres (1,615 sq. ft.) to 187 square metres (2,013 sq. ft.).
- Of the 22 units, 18 have double (side by side) garages and 4 (18% of the total units) have a tandem parking arrangement.
- Buildings along 171 Street are street-oriented to engage the public realm with individual unit entries oriented to the street.
- Exterior building cladding consist of red brick veneer, horizontal fibre-cement board siding (dark grey), fibre-cement board shingles (light grey), natural wood front entry doors, vinyl windows and sliding patio doors (black) and white garage doors, fascia, posts, timbre braces and trims.
- The roofs are designed as hip roofs in grey asphalt shingles with white knee-braces.
- Vertical window elements, brick treatments and covered entries provide each unit with a distinct entry and unique visual identity. The variation of exterior finishes and horizontal and vertical rhythms reinforces the individuality of each unit.
- Front porches and second-floor balconies are proposed for each unit, which provide private outdoor amenity space for the enjoyment of owners.

## **Landscaping**

- The landscaping includes a mix of trees, shrubs and ground cover.
- 48 trees are proposed to be planted within the project, including a mix of vine maple, Japanese maple, dogwood, magnolia, sourwood and pear trees.

Other plantings include a variety of flowering and fruiting shrubs, grasses and ground covers
that are used to soften the hard surfaces of the site and help define the transitions between
private and semi-private spaces.

- Decorative stamped concrete is proposed at the site's entrance and in all visitor parking spaces.
- Low fences with gates are provided to define the front yard of each unit and delineate between public and private spaces.

## Access, Pedestrian Circulation & Parking

- Vehicular access to the site is proposed from 171 Street.
- Street-fronting units are proposed to have individual pedestrian access to 171 Street.
- The applicant is proposing to provide 44 resident parking spaces and 4 visitor parking spaces for a total of 48 parking spaces, which meets the Zoning By-law requirement of 48 parking spaces for both resident and visitor parking.

## **Amenity Space**

- The Zoning By-law requires that 66 square metres (710 sq.ft.) of both indoor and outdoor amenity space be provided for this project, based on 3 square metres (32 sq.ft.) per dwelling unit.
- The applicant is proposing to provide 182 square metres (1,960 sq.ft.) of outdoor amenity space, which includes a children's play cottage structure, a seating bench and a picnic table. As the outdoor amenity area is adjacent to the Peace Portal Golf Course, the applicant is proposing protective measures to ensure the safety of residents from errant golf balls. These measures include the provision of a 3.0 metre (10 ft.) wide, densely landscaped buffer and fencing. A protective canopy is proposed to cover over the outdoor amenity area (Appendix VII).
- Staff have requested that the applicant provide an indoor amenity building for resident use; however, the applicant has indicated that they do not wish to provide an amenity building due to the size of the proposed development (22 units). The applicant will be required to pay cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy.

## **TREES**

• Leslie Gifford, ISA Certified Arborist of Urban Grove Tree Care and Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Exis	ting	Remove	Retain
•	and Cott		l Troop	
	and Cott	LOHWOOG	a rrees	T
Alder	2	2	2	0
Cottonwood	2	2	2	О
	Deciduo		<b>s</b> wood Trees)	
Butternut				0
English Walnut	2		2	0
Hawthorn	1			0
English Holly	2		1 2	0
Goldenchain	2		2	0
Mountain Ash	1		0	1
Siberian Elm	4		3	1
Paper Birch	1		1	0
White Willow	1		1	0
Cherry	5		4	1
Bitter Cherry	1		0	1
Vine Maple	1		0	1
•	Conifero		_	
Boulevard Cypress and Cypress	2		2	О
Douglas Fir	1		0	1
Western Red Cedar	2		1	1
Grand Fir	1		1	0
Western Hemlock	1		1	0
<b>Total</b> (excluding Alder and Cottonwood Trees)	24		22	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			48	
Total Retained and Replaceme Trees	nt		55	
Contribution to the Green City	Fund		N/A	

- The Arborist Assessment states that there are a total of 29 protected trees on the site, excluding Alder and Cottonwood trees. 2 existing trees are Alder and Cottonwood trees. It was determined that 7 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 48 replacement trees on the site. The applicant is proposing to plant 48 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including vine maple, Japanese maple, dogwood, magnolia, sourwood and pear trees.

• In summary, a total of 55 trees are proposed to be retained or replaced on the site.

## SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 5, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	The subject site is located within the Douglas Neighbourhood Concept Plan area.
2. Density & Diversity (B1-B7)	• The proposed density is 19 upa / 48 uph
3. Ecology & Stewardship (C1-C4)	<ul> <li>7 existing trees are proposed to be retained.</li> <li>48 replacement trees are proposed to be planted on the site.</li> <li>Native and hardy plants are proposed to reduce water usage for irrigation.</li> <li>A high-efficiency sprinkler system with low flow heads, low trajectory spray and rain sensors is proposed.</li> <li>Turf areas have been minimized to 26% of the total landscaped area.</li> <li>Mulch is proposed to reduce evaporation from soil.</li> <li>CSA-approved low-consumption fixtures are proposed within the units, including water efficient front loading washers, dual flush toilets and low flow showers.</li> <li>Energy Star appliances are proposed to be installed.</li> <li>Operable windows are proposed throughout the units for natural ventilation and cooling in the summer months; no mechanical air conditioning is proposed to be provided.</li> <li>Widows will be double glazed with low-E coating to minimize heat loss and heat gain.</li> <li>High ceilings and large windows in the units are proposed to increase day lighting deep into the building, reducing need for artificial lighting.</li> <li>Low-VOC paints, sealants and carpets are proposed to be used throughout the project.</li> <li>Recycling pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul> <li>Visible/secure all-weather bicycle parking is proposed.</li> <li>An electric vehicle charging station is proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	• Ground-oriented townhouses are proposed to have individual entries facing public street, internal drive aisles and walkways, providing "eyes on the street" surveillance and resident "ownership" of the public spaces adjacent to their units.

	<ul> <li>Low fencing along public streets is proposed to promote permeability of the site.</li> <li>An outdoor amenity space, which includes a children's play structure, is proposed.</li> </ul>
6. Green Certification	• N/A
(F <sub>1</sub> )	
7. Education &	• N/A
Awareness	
(G1-G4)	

## ADVISORY DESIGN PANEL

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

## **PRE-NOTIFICATION**

Pre-notification letters were sent on May 17, 2017 to 155 households within 100 metres (328 ft.) of the subject site. To date, staff have received 2 emails and 1 phone call from area residents.

One area resident called to inquire about a number of items, including whether the giant rhododendrons on the subject site could be relocated to within the City's "The Glades" park, if and how the applicant proposes to phase construction of the site, how owls are managed if they are present on the subject site and when upgrades to the Parks frontage along the east and west sides of 171 Street is planned to occur. Staff comments are provided below in italics.

## Relocation of Rhododendrons

While the applicant is willing to undertake this, the Parks Department does not wish to plant additional rhododendrons in the park.

## Construction Phasing

The applicant advises that construction of the project will not be phased but rather will be completed all at once and should take 7 months from start to finish.

## **Owls**

All nesting birds, their nests and eggs have protection during the breeding season, which is generally from March 15 – August 15 each year. To reduce the likelihood of contravening the Wildlife Act and the Migratory Bird Convention Act, tree cutting should be avoided during this time. If tree cutting must occur during this time, the City would like to ensure that tree removal activities are consistent with relevant Provincial and Federal Acts, and that Best Management Practices are followed. All applicants for a Tree Cutting Permit (TCP) related to a DP, DVP or SD are advised that the City requires a bird nesting survey to be completed by a Qualified Environmental Professional prior to issuance of the TCP.

## 171 Street Improvements

As part of the process of the subject application, the applicant will be required to complete their road frontage. This includes:

- Construction of the west side of 171 Street to a 20.0 metre through local standard complete 10.5 metre asphalt pavement, barrier curb, 1.5 metre concrete sidewalk, street lights and street trees; and
- o Provision of a 7.3 metre driveway access to development.

The west side of 171 Street to the north of the subject site (frontage for the Peace Portal Golf Course) is not planned to be improved at this time.

There are currently no plans to complete improvements along the portion of 171 Street south of the subject site (Parks frontage on the east and west sides of 171 Street), as Parks has not acquired all of the land in the area that will form the ultimate park.

In the ultimate condition, the City's Parks Planning Section plans to construct an east-west pathway through the parkland to connect the neighbourhood and allow access into the forested areas.

Future development of the property 17102 – 4 Avenue, consistent with the Douglas NCP, will provide additional pavement width on the east side of 171 Street to allow on-street parking and two-way passage of vehicles. Engineering has recently (in March, 2017) installed "noparking" signs on this section of 171 Street.)

Two area residents emailed to express their opposition to the proposed development on the basis of increased traffic and parking concerns. Staff comments are noted below in italics.

(The proposed NCP amendment to increase the density from 15 units per acre to 20 units per acre results in 5 additional townhouse units. The traffic generated from these 5 additional units is not significant. Further, the proposed density 48 units per hectare (19 upa) is similar to the density that was achieved on recent developments to the south (Application Nos. 7912-0055-00 and No. 7912-0283-00) which achieved unit densities of 54 units per hectare (22 upa) and 44 units per hectare (18 upa) respectively.

The applicant is proposing to meet the by-law requirements related to the overall number of required resident and visitor parking spaces (48 spaces). In addition, 82% of the resident parking spaces are provided as double (side by side) garages.)

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

## (a) Requested Variance:

- Reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- Reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 (16 ft.) for Building 3 and 3.0 metres (10 ft.) for Building 4.

## Applicant's Reasons:

- The proposed setbacks for homes facing 171 Street will allow these homes to be closer to the street to directly address the public realm of the sidewalk.
- The proposed 4.9 metre (16 ft.) south side yard setback will provide a comfortable and livable outdoor space for the homes in Building 3. Additionally, this setback interfaces with the drive aisle of the neighbouring property to the south.
- The proposed 3.0 metre (10 ft.) south side yard setback is a side yard condition for one unit in Building 4.

## **Staff Comments:**

- A reduced setback for street-fronting units located along 171 Street will help the development engage the public realm by bringing the buildings closer to the sidewalk and street. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through 'eyes on the street'.
- The proposed 4.9 metre (16 ft.) southerly side yard setback will allow for functional outdoor spaces for the proposed townhouse units in Building 3, while helping to achieve a 9.0 metre (30 ft.) building setback along the north property line, adjacent to the Peace Portal Golf Course.
- The proposed townhouse units in Building 3 are separated from the existing townhouse units on the adjacent (southern) site by a drive aisle. Further, the existing townhouse units on the adjacent (southern) site are oriented to the subject site as side yard conditions. The proposed south side yard setback reductions are not expected to have a significant impact on the neighbouring property.
- The proposed 3.0 metre (10 ft.) south side yard setback is to one unit in Building 3 and it is a side yard condition and this should have minimal impact.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets

Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective

Appendix III. Engineering Summary

Appendix IV. School District Comments

Appendix V. Neighbourhood Concept Plan Redesignation Map Appendix VI. Development Variance Permit No. 7916-0095-00 Appendix VII. Proposed Canopy over Outdoor Amenity Area

Appendix VIII. Tree Preservation Summary

## **INFORMATION AVAILABLE ON FILE**

• Golf Course Interface Report Prepared by Donald V. S. Duncan, Dated April 24, 2017

original signed by Ron Hintsche

Jean Lamontagne General Manager Planning and Development

TH/da

## <u>Information for City Clerk</u>

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

1. (a) Agent: Name: Rick Johal

Zenterra Developments Ltd.

Address: 2630 - Croydon Drive, Unit 216

Surrey, BC V<sub>3</sub>Z 6T<sub>3</sub>

2. Properties involved in the Application

(a) Civic Address: 307 - 171 Street

(b) Civic Address: 307 - 171 Street

Owner: Zenterra Douglas Developments Ltd

PID: 010-270-671

Lot 4 Section 6 Township 7 New Westminster District Plan 17005

- 3. Summary of Actions for City Clerk's Office
  - (a) Introduce a By-law to rezone the site.
  - (b) Application is under the jurisdiction of MOTI.

MOTI File No. is not available.

(c) Proceed with Public Notification for Development Variance Permit No. 7916-0095-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## **DEVELOPMENT DATA SHEET**

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,604.7 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		4,604.7 m²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	35%
Paved & Hard Surfaced Areas		26.8%
Total Site Coverage		61.8%
SETBACKS ( in metres)		
Front	7.5 m	4.6 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	9.2 m / 9.5 m
Side #2 (South)	7.5 m	3.0 m / 4.9 m
BUILDING HEIGHT (in metres/storeys)	13m / 3 stories	10.1 m / 3 stories
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		22
Total		22
FLOOR AREA: Residential		3,796.3 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,796.3 m²

<sup>\*</sup> 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)	75 uph (30 upa)	47.8 uph / 19.3 upa
# of units/ha /# units/acre (net)		47.8 uph / 19.3 upa
FAR (gross)	0.9	0.82
FAR (net)		0.82
AMENITY SPACE (area in square metres)		
Indoor	66 m²	0
Outdoor	66 m²	182 m²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	44	44
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces	48	48
Number of accessible stalls		
Number of small cars	1 or 25% of spaces	0
Tandem Parking Spaces: Number / % of Total Number of Units	11 (50% of units)	4 (18% of units)
Size of Tandem Parking Spaces width/length	3.2 m / 6.1 m	3.2 m / 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES

## MULTIPLE BUILDINGS DATA SHEET

## Proposed Zoning RM-30

Required Development Data	Building #1	Building #2
SETBACK (in metres)		
Front	4.63 m	
Rear		
Side #1 (North)	9.16 m	9.45 m
Side #2 (South)		
BUILDING HEIGHT (in metres/storeys)	10.1 m / 3 stories	10.1 m / 3 stories
NUMBER OF RESIDENTIAL UNITS/		
SIZE RANGE		
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +	6	2
TOTAL FLOOR AREA	1,079.5 m <sup>2</sup>	374.1 m²

## MULTIPLE BUILDINGS DATA SHEET

## Proposed Zoning RM-30

Required Development Data	Building #3	Building #4
SETBACK (in metres)		
Front	4.63 m	
Rear		7.5 m
Side #1 (North)		12.13 m / 21.61
		m
Side #2 (South)	4.93 m	3.0 m
BUILDING HEIGHT (in metres/storeys)	10.1 m / 3 stories	10.1 m / 3
		stories
NUMBER OF RESIDENTIAL UNITS/		
SIZE RANGE		
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +	8	6
TOTAL FLOOR AREA	1,437.9 m <sup>2</sup>	904.8 m <sup>2</sup>



### PROJECT DATA

CIVIC ADDRESS: 307 - 171 STREET, SURREY BC,

LEGAL DESCRIPTION: LOT 4, SECTION 6, TOWNSHIP 7, NWD, PLAN 17005

4 604.7m² LOT AREA: (GROSS / NET)

UNIT TYPES:

LOT COVERAGE: BUILDINGS: 1,613.6m² (35.0%) PAVED/HARD SURFACE: 1,234.1m² (26.8%)

TOTAL: 2,847.7m2 (61.8%)

ZONING: PROPOSED: RM-30 EXISTING: RA

> 18 DOUBLE GARAGE UNITS 4 TANDEM GARAGE UNITS

TOTAL = 22 UNITS

LIMITING DISTANCE: MOST RESTRICTIVE SITUATION -

SOUTH ELEVATIONS OF UNITS 2 TO 5 AND NORTH ELEVATIONS OF UNITS 10, 11, 14 & 15:

LIMITING DISTANCE: 5.0m EXPOSING BUILDING FACE: 50.2m<sup>2</sup>
ALLOWED UNPROTECTED OPENINGS: 42.2% BUILDING SETBACKS:

NORTH: 9.2m 4.6m (171 STREET) EAST: WEST.

SOUTH:

BUILDING HEIGHT: 10.1m TO 10.3m (13.0m ALLOWED)

DENSITY: 47.8 UNITS/ ha (GROSS/NET)

TOTAL BUILDING FLOOR AREA: 3796.3m<sup>2</sup>

FAR (GROSS/NET): 0.82

AMENITY: OUTDOOR: 66.0m2 REQUIRED, 182.0m2 PROVIDED INDOOR: 66.0 m2 REQUIRED, NONE PROVIDED

RESIDENT PARKING:

2.0/UNIT = 2.0x22 = 44 SPACES 0.2/UNIT = 0.2x22 = 4 SPACES VISITOR PARKING:

TOTAL = 48 SPACES, 48 PROVIDED

ACTUAL AREA OF UNPROTECTED OPENINGS: 20.8m2 (41.5%) TYPICAL TREE TO BE RETAINED TPZ + 1.0m 91.40 3 OW LANDS MAPE 282 11.21m LEVEL 1 EL: 17.20 BLDG. 2 TYPE-61 4.63m Alkes N BERNARD DECOSSE +16.82m ARCHITECT INC. STREET METERS PROJECT TITLE 171 MULTI-FAMILY RESIDENTIAL DEVELOPMENT 307 - 171 STREET SURREY, BC + 3.0m LANDSCAPED BLDG. 3 SHEET TITLE: SITE PLAN PROJECT DATA 1.5m SIDEWALK PROJECT NO. 15-252 START DATE: NOVEMBER 2015 SCALE: AS NOTED 3RD AVE. PEVISION NO SCALE: A-1.0 SITE PLAN

DEVELOPMENT PERMIT
REVISED & REISSUED
APPLICATION FOR REZO
DEVELOPMENT PERMIT
REVISED & REISSUED
APPLICATION FOR REZO

APPENDIX II



STREETSCAPE - 171ST STREET

### BERNARD DECOSSE ARCHITECT INC.

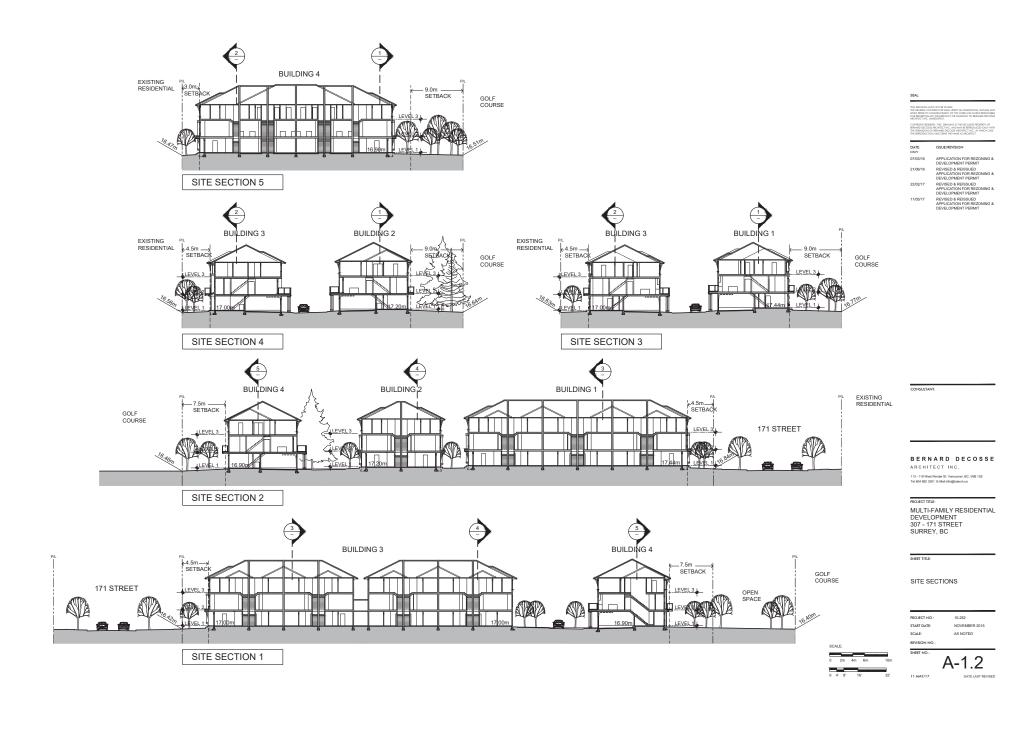
MOJETHILE MULTI-FAMILY RESIDENTIAL DEVELOPMENT 307 - 171 STREET SURREY, BC

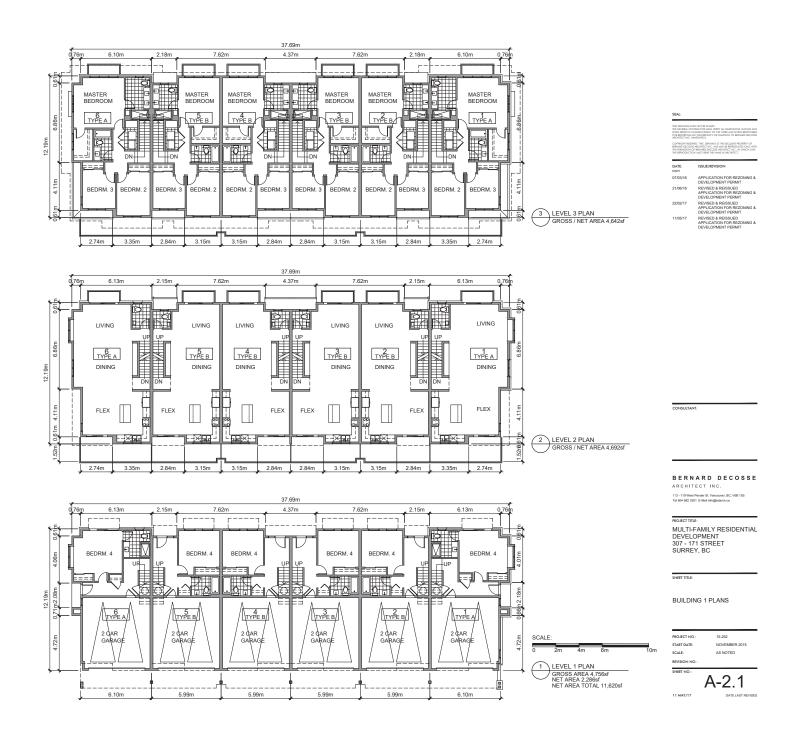
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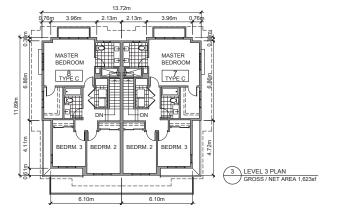
## RENDERED STREETSCAPE

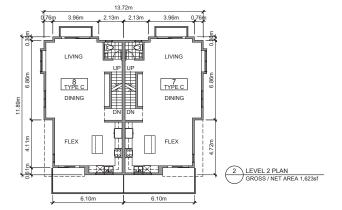
PROJECT NO START DATE SCALE.

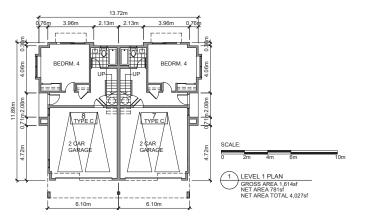
REVISION NO.











DATE: ISSUE/REVISION APPLICATION FOR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT OF OR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT 07/03/16 22/02/17 11/05/17

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

113 - 119 West Pender St. Vancouver, BC, V6B 1S5 Tel 604 682 3301 E-Mail info@bdarch.ca

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT 307 - 171 STREET SURREY, BC

SHEET TITLE:

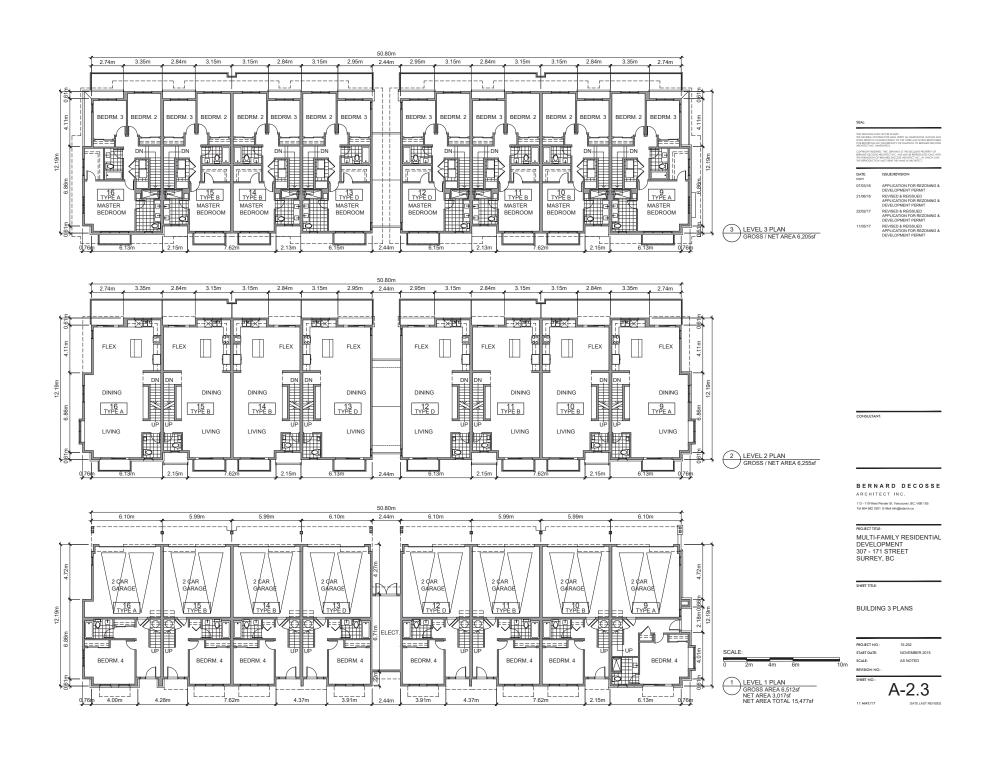
BUILDING 2 PLANS

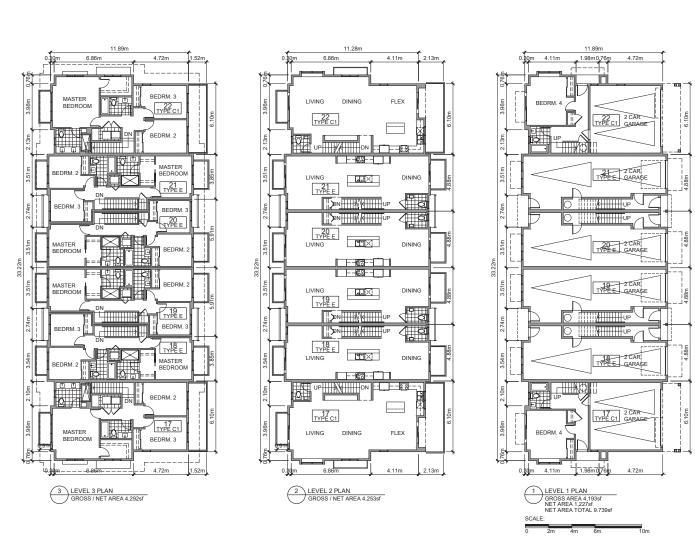
PROJECT NO.: 15-252 START DATE: NOVEMBER 2015 SCALE: AS NOTED

REVISION NO.: SHEET NO.:

A-2.2

DATE LAST REVISED





SEAL:

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THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS LEVELS PRODE TO COMMENCIBLENT OF THE WORK AND IS HELD RESPON

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CONSULTANT

BERNARD DECOSSE

ARCHITECT INC.

113 - 119 West Pender St. Vancouver, BC, V6B 1S5 Tel 604 682 3301 E-Mail info@bdarch.ca

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT 307 - 171 STREET SURREY, BC

SHEET TITLE:

BUILDING 4 PLANS

PROJECT NO.: 15-252
START DATE: NOVEMBER 2015
SCALE: AS NOTED

A-2.4

MAY/17 DATE LAST REVISED

### MATERIAL KEY

- TIBER-CEMENT BOARD HORIZONTAL SIDING PAINTED (4" EXPOSURE) W/ PAINTED CORNER BOARDS TO MATCH
- ② FIBER CEMENT BOARD SHINGLES PAINTED W/ PAINTED CORNER BOARDS TO MATCH
- ASPHALT ROOF SHINGLES
- S SOLID CORE WOOD DOOR STAINED, W/ DOUBLE-GLAZED SIDELITE PANEL (SAFETY GLASS) IN WOOD FRAME
- DOUBLE-GLAZED VINYL FRAMED WINDOWS, W/ WOOD TRIM
- O DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS, W/ WOOD TRIM
- 8 WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS PAINTED
- WOOD CLAD POSTS, TIMBER BRACES PAINTED
- PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
- 1 PREFINISHED OVERHEAD GARAGE DOOR
- ② PAINTED METAL DOORS IN METAL FRAME ELECTRICAL ROOM
- PREFINISHED ALUMINUM GUTTERS & RAIN WATER LEADERS COLOUR TO MATCH FIELD COLOUR



4 BACK (SOUTH) ELEVATION

### L-3 CEILING L-3 CEILING LEVEL 3 LEVEL 3 23.17m Ш Ш LEVEL 2 2 20.15m 411 LEVEL 1 3-LEVEL 1 3 SIDE (EAST) ELEVATION 2 SIDE (WEST) ELEVATION



1 FRONT (NORTH) ELEVATION

ISSUF/REVISION APPLICATION FOR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT 07/03/16

### BERNARD DECOSSE ARCHITECT INC.

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PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT 307 - 171 STREET SURREY, BC

SHEET TITLE:

**BUILDING 1 ELEVATIONS** 

PROJECT NO. 15-252 START DATE: NOVEMBER 2015 SCALE: AS NOTED

PEVISION NO

A-4.1

DATE LAST REVISED

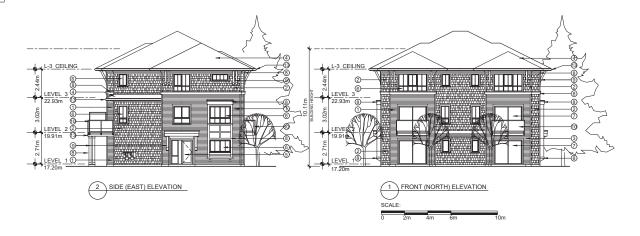
### MATERIAL KEY

- ① FIBER-CEMENT BOARD HORIZONTAL SIDING PAINTED (4" EXPOSURE) W/ PAINTED CORNER BOARDS TO MATCH
- ② FIBER CEMENT BOARD SHINGLES PAINTED W/ PAINTED CORNER BOARDS TO MATCH
- 3 BRICK VENEER
- ASPHALT ROOF SHINGLES
- SOLID CORE WOOD DOOR STAINED, W/ DOUBLE-GLAZED SIDELITE PANEL (SAFETY GLASS) IN WOOD FRAME
- DOUBLE-GLAZED VINYL FRAMED WINDOWS, W/ WOOD TRIM
- O DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS, W/ WOOD TRIM
- WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS PAINTED
- WOOD CLAD POSTS, TIMBER BRACES PAINTED
- PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
- PREFINISHED OVERHEAD GARAGE DOOR
- ② PAINTED METAL DOORS IN METAL FRAME ELECTRICAL ROOM
- ③ PREFINISHED ALUMINUM GUTTERS & RAIN WATER LEADERS COLOUR TO MATCH FIELD COLOUR









DATE: APPLICATION FOR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

### BERNARD DECOSSE

ARCHITECT INC.

113 - 119 West Pender St. Vancouver, BC, V6B 1S5 Tel 604 682 3301 E-Mail info@bdarch.ca

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT 307 - 171 STREET SURREY, BC

SHEET TITLE:

### BUILDING 2 ELEVATIONS

PROJECT NO. 15-252 START DATE: NOVEMBER 2015 SCALE: AS NOTED

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A-4.2

DATE LAST REVISED



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APPLICATION FOR REZONING &
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APPLICATION FOR REZONING &
DEVELOPMENT PERMIT

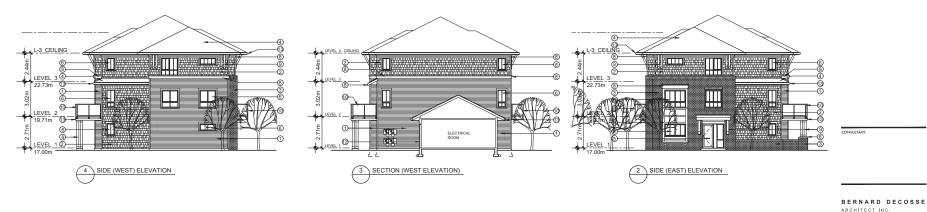
REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

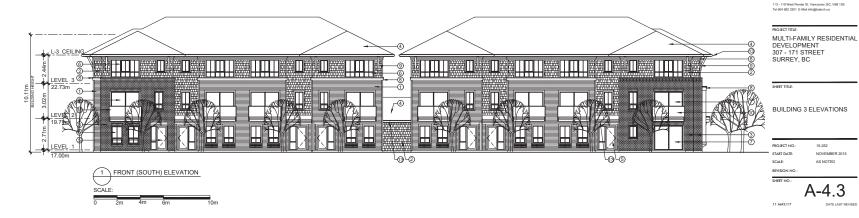
15-252

AS NOTED

A-4.3 DATE LAST REVISED

NOVEMBER 2015





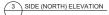
### MATERIAL KEY

- ① FIBER-CEMENT BOARD HORIZONTAL SIDING PAINTED (4" EXPOSURE) W/ PAINTED CORNER BOARDS TO MATCH
- ② FIBER CEMENT BOARD SHINGLES PAINTED W/ PAINTED CORNER BOARDS TO MATCH
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- ASPHALT ROOF SHINGLES
- S SOLID CORE WOOD DOOR STAINED, W/ DOUBLE-GLAZED SIDELITE PANEL (SAFETY GLASS) IN WOOD FRAME
- 6 DOUBLE-GLAZED VINYL FRAMED WINDOWS, W/ WOOD TRIM
- ① DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS, W/ WOOD TRIM
- WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS PAINTED
- WOOD CLAD POSTS, TIMBER BRACES PAINTED
- 10 PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
- ① PREFINISHED OVERHEAD GARAGE DOOR
- (2) PAINTED METAL DOORS IN METAL FRAME ELECTRICAL ROOM
- ③ PREFINISHED ALUMINUM GUTTERS & RAIN WATER LEADERS COLOUR TO MATCH FIELD COLOUR



4 BACK (EAST) ELEVATION







2 SIDE (SOUTH) ELEVATION





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BERNARD DECOSSE ARCHITECT INC.

113 - 119 West Pender St. Vancouver, BC, V6B 1S5 Tel 604 682 3301 E-Mail info@bdarch.ca

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT 307 - 171 STREET SURREY, BC

SHEET TITLE:

**BUILDING 4 ELEVATIONS** 

PROJECT NO. 15-252 START DATE: NOVEMBER 2015 SCALE: AS NOTED

PEVISION NO

A-4.4







5 SOLID CORE WOOD DOOR: STAINED - NATURAL TRANSLUCENT STAIN W/ DOUBLE-GLAZED SIDELITE PANEL (SAFETY GLASS) IN WOOD FRAME

6 DOUBLE-GLAZED VINYL FRAMED WINDOWS: MANUFACTURER'S BLACK W/ WOOD TRIM



8 WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS: PAINTED - SWISS WHITE (DULUX 30BG 72/017)

9 WOOD CLAD POSTS, TIMBER BRACES: PAINTED - SWISS WHITE (DULUX 30BG 72/017)

10 PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS: POWDER COATED - BLACK

11) PREFINISHED OVERHEAD GARAGE DOOR: MANUFACTURER'S WHITE

12 METAL DOORS IN METAL FRAME - ELECTRICAL ROOM: PAINTED - SILVER SHORES (DULUX 50YR 53/011)

### BERNARD DECOSSE ARCHITECT INC.

PROJECT TITLE

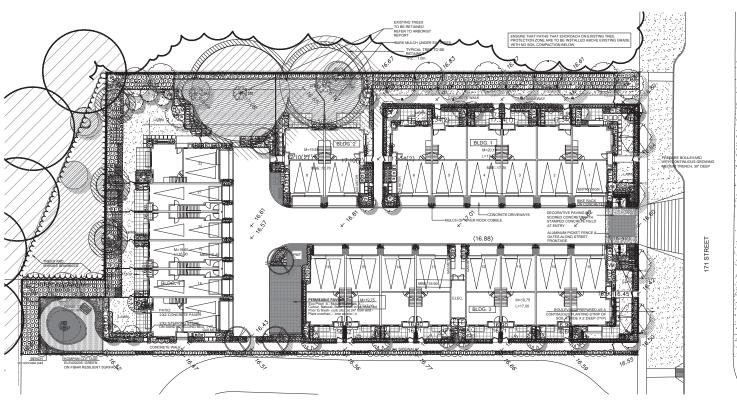
MULTI-FAMILY RESIDENTIAL DEVELOPMENT 307 - 171 STREET SURREY, BC

SHEET TILLE.

MATERIALS AND COLOURS

PROJECT NO. START DATE SCALE

REVISION NO



ANT	SCHEDULE		PMG PROJECT NUMBER: 16-217
EY Q	Y BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
× ,	ACER CIRCINATI IM	VINE MADI E	SCM CALIBRA
A :	AGER PALMATUM	CAPANESE MAPLE	SCM CALIBAD
.0	COSNUS KOUSA SATOMIC	KOUSA DOGWOOD	SCM CAL TARS
ς.	CORNUS NUTTALLII	PACIFIC DOGWOOD	SCM CALIBAD
<b>a</b> :	MAGNOLIA KONLIS STELLATA BOYAL STA		SCM CHURNS
₹ :	OXYDENDEON ARROBELIM	K.: RUTAL STAK MAUNULIA SOLIEWOOD	SOM CALIDAD SOM CALIDAD STDIBAD
Ω:	PYRUS CALLERYANA CHANTICLEER:	CHANTICLEER PEAR	SOM CALLI SM STD BAB
<u>an</u>	AZALEA : APONIGA HINO CRIMSON:	AZALEA (SINGLE DEEP CRIMSON)	12 801
y s	REPRESS THE INCRESS I MONOMS	CHERRY BOMB BARBERRY	12 POT
9 1		LITTLE-LEAF BOX	IS POT HIGH
32	CHOISYA TERNATA	MEXICAN MOCK ORANGE	3 POT SIGN
9 21	CORNUS ALBA KELSEYII:	KEI SEY DWARE DOGWOOD	12 POT 3000
8 :	CORNUS SERICEA	RED OSER DOGWOOD	2 POT SIGN
₹ :	EUONYMUS ALATA COMPACTUS:	COMPACT WINGED BURNING BUSH	3 POT SIGN
2 3	HYDRANGEA MACROPHYLLA NIKKO BLUE		IS POT MOM
3 17	MAHONIA NERVOSA	LONGLEAF MAHONIA	II POT 200M
8 %	DEBIS GROWING VALLEY VALENTINE	DIEDIS	TO POT SHOW
8 2	PRUNUS LAUROCERASUS ZABELIANA	ZABLES LAUREL	2 POT 300M
3 4	RIBES SANGUNEUM KING EDWARD	KING EDWARD ELOWERING CLIRRANT	TO POT MICH
3 .	BOSA SCARLET MEIDLIAND	SCARLET MEIDLI AND BOSE	12 POT WICH
3 5	SARCOCOCCA HOOKERANA BUSCIFOLIA	FRAGRANT SARCOCOCCA	12 POT
3 2	SKMMA (APONICA (10: MALE)	CADAMESE SKIMMA	12 POT INCM
3 2	SPIRAEA (APONICA LITTLE PRINCESS)	LITTLE DRINCESS SPIRARA DINK	12 POT HIGH
8 6	SYMPHORICARPOS MAGIC BERRY:	SNOWBERRY PINK BERRIES	12 POT INCM
3 :	TAXUS X MEDIA HICKSII:	HICKS YEW	1.0M D&D
3	VIBURNUM DAVIDII	DAVIDS VIBURNUM	12 POT 300M
3 3	VIBURNUM P.T. MARIESIO	MARIES DOUBLE FILE VIBURNUM	3 POT 80 CM
9 1 30 30 30 31 30 30 31 31 30 30 31 31 31 31 31 31 31 31 31 31 31 31 31	WEIGELA FLORIDA NANA VARIEGATA:	DWARF VARIEGATED WEIGELA	CIPOT 300M
es	CALAMAGROSTIS X.A. KARL FOERSTER:	KARL FOERSTER FEATHEREED GRASS	12 POT
21	CAREX OSHMENSIS EVERGOLD	GOLDEN VARIGATED SEDGE	CI POT
3 ~	HAKONECHLOA MACRA ALLGOLD:	ALLGOLD :APANESE FOREST GRASS	II POT
3	HELICTOTRICHON SEMPERVIRENS	BLUE DAT GRASS	:I POT
21 21 25 90 17 ENNIAL	PENNISETUM ALOPECUROIDES HAMLIN:	DWARF FOUNTAIN GRASS	:1 POT
	ASTLEE X ETNA:	ETNA FALSE SPIRAEA (RED)	10CM POT
35	BERGENA CORDIFOLIA	HEARTLEAF BERGENIA: ROSE PINK	19CM POT
	GAULTHERIA PROCUMBENS	WINTERGREEN	IS POTIZIOM
3 8	GAULTHERIA SHALLON	SALAL*	:1 POT:200M
5 55	POLYSTICHUM MUNITUM	WESTERN SWORD FERN*	:1 POT:200M
ER CNU FAINER EW BY L	STANDARDS. BOTH PLANT SIZE AND CONTAINS MEASUREMENTS AND OTHER PLANT MATERIAL R ANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. TEN APPROVAL FROM THE LANDSCAPE ARCHIT	NG TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDIT FR SZE ARE THE MINIMUM ACCEPTABLE SEES. "REFER EDIT RE-LUREMENTS." SEARCH AND REVIEW MAKE PLANT MATE AREA OF SEARCH TO INCLIDE LOWER MAIN AND AND FRAS ECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIAL WIE DAYS PROPER TO DELIVERY FOR RE-LUST TO SUBSTITUTION.	SPECIFICATIONS FOR DEFINED RIAL AVAILABLE FOR OPTIONAL SER VALLEY. SUBSTITUTIONS: IED MATERIAL UNAPPROVED







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CLIENT: KOONEY HOMES LTD.

## DOUGLAS TOWNHOUSE DEVELOPMENT

317 - 171 STREET

DRAWING TITLE:

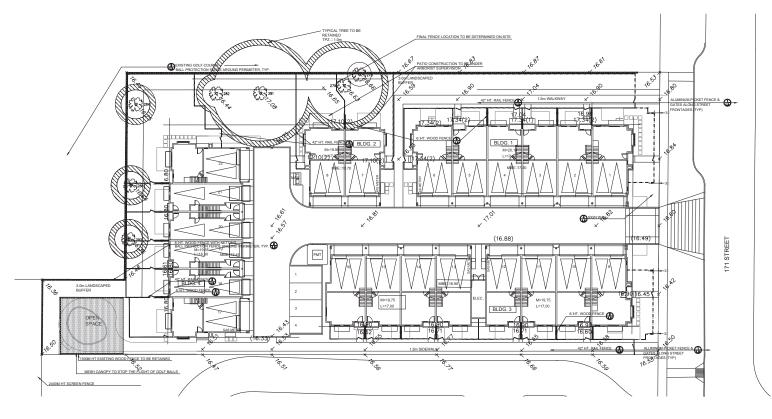
### LANDSCAPE PLAN

DATE: Februar::07, 2017 DRAWING NUMBER:

DRAWN: DD DESIGN: DD CHKD: PCM

16217-2DP.ZIP PMG PRO:ECT NUMBER:

OF 5 16-217



LEGEND - FENCE SYMBOLS:	
8:HT. WOOD FENCE WITH NETTING	***************************************
5:HT: WOOD FENCE	
42°HT WOOD RAIL FENCE	
36'HT ALUMINUM RAIL FENCE	



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LANDSCAPE ARCHITECTS
Suite C100 - 4185 SIII Cree: Drive Burnabi, British Columbia, VSc 68 6 R04 294-0011 Dt R04 294-002

EAL:

_	17.MAY.09	ISSUED FOR DP	00

CLIENT: KOONEY HOMES LTD.

WITH: BERNARD DECOSSE ARCHITECT INC. PRO:ECT:

DOUGLAS TOWNHOUSE DEVELOPMENT

317 – 171 STREET SURREY

FENCE

PLAN

DATE: Februar::07, 2017 DRAWING NUMBER:

\$CALE: 1/16"=1'-0"

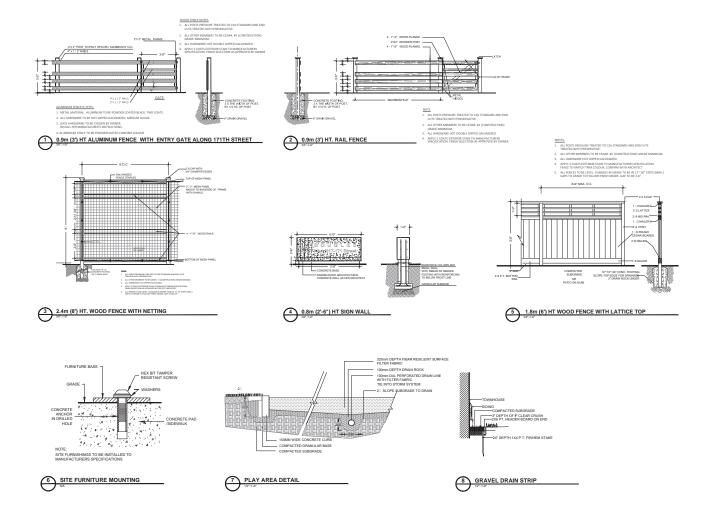
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16217-2DP.ZIP PMG PRO:ECT NUMBER:

16-217

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## DOUGLAS TOWNHOUSE DEVELOPMENT

317 - 171 STREET SURREY

DRAWING TITLE:

### LANDSCAPE DETAILS

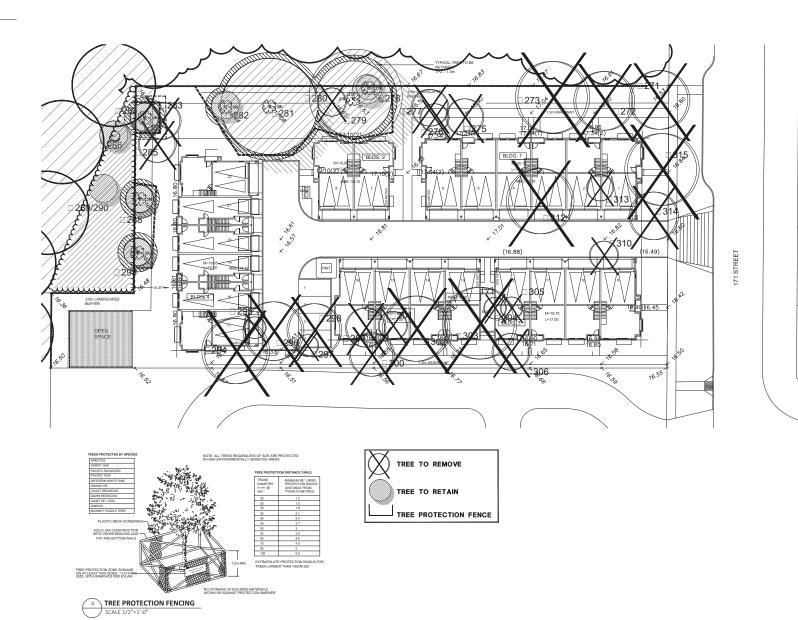
DATE: Februar: 07, 2017

DRAWN: DD DESIGN: DD

CHKD: PCM

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2	17.MAY.09	ISSUED FOR DP	D
1	17.APR.20	NEW SITE PLAN	

NO. DATE REVISION DESCRIPTION

CLIENT: KOONEY HOMES LTD.

TH: BERNARD DECOSSE ARCHITECT INC 0:ECT:

## DOUGLAS TOWNHOUSE DEVELOPMENT

317 – 171 STREET

DRAWING TITLE:

## TREE MANAGEMENT PLAN

DATE: Februario 07, 2017

SCALE: 1/16\*=1\*-0\*

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DESIGN: DD

CHICD: PCM

OF 5

16217-2DP.ZIP PMG PRO:ECT NUMBER:

16-217

### PART THREE BOPT LANDSCAPE DEVELOPMENT PART ONE GIDNINAL REQUIREMENTS erretteer ets tild tiers. I His han nok nikk-proket håden tinn er det grande histori sertetet til helioperjan a typitale etterfen och. I kannette etterfen med kannette håden till te kom omne kom et hänne han attalle om et stat er melle still te ferk 3 CK No 1988 Country that price 2. Applicationer was to bestudy behavior closely bendered, before to provide the Michigan Services provided into the control of the control o 2. Cased or London to Traveler, before editor, property in the Casedon Friedry of Londonse Anthrotos and the Casedon Londonse A financial sound and a f 6. Descriptions and servinethy priests, we coming private of the restricts interfer prise. 3. 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CLIENT: KOONEY HOMES LTD

VITH: BERNARD DECOSSE ARCHITECT INC

**DOUGLAS TOWNHOUSE** DEVELOPMENT

317 - 171 STREET

DRAWING TITLE

LANDSCAPE **SPECIFICATIONS** 

DATE: Februar: 07 2017 DRAWING NUMBER:

DRAWN: DD DESIGN: DD

OF 5



## INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- South Surrey Division

**Planning and Development Department** 

FROM:

**Development Services Manager, Engineering Department** 

DATE:

May 24, 2017

PROJECT FILE:

7816-0095-00

RE:

**Engineering Requirements** 

Location: 307-171 Street

## NCP AMENDMENT

A detailed stormwater management analysis is required to support the increased density proposed in the Amendment. The analysis may lead to recommendations to ensure anticipated impacts to receiving water courses are mitigated and proposed NCP targets are met.

## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

provide a 0.5 metre ROW fronting 171 Street.

## **Works and Services**

- construct the west half of 171 Street to a 20.0 metre standard through road with 10.50 metre asphalt pavement, concrete sidewalk street lights and street trees.
- evaluate downstream servicing capacities and address as required.
- provide water, sewer and drainage connections to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Rémi Dubé, P.Eng.

Development Services Manager

LR<sub>1</sub>



June-07-17

Planning

## THE IMPACT ON SCHOOLS

APPLICATION #:

16-0095-00

33 K + 106

### **SUMMARY**

The proposed 22 townhouse units are estimated to have the following impact on the following schools:

## Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

## September 2018 Enrolment/School Capacity

Hall's Prairie Elementary Enrolment (K/1-7):

Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1856

 Enrolment (8-12):
 1856

 Nominal Capacity (8-12):
 1500

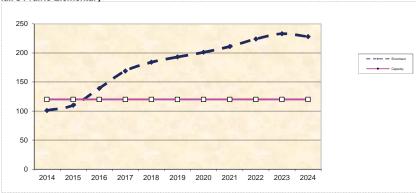
 Functional Capacity\*(8-12);
 1620

## School Enrolment Projections and Planning Update:

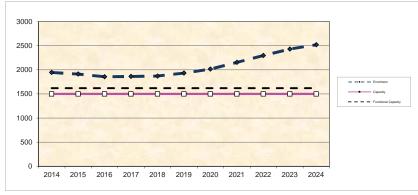
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Halls Prairie Elementary is currently over capacity and much of the student population in this area attends South Meridian (which is also over capacity). A new elementary school site has been acquired in the Douglas area and funding for this new elementary school has been requested as a high priority in the district's 2016/17 Five-Year Capital Plan and is awaiting approval. Earl Marriott Secondary is currently over capacity, operates on an extended day schedule and has eight portables on site. The school district has received capital project approval for a new 1,500 student secondary school (likely open 2020) to be built on land in the Grandview area adjoining the City of Surrey's Aquatic Centre and future recreational facilities. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

## Hall's Prairie Elementary



## Earl Marriott Secondary



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

## **CITY OF SURREY**

(the "City")

## **DEVELOPMENT VARIANCE PERMIT**

NO.: 7916-0095-00

Issued To: ZENTERRA DOUGLAS DEVELOPMENTS LTD.

(the "Owner")

Address of Owner: 2630 – Croydon Drive, Unit 216

Surrey, BC V<sub>3</sub>Z 6T<sub>3</sub>

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

Parcel Identifier: 010-270-671 Lot 4 Section 6 Township 7 New Westminster District Plan 17005

307 - 171 Street

(the "Land")

3. If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

\_\_\_\_\_

- 4. Part 22, Multiple Residential 30 Zone (RM-30) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection F, Yards and Setbacks, the minimum front yard (east) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
  - (b) In Subsection F, Yards and Setbacks, the minimum side yard (south) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.9 (16 ft.) for Building 3 and 3.0 metres (10 ft.) for Building 4.

5.	This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6.	The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7.	This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8.	The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9.	This development variance permit is not a building permit.
	ORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 . D THIS DAY OF , 20 .
	Mayor – Linda Hepner

City Clerk - Jane Sullivan



### PROJECT DATA

CIVIC ADDRESS: 307 - 171 STREET, SURREY BC,
LEGAL DESCRIPTION: LOT 4, SECTION 6, TOWNSHIP 7, NWD, PLAN 17005

LOT AREA: 49,5 (GROSS / NET) 1.14 LOT COVERAGE: BUIL

BUILDINGS: 1,613.6 m2 (35.0%) PAVED/HARD SURFACE: 1,234.1 m2 (26.8% TOTAL: 2,847.7 m2 (61.8%)

NING: PROPOSED: RM-30 EXISTING: RA
IT TYPES: 18 DOUBLE GARAGE UNITS
4 TANDEM GARAGE UNITS

TOTAL = 22 UNITS

JILDING SETBACKS:

TH: 30.04 FT (9.2m)
II: 14.76 FT (4.5m) 171 STREE
III: 24.63 FT (7.5m)
TH: 9.84 FT (3.0m) / 14.76 FT (4

 BUILDING HEIGHT:
 13m MAX. - TO BE DETERMINED

 DENSITY:
 19.3 UNITS/ACRE (47.8 UNITS/ HA) (GROSS/R

DING : 40,863 SF (3796.3 m2)

WITY: OUTDOOR: 710 SF (66.0 m2) REQUIRED, 1960 SF (182.0 m2) PROVID

RESIDENT PARKING: 2.0/UNIT = 2.0x22 = 44 SPACES 0.2/UNIT = 0.2x22 = 4 SPACES

TOTAL = 48 SPACES, 48 PROVIDED

DATE. ISSUE, REVISION
DAY

O70.016

APPLICATION FOR REZONING &
DEVEL OPHENT PERMIT

210.016

APPLICATION FOR REZONING &
DEVEL OPHENT PERMIT

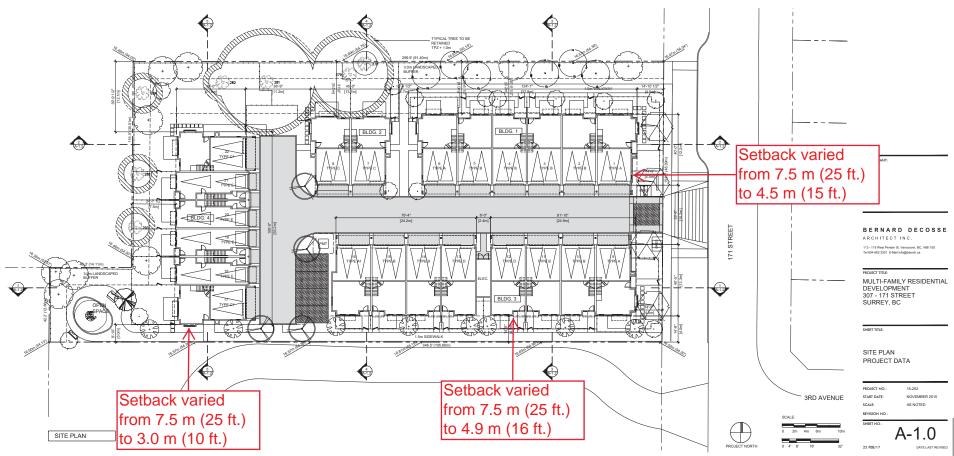
220.0171

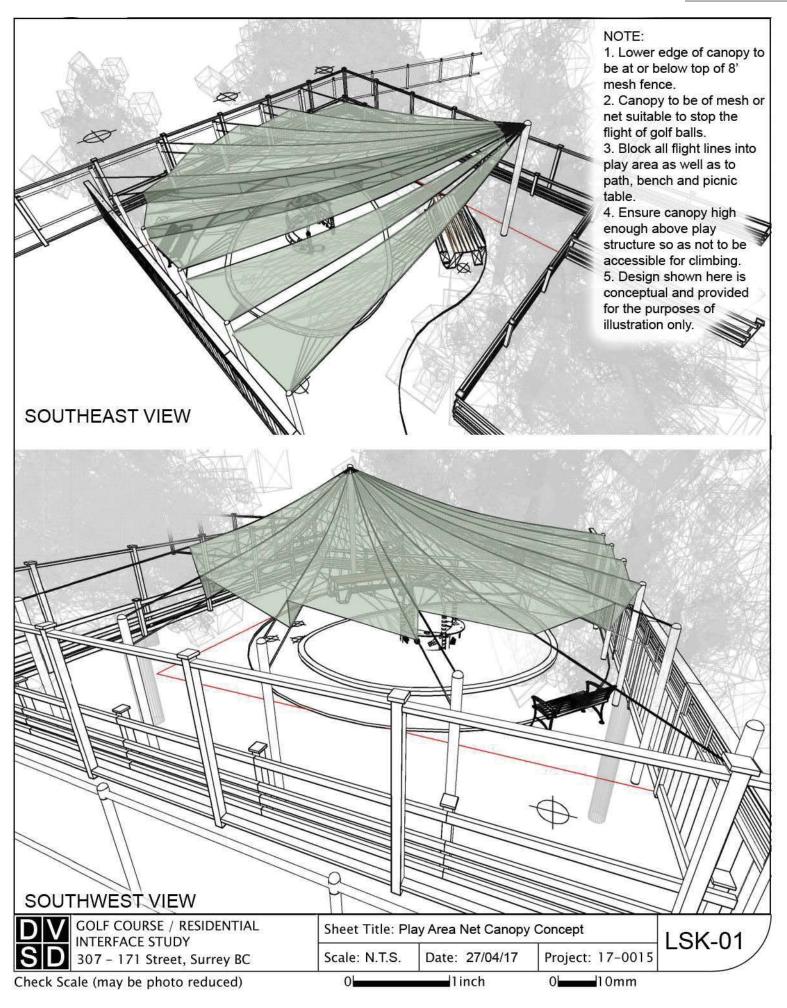
REVISED & RESISSUED
APPLICATION FOR REZONING &
DEVEL OPHENT PERMIT

220.0171

REVISED & RESISSUED
APPLICATION FOR REZONING &

SCHEDULE A





## **Tree Preservation Summary**

Registered Arborist: Lesley Gifford: PN5432-A

On-Site Trees	Number of Trees
Protected Trees Identified  (on-site and shared trees, including trees within boulevards and proposed streets and	33
lanes, but excluding trees in proposed open space or riparian areas	
Protected Trees to be Removed	26
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
4 X one (1) =4	48
<ul> <li>All other Trees Requiring 2 to 1 Replacement Ratio</li> <li>22 X two (2) =44</li> </ul>	
Replacement Trees Proposed	48
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0
Off-Site Trees	Number of Trees
Protected Offsite Trees to be Retained	0
Protected Offsite Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
0 X one (1) =0	0
All other Trees Requiring 2 to 1 Replacement Ratio	
0 X two (2) =0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

hilf-		
	May 31, 2017	
Signature of		
Arborist	Date	