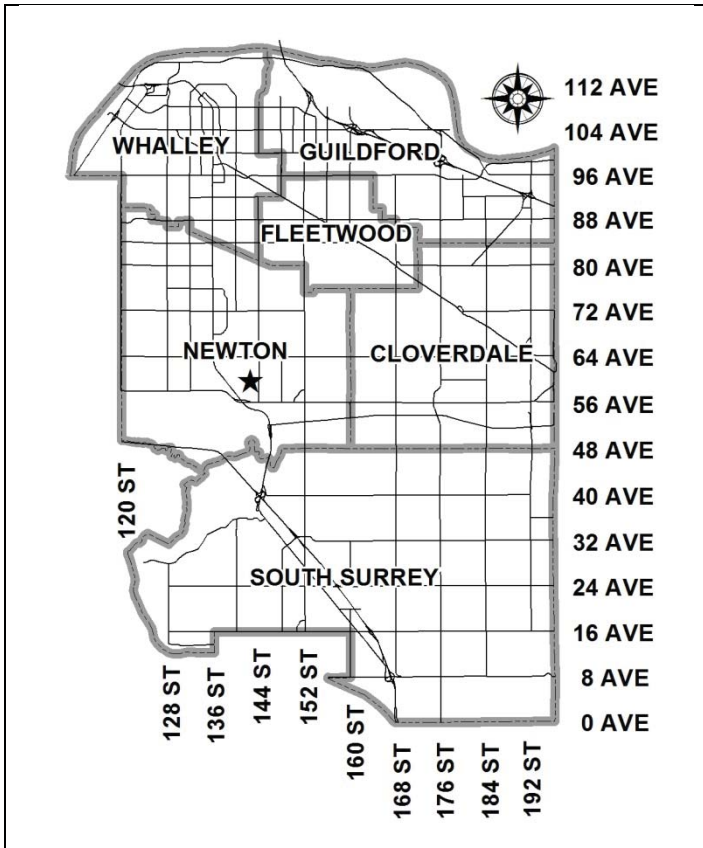


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0107-00

Planning Report Date: May 29, 2017

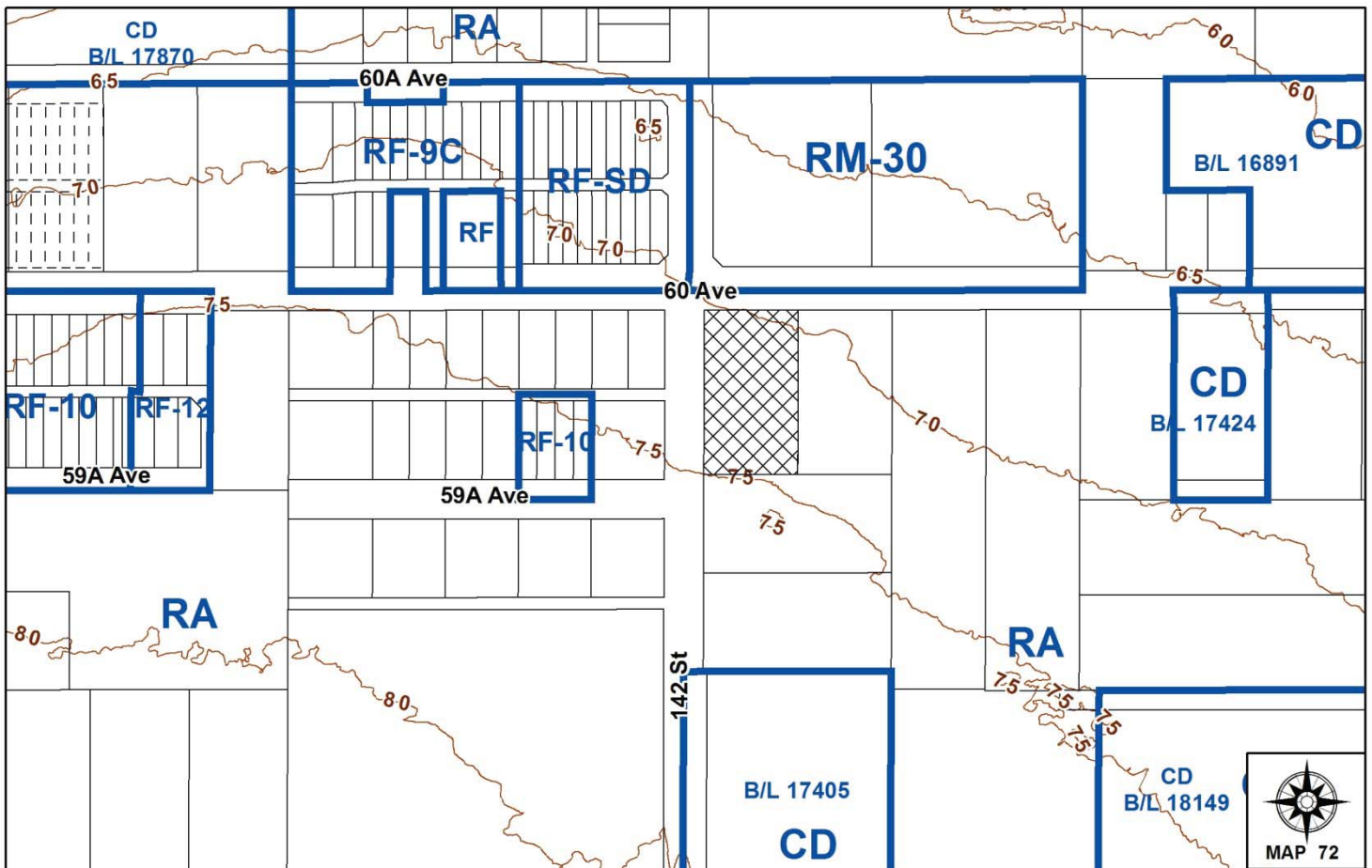


**PROPOSAL:**

- **Rezoning** from RA to RM-30
- **NCP Amendment** from Townhouses (15 upa max) to Townhouses (20 upa max)
- **Development Permit**
- **Development Variance Permit**

to permit the development of 18 townhouse units.

**LOCATION:** 5964 - 142 Street  
**OWNER:** 1066879 B.C. Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Townhouses (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 South Newton Neighbourhood Concept Plan (NCP) is required to amend the site's land use designation from "Townhouse (15 upa max)" to "Townhouses (20 upa max).
- 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 max)" is consistent with the land use designations on the north side of 60 Avenue.
- The proposed density and building form are appropriate for this part of South Newton.
- The proposed setbacks achieve a more urban, pedestrian streetscape, and are consistent with the setbacks approved in the townhouse developments on the north side of 60 Avenue.
- The subject site is in close proximity to the Justice Precinct, which is an employment node.

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. 7916-0107-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0107-00 (Appendix VII), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (b) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (c) to reduce the minimum rear yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.); and
  - (d) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2 and 5.0 metres (16 ft.) for Building 3.
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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and

- (h) the applicant adequately address the impact of no indoor amenity space.
- 6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the land from "Townhouses (15 upa max)" to "Townhouses (20 upa max)" when the project is considered for final adoption.

**REFERRALS**

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

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

4 Elementary students at Woodward Hill 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 September 2018.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

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

**SITE CHARACTERISTICS**

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	48-unit townhouse site approved under Development Application No. 7915-0246-00.	Urban / Townhouses (25 upa max)	RM-30

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single family dwelling.	Urban / Townhouses (15 upa max)	RA
South:	Single family dwelling under Development Application (No. 7915-0302-00) for 42 townhouse units.	Urban / Townhouses (15 upa max)	RA
West (Across 142 Street):	Single family dwellings.	Urban / Single Family Small Lots	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from "Townhouses (15 upa max)" to "Townhouses (20 upa max)".
- The amendment is consistent with development on the north side of 60 Avenue that was approved under Development Application Nos. 7915-0246-00 and 7912-0202-00, and which changed the land use designation to Townhouses (25 upa max).
- The proposed density is generally consistent with other townhouse developments established or approved in the South Newton neighbourhood.
- The subject site is in close proximity to the Justice Precinct, which is an employment node.

### DEVELOPMENT CONSIDERATIONS

#### Site Context

- The 0.4 hectare (1 acre) subject site is located on the southeast corner of 142 Street and 60 Avenue in South Newton.
- The subject site is designated Urban in the Official Community Plan (OCP), zoned "One-Acre Residential Zone (RA)", and designated "Townhouses (15 upa max)" in the South Newton Neighbourhood Concept Plan (NCP).

#### Proposal

- The applicant proposes an amendment to the South Newton NCP from "Townhouses (15 upa max)" to "Townhouses (20 upa max)", rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a Development Permit to permit the development of 18 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 2,988 square metres (32,168 sq. ft.) representing a net floor area ratio (FAR) of 0.84, which is below the maximum 0.90 FAR allowed in the RM-30 Zone.

### DESIGN PROPOSAL AND REVIEW

- The proposal consists of 18 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 149 square metres (1,604 sq. ft.) to 208 square metres (2,238 sq. ft.).
- The proposal includes road dedications as well as the provision of two publicly accessible on-site open spaces: one at the southwest corner of 142 Street and the future 59A Avenue and one at the northwest corner of 142 Street and 60 Avenue.
- Individual unit entries are provided along City streets to both 60 Avenue and 142 Street which will allow the buildings to engage with the public realm.
- Exterior building cladding consist of stone veneer, Hardi panel siding (white, grey, dark green and yellow), Hardi board siding (grey and taupe with wood texture), natural red cedar front entry doors and fascia and vinyl windows (light grey).
- The roof is proposed to be in grey laminated shingles and will include gables and sloped roofs. The roof line is stepped with each individual unit in order to absorb the grade changes through the building massing.
- 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

- Landscaping is provided along all property lines. The proposed landscaping includes a variety of trees, including Maple, Cypress, Sweet Gum, Pear, and Japanese Snowbell, plants, including Red Rhododendron, Common Boxwood, Japanese Skimmia, Siprea, Cedar, and Huckleberry, as well as a variety of shrubs, grass and perennials.

- Two publicly accessible on-site open spaces are proposed: one at the southwest corner of the site, providing pedestrian connection into the site from the intersection of 142 Street and the future 59A Avenue, and one at the northwest corner of the site, providing pedestrian connection into the site from the intersection of 142 Street and 60 Avenue. These spaces feature seating benches, pavers and low landscaping.
- Decorative pavers are proposed at the site's entrance (temporary and ultimate) and at the intersection of the north/south and east/west drive aisles.
- An entry feature, comprised of cultured stone containing the project address with a wood trellis and low plantings in front of it, is proposed along 142 Street. Low, open, wood fences and gates with cultured stone columns are provided to define the front yard of each unit and designate between public and private spaces. Plantings that include a variety of trees, flowering shrubs, grasses and ground covers are used to help define the transitions between private and semi-private spaces.

#### Vehicular Access & Parking

- Temporary access to the subject site will be provided from 142 Street. In accordance with the South Newton NCP, the future 59A Avenue will be required south of the subject site, which will be dedicated under Development Application No. 7915-0302-00, to the south of the subject site. Once 59A Avenue is secured, permanent access to the subject site will be provided from 59A Avenue and temporary access from 142 Street will be removed and the area will be remediated and added to the site's outdoor amenity space.
- The applicant is required to construct the north side of 59A Avenue. Should the subject application proceed in advance of the dedication of 59A Avenue through Development Application No. 7915-0302-00, the applicant is required to provide financial contribution for the construction of the north side of 59A Avenue. The applicant will also be required to bond for the removal of the temporary access from 142 Street and its conversion to outdoor amenity space.
- The applicant is proposing to provide 36 resident parking spaces and 4 visitor parking spaces, which meets the parking requirements of the Zoning By-law.
- All of the 18 units have side-by-side garages.

#### Amenity Space

- The Zoning By-law requires 54 square metres (581 sq. ft.) of both indoor and outdoor amenity space for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The outdoor amenity space, totalling 155 square metres (1,668 sq. ft.), is located at the southwest corner of the site, adjacent to the publicly accessible open spaces at the southwest corner of 142 Street and the future 59A Avenue. The space is proposed to have a parkour play structure, lawn area, trellis and seating benches.

- While the temporary access from 142 Street is in use, the outdoor amenity space will total 30 square metres (323 sq.ft). However, once the ultimate access from 59 Avenue is constructed and the temporary access to 142 Street is removed, the outdoor amenity space will increase to 155 square metres (1,668 sq.ft.), exceeding the Zoning By-law minimum requirement of 54 square metres (581 sq. ft.). The play structure is proposed to be constructed in the first phase and will not be affected by the future access from 59A Avenue.
- 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 (18 units). The applicant will be required to pay cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy.

TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Red Alder	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	6	6	0
<b>Coniferous Trees</b>			
Western Red Cedar	8	7	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>14</b>	<b>13</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>39</b>	
<b>Total Retained and Replacement Trees</b>		<b>40</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 14 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that 1 tree 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.



- The proposal to retain one Western Red Cedar at the southwest corner of the site, within the publicly accessible open space, is dependent on the ultimate design for 59A Avenue. If possible, the alignment of the sidewalk on 148 Street and 59A Avenue will be altered in order to retain this tree. This will be determined at a later time, as part of the detailed design, in consultation with the Transportation Planning Division.
- 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 27 replacement trees on the site. The applicant is proposing 39 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Maple, Cypress, Sweet Gum, Pear, And Japanese Snowbell.
- In summary, a total of 40 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 March 15, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<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 area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed net density is 20 units per acre.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils, infiltration chambers, swales, perforated pipe systems, sediment control devices and permeable paving are proposed.</li> <li>• A total of 40 trees are proposed to be retained or replanted on the site.</li> <li>• Composting and recycling pick up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Electric vehicle plug-ins are proposed to be provided.</li> <li>• Bike racks are proposed to be provided.</li> <li>• 30 metres of sidewalks and pathways are proposed to be provided through the development.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Units are proposed to be sited closer to the street to directly address the public realm of the sidewalk, encouraging neighbourhood interaction and "eyes on the street".</li> <li>• An outdoor community gathering space is proposed to be provided, which includes a children's play structure.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Energy-efficient glazing and wall assembly is proposed.</li> <li>• High-quality windows and shades are proposed.</li> <li>• Low-flush systems and electric vehicle plug-ins are proposed.</li> </ul>

### 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 April 26, 2017 to 233 households within 100 metres (328 ft.) of the subject site. To date, staff have received 1 email and 1 phone call from area residents expressing concerns about the proposal, both of whom expressed particular concern about the overcrowding at Woodward Hill Elementary School.

*(The subject site is located within the Woodward Hill Elementary School and Sullivan Heights Secondary School catchments. Both schools are currently over capacity. The District has received funding approval for additions to Woodward Hill (up to 8 classrooms). The School District's Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. The School District has also requested a 700 student addition to the Sullivan Heights Secondary School as a high priority in the Capital Plan.*

*The proposed amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from "Townhouses (15 upa max)" to "Townhouses (20 upa max)" will result in 5 additional townhouse units, which is projected to generate between 1 and 2 additional elementary school students and 1 additional secondary school student. The proposed density increase will have a minimal impact on local school numbers.)*

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- Reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- Reduce the minimum rear yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.); and
- Reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2 and to 5.0 metres (16 ft.) for Building 3.

#### Applicant's Reasons:

- The proposed setbacks for homes facing 142 Street and the future 59A Avenue will allow these homes to be closer to the street to directly address the public realm of the sidewalk, encouraging neighbourhood interaction and "eyes on the street".
- The proposed 5.0 metre (16 ft.) eastern side yard setback will provide a comfortable and livable rear yard for the homes in Building 3. Additionally, this setback will provide sufficient distance to the neighbouring properties and allow for generous amounts of planting, hedging, and trees.
- The proposed 3.0 metre (10 ft.) eastern side yard setback is a side yard condition for one unit in Building 2.

#### Staff Comments:

- A reduced setback (north and west) for street-fronting units located along 142 Street and the future 59A Avenue will help the development engage the public realm by bringing the buildings closer to the sidewalk. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through 'eyes on the street'.
- The proposed 4.0 metre (13 ft.) southerly side yard setback is a side yard condition.
- The proposed 5.0 metre (16 ft.) eastern side yard setback allows for meaningful and livable rear yards for the proposed townhouse units in Building 3. The proposed 3.0 metre (10 ft.) setback from the easterly side yard setback is to one unit in Building 2 and it is a side yard condition. Landscaping will provide visual separation and privacy between the units proposed on the subject site and the adjacent single family dwelling, located to the east of the subject site. This single family dwelling interfaces with the proposed townhouse units as a side yard condition. As such, the proposed easterly side yard setback should have minimal impact on the neighbouring property.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Neighbourhood Concept Plan Redesignation Map
- Appendix VII. Development Variance Permit No. 7916-0107-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da



## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,202 m <sup>2</sup>
Road Widening area		642 m <sup>2</sup>
Undevelopable area		N/A
Net Total		3,560 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		44.8%
Paved & Hard Surfaced Areas		24%
Total Site Coverage		68.8%
SETBACKS ( in metres)		
Front (north)	7.5 m	4.5 m
Rear (south)	7.5 m	4.0 m
Side #1 (west)	7.5 m	4.5 m
Side #2 (east)	7.5 m	5.0 m & 3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	12.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		18
Three Bedroom +		
Total		18
FLOOR AREA: Residential		2,989.54 m <sup>2</sup>
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		2,989.54 m <sup>2</sup>

*\* 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)		42.85 uph / 17.35 upa
# of units/ha /# units/acre (net)	74 uph / 30 upa	50.53 uph / 20.45 upa
FAR (gross)		
FAR (net)	0.9	0.84
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	54 m <sup>2</sup>	0 m <sup>2</sup>
Outdoor	54 m <sup>2</sup>	155 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		36
Residential Visitors		4
Institutional		
Total Number of Parking Spaces		40
Number of accessible stalls		1
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front (north)	25.6 m	4.5 m	29.6 m
Rear (south)	20.6 m	63.7 m	4.0 m
Side #1 (west)	4.5 m	24.0 m	24.1 m
Side #2 (east)	36.2 m	3.0 m	5.0 m
BUILDING HEIGHT (in metres/storeys)	12.5 / 3	12.5 / 3	12.5 / 3
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	6	5	7
TOTAL FLOOR AREA	905.52 m <sup>2</sup>	1,034.74 m <sup>2</sup>	1,049.28 m <sup>2</sup>

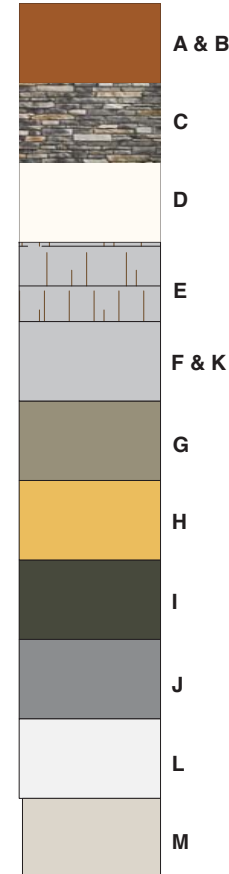


# TOWNHOUSE PROJECT

5964 142 STREET  
SURREY, BC

## COLOUR SCHEME

- A.** NATURAL RED CEDER - clear weather protection coating  
- Doors & Facias
- B.** " AHWANEE " - CLW 1577N LRV 19  
- 6" siding Panels painted, General Paint
- C.** " Scioto " - H1005 LEDGE STONE  
- Exterior stone veneer, Heritage Stone
- D.** " NAVAJO WHITE " - 307 LRV 73  
- Hardie Flat Panels painted, General Paint
- E.** "WEATHERED ROCK"BY BP  
-Roof Laminate Shingles, Harmony Series
- F.** " ARCTIC WHITE " - pre-painted  
- Exterior Walls, 6" Hardie Board Siding w/wood texture
- G.** " MONTEREY TAUPE " - pre-painted  
- Exterior Walls - 6" Hardie Board Siding w/ wood texture
- H.** " VOGUE " - CL 1836A LRV 35  
- Hardie Flat Panels painted, General Paint
- I.** " WITCHIN HOUR " - CL 3187N LRV 8  
- Hardie Flat panels painted, General Paint
- J.** " ESTATE " - CL 3236A LRV 15  
- Hardie Flat panels painted, General Paint
- K.** " ROCK BOTTOM " - CL 3235D LRV 22  
- Garage Door painted General Paint
- L.** " SEATTLE " - CL 3213W LRV 54  
- Hardie Flat panels painted, General Paint
- M.** " COBBLE STONE " - pre-painted  
- Exterior Walls - 6" Hardie Board Siding w/ wood textu



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No.	Date:	Revision Details:



**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:  
TOWNHOUSE PROJECT  
5964 142 STREET  
SURREY, B.C.

Drawing Title:  
COLOR SCHEME

Date: July 2015	Project Number: 1608
Scale: 3/32" = 1' - 0"	Sheet No: DP002
Drawn By: WG	
Approved By: WG	



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No.	Date	Revision Details:



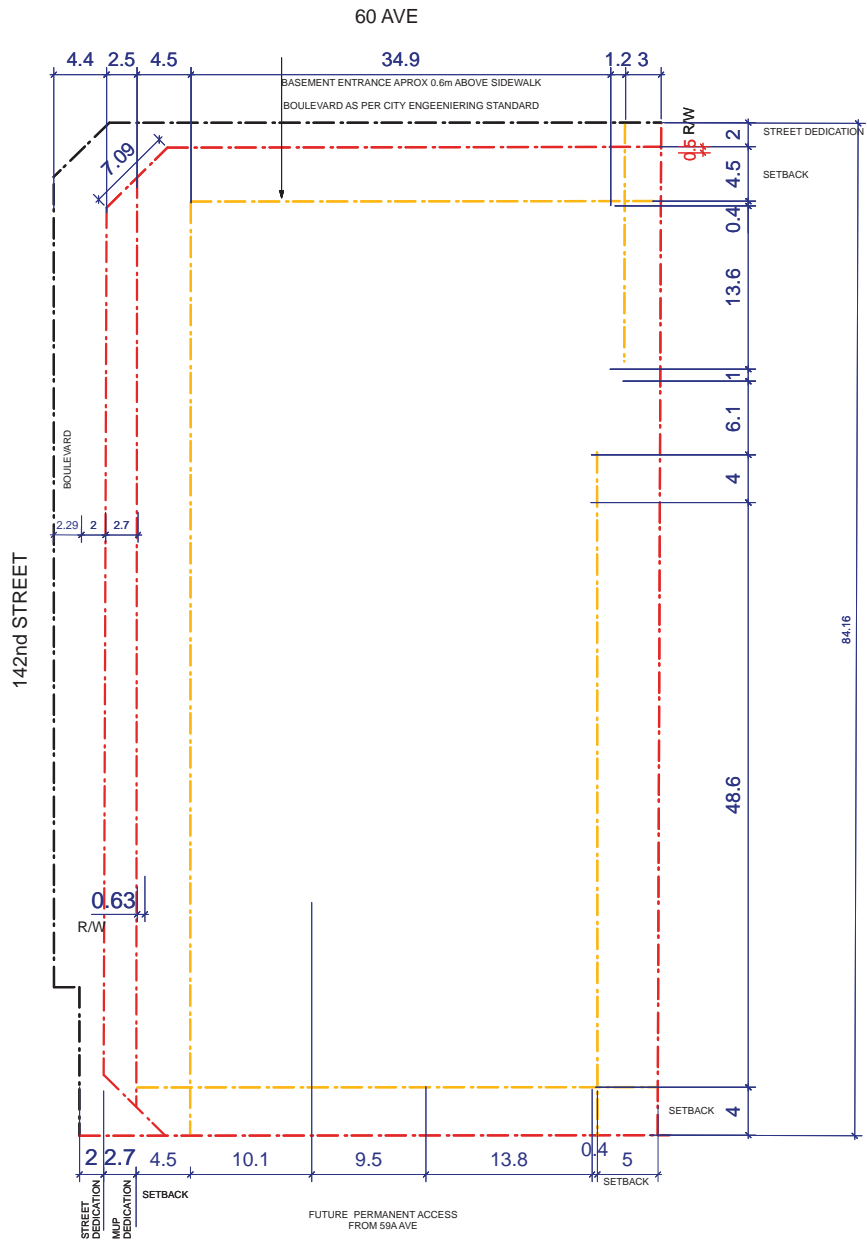
**WG ARCHITECTURE INC**  
 904 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 email: wg@wgarchitectureinc.com

**Project Title:**  
 18 UNIT TOWNHOUSE PROJECT  
 5964 142 STREET  
 SURREY, BC

**Drawing Title:**  
 CONTEXT PLAN

Date:	Project Number:
-	1608
Scale:	Drawn By:
1/8" = 1' - 0"	WG
Drawn By:	Approved By:
WG	WG

DP101



BASE PLAN

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No.	Date	Revision Details



**WG ARCHITECTURE INC**  
 904 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 email: wg@wgarchitectureinc.com

Project Title:  
**18 UNIT TOWNHOUSE PROJECT**  
 5964 142 STREET  
 SURREY, BC

Drawing Title:  
**BASE PLAN**

Date:	Project Number:
-	1608
Scale:	Drawn By:
1/8" = 1' - 0"	
Drawn By:	Approved By:
	WG
	<b>DP102</b>

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No.	Date	Revision Details



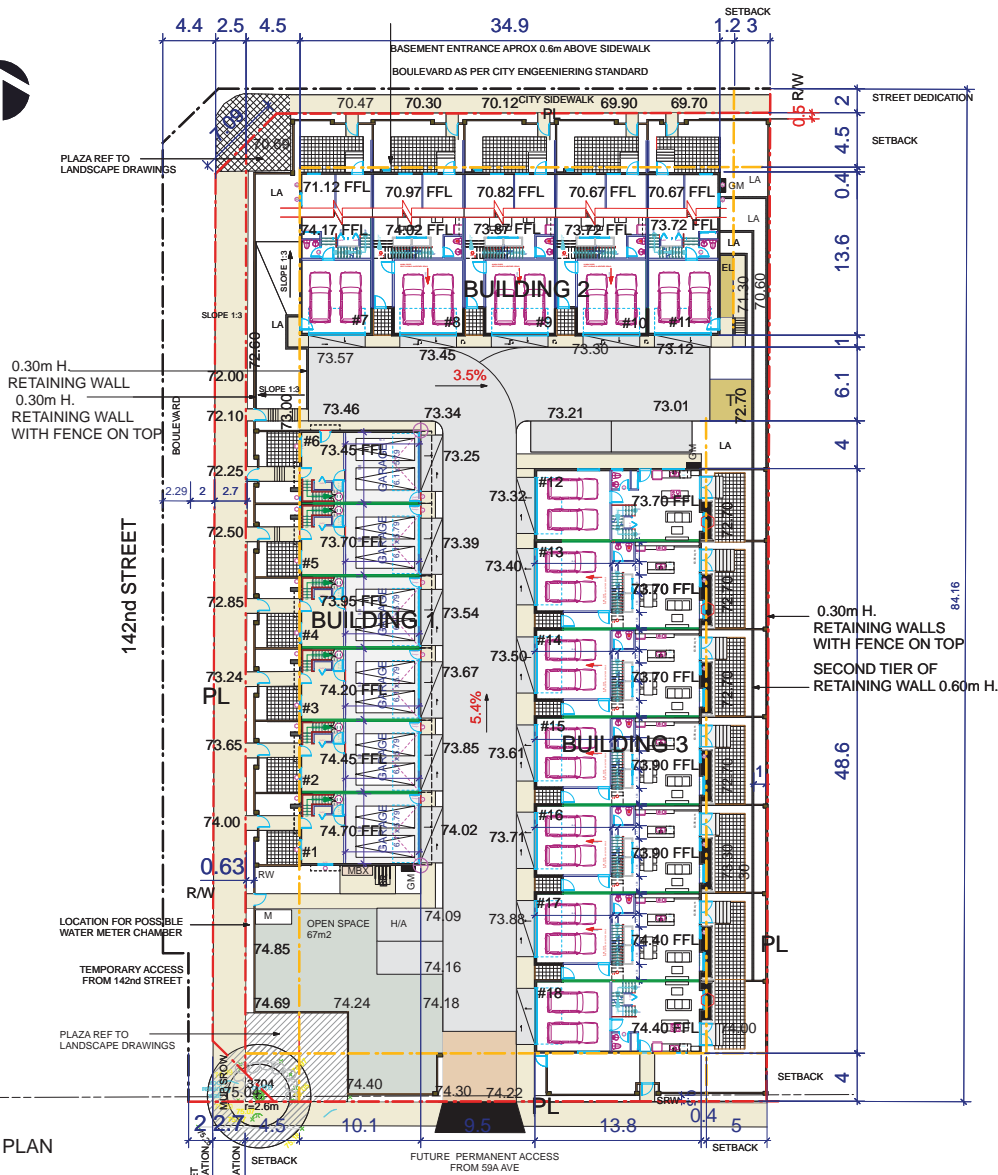
**WG ARCHITECTURE INC**  
 904 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 email: wg@wgarchitectureinc.com

Project Title:  
**18 UNIT TOWNHOUSE PROJECT**  
 5964 142 STREET  
 SURREY, BC

Drawing Title:  
**SITE PLAN**

Date:	Project Number:
1/8" = 1' - 0"	1608
Drawn By:	
Approved By:	<b>DP103</b>

**60 AVE**



**FUTURE PERMANENT ACCESS FROM 59A AVE**

**STATISTICS:**

ADDRESS: 5964 142 STREET SURREY BC.  
 ZONE : RM-30  
 GROSS LOT AREA : 4,202 m2 = 1.037 ACRE  
 NET LOT AREA: 3,560 m2 = 0.88 ACRE

SETBACKS:  
 NORTH: 4.5 m  
 SOUTH: 4.0m  
 WEST: 4.5m  
 EAST: 3.0m and 5.0m

NUMBER OF UNITS: 18  
 DENSITY 20.45 UPA

BUILDINGS FLOOR AREA: 2,989.54 m2

FAR GROSS: 0.71  
 FAR NET: 0.84

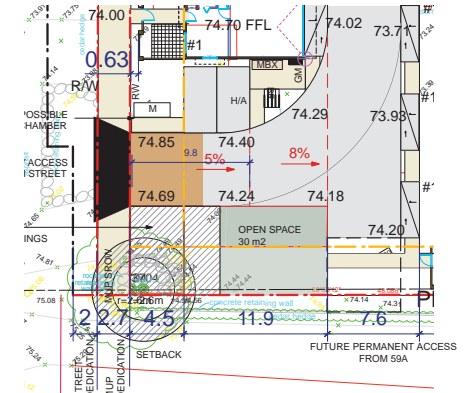
BUILDINGS AREA: 1,574 m2  
 SITE COVERAGE: 44.8%

OPEN AMENITY REQUIRED : 54m2  
 INDOOR AMENITY REQUIRED : 118m2  
 OPEN SPACE AMENITY PROVIDED : 155m2 (PERMANENT ACCESS)  
 OPEN SPACE AMENITY PROVIDED : 30m2 (TEMPORARY T ACCESS)  
 INDOOR AMENITY PROVIDED : 0.0 m2

NUMBER OF THE UNIT: 18 DOUBLE GARAGE  
 VISITORS OFF STREET PARKING : 18 X0.2= 3.6 P.S  
 VISITOR PARKING PROVIDED: 4 P.S  
 TOTAL PARKING SPACES: 40 PS

**LEGEND:**

- BR BACYCLE RACK
- EL ELECTRICAL ROOM
- T TRANSFORMER
- LA LANDSCAPE
- C CURB
- CC CURB CUT
- AD AREA DRAIN
- CB CATCH BASIN
- H/A ACCESIBLE PARKING SPACE
- RT RETAINING WALL



**TEMPORARY ACCESS ACCESS FROM 142 ST**

**SITE PLAN**



PLAZA REF TO LANDSCAPE DRAWINGS

0.30m H. RETAINING WALL  
 0.30m H. RETAINING WALL WITH FENCE ON TOP

142nd STREET

LOCATION FOR POSSIBLE WATER METER CHAMBER

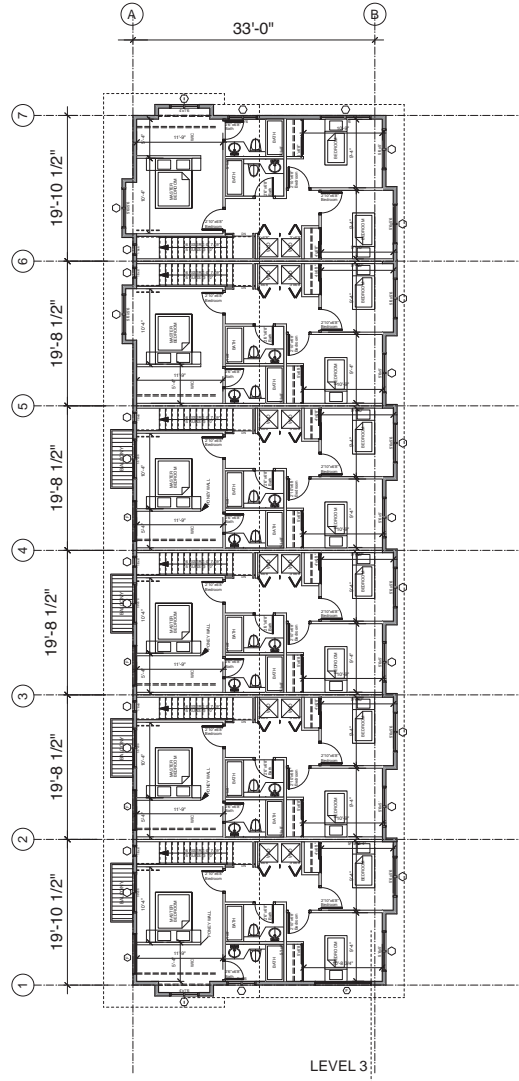
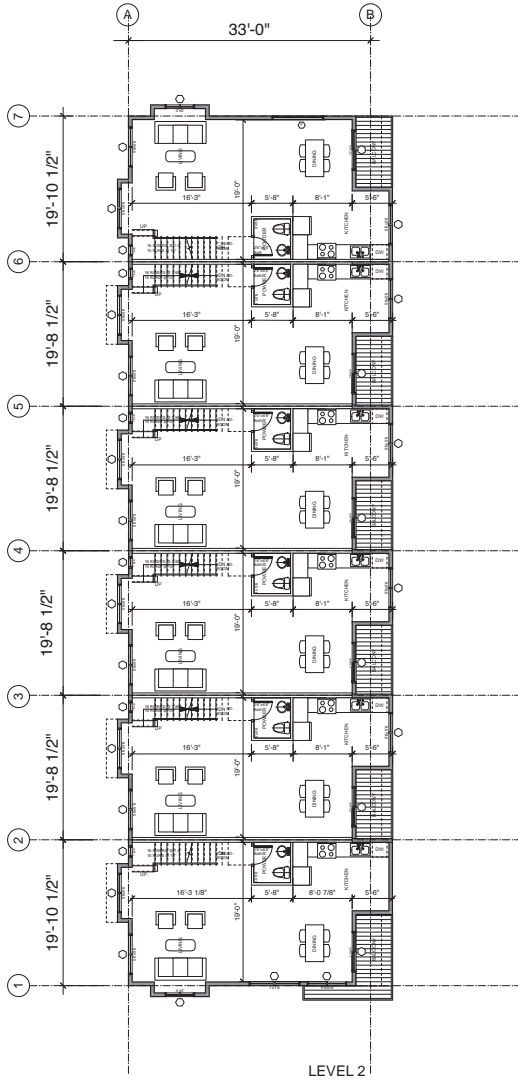
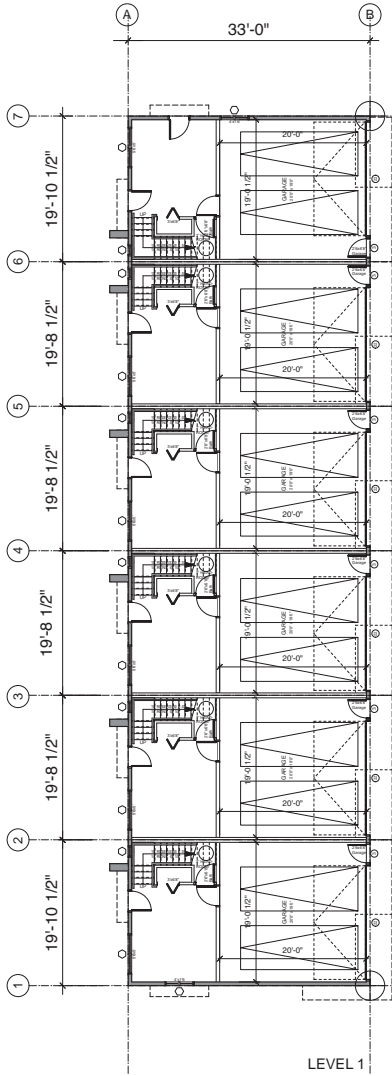
TEMPORARY ACCESS FROM 142nd STREET

PLAZA REF TO LANDSCAPE DRAWINGS

0.30m H. RETAINING WALLS WITH FENCE ON TOP  
 SECOND TIER OF RETAINING WALL 0.60m H.

STREET DEDICATION  
 MIP DEDICATION  
 RW  
 SETBACK  
 FUTURE PERMANENT ACCESS FROM 59A

FUTURE PERMANENT ACCESS FROM 59A



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No. Date: Revision Details:




**WG ARCHITECTURE INC**

904 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
email: wg@wgarchitectureinc.com

Project Title:  
**18 UNIT TOWNHOUSE PROJECT**  
5964 142 STREET  
SURREY, BC

Drawing Title:  
**BUILDING 1 FLOOR PLAN**

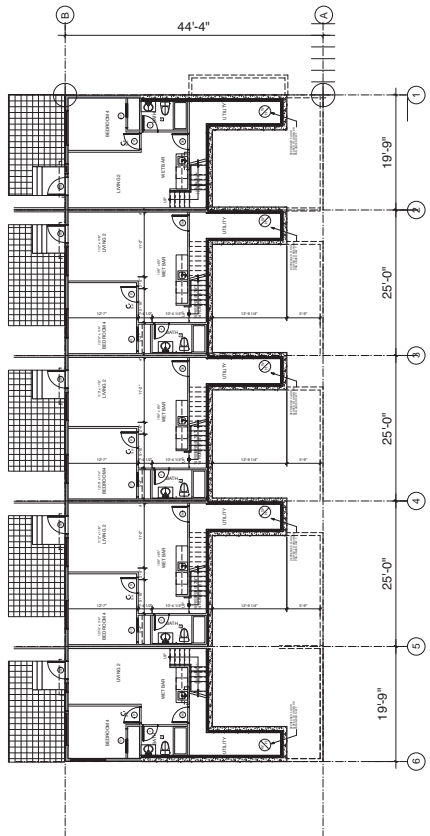
Date: - Project Number: 1608

Scale: 1/8" = 1' - 0"

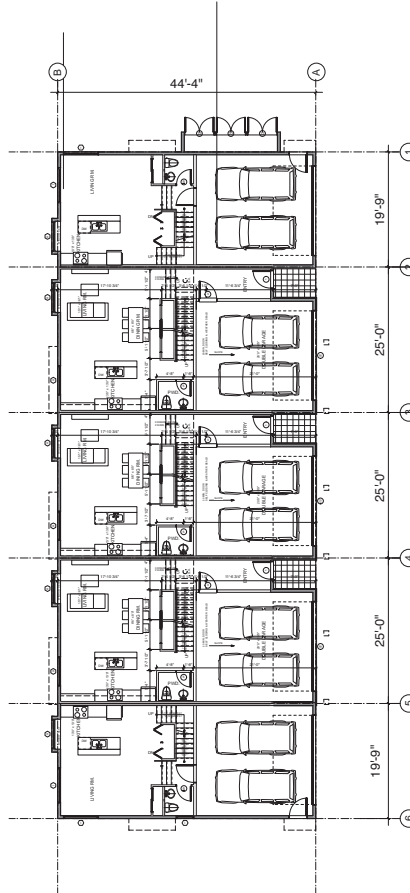
Drawn By: **DP201**

Approved By: WG

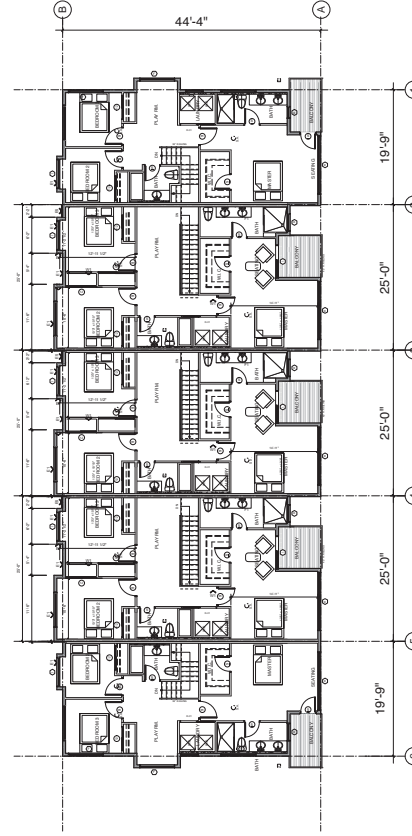
Date: 2017 April 21  
Time: 10:56 AM



BASEMENT



LEVEL 1



LEVEL 2

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No.	Date	Revision Details



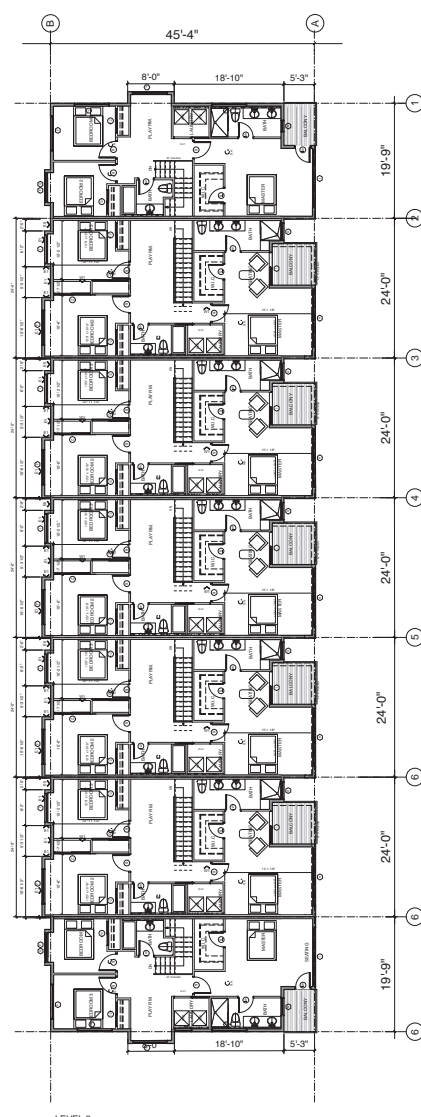
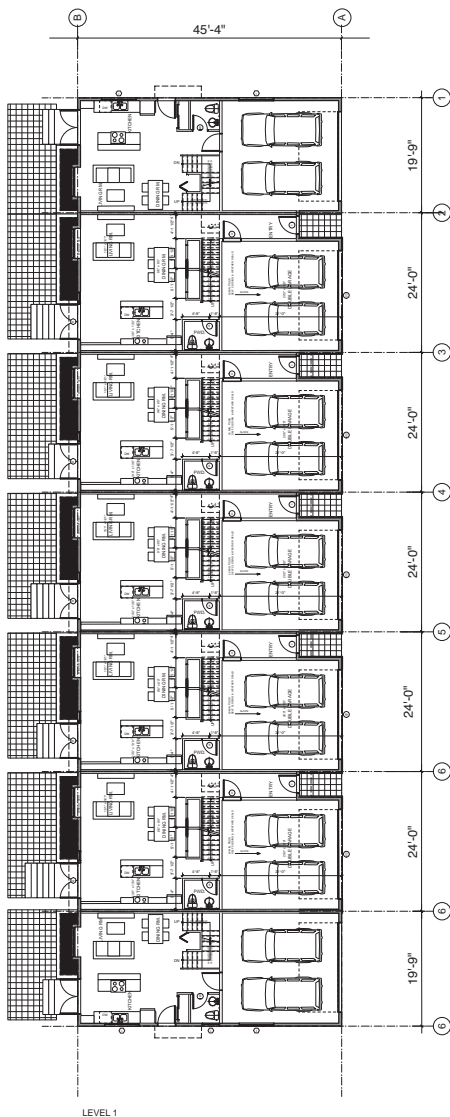
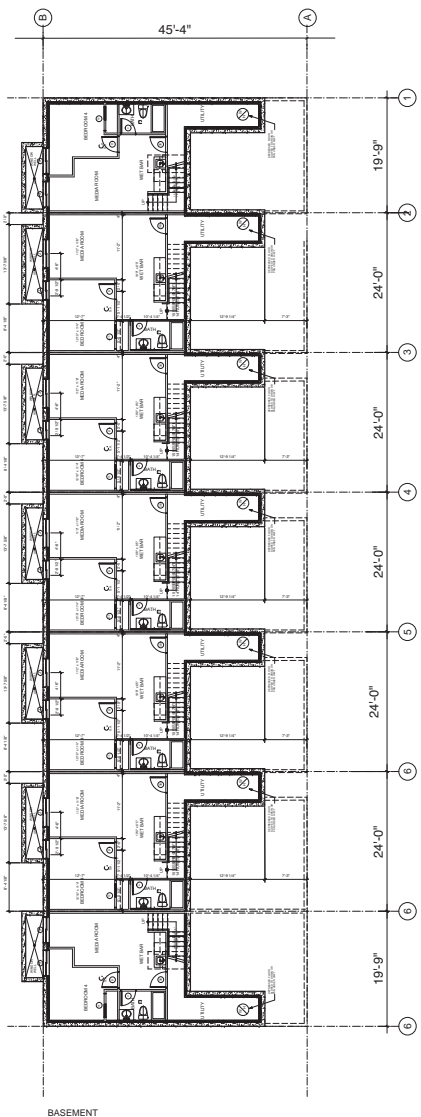
**W G ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
**18 UNIT TOWNHOUSE PROJECT**  
 5964 142 STREET  
 SURREY, BC

Drawing Title:  
**BUILDING 2 FLOOR PLANS**

Date: May 2012	Project Number: 1608
Scale: 3/16" = 1'	Sheet No.:
Drawn By: YA, NM	<b>DP202</b>
Approved By: WG	

Rev: 2012, April 8  
 Rev: 11/02/2012, JAM



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No: Date: Revision Details:

No:	Date:	Revision Details:



**WG ARCHITECTURE INC**

1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:

**18 UNIT  
TOWNHOUSE PROJECT  
5964 142 STREET  
SURREY, BC**

Drawing Title:

**BUILDING 3  
FLOOR PLANS**

Date:  
May 2012

Project Number:  
1608

Scale:  
3/16" = 1'

Sheet No:

Drawn By:  
YA, NM

**DP203**

Approved By:  
WG

WG 2012, April 8, 11:23:27 AM

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No. / Date: / Revision Details:




**WG ARCHITECTURE INC**

904 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
email: wg@wgarchitectureinc.com

Project Title:

**18 UNIT TOWNHOUSE PROJECT**  
5964 142 STREET  
SURREY, BC

Drawing Title:

**BUILDING 1 ELEVATIONS**

Date: / / Project Number: 1608

Scale: 1/8" = 1' - 0"

Drawn By:

**DP301**

Approved By:

WG

Date: 2017-04-14 11:23:17 AM



**COLOR SCHEME :**

- |  |   |
|--|---|
| <p><b>A.</b> NATURAL RED CEDER - clear weather protection coating<br/>- Doors &amp; Facias</p> <p><b>B.</b> "AHWANEE" - CLW 1577N LRV 19<br/>- 6" siding Panels painted, General Paint</p> <p><b>C.</b> "Scioto" - H1005 LEDGE STONE<br/>- Exterior stone veneer, Heritage Stone</p> <p><b>D.</b> "NAVAJO WHITE" - 307 LRV 73<br/>- Hardie Flat Panels painted, General Paint</p> <p><b>E.</b> "WEATHERED ROCK" BY BP<br/>- Roof Laminate Shingles, Harmony Series</p> <p><b>F.</b> "ARCTIC WHITE" - pre-painted<br/>- Exterior Walls, 6" Hardie Board Siding w/wood texture</p> <p><b>G.</b> "MONTEREY TAUPE" - pre-painted<br/>- Exterior Walls - 6" Hardie Board Siding w/ wood texture</p> | <p><b>H.</b> "VOGUE" - CL 1836A LRV 35<br/>- Hardie Flat Panels painted, General Paint</p> <p><b>I.</b> "WITCHIN HOUR" - CL 3187N LRV 8<br/>- Hardie Flat panels painted, General Paint</p> <p><b>J.</b> "ESTATE" - CL 3236A LRV 15<br/>- Hardie Flat panels painted, General Paint</p> <p><b>K.</b> "ROCK BOTTOM" - CL 3235D LRV 22<br/>- Garage Door painted General Paint</p> <p><b>L.</b> "SEATTLE" - CL 3213W LRV 54<br/>- Hardie Flat panels painted, General Paint</p> <p><b>M.</b> "COBBLE STONE" - pre-painted<br/>- Exterior Walls - 6" Hardie Board Siding w/ wood texture</p> |
|--|---|

**Note:**

Hardie panel trims are to be color match to the panels they are attached, (typical)









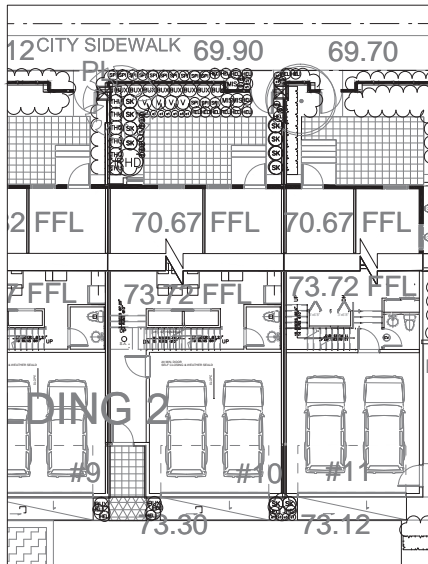


**TREE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
7		ACER CAMPESTRE 'QUEEN ELIZABETH'	HEDGE MAPLE	6CM CAL; 1.8CM STD; B&B
2		CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	2M HT; B&B
5		LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B
6		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B
11		STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6CM CAL ON STD; B&B

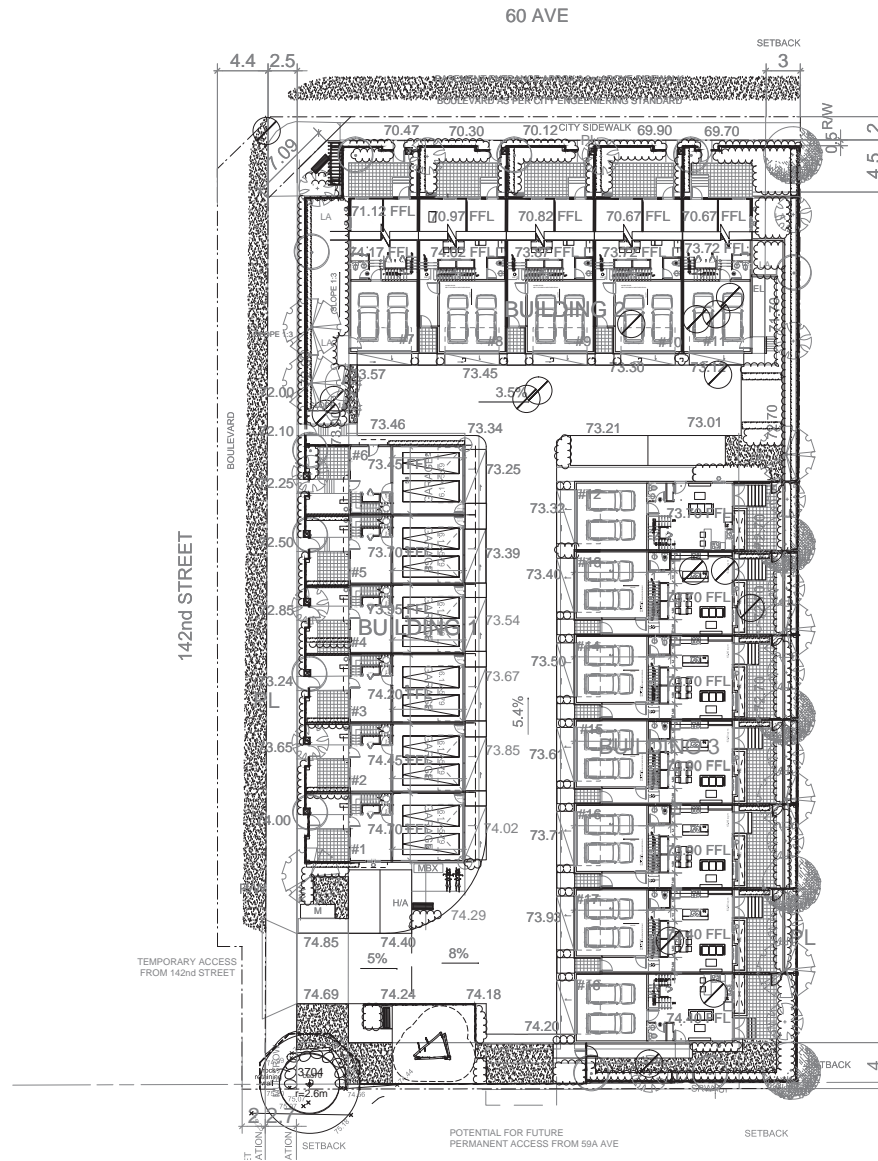
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. \* AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

REQUIRED REPLACEMENT TREES: 27  
PROPOSED REPLACEMENT TREES: 39



TYP SHRUB PLANTING FOR TOWNHOUSE

KEY	BOTANICAL NAME	COMMON NAME
6	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
11	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL
5	BUSUS SEMPERVIRENS	COMMON BOWWOOD
3	RHOODODENDRON ELDABETH	RHOODODENDRON RED
4	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA
2	SPHRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPHREA
1	THUNIA OCCIDENTALIS 'SUNSHADY'	EMERALD GREEN CEDAR
7	VACONNIM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY
8	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE
9	HELECTRODENDRON SEMPERVIRENS	BLUE OAT GRASS
10	HEBERCOLLIS STELLA D'ORO	DWARF YELLOW
12	HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS PURPLE-RED
13	VACONNIM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY



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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604-294-0011 - f. 604-294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
4	17 APR 20	CREATE TREE LIST / REPLACEMENT TOTALS	CLG
3	17 APR 20	ISSUE FOR PERMITS/CONSTRUCTION	CLG
2	17 FEB 20	UPDATE PER COMMENTS	CLG
1	16 OCT 20	CONCEPT DESIGN	CLG

CLIENT:

PROJECT:  
**18 UNIT TOWNHOUSE DEVELOPMENT**

5964-142ND STREET  
SURREY

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: 16.OCT.18 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PCM OF 3



---

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

FROM: **Development Services Manager, Engineering Department**

DATE: **May 10, 2017** PROJECT FILE: **7816-0107-00**

---

RE: **Engineering Requirements  
Location: 5964 142 Street  
NCP AMENDMENT**

The following issues are to be addressed as a condition of the NCP Amendment along with the rezoning requirements:

- Implement Best Management Practices (BMPs) to mitigate impacts of higher stormwater runoff rates associated with increased density. This includes recommendations made in the Hyland Creek Integrated Stormwater Management Plan (ISMP).

#### REZONE

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

- dedicate 1.942 metres fronting 60 Avenue for a 24 metre collector road.
- dedicate 1.942 metres fronting 142 Street for a 24 metre collector road.
- dedicate 5.0m x 5.0m corner cut at the intersection of 60 Avenue and 142 Street.
- dedicate 3.0m x 3.0m corner cut at the intersection of 59A Avenue and 142 Street.
- provide 0.5m ROW fronting 60 Avenue.
- provide 0.5 metre ROW fronting 59A Avenue.
- provide 2.7 ROW fronting 142 Street for a Multi-use Path.

##### *Works and Services*

- construct east side of 142 Street to a collector standard and Multi-use Path.
- construct south side of 60 Avenue to a collector standard.
- construct north side of 59A avenue to a through local standard.
- interim access to 142 Street supported with ultimate to be from 59A Avenue.
- construct an adequately sized watermain on 142 Street.
- construct storm sewers supporting the development.
- provide service connections to the lot.
- pay applicable Latecomer fees.

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 or Development Variance Permit beyond those noted above.



Rémi Dubé, P.Eng.  
Development Services Manager

LR<sub>1</sub>

NOTE: Detailed Land Development Engineering Review available on file



Monday, March 06, 2017  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16-0107 00

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill Elementary opened in spring 2010 and is now overcapacity and growing very rapidly. Goldstone Park Elementary opened in February of 2014 and helped to relieve overcrowding at Woodward Hill in the short term, although most of the students attending the new school came from Cambridge Elementary. In September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) and in September 2016 Woodward Hill's catchment was reduced further with a move to Goldstone Park. The District is also reducing the incoming French Immersion Kindergarten cohorts to one class from two from September 2017 onwards. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

**SUMMARY**

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

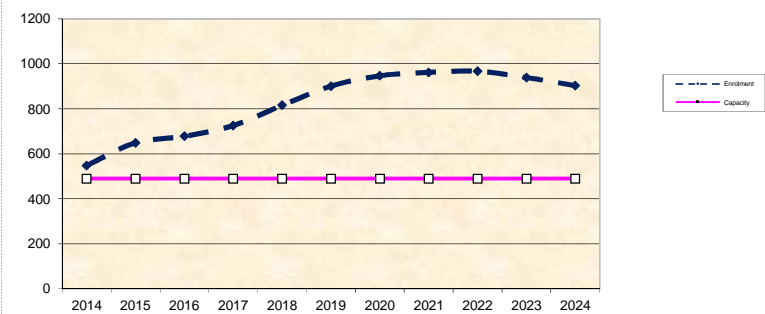
**Projected # of students for this development:**

Elementary Students:	4
Secondary Students:	2

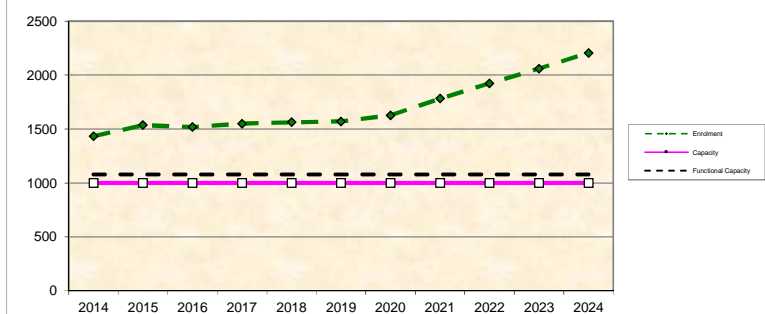
September 2018 Enrolment/School Capacity

<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	99 K + 579
Capacity (K/1-7):	40 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Woodward Hill Elementary**



**Sullivan Heights 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.



Arborist Report – 5964 142<sup>nd</sup> Street, Surrey BC

Table 3. Tree Preservation Summary

## TREE PRESERVATION SUMMARY

Surrey Project No:  
 Address: 5964 142<sup>nd</sup> Street, Surrey BC  
 Registered Arborist: Andrew Connell, B.Sc.  
 ISA Certified Arborist (PN6991A)  
 ISA Certified Tree Risk Assessor (797)  
 BC Parks Wildlife and Danger Tree Assessor  
 Certified Landscape Technician

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>15</b>
<b>Protected Trees to be Removed</b>	<b>14</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>1</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	<b>27</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 13 X two (2) = 26	
<b>Replacement Trees Proposed</b>	<b>39</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

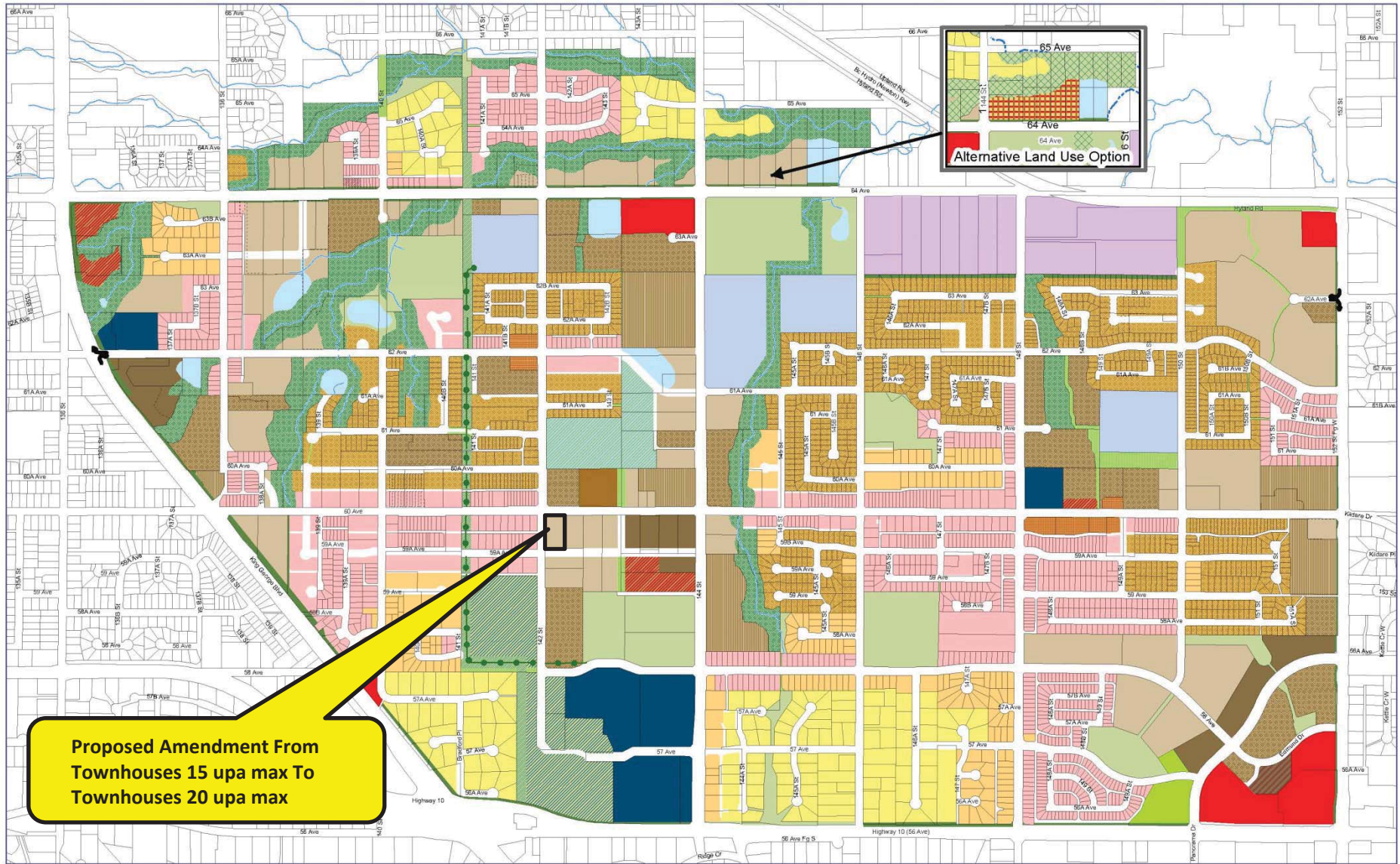
Summary prepared and  
submitted by:



Arborist

February 6, 2017

Date



**Proposed Amendment From  
Townhouses 15 upa max To  
Townhouses 20 upa max**



**SOUTH NEWTON**

NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

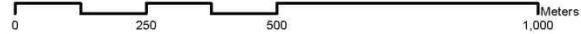
- Apartments 45 upa max
- Apartments 45 upa max
- Townhouses 30 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max

- Single Family Small Lots
- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse

- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School

- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back

- Buffers
- Detention Ponds
- Utility R/W Greenway
- WALKWAY



Adopted by Council Resolution December 6, 2004 Amended 13 May 2017

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0107-00

Issued To: 1066879 B.C. LTD.

("the Owner")

Address of Owner: 12639 – 80 Avenue, #207  
Surrey, BC V3W 3A6

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: 005-834-724  
Lot 57 Section 9 Township 2 New Westminster District Plan 59923  
  
5964 - 142 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 (north) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (b) In Subsection F, Yards and Setbacks, the minimum side yard (west) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (c) In Subsection F, Yards and Setbacks, the minimum rear yard (south) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.); and

- (d) In Subsection F, Yards and Setbacks, the minimum side yard (east) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2 and 5.0 metres (16 ft.) for Building 3.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

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

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

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No.	Date	Revision Details



**WG ARCHITECTURE INC**  
 904 - 870 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 email: info@wgarchitecturinc.com

Project Site:  
**18 UNIT TOWNHOUSE PROJECT**  
 5964 142 STREET  
 SURREY, BC

Drawing Title:  
**SITE PLAN**

Date	Project Number
Scale	1088
Sheet	DP10
Quantity	WG
Approved By	WG

**STATISTICS:**  
 ADDRESS: 5964 142 STREET SURREY BC.  
 ZONE : RM-30  
 GROSS LOT AREA : 4.202 m<sup>2</sup> = 1.037 ACRE  
 NET LOT AREA: 3.560 m<sup>2</sup> = 0.88 ACRE

**SETBACKS:**  
 NORTH: 4.5 m  
 SOUTH: 4.0 m  
 WEST: 4.5 m  
 EAST: 3.0 m and 5.0 m

**NUMBER OF UNITS: 18**  
 DENSITY: 20.45 UPA

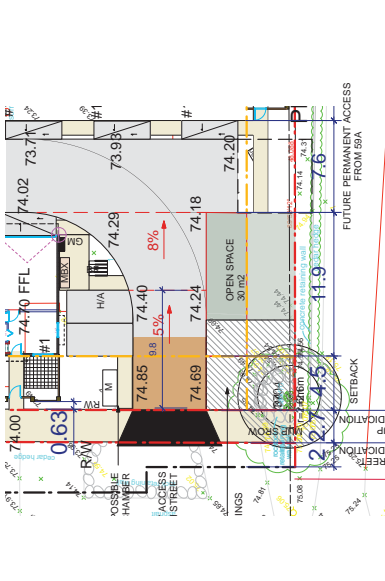
**BUILDINGS FLOOR AREA: 2,989.54 m<sup>2</sup>**  
 FAR GROSS: 0.71  
 FAR NET: 0.84

**BUILDINGS AREA: 1,574 m<sup>2</sup>**  
 SITE COVERAGE: 44.8%

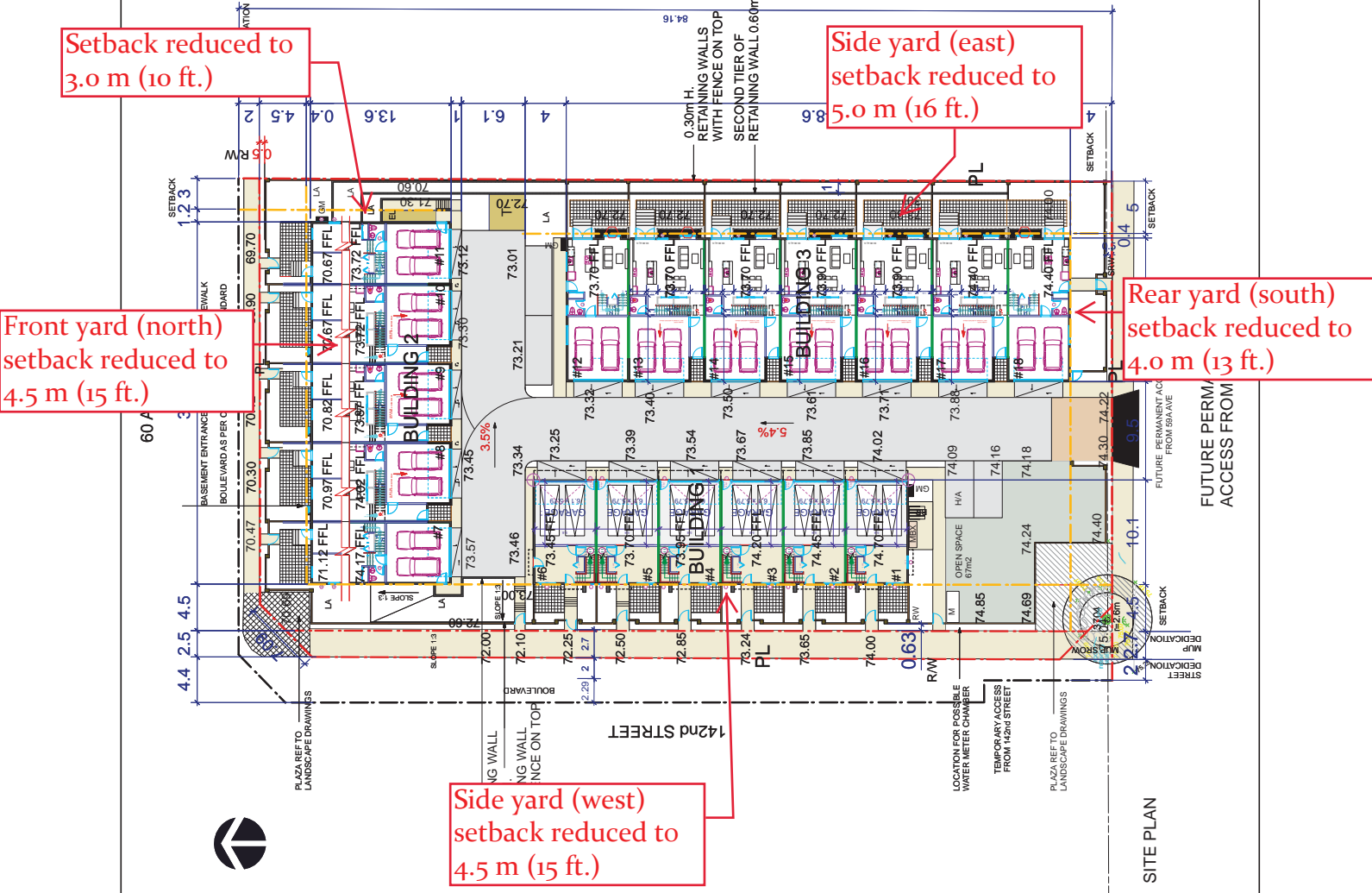
**OPEN AMENITY REQUIRED: 54m<sup>2</sup>**  
 INDOOR AMENITY REQUIRED: 118m<sup>2</sup>  
 OPEN SPACE AMENITY PROVIDED: 155m<sup>2</sup> (PERMANENT ACCESS)  
 INDOOR AMENITY PROVIDED: 30m<sup>2</sup> (TEMPORARY ACCESS)  
 INDOOR AMENITY PROVIDED: 0.0 m<sup>2</sup>

**NUMBER OF THE UNIT: 18 DOUBLE GARAGE**  
 VISITORS OFF STREET PARKING: 18 X 0.2 = 3.6 P.S  
 VISITOR PARKING PROVIDED: 4 P.S  
 TOTAL PARKING SPACES: 40 P.S

**LEGEND:**  
 BR BICYCLE RACK  
 EL ELECTRICAL ROOM  
 T TRANSFORMER  
 LA LANDSCAPE  
 C CURB  
 CC CURB CUT  
 AD AREA DRAIN  
 CB CATCH BASIN  
 H/A ACCESSIBLE PARKING SPACE  
 RT RETAINING WALL



**TEMPORARY ACCESS**  
 ACCESS FROM 142 ST



Setback reduced to 3.0 m (10 ft.)

Front yard (north) setback reduced to 4.5 m (15 ft.)

Side yard (east) setback reduced to 5.0 m (16 ft.)

Side yard (west) setback reduced to 4.5 m (15 ft.)

Rear yard (south) setback reduced to 4.0 m (13 ft.)



SITE PLAN