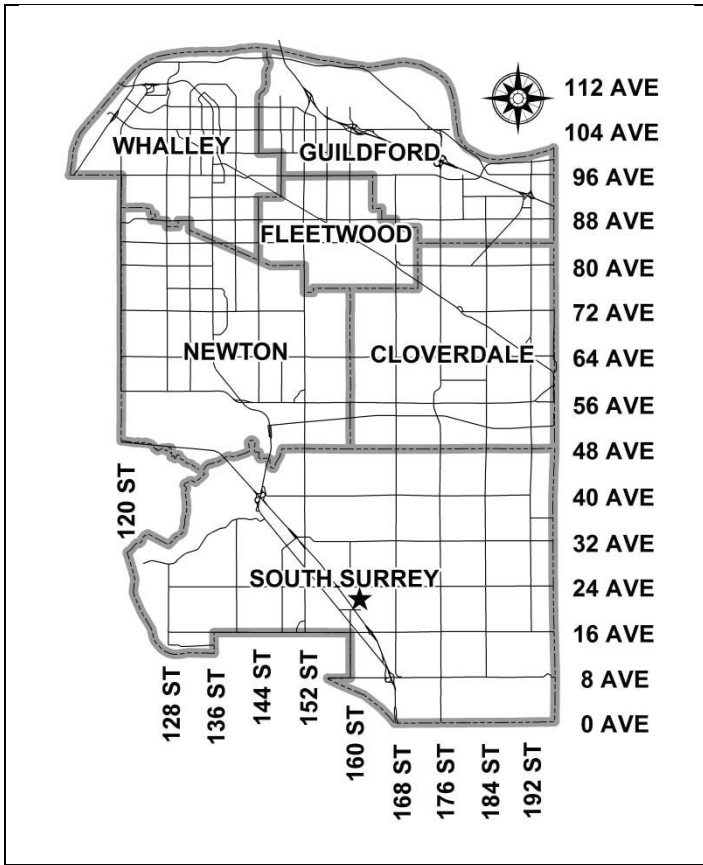


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0413-00

Planning Report Date: January 16, 2017



**PROPOSAL:**

- **NCP Amendment**
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

to permit the development of a 183-unit townhouse complex.

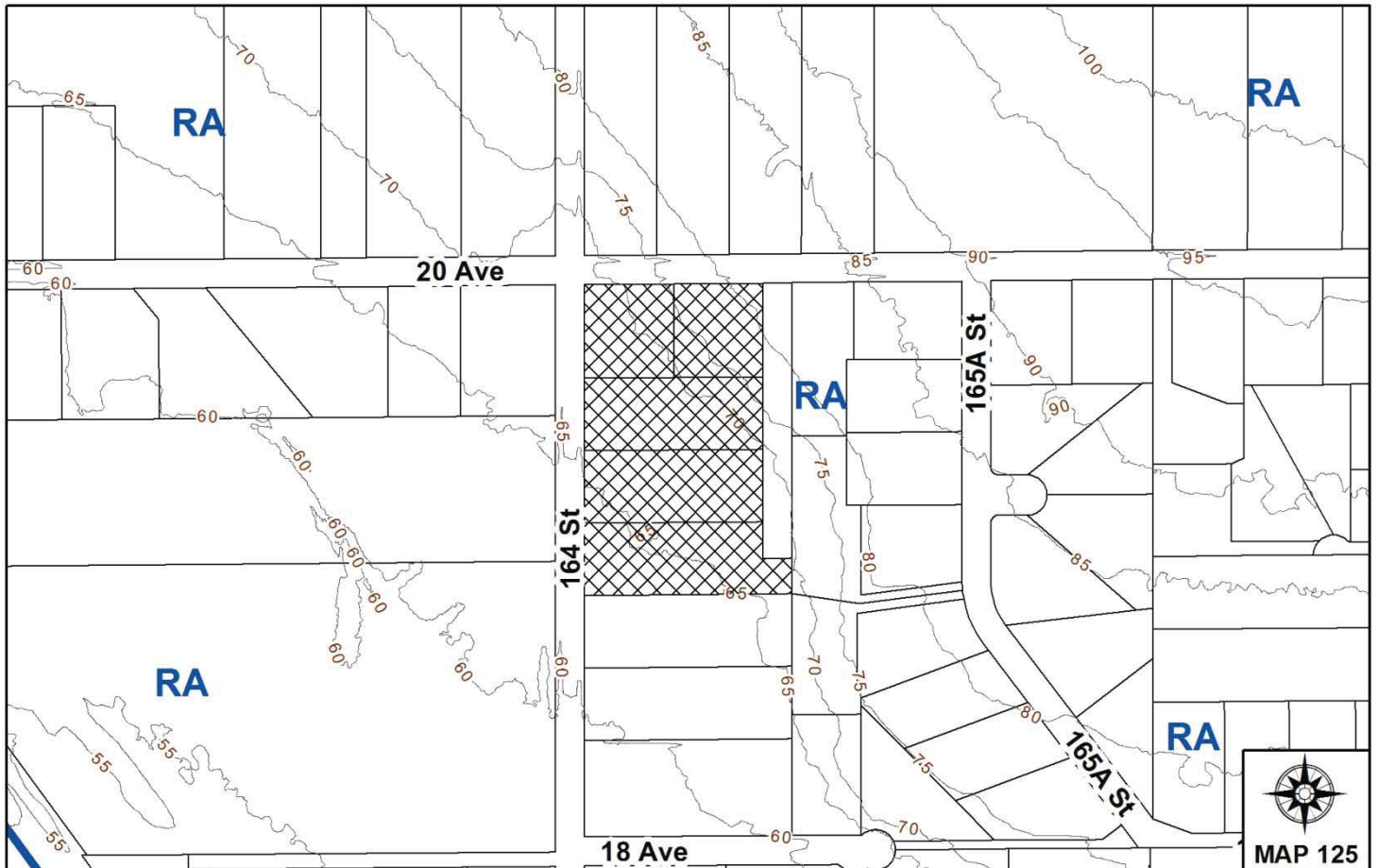
**LOCATION:** 1980, 1960, 1946 & 1906 - 164 Street  
 16460 - 20 Avenue

**OWNER:** 1075137 B C Ltd. et al

**ZONING:** RA

**OCP DESIGNATION:** Multiple Residential

**NCP DESIGNATION:** Multiple Residential 30-45 upa and Grandview Ridge Trail



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) in order to relocate the east-west flex road (19 Avenue) south of where it is shown in the NCP (Appendix VII).
- The subject site is identified in the NCP as being in a consolidation area with three (3) properties to the east of the site, at 16468 and 16488 – 20 Avenue and 1909 – 165A Street. In addition, the most southerly property on 164 Street in this application, at 1906 – 164 Street, is included in a different land consolidation area in the NCP (Appendix XI).

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP and NCP land use designations.
- The proposal partially complies with the Biodiversity Conservation Strategy Green Infrastructure Network objectives.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- To address the lack of consolidation, the applicant has provided a conceptual design for the three (3) properties to the east of the subject site within the land consolidation area. The applicant has demonstrated that these lands can develop independently and achieve a comparable net density to the subject proposal (Appendix III).
- The applicant has also agreed to provide a cash contribution equal to the existing market rate of the lands for the portion of the Grandview Ridge Trail running north-south on the adjacent properties at 16488 – 20 Avenue and 1909 – 165A Street to the east of the subject site (Appendix X). The contribution will also include a proportionate share of the costs for re-plantings and any other works that would have been required through the Sensitive Ecosystem DP for this land. This contribution will ensure that the Grandview Ridge Trail is achieved and that the cost for achieving this is shared amongst all of the properties that are located within the consolidation area.
- The proposed relocation of the east-west flex road (19 Avenue) has been reviewed by Planning and Engineering staff and found to be acceptable.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Blocks A, B, C, and D on the Survey Plan on Appendix II, as well as the property located at 1980 – 164 Street, from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0413-00 generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) Water Sustainability Act approval from the Ministry of Forests, Lands and Natural Resource Operations;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of the subject site as illustrated in Appendix II until future consolidation with the adjacent properties within the land consolidation area;

- (k) applicant to provide proportionate compensation equivalent to the market value of the lands at the date of Third Reading, for the portion of the Grandview Ridge Trail located on Site B, shown shaded on Appendix X and comprising 3,906 square metres (0.97 acre). The value will be reassessed if the application has not completed within one (1) year of Third Reading, and on the anniversary of each subsequent year to ensure that this compensation remains commensurate to the applicant's portion of the Grandview Ridge Trail. The contribution must also include a proportionate share of the costs for re-plantings and any other works that would have been required through the Sensitive Ecosystem DP for this land;
- (l) completion of a Development Permit for Hazard Lands to the satisfaction of the General Manager, Planning & Development Department; and
- (m) completion of a Sensitive Ecosystem Development Permit to the satisfaction of the General Manager, Planning & Development Department.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
School District:	<p><b>Projected number of students from this development:</b></p> <p>40 Elementary students at Pacific Heights Elementary School 20 Secondary students at Earl Marriott Secondary School</p> <p>(Appendix V)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring/Summer 2018.</p>
Parks, Recreation & Culture:	<p>Parks notes that if a cash-in-lieu contribution is supported to offset costs on adjacent lands for the Grandview Ridge Trail and BCS corridor, the contribution must include a proportionate share of the costs for re-plantings and any other works that would have been required through the Sensitive Ecosystem DP for this land.</p> <p>A Sensitive Ecosystems DP is required for the subject site. As part of this, a planting plan, cost estimate and bonding is required.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the <i>Transportation Act</i> .
Surrey Fire Department:	No concerns.
BC Hydro:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Acreage single family homes

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 20 Avenue):	Acreage single family homes under development applications for single family small lot development	Urban/Medium Density Residential 10-15 upa and Drainage Corridor	RA
East:	Acreage single family homes	Multiple Residential/Multiple Residential 30-45 upa	RA
South:	Acreage single family homes	Multiple Residential/Multiple Residential 30-45 upa	RA
West (Across 164 Street):	Acreage single family homes	Multiple Residential/Multiple Residential 30-45 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) in order to relocate the east-west flex road (19 Avenue) south of where it is shown in the NCP (Appendix VII). This proposed road relocation has been reviewed by Planning and Engineering staff and found to be acceptable.
- The subject site is identified in the NCP as being in a consolidation area with three (3) properties to the east of the site, at 16468 and 16488 – 20 Avenue and 1909 – 165A Street. In order to address the lack of consolidation, the applicant has agreed to provide compensation equivalent to the market value of the lands at the date of Third Reading, for the portion of the Grandview Ridge Trail running north-south on the adjacent properties at 16488 – 20 Avenue and 1909 - 165A Street to the east of the subject site (Appendix X). The value will be reassessed if the application has not completed within one (1) year of Third Reading and on each subsequent anniversary until the application is completed. The value will be for the applicant's proportionate share of the obligation for the Grandview Ridge Trail based on the site's gross site area versus the eastern site's gross site area. In addition, the compensation must include the proportionate share of the costs for re-plantings and any other works that would have been required through a Sensitive Ecosystems DP.

- The applicant has also provided a conceptual design for the three (3) properties to the east of the subject site within the land consolidation area. This site is referred to as "Site B" on the drawings attached as Appendix II. The applicant has demonstrated that Site B can develop on its own and achieve a comparable net density to the subject proposal.
- Staff have consulted with the neighbouring property owners within the land consolidation area to apprise them of the proposed approach to deal with the lack of consolidation.
- The most southerly property on 164 Street in this application, at 1906 – 164 Street, is included in a different land consolidation area in the NCP (Appendix XI). The inclusion of this property in the subject application is acceptable given that the applicant is proposing to dedicate the full flex road (19 Avenue) along the southern boundary of the site through this application.

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The subject 2.7 hectare (6.68 acre) site consists of five (5) parcels located in the Sunnyside Heights NCP. The site is zoned "One-Acre Residential Zone (RA)" and is designated "Multiple Residential" in the Official Community Plan (OCP) and "Multiple Residential (30-45 upa)" in the Sunnyside Heights NCP.
- The "Multiple Residential (30-45 upa)" land use designation in the NCP provides a range of housing types, from townhouses to apartment style buildings in a variety of designs. Low-rise apartment buildings were envisioned in the NCP on the western side of the plan area, adjacent to the Commercial and Business Park uses in the Highway 99 Corridor Plan.
- The NCP identified a number of land consolidation areas in order to avoid creating remnant pieces that could not develop on their own (Appendix XI). The subject site is identified in a land consolidation area, which also includes three (3) properties to the east, at 16468 and 16488 – 20 Avenue and 1909 – 165A Street. One of the primary reasons for the consolidation requirement at this location is for the provision of a 20 metre (66 ft.) wide corridor for the Grandview Ridge Trail, which runs along the eastern boundary of 16488 - 20 Avenue and 1909 - 165A Street (Appendix VII). In addition, the most southerly property on 164 Street in this application, at 1906 – 164 Street, is included in a different land consolidation area in the NCP (Appendix XI).
- The Grandview Ridge Trail is envisioned in the NCP as a continuous 2 kilometer recreational trail situated at the top of the slope, connecting the northern and southern parts of the Sunnyside Heights neighbourhood. The Grandview Ridge Trail also doubles as a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) corridor.
- The NCP identifies a future alignment for 164 Street (Appendix VII). The portion of 164 Street which the subject site fronts onto will be closed to traffic once the neighbouring site on the west side of 164 Street develops, and the re-aligned 164 Street is dedicated and constructed adjacent to the BC Hydro right-of-way (Appendix VII).

- There are two (2) drainage corridors impacting the subject site. One (1) is a 20 metre (66 ft.) wide corridor located at the southwest corner of the site, and the other is a 10 metre (33 ft.) wide corridor located on 20 Avenue.
- There are ditches on both sides of 164 Street, adjacent to the subject site. The ditch on the west side of 164 Street is a Class B watercourse. The majority of the ditch on the east side of 164 Street, fronting the subject site, is a Class C watercourse. A portion of the ditch on the east side of 164 Street, fronting 1906 – 164 Street, is a Class B watercourse.
- There are steep slopes on the subject site, with an overall slope gradient of approximately 10H:1V (horizontal to vertical) with localized over-steepened areas as steep as 3H:1V at the northeast portion of the site.

### Proposal

- The applicant is proposing:
  - an NCP amendment to relocate the east-west flex road (19 Avenue) south of where it is shown in the NCP (Appendix VII);
  - to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 30 Zone (RM-30)");
  - a Development Permit to allow the development of 183 townhouse units;
  - a Hazard Lands Development Permit for steep slopes; and
  - a Sensitive Ecosystems Development Permit for streamside and green infrastructure area protection.
- A subdivision is also proposed for the consolidation of the five (5) parcels into one (1) parcel. The portion of land south of the property at 16468 – 20 Avenue, as well as a 0.75 metre (2.4 ft.) strip of land along the eastern boundary of the site, as illustrated in Appendix II, is proposed to be protected via a Section 219 "No Build" Restrictive Covenant for future consolidation with Site B. This land will assist Site B in achieving an efficient site plan with similar rear yard setbacks as proposed on the subject site. These lands are not proposed to be rezoned and will remain zoned RA. As such the subject site will be split zoned (RA and CD) temporarily, until these lands can be consolidated with the lands to the east.
- The applicant is proposing to convey approximately 15 metres (50 ft.) of land on 20 Avenue, which includes 5 metres (16 ft.) for road and drainage corridor purposes, and 10 metres (33 ft.) for the Grandview Ridge Trail and BCS corridor.
- The applicant will also be responsible for constructing a 4 metre (13 ft.) wide multi-use path (MUP) on 164 Street. The portion of 164 Street between 19 Avenue and 20 Avenue will be closed to traffic in the future, when the realigned 164 Street is achieved.

- The NCP anticipated the closure of this portion of 164 Street and purchase/consolidation with one of the adjacent "Multiple Residential (30-45 upa)" sites to the east or west. However, given that there is riparian area (Class B ditch) within this portion of 164 Street, the purchase/consolidation of this portion of 164 Street is not realistic or viable. The applicant proposes to construct a 4 metre (13 ft.) wide multi-use path (MUP) on 164 Street, with units fronting and having direct access to the MUP. In the future, when the realigned 164 Street is achieved adjacent to the BC Hydro right-of-way to the west, the pavement will be removed from this section of 164 Street and it will be planted with topsoil and sod. The applicant is required to pay cash-in-lieu for these future works. The proposed MUP is planned to connect with the planned Pioneer Greenway, and will provide a connection between the Grandview Ridge Trail and Pioneer Greenway (Appendix IX).

Proposed Land Use

- The applicant is proposing a townhouse development with a unit density of 33 units per acre and a Floor Area Ratio (FAR) of 1.05. While this density is high for a townhouse project, it complies with the "Multiple Residential (30-45 upa)" designation in the Sunnyside Heights NCP. While the NCP envisions low-rise apartment buildings for this land use designation, this designation does also permit townhouses.
- To achieve a higher density development, the applicant is proposing buildings with back to back units with rooftop decks. Given that the land use designation allows for low-rise apartments or townhouses, and given that outdoor space is provided via rooftop decks, this land use is considered appropriate in this context.

Proposed CD Zone

- The proposed CD By-law (Appendix VIII) is similar to the RM-30 Zone, except with a maximum unit density of 33 upa, maximum FAR of 1.05, maximum lot coverage of 47 percent, and reduced setbacks. The differences between the proposed CD Zone and the RM-30 Zone are outlined in the table below:

	<b>RM-30 Zone</b>	<b>Proposed CD Zone (Based on RM-30)</b>
Density (unit density and FAR)	30 units per acre 0.90 FAR	33 units per acre 1.05 FAR
Lot Coverage	45%	48%
Setbacks	7.5 m (25 ft)	20 Avenue 4.5 m (15 ft.) 164 Street 4.5 m (15 ft.) 19 Avenue 4.5 m (15 ft.) SW Corner 3.0 m (10 ft.) East lot line 5.25 m (20 ft.) & 3.0 m (10 ft.)

- The proposed minimum setbacks are consistent with other townhouse projects in Sunnyside Heights. The reduced setbacks create pedestrian friendly streetscapes in accordance with CPTED and New Urbanist Principles, and do not compromise the privacy or development potential of adjacent properties.



- The proposed 4.5 metre (15 ft.) setbacks on 20 Avenue, 164 Street, and 19 Avenue are supportable as they are consistent with other townhouse projects in Sunnyside Heights, and they create pedestrian friendly streetscapes in accordance with CPTED and the Sunnyside Heights NCP design guidelines;
  - The proposed 3 metre (10 ft.) setback at the southwest corner of the site, adjacent to the 20 metre (66 ft.) wide drainage corridor, is supportable at this location given its context adjacent to the drainage corridor;
  - The proposed 5.25 metre (20 ft.) setback along the east property line, for Buildings 1, 2, 23, and 3 (Appendix II) is supportable given this setback does not compromise the privacy or development potential of the adjacent Site B. The applicant is proposing a 0.75 metre (2.4 ft.) strip of land along the eastern boundary of the site, as illustrated in Appendix II, to be protected via a Section 219 "No Build" Restrictive Covenant for future consolidation with Site B. This strip of land will allow Site B to have a mirroring setback of 5.25 metres (20 ft.) along their shared boundary; and
  - The proposed 3 metre (10 ft.) setback along the east property line for Building 4 is supportable as it addresses the side yard condition at this location.
- The increased density and lot coverage are proposed to accommodate the back to back townhouse housing type. This housing type is consistent with the NCP land use designation and is considered appropriate at this location. Therefore, the proposed unit density, FAR and lot coverage are supportable.

#### Development Permit for Sensitive Ecosystems

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

### Streamside Protection and Riparian Areas

- Part 7A Streamside Protection of the Zoning By-law states that the minimum required setback from the top-of-bank of a yellow-coded (Class 'B') ditch is 7 metres (23 ft.). A portion of the 164 Street ditch, fronting the property at 1906 164 Street, is yellow-coded. In accordance with the newly approved streamside setback areas, the minimum required setback measured from the top-of-bank is 7 metres (23 ft.).
- The riparian area required for the Class B ditch is located within the 20 metre (66 ft.) drainage corridor at the southwest corner of the site. This 20 metre (66 ft.) drainage corridor is proposed to be conveyed to the City. Engineering, Parks and Planning staff have reviewed the proposal and can accept the riparian area within the drainage corridor.
- The applicant has submitted an environmental report prepared by Ian Whyte of Envirowest Consultants Inc. The report indicates that there are three drainage elements that will require a notification to be submitted to the Province in accordance with the requirements of the *Water Sustainability Act*. These include stormwater outfalls to the ditch on the west side of 164 Street, and the enclosure of the Class B ditch for the proposed crossing of 19 Avenue. *Water Sustainability Act* approval is required prior to Final Adoption. It should be noted that should the applicant not be successful in obtaining these approvals, then additional changes to the applicant's proposal may be required.

### Biodiversity Conservation Strategy

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Redwood BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 meters (66 ft.) and target area of 2,484 square meters (0.61 acre) which is 9% of the subject property.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub F, and is located in the area roughly bounded by 16 Avenue, 168 Street, 8 Avenue and Highway 99, centered on the Fergus Watershed Biodiversity Preserve. The BCS Management Area Objectives that the proposed corridor dedication helps to achieve are:
  - Increased landscape permeability (amount of natural and semi-natural habitat) on public and private land; and
  - Increased canopy tree cover.

- The development proposal conserves 1,242 square meters (13,369 sq. ft.) of the subject site through road dedication which is 4.6% of the total gross area of subject site, or 50 percent of the target GIN area. This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 1,242 square metres (13,369 sq. ft.) of GIN area would be required on the subject site, but has not been provided by the development proposal. However, an additional 5 metres (16 ft.) is proposed to be dedicated on 20 Avenue as road dedication, in part to accommodate a drainage corridor on the south side of 20 Avenue. The total distance from the property line of the proposed development to the south curb of 20 Avenue will be 21 metres (69 ft.). Therefore, the overall corridor width will exceed the 20 metre (66 ft.) BCS target width.
- A row of significant trees along 20 Avenue is proposed to be retained within the BCS / Grandview Ridge Trail corridor. The 4 metre (13 ft.) wide multi-use path for the Grandview Ridge Trail will meander around the existing trees to be retained. The drainage corridor is proposed to be designed in such a way as to allow for the retention of these trees within road right-of-way on 20 Avenue.
- In support of the proposed conservation areas, the applicant submitted an environmental report prepared by Qualified Environmental Professionals (QEP) for the subject site.
- Issuance of the Sensitive Ecosystems DP for streamside protection and the BCS corridor will be required prior to final adoption of the rezoning by-law.

#### Development Permit for Hazard Slopes

- The site is subject to a Development Permit for Hazard Lands in the OCP, due to steep slopes on the subject site. In order to address this requirement, the applicant has submitted a geotechnical report to confirm that the site can accommodate the proposed development.
- The geotechnical report, prepared by Braun Geotechnical Ltd. dated October 24, 2016, states that the site is considered stable with respect to global stability considerations under both static and seismic loading conditions. It also states that a detailed hazard assessment would be carried out once civil drawings have been further developed.
- The geotechnical report has been reviewed by Engineering staff. Since the report finds that the slope is not very steep and that there are no instability concerns, there are no concerns with moving the project forward with the information provided. A detailed hazard assessment must be carried out by the project geotechnical engineer prior to the issuance of the Hazard Lands Development Permit.
- The detailed geotechnical study and recommendations will be incorporated into the requirements of the Hazard Lands Development Permit (DP). Issuance of the DP will be required prior to final adoption of the rezoning by-law.

TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	85	85	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch	6	6	0
Cherry	3	3	0
Chestnut, Horse	1	1	0
Dogwood, Pacific	1	1	0
Maple, Bigleaf	5	5	0
Maple, Japanese	3	3	0
Maple, Silver	1	1	0
Mountain Ash	2	2	0
Oak, English	1	1	0
Poplar, Lombardy	2	2	0
Walnut	2	2	0
Willow, Weeping	2	2	0
<b>Coniferous Trees</b>			
Cedar, Western Red	33	30	3
Douglas Fir	78	48	30
Falsecypress	1	1	0
Hemlock, Western	4	4	0
Pine	3	3	0
Spruce	2	2	0
Spruce, Colorado Blue	3	0	3
Spruce, Norway	10	9	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>163</b>	<b>126</b>	<b>37</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>233</b>	
<b>Total Retained and Replacement Trees</b>		<b>270</b>	
<b>Contribution to the Green City Fund</b>		<b>\$41,600</b>	

- The Arborist Assessment states that there are a total of 163 protected trees on the site, excluding Alder and Cottonwood trees. 85 existing trees, approximately 34% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 37 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.
- The proposed alignment of the Grandview Ridge Trail along 20 Avenue was altered in order to allow for the retention of a row of trees along 20 Avenue. However, road grading is required on 20 Avenue which may impact seven (7) of the trees on 20 Avenue proposed for retention. It may be possible to retain these trees with retaining walls, but this needs to be reviewed in more detail through the servicing design review process. This issue will be reviewed in more detail and resolved prior to Final Adoption.
- 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 337 replacement trees on the site. Since only 233 replacement trees can be accommodated on the site, the deficit of 104 replacement trees will require a cash-in-lieu payment of \$41,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 19 Avenue and 20 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Persian Ironwood, Serbian Spruce, Austrian Black Pine, and Daybreak Cherry trees.
- In summary, a total of 270 trees are proposed to be retained or replaced on the site with a contribution of \$41,600 to the Green City Fund.

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The applicant proposes to construct a 183-unit, 3-storey housing development.
- The townhouse units range in size from 126 square metres (1,356 sq. ft.) to 155 square metres (1,668 sq. ft.) and are comprised of 78 two-bedroom and 105 three-bedroom units.
- All units have fully enclosed side-by-side double garages.
- All of the street-fronting units contain active living space on the ground floor which will promote interaction with the public realm. Street-fronting units have entries facing the street and windows that provide casual surveillance of the street.
- 114 back to back townhouse units are proposed. The applicant is proposing roof decks for the units which will provide significant private outdoor space for the residents.

- The proposed development portrays a contemporary European residential style, defined by simple box forms, articulated with a balanced rhythm of bay window projections and capped with a low slope roof in association with upper storey roof decks.
- Along the steeper sections of the site, the buildings cascade, unit by unit, following the slope of the site to conform more with the natural terrain.
- Its simple palate of building materials, such as the smooth fibre cement panels with aluminium trims and the residential styled horizontal fibre cement boards, are complemented with cedar siding accents that complete the contemporary European housing style, and finished in neutral colours.

#### Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed from 19 Avenue. The proposed site access has been reviewed and found to be acceptable by the Fire Department.
- The applicant is proposing a series of paths throughout the site, providing good pedestrian connectivity throughout the site and also to adjacent sidewalks, the Grandview Ridge Trail, and the MUP on 164 Street (the "Grandview-Pioneer Connector").
- The applicant is proposing to provide 366 resident parking spaces and 37 visitor parking spaces, which meets the minimum parking requirements of the Zoning By-law. The applicant is not proposing any tandem parking spaces.

#### Indoor and Outdoor Amenity

- The Zoning By-law requires 549 square metres (5,909 sq. ft.) of indoor amenity area and outdoor amenity area be provided for this project, based on a requirement of 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing a 557 square metres (5,995 sq. ft.) indoor amenity building, located close to the site entrance on 19 Avenue. The proposed 3-storey amenity building contains a fitness room, lounge areas, office space, media and music rooms, a library and reading room.
- The applicant is proposing to provide 850.3 square metres (9,153 sq. ft.) of outdoor amenity space, provided in two locations. One of the outdoor amenity areas is located adjacent to the proposed indoor amenity building. It includes both active and passive outdoor space. A patio with a barbeque and a playground are proposed on the west side of the indoor amenity building. The other outdoor amenity area is located adjacent to 20 Avenue, where a cluster of trees is proposed to be retained.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 6, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The site is located within the Sunnyside Heights NCP area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposal includes seventy-eight (78) 2-bedroom units and one hundred and five (105) 3-bedroom units. One hundred and thirty two (132) units contain a rooftop deck which could be used for gardening.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>Absorbent soils greater than 30 cm (1 foot) in depth, on-site infiltration trenches or sub-surface chambers, dry swales, sediment control devices, perforated pipe systems, and permeable pavement/surfaces are proposed.</li> <li>The applicant is proposing to retain 37 on-site trees and plant 233 replacement trees.</li> <li>The applicant is conveying a 10-metre (33 ft.) wide corridor for the Grandview Ridge Trail greenway and BCS corridor.</li> <li>Recycling and organic waste pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The applicant is conveying a 10-metre (33 ft.) wide corridor for the Grandview Ridge Trail greenway and constructing a multi-use pathway on 164 Street.</li> <li>On-site pedestrian paths and bicycle parking will be provided.</li> <li>Electric vehicle plug-ins will be provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Street fronting townhouses will be oriented to the street, to provide surveillance of the public realm.</li> <li>Outdoor and indoor amenity space is proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification to area residents occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out.</li> </ul>

### PRE-NOTIFICATION

Pre-notification letters were sent on December 19, 2016. To date, staff have not received any correspondence in response to the pre-notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Block Plan and Subdivision Plan
Appendix III.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Sunnyside Heights NCP Plan with Proposed Amendments
Appendix VIII.	Proposed CD By-law
Appendix IX.	Greenways Map
Appendix X.	Grandview Ridge Trail Compensation Area
Appendix XI.	Sunnyside Heights NCP Land Consolidation Areas

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HK/da





(f) Civic Address: 1906 - 164 Street  
Owner: Joyce Gordon  
Dennis R Gordon  
PID: 006-632-670  
Lot 33 Section 13 Township 1 New Westminster District Plan 42726

3. Summary of Actions for City Clerk's Office

- (c) Introduce a By-law to rezone the site.
- (e) Application is under the jurisdiction of MOTI.

MOTI File No. 2016-06359

# DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		27,041.07 m <sup>2</sup>
Road Widening area		4,362.07 m <sup>2</sup>
Undevelopable area		N/A
Net Total		22,679.0 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		10,867.78 m <sup>2</sup>
Buildings & Structures	48%	47.92%
Paved & Hard Surfaced Areas		38.46%
Total Site Coverage		86.38%
SETBACKS ( in metres)		
Front NORTH	4.5 m	4.5 m
Rear SOUTH	4.5 m	4.5 m
Side #1 (N,S,E, or W) EAST	5.25 m and 3.0m	5.25 m and 3.0 m
Side #2 (N,S,E, or W) WEST	4.5 m	4.5 m
Side #3 (N, S, E or W) SOUTH/WEST	3.0 m	3.0 m
BUILDING HEIGHT (in metres/storeys)	13 m	13 m
Principal		N/A
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		78
Three Bedroom +		105
Total		183
FLOOR AREA: Residential		23,721.51 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		23,721.51 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>
DENSITY		
# of units/ha /# units/acre (gross)		27.39 upa
# of units/ha /# units/acre (net)	33	32.68 upa
FAR (gross)		0.88
FAR (net)	1.05	1.05
AMENITY SPACE (area in square metres)		
Indoor	549.0 m <sup>2</sup>	557.0 m <sup>2</sup>
Outdoor	549.0 m <sup>2</sup>	850.3 m <sup>2</sup>
(222m2 Passive & active space+628.3 M2 Existing trees=850.3 M2		
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed	156	156
3-Bed	210	210
Residential Visitors	36.6	37
Institutional		N/A
Total Number of Parking Spaces		403
Number of accessible stalls		2
Number of small cars	9	5
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
---------------	----	---------------------------------	-----

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_**  
**OF LOT 11 PLAN 29066, LOTS 31 TO 33 PLAN 42726,**  
**ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

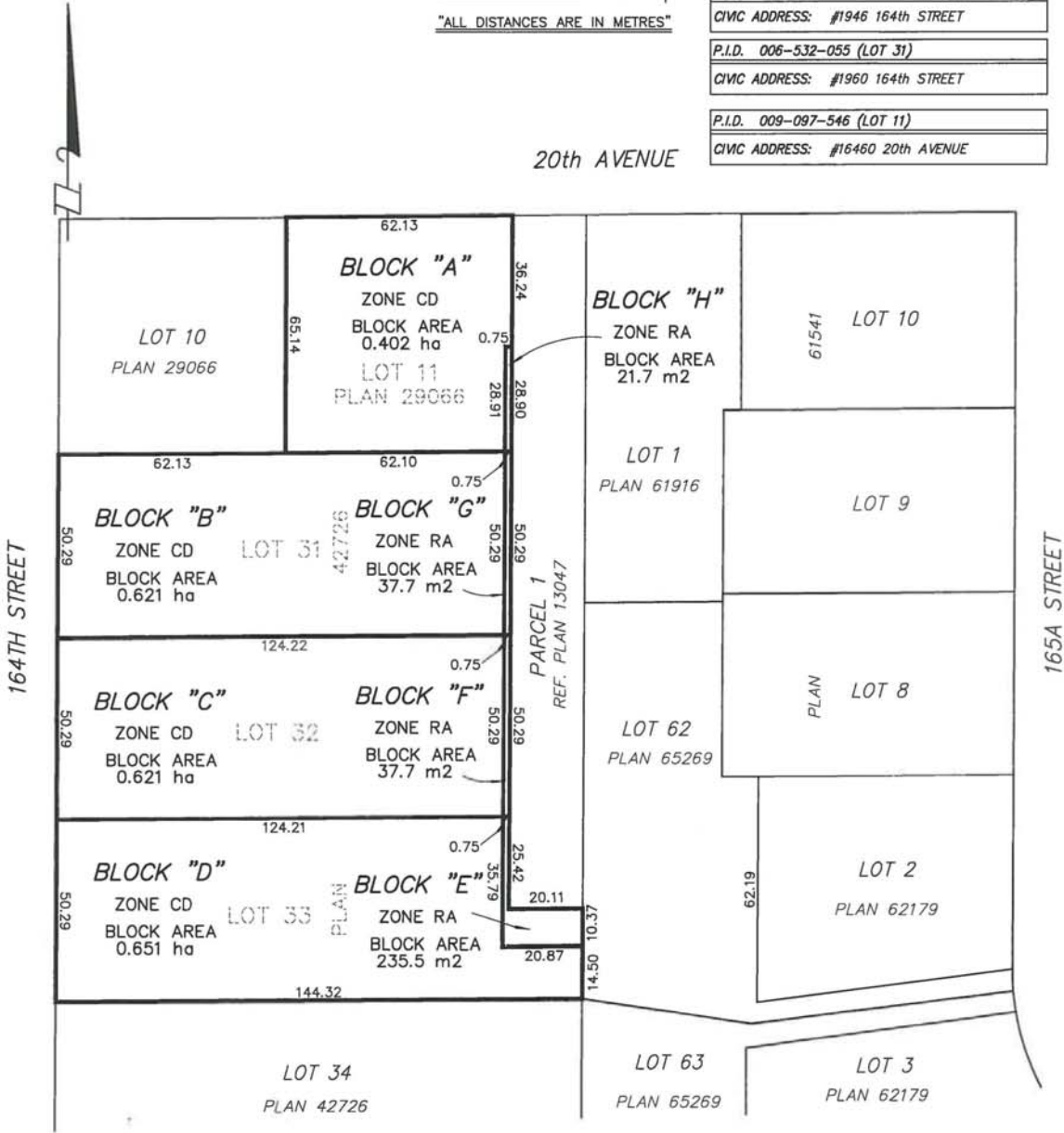
Appendix II

CITY OF SURREY  
 B.C.G.S. 92G.007

SCALE = 1:1250  
 12.5M 0 25 50M

"ALL DISTANCES ARE IN METRES"

P.I.D. 006-632-670 (LOT 33)
CIVIC ADDRESS: #1906 164th STREET
P.I.D. 006-532-071 (LOT 32)
CIVIC ADDRESS: #1946 164th STREET
P.I.D. 006-532-055 (LOT 31)
CIVIC ADDRESS: #1960 164th STREET
P.I.D. 009-097-546 (LOT 11)
CIVIC ADDRESS: #16460 20th AVENUE



BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
Part of Lot 11	SECTION 13 TOWNSHIP 1	29066	0.402 ha	BLOCK "A"	CD
Part of Lot 31	SECTION 13 TOWNSHIP 1	42726	0.621 ha	BLOCK "B"	CD
Part of Lot 32	SECTION 13 TOWNSHIP 1	42726	0.621 ha	BLOCK "C"	CD
Part of Lot 33	SECTION 13 TOWNSHIP 1	42726	0.651 ha	BLOCK "D"	CD
Part of Lot 11	SECTION 13 TOWNSHIP 1	29066	235.5 m <sup>2</sup>	BLOCK "E"	RF
Part of Lot 31	SECTION 13 TOWNSHIP 1	42726	37.7 m <sup>2</sup>	BLOCK "F"	RF
Part of Lot 32	SECTION 13 TOWNSHIP 1	42726	37.7 m <sup>2</sup>	BLOCK "G"	RF
Part of Lot 33	SECTION 13 TOWNSHIP 1	42726	21.7 m <sup>2</sup>	BLOCK "H"	RF

SOUTH FRASER LAND SURVEYING LTD.  
 B.C. LAND SURVEYORS  
 SUITE 212 - 12992 76th AVENUE  
 SURREY, B.C. V3W 2V6  
 TELEPHONE: 604 599-1886  
 FILE: 16107620N

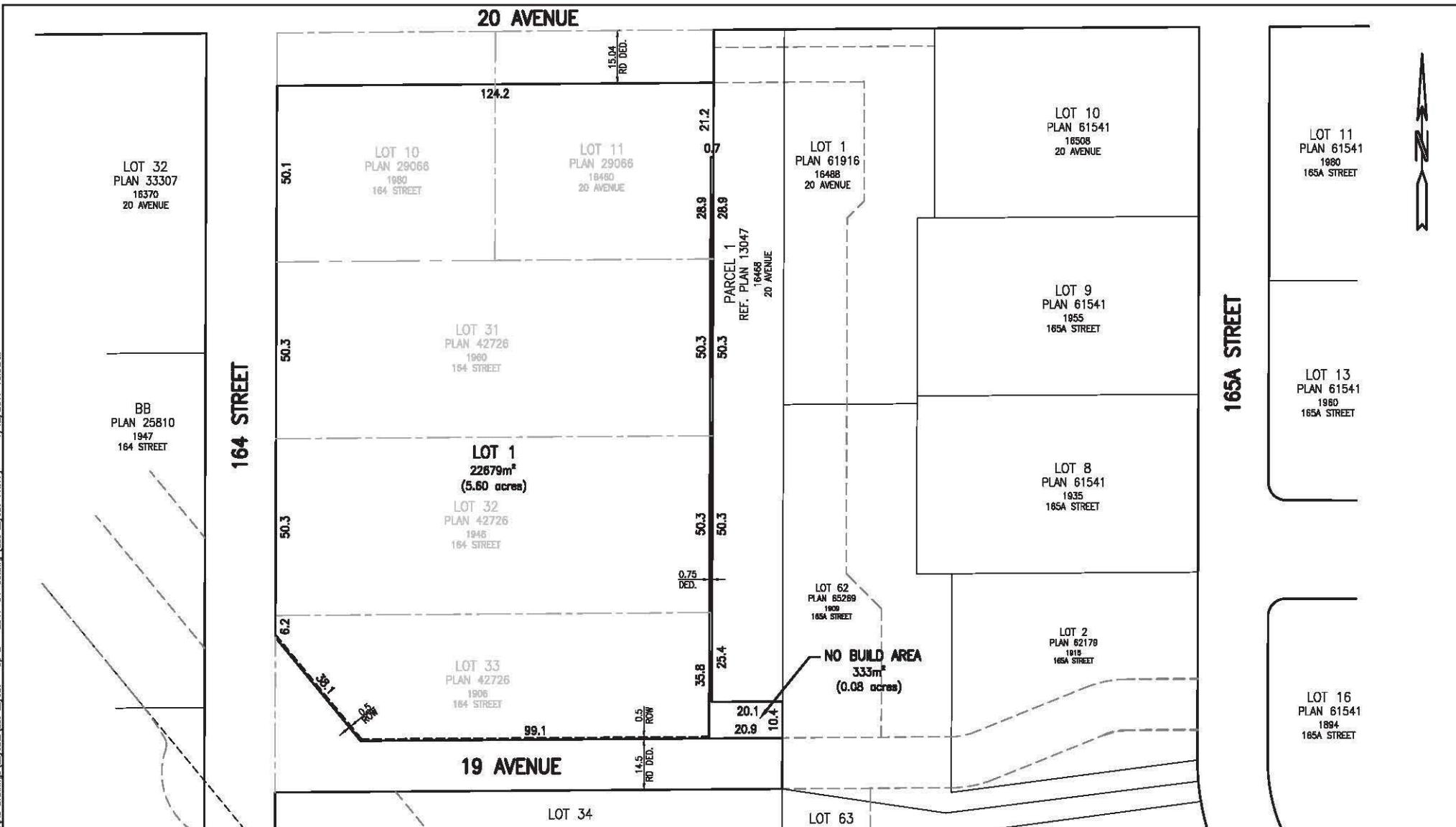
THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
 LAND TITLE OFFICE RECORDS, DATED  
 THIS 10th DAY OF JANUARY, 2017

*[Signature]*  
 B.C. LAND SURVEYORS  
 COMMISSIONER

B.C.L.S.  
 161076ZON

G:\Projects\16042\16042\Drawings\LAYOUT\Lot Layout - Op. 2 - 2017-01-09.dwg [Lot Layout 11x17] 1/12/2017 10:50AM



CLIENT:	IKONIK PROJECTS LTD.			PROJECT:	1906, 1946, 1960, & 1980 - 164 STREET, 16460 - 20 AVENUE, SURREY		
DRAWING TITLE:							
PROJECT No.	16042	DATE:	JAN 2017	LEGAL:	SCALE:	1:1000	MUNICIPAL PROJECT No.:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES							

**Hub Engineering Inc.**  
Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

# 183 UNITS TOWNHOUSE PROJECT

## 1906-1960 164 STREET & 16460 20 AVE, SURREY, BC

**DRAWINGS FOR DEVELOPMENT PERMIT**

DP001 TITLE SHEET

DP101 BASE PLAN  
 DP102 SITE PLAN  
 DP103 SITE PLAN 1  
 DP104 SITE PLAN 2  
 DP105 SITE PLAN 3  
 DP106 SITE PLAN 4

DP201 BLDG 1 FLOOR PLANS  
 DP202 BLDG 2 FLOOR PLANS  
 DP203 BLDG 3 FLOOR PLANS  
 DP204 BLDG 4 FLOOR PLANS  
 DP205 BLDG 5 FLOOR PLANS  
 DP206 BLDG 6 FLOOR PLANS  
 DP207 BLDG 7 FLOOR PLANS  
 DP208 BLDG 8 FLOOR PLANS  
 DP209 BLDG 9 FLOOR PLANS  
 DP210 BLDG 10 FLOOR PLAN  
 DP211 BLDG 11 FLOOR PLANS  
 DP212 BLDG 12 FLOOR PLANS  
 DP213 BLDG 13 FLOOR PLANS  
 DP214 BLDG 14 FLOOR PLANS  
 DP215 BLDG 15 FLOOR PLANS  
 DP216 BLDG 16 FLOOR PLANS  
 DP217 BLDG 17 FLOOR PLANS  
 DP218 BLDG 18 FLOOR PLANS  
 DP219 BLDG 19 FLOOR PLANS  
 DP220 BLDG 20 FLOOR PLANS  
 DP221 BLDG 21 FLOOR PLANS  
 DP222 BLDG 22 FLOOR PLANS  
 DP223 BLDG 23 FLOOR PLANS  
 DP224 AMENITY BUILDING FLOOR PLANS

DP301 BLDG 1 ELEVATIONS  
 DP302 BLDG 2 ELEVATIONS  
 DP303 BLDG 3 ELEVATIONS  
 DP304 BLDG 4 ELEVATIONS  
 DP305 BLDG 5 ELEVATIONS  
 DP306 BLDG 6 ELEVATIONS  
 DP307 BLDG 7 ELEVATIONS  
 DP308 BLDG 8 ELEVATIONS  
 DP309 BLDG 9 ELEVATIONS  
 DP310 BLDG 10 ELEVATIONS  
 DP311 BLDG 11 ELEVATIONS  
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 DP315 BLDG 15 ELEVATIONS  
 DP316 BLDG 16 ELEVATIONS  
 DP317 BLDG 17 ELEVATIONS  
 DP318 BLDG 18 ELEVATIONS  
 DP319 BLDG 19 ELEVATIONS  
 DP320 BLDG 20 ELEVATIONS  
 DP321 BLDG 21 ELEVATIONS  
 DP322 BLDG 22 ELEVATIONS  
 DP323 BLDG 23 ELEVATIONS  
 DP324 AMENITY BUILDING ELEVATIONS

DP401 STREET INTERFACES BUILDING 4  
 DP402 STREET INTERFACES BUILDING 10  
 DP403 STREETSCAPES

**PROJECT STATISTICS FOR SITE-A**

CIVIL ADDRESS:  
 1906-1960 164 STREET 16460 20 AVE,  
 SURREY, B.C.

PROPOSED ZONING: RM 45

LOT AREA:  
 GROSS AREA: 27 041.07 m<sup>2</sup>= 6.68 acre  
 NET AREA APPROX.: 22679 m<sup>2</sup> = 5.60 acre

SETBACKS:  
 SOUTH 4.5m  
 EAST 3m, 5.25 m and 6m  
 NORTH 4.5m  
 WEST 4.5m  
 WEST-SOUTH 3 m

MAX BUILDING HEIGHT:  
 ALLOWED: 15m

NUMBER OF UNITS:  
 DOUBLE GARAGE: 69 UNITS  
 DOUBLE GARAGE (BACK TO BACK): 114 UNITS

TOTAL: 183 TOWNHOUSE UNITS

BUILDING FLOOR AREA: 23,721.51 m<sup>2</sup>

DENSITY:  
 MAX ALLOWED: 45 ups  
 GROSS: 27.39 ups  
 NET: 32.68 ups

FAR:  
 MAX ALLOWED: 1.3  
 GROS: 0.88  
 NET: 1.05

BUILDING AREA: 10,867.78 m<sup>2</sup>

LOT COVERAGE:  
 MAX ALLOWED: 45%  
 PROPOSED: 47.92% (variants required)

AMENITY SPACE:  
 INDOOR  
 -REQUIRED: 549 m<sup>2</sup>  
 -PROVIDED: 557 m<sup>2</sup>  
 OUTDOOR  
 -REQUIRED: 549 m<sup>2</sup>  
 -PROVIDED: 850.3 m<sup>2</sup>  
 - PASSIVE & ACTIVE PROGRAM  
 SPACES+ PLAYGROUND 222 m<sup>2</sup>  
 - OPEN AMENITY SPACE  
 WITH EXISTING TREES 628.3 m<sup>2</sup>

OFF STREET PARKING:  
 RESIDENCE:  
 PROVIDED 366 PARKING SPACES IN GARAGES  
 VISITORS:  
 REQUIRED: 183x0.2= 36.6  
 PROVIDED: 37 (INCLUDING 2 ACCESSIBLE PARKING  
 & 5 SMALL CARS)

**PROJECT STATISTICS SITE B ( CONCEPTUAL ONLY )**

PROPOSED ZONING: RM 45

LOT AREA:  
 GROSS AREA: 14006.24m<sup>2</sup>= 3.46 acre  
 NET AREA APPROX.: 7, 829.74m<sup>2</sup> = 1.93 acre

SETBACKS:  
 SOUTH 4.5m  
 EAST 3m , 5.25 m  
 NORTH 4.5m  
 WEST 3m , 4.3 m

MAX BUILDING HEIGHT:  
 ALLOWED: 15m

NUMBER OF UNITS:  
 DOUBLE GARAGE: 27 UNITS  
 TANDEM GARAGE: 28 UNITS

TOTAL: 55 TOWNHOUSE UNITS

BUILDING FLOOR AREA: 7,506.66 m<sup>2</sup>

DENSITY:  
 MAX ALLOWED: 45 ups  
 GROSS: 16.18 ups  
 NET: 28.5 ups

FAR:  
 MAX ALLOWED: 1.3  
 GROS: 0.53  
 NET: 0.96

BUILDING AREA: 3568.04 m<sup>2</sup>

LOT COVERAGE ( buildings):  
 MAX ALLOWED: 45%  
 PROPOSED: 45.55%

AMENITY SPACE:  
 INDOOR  
 -REQUIRED: 165 m<sup>2</sup>  
 -PROVIDED: 185 m<sup>2</sup>  
 OUTDOOR  
 -REQUIRED: 165 m<sup>2</sup>  
 -PROVIDED: 206 m<sup>2</sup>

OFF STREET PARKING:  
 RESIDENCE:  
 PROVIDED 110 PARKING SPACES IN GARAGES  
 VISITORS:  
 REQUIRED: 55x0.2= 11  
 PROVIDED: 11 P. SP. (INCLUDING 1 ACCESSIBLE PARKING)

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No.	Date	Revision Details



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 email: wgp@wgarchitectureinc.com

Project No:  
**183 UNITS TOWNHOUSE PROJECT**  
 1906-1960 164 STREET  
 16460 20 AVE,  
 SURREY, BC

Drawing No:  
**TITLE SHEET**

Date	Project Number
	1823
Scale	Sheet
1/8" = 1' - 0"	DP001
Drawn By	WG

















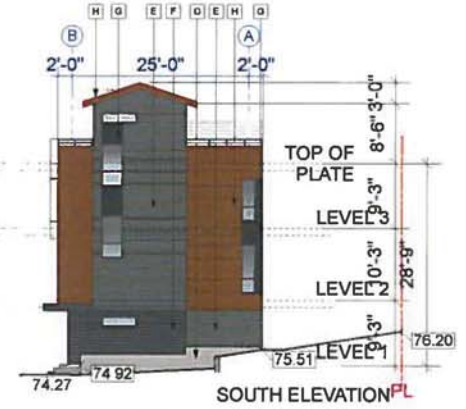
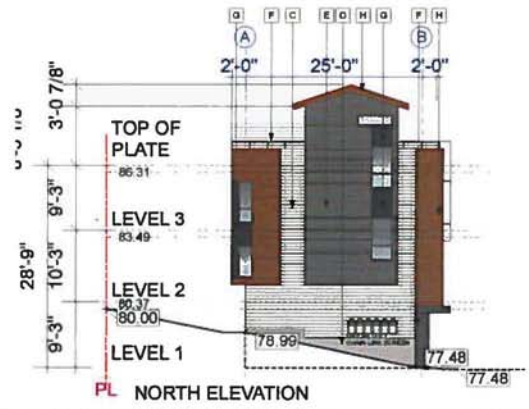
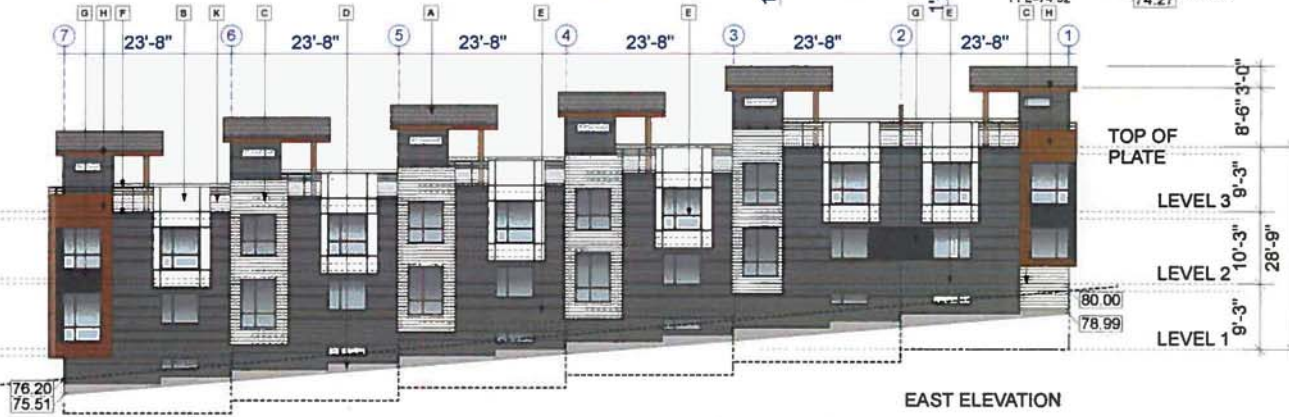






**COLOUR SCHEME**

- A. "WEATHERED ROCK" by BP  
- Roof Laminate Shingles, Harmony Series
- B. "ARCTIC WHITE" - ColorPlus Pallet  
- Hardie Board Panels w/ aluminum trims
- C. "HAILSTORM" CL-3012W by Gen. Paint  
- 8" siding, hardie board, painted
- D. "ARTISAN" CL3013M by Gen. Paint  
- Off Doors & concrete walls, painted
- E. "DIEGO" CL3014D by General Paint  
- 4" siding, hardie board & vinyl window frames, painted
- F. "EMPLOY" CL3015D by Gen. Paint  
- 8" siding, hardie board, metal railings & window trims, painted
- G. "IRON GREY" - ColorPlus Pallet  
- hardie board panels w/ aluminum trims
- H. "WAR EAGLE" CL1587N by Gen. Paint  
- 8" siding, hardie board siding, entry doors, roof & balco fascias, painted
- J. "NEPAL" CL1486A by Gen. Paint  
- 6" siding, hardie board & wood entry doors, painted
- K. Obscure Safety Glass  
- roof deck railing



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Project No:  
**183 UNITS TOWNHOUSE PROJECT**  
 1905-1980 164 STREET  
 16480 20 AVE,  
 SURREY, BC

Drawing No:  
**BUILDING 1 ELEVATIONS**

Date:	Project Number:
1/3" = 1'-0"	1820
Drawn By:	DP301
Approved By:	WG



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No.	Date	Revision Details



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Project No:  
**183 UNITS TOWNHOUSE PROJECT**  
 1906-1980 164 STREET  
 16480 20 AVE,  
 SURREY, BC

Drawing No:  
**BUILDING 4 ELEVATIONS**

Date	Project Number
	1820
Scale	
1/8" = 1' - 0"	
Drawn By	<b>DP304</b>
Approved By	WG



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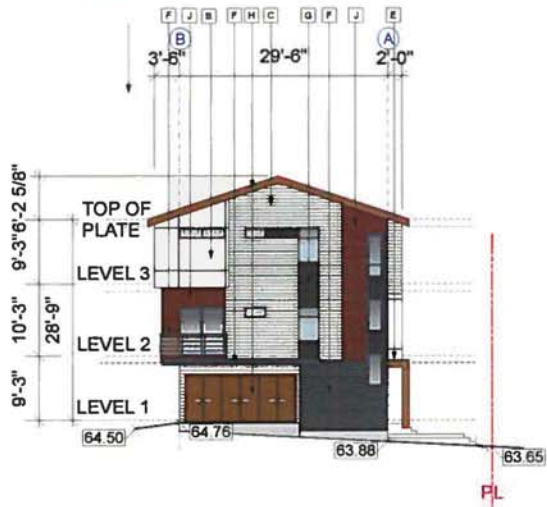
No. Date Revision Details:



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NOTE:  
 FOR MATERIALS AND COLOUR  
 DESCRIPTIONS REF TO DP301  
 ELEVATIONS BUILDING #1

**WG**  
**ARCHITECTURE**  
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Project No:  
 183 UNITS  
 TOWNHOUSE PROJECT  
 1906-1980 164 STREET  
 16460 20 AVE,  
 SURREY, BC

Drawing No:

BUILDING 7  
 ELEVATIONS

Date:	Project Number:
Scale:	1830
Sheet No:	18" = 1' - 0"
Drawn By:	DP307
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No.	Date	Revision Details:



STREETScape ALONG 20AVE



STREETScape ALONG 164 STREET



STREETScape ALONG 19 AVE



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Project No:  
 183 UNITS  
 TOWNHOUSE PROJECT  
 1905-1980 164 STREET  
 16480 20 AVE,  
 SURREY, BC

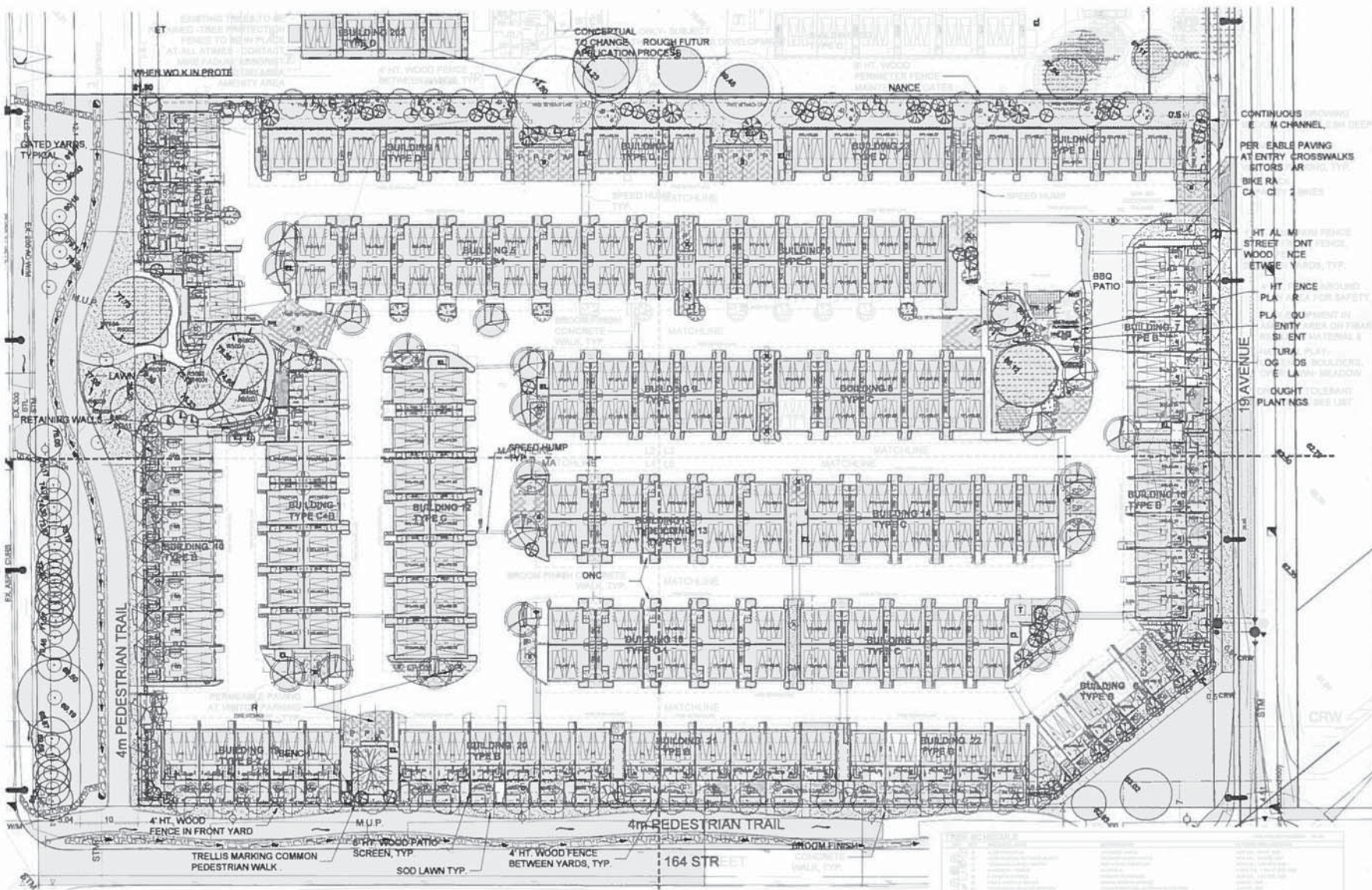
Drawing No:

STREETScapeS

Date:	Project Number:
Scale:	1820
Drawn By:	DP403
Approved By:	WG

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**pmg**  
**LANDSCAPE ARCHITECTS**  
 Suite C100 - 4185 98th Street  
 Burnaby, British Columbia, V5C 6C9  
 P. 604 294-0111 F. 604 294-0022



- CONTINUOUS E M CHANNEL, 304 DEEP
- PER EABLE PAVING AT ENTRY CROSSWALKS
- STATORS AR
- BIKE RA CA C 2 BINES
- HT AL M IN FENCE STREET DNT FENCE WOOD NCE ETAGE Y TYP.
- HT ENCE AROUND PLA R AT FOR SAFETY
- PLA OUPMENT IN ENITY AREA ON FREAK RISI ENT
- TURA DS BOLLERS, E LA W MEADOW
- UGHT COLEBANT PLANT NGS SEE LIST



PROJECT:  
**190 UNIT TOWNHOUSE DEVELOPMENT**  
 1906-1960 154TH ST & 16480-20TH AVE SURREY

LANDSCAPE PLAN

DATE: 14/04/2011 DRAWING NUMBER:

SCALE: 1:500

PROJECT NO: 190

DATE: 14/04/2011

PROJECT: 190 UNIT TOWNHOUSE DEVELOPMENT

DATE: 14/04/2011

PROJECT: 190 UNIT TOWNHOUSE DEVELOPMENT

DATE: 14/04/2011

PROJECT: 190 UNIT TOWNHOUSE DEVELOPMENT

L1

DRY

SCALE: 1:500

DATE: 14/04/2011

PROJECT: 190 UNIT TOWNHOUSE DEVELOPMENT

DATE: 14/04/2011

PROJECT: 190 UNIT TOWNHOUSE DEVELOPMENT

DATE: 14/04/2011

PROJECT: 190 UNIT TOWNHOUSE DEVELOPMENT

DATE: 14/04/2011

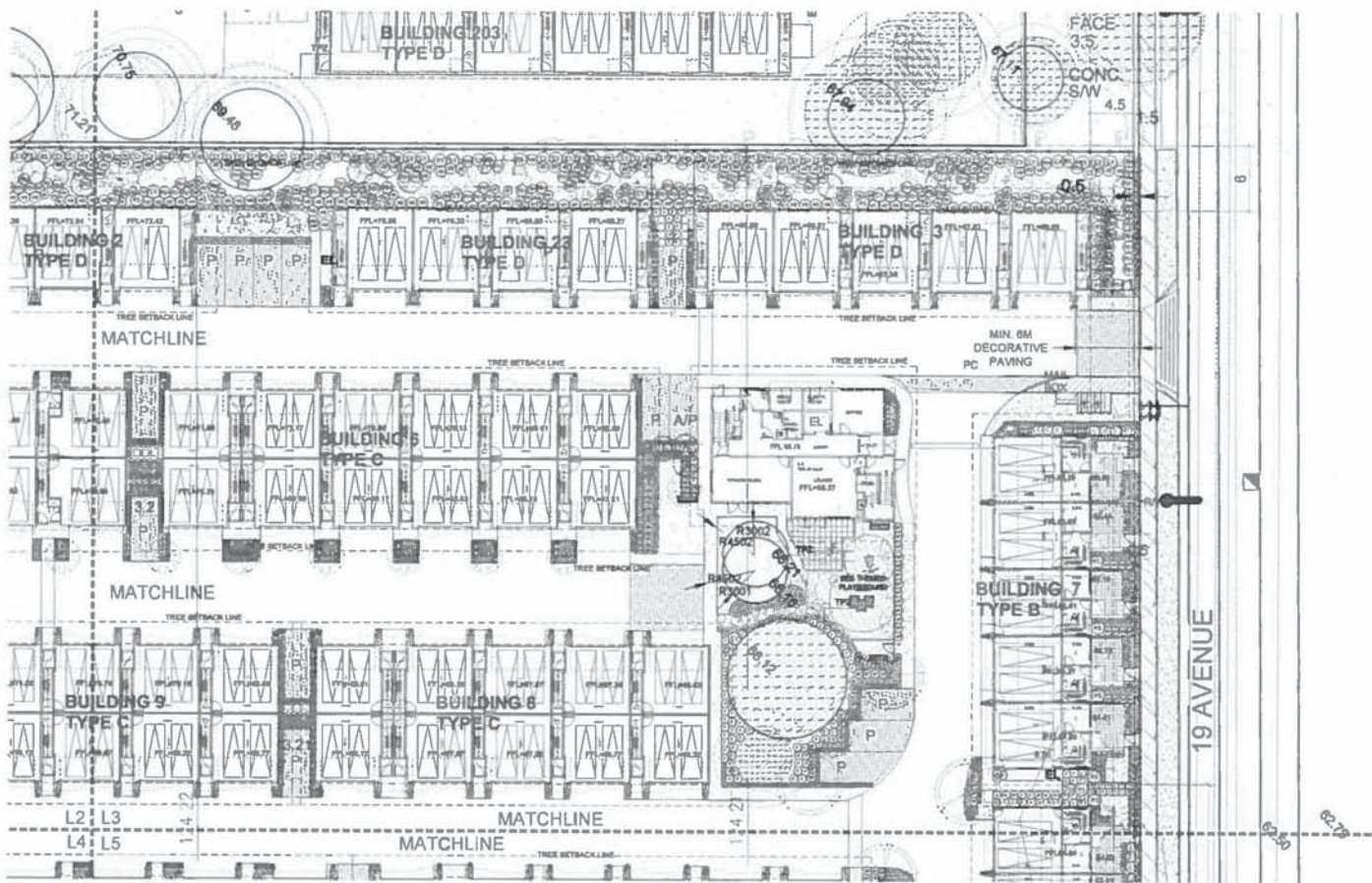
PROJECT: 190 UNIT TOWNHOUSE DEVELOPMENT

DATE: 14/04/2011

PROJECT: 190 UNIT TOWNHOUSE DEVELOPMENT







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 P: 604 294-0011 F: 604 294-0022

SCALE



NO.	DATE	REVISION DESCRIPTION	DR.
1	11.08.16	ISSUE FOR PERMITS PLAN	CSB
2	11.07.17	REVISION FOR SHRUBS AND PLANT	CSB
3	12.04.17	REVISION FOR SHRUBS	PL 17
4	16.02.17	REVISED PLANTING FOR SHRUBS	PL
5	16.04.17	REVISED PLANTING FOR SHRUBS	CSB
6	16.05.17	REVISED PLANTING FOR SHRUBS	CSB
7	16.05.17	REVISED PLANTING FOR SHRUBS	CSB
8	16.05.17	REVISED PLANTING FOR SHRUBS	CSB
9	16.05.17	REVISED PLANTING FOR SHRUBS	CSB

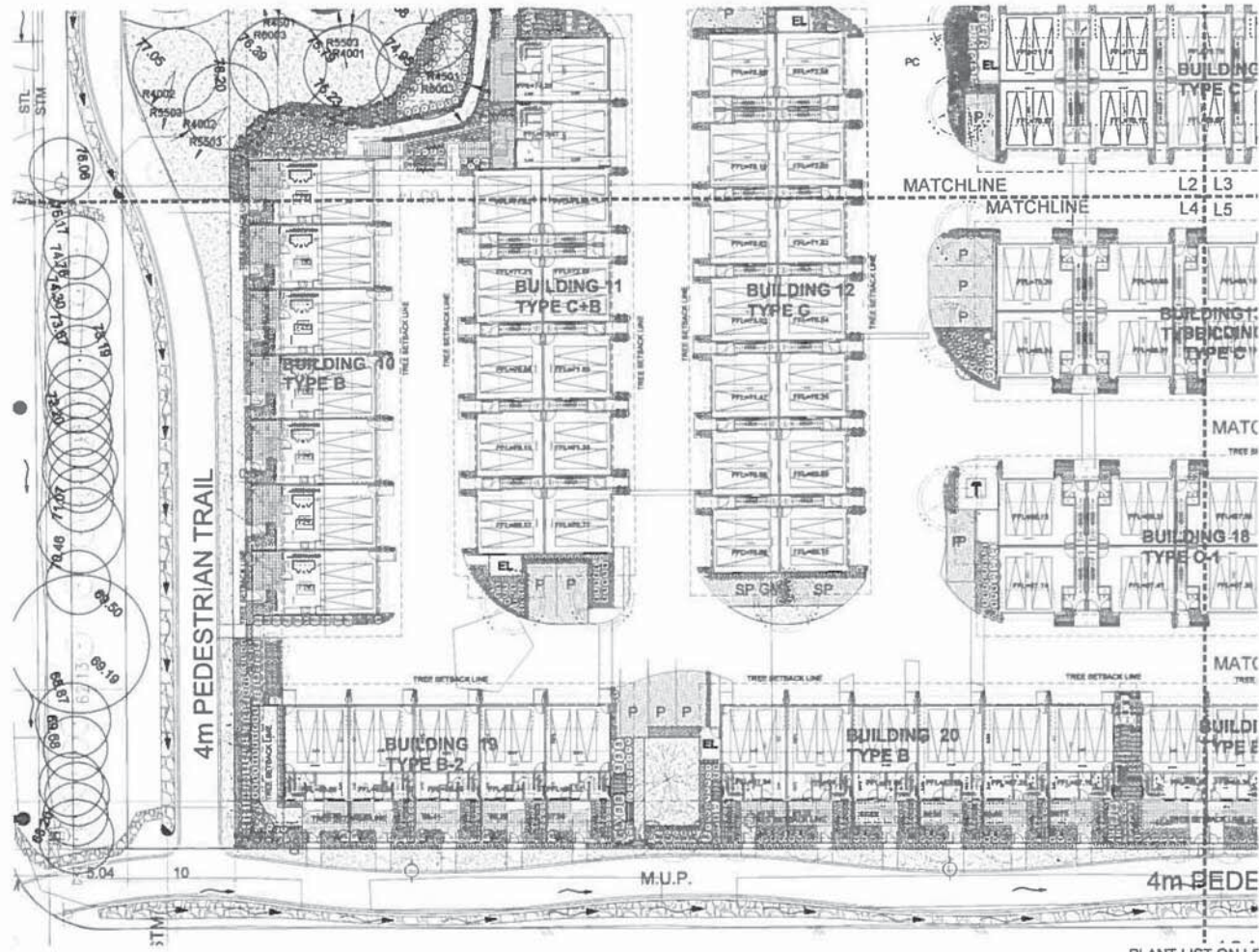
CLIENT

PROJECT  
 190 UNIT TOWNHOUSE DEVELOPMENT  
 1906-1960 154TH ST & 16480-20TH AVE  
 SURREY

DRAWING TITLE  
 SHRUB DETAILS

DATE: 16.NOV.17 DRAWING NUMBER:  
 SCALE: 1:200  
 DRAWN: CLG  
 DESIGN: CLG  
 CHECKED: PCM

**L3**  
 OF 7



PLANT LIST ON L5



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**pmg**  
 LANDSCAPE ARCHITECTS  
 Suite C102 - 4160 Oak Creek Drive  
 Burnaby, British Columbia, V5C 6G8  
 p. 604 294-0211 f. 604 294-0222

REAL



NO.	DATE	REVISION DESCRIPTION	DR.
1	11.08.05	ISSUED FOR PERMITS	CSB
2	10.01.07	APPROVAL FOR CONSTRUCTION PERMITS	CSB
3	10.01.07	APPROVAL FOR PERMITS	PL 19
4	10.01.07	REVISED PERMITS FOR PERMITS	CSB
5	10.01.07	REVISED PERMITS FOR PERMITS	CSB
6	10.01.07	REVISED PERMITS FOR PERMITS	CSB
7	10.01.07	REVISED PERMITS FOR PERMITS	CSB
8	10.01.07	REVISED PERMITS FOR PERMITS	CSB
9	10.01.07	REVISED PERMITS FOR PERMITS	CSB
10	10.01.07	REVISED PERMITS FOR PERMITS	CSB

NO. DATE REVISION DESCRIPTION DR.

CLIENT

PROJECT  
 190 UNIT TOWNHOUSE DEVELOPMENT

1906-1960 154TH ST  
 & 16480-20TH AVE  
 SURREY

DRAWING TITLE  
 SHRUB DETAILS

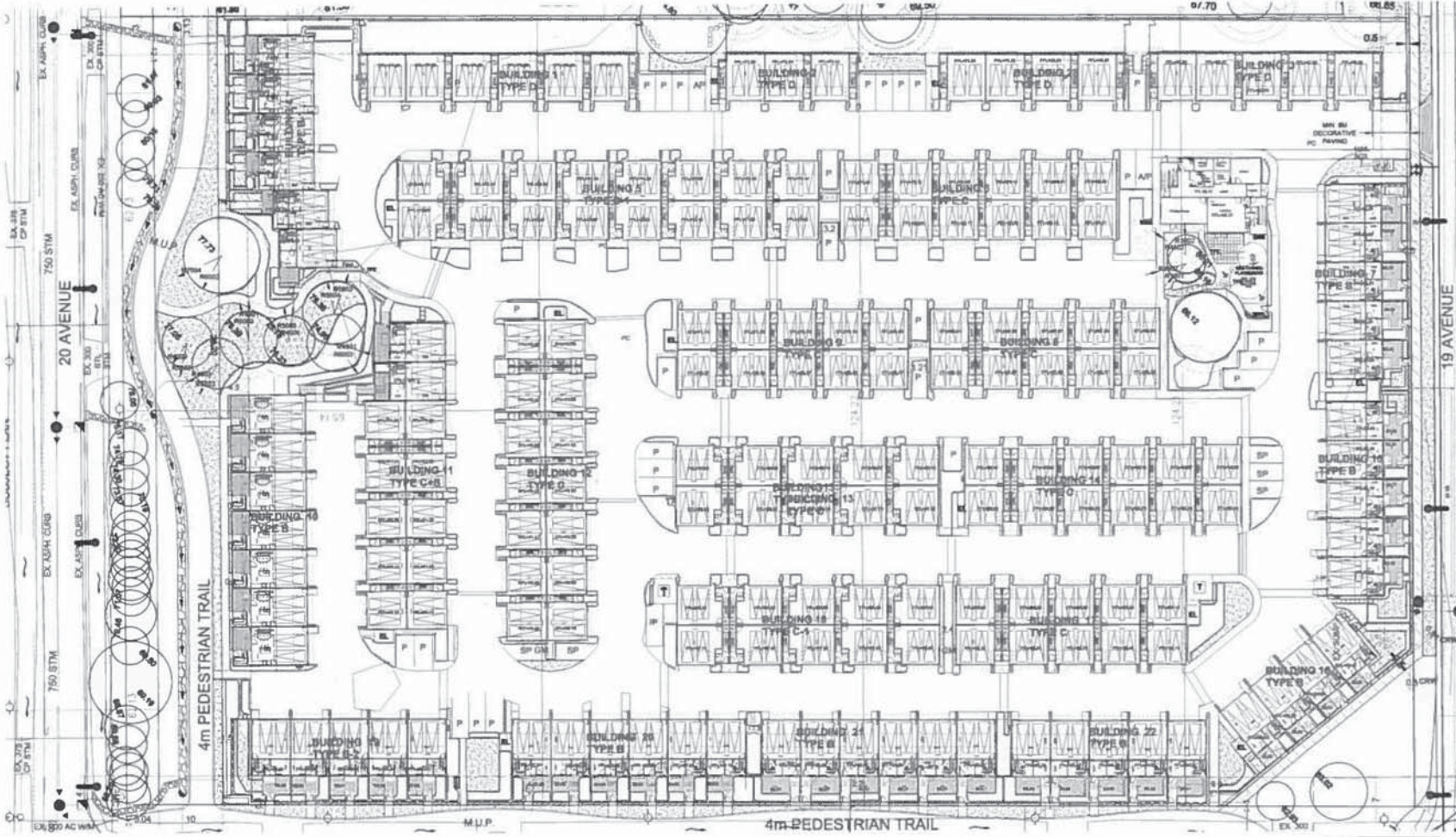
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 SCALE: 1:200  
 DRAWN: CSB  
 DESIGN: CSB  
 CHECKED: PMJ

**L4**  
 OF 7



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 P. 604 294-0211 F. 604 294-0222



REAL



NO.	DATE	REVISION DESCRIPTION	DR.
1	11.08.05	ISSUE FOR 2D AND 3D PLAN	DM
2	12.08.05	REVISION TO THE 2D AND 3D PLAN	DM
3	12.08.05	REVISION TO THE 2D AND 3D PLAN	DM
4	01.01.06	REVISED THE 2D AND 3D PLAN	DM
5	01.01.06	REVISED THE 2D AND 3D PLAN	DM
6	01.01.06	REVISED THE 2D AND 3D PLAN	DM
7	01.01.06	REVISED THE 2D AND 3D PLAN	DM

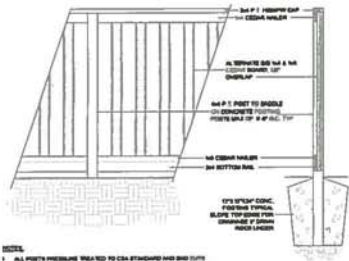
CLIENT

PROJECT  
**190 UNIT TOWNHOUSE  
 DEVELOPMENT**  
 1906-1960 154TH ST  
 & 16480-20TH AVE  
 SURREY

DRAWING TITLE  
**FENCE  
 PLAN**

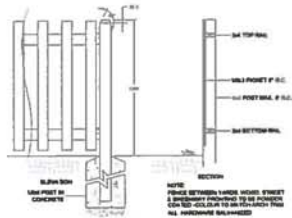
DATE: 18.NOV.05 DRAWING NUMBER:  
 SCALE: 1:500  
 DRAWN: C.G.  
 DESIGN: C.G.  
 CHECKED: P.C.M.  
 OF 7

**L6**



- NOTES:
1. ALL PARTS PRESUMED INSTALLED TO CSA STANDARD AND SHOWN TO BE ADEQUATE TO THE PRESSURE/LOAD.
  2. ALL OTHER DIMENSIONS TO BE GIVEN, IN CONSTRUCTION/INSTALLATION.
  3. ALL HARDWARE NOT SHOWN BALANCED.
  4. APPLY 1 COAT TO EXPOSURE SURF TO MANUFACTURER'S SPECIFICATIONS FROM PRODUCT LITERATURE AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FINISHES TO BE GIVEN, CHANGED AS SHOWN TO BE AS 1/2\"/>

1 1.8M (6') HT. HEIGHT WOOD FENCE  
1:20

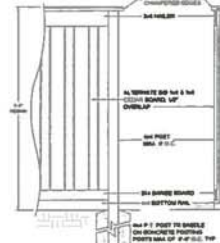


- NOTE:
- FINISH BETWEEN WOOD SURF & FINISH TO BE GIVEN, IN CONSTRUCTION/INSTALLATION.

ALL HARDWARE NOT SHOWN BALANCED.

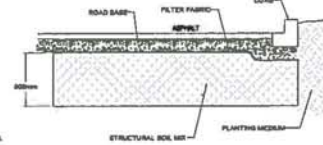
POST & WOOD FINISH WITH TWO COATS TO BE GIVEN TO BE ADEQUATE TO THE PRESSURE/LOAD.

2 1.2M (4') HT FENCE-ALUMINUM & WOOD  
1:20



- NOTES:
1. ALL PARTS AND HARDWARE PRESUMED INSTALLED TO CSA STANDARD AND SHOWN TO BE ADEQUATE TO THE PRESSURE/LOAD.
  2. ALL OTHER DIMENSIONS TO BE GIVEN, IN CONSTRUCTION/INSTALLATION.
  3. ALL HARDWARE NOT SHOWN BALANCED.
  4. APPLY 1 COAT TO EXPOSURE SURF TO MANUFACTURER'S SPECIFICATIONS FROM PRODUCT LITERATURE AS APPROVED BY PROJECT ARCHITECT.

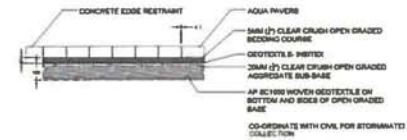
3 PATIO SCREEN  
1:20



- NOTES:
- VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.
- DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN.

4 SECTION THROUGH STRUCTURAL SOIL  
1:20

- NOTE:
- REFER TO MANUFACTURER'S INSTALLATION DOCUMENTATION FOR TYPICAL RESIDENTIAL, DRIVEWAY AND SIDEWALK CONSTRUCTION FOR FURTHER INFORMATION.



5 PERMEABLE PAVERS  
1:20



GAMEPLAY EQUIPMENT  
'YONKOCOMB'



GAMEPLAY EQUIPMENT  
'BEE SCULPTURE'



GAMEPLAY EQUIPMENT  
'FLOWER TALK TUBE'



GAMEPLAY FLOWER



WISHBONE INDUSTRIES MODERNA BENCH  
POWDER COATED WITH REDWOOD SLATS

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p. 604 294-6011 f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	11.08.20	ISSUE FOR PERM PLAN	TD
2	10.02.20	REVISION FOR PERM PLAN	TD
3	10.02.20	REVISION FOR PERM PLAN	PC, TB
4	10.02.20	REVISED PERM PLAN	PC
5	10.02.20	REVISED PERM PLAN	PC
6	10.02.20	REVISED PERM PLAN	PC
7	10.02.20	REVISED PERM PLAN	PC
8	10.02.20	REVISED PERM PLAN	PC

PROJECT:  
**190 UNIT TOWNHOUSE DEVELOPMENT**  
1906-1960 154TH ST & 16480-20TH AVE  
SURREY

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 16 NOV 20  
SCALE: AS NOTED  
DESIGN: CLS  
CHECK: PCM  
DRAWING NUMBER:  
**L7**  
OF 7

---

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

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

DATE: **January 11, 2017** PROJECT FILE: **7816-0413-00**

---

RE: **Engineering Requirements  
Location: 1906, 1946, 1960, 1980 - 164 Street and 16460 - 20 Avenue**

**REZONE/SUBDIVISION**

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

- Dedicate 15.042 metres fronting 20 Avenue for the ultimate 40.200 metre Collector road
- Dedicate a 29.5m x 24.5m corner cut at the intersection of 19 Avenue and 164 Street for the construction of a round-about and drainage corridor.
- Dedicate 14.5 metres for ultimate Flex road on 19 Avenue.
- Dedicate without compensation Bylaw Road for the north 33 feet southeast quarter section 13, Township 1, PID 013-193-678 and City Owned Road for west 33 feet of the southeast quarter section 13, Township 1, PID 024-062-545 on 20 Avenue
- Provide 0.5 metre ROWs on fronting roads.

***Works and Services***

- Construct south side of 20 Avenue to a Collector road standard.
- Construct multi-use pathway along 164 complete with concrete banding and pedestrian lighting.
- Construct 19 Avenue to a flex road standard.
- Extend Services to service the site and provide service connections.
- Provide on-site and off-site drainage infrastructure to meet the NCP requirements.
- Pay applicable latecomer, DCC Front Ender and Development Works Agreement Charges.

***This project is dependent on completion of the Fergus Sanitary Pump Station and cannot be finalized until the pump works and main are completed/accepted by the City.***

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

Engineering requirements relative to issuance of the Development Permit are captured above.



Rémi Dubé, P.Eng.  
Development Services Manager

LR1

NOTE: Detailed Land Development Engineering Review available on file



Thursday, December 22, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0413 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.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is the highest priority in the District's 2016/17 5-Year Capital Plan. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020). A proposed addition to Pacific Heights Elementary is also included in the Five-Year Capital Plan as a high priority. The enrolment projections include anticipated residential growth from approved NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines for new elementary space are unknown at this time.

**SUMMARY**

The proposed 183 townhouse units are estimated to have the following impact on the following schools:

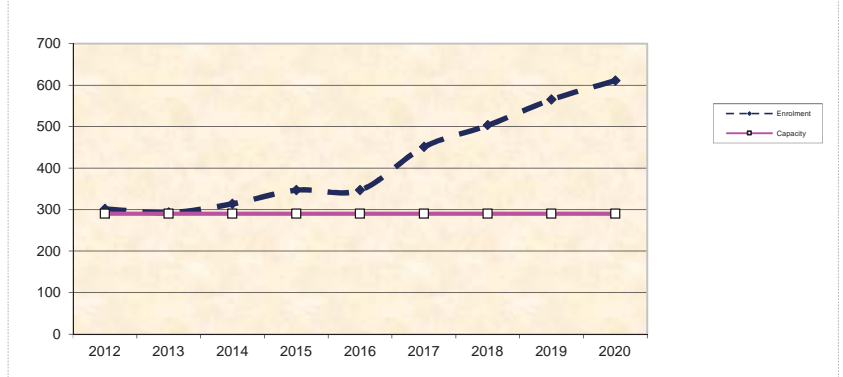
**Projected # of students for this development:**

Elementary Students:	40
Secondary Students:	20

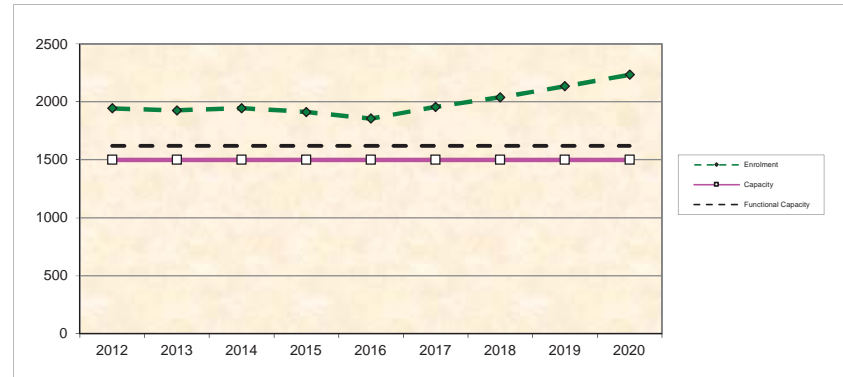
September 2016 Enrolment/School Capacity

<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**Pacific Heights Elementary**



**Earl Marriott Secondary**



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

## Tree Preservation Summary

Surrey Project No: 16-0413-00


Address: 1906-1980 164<sup>th</sup> Street and 16460 20<sup>th</sup> Avenue, Surrey, BC

Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	248
<b>Protected Trees to be Removed</b>	211
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	37
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 85 X one (1) = <u>85</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 126 X two (2) = <u>252</u>	337
<b>Replacement Trees Proposed</b>	233
<b>Replacement Trees in Deficit</b>	104
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

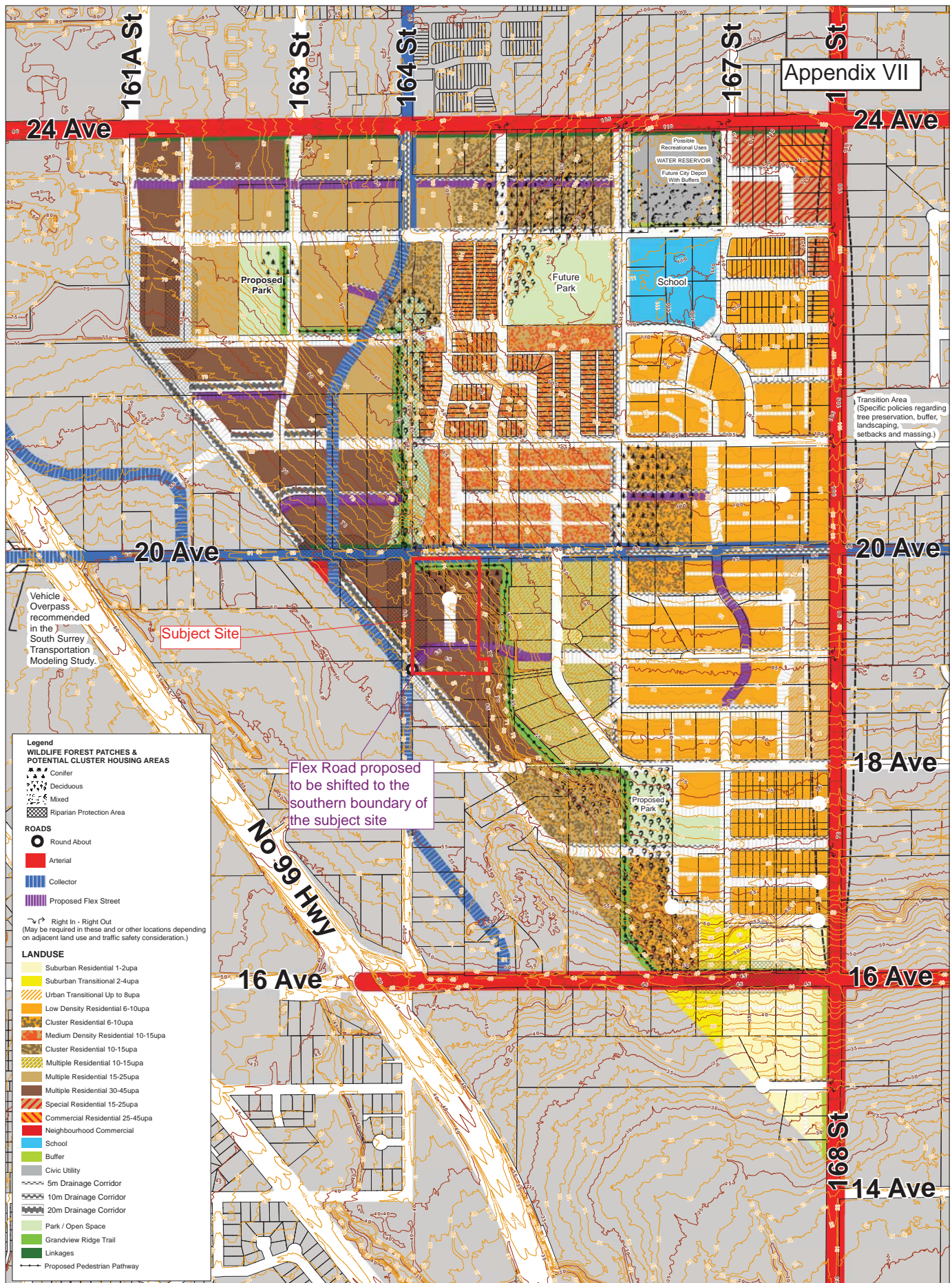
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

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

Signature of Arborist: 	Date: January 5, 2017
--	-----------------------







# Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007  
 Stage 2 Approved By Council Nov. 15, 2010  
 Last Amended 26 October 2016



V:\Policy&Long Range\GIS\_ANALYSIS\SECONDARY PLANS\NCP



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 009-097-511  
 Lot 10 Section 13 Township 1 New Westminster District Plan 29066  
 1980 - 164 Street

Portion of Parcel Identifier: 009-097-546  
 Lot 11 Section 13 Township 1 New Westminster District Plan 29066 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gene Nikula on the 10<sup>th</sup> day of January, 2017, containing 0.402 hectares, called Block A.  
 Portion of 16460 - 20 Avenue

Portion of Parcel Identifier: 006-532-055  
 Lot 31 Section 13 Township 1 New Westminster District Plan 42726 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, containing 0.621 hectares, called Block B.  
 Portion of 1960 - 164 Street

Portion of Parcel Identifier: 006-532-071  
 Lot 32 Section 13 Township 1 New Westminster District Plan 42726 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, containing 0.621 hectares, called Block C.  
 Portion of 1946 - 164 Street

Portion of Parcel Identifier: 006-632-670  
Portion of Lot 33 Section 13 Township 1 New Westminster District Plan 42726 as shown on the  
Survey Plan attached hereto and forming part of this By-law as Schedule A, containing  
0.651 hectares, called Block D.

Portion of 1906 - 164 Street

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
  - (a) The *floor area ratio* shall not exceed 1.05; and
  - (b) The *unit density* shall not exceed 81 *dwelling units* per hectare [33 u.p.a.].

3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 48%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	North <i>Yard</i>	South <i>Yard</i>	West <i>Yard</i>	East <i>Yard</i>	Southwest <i>Yard</i>
<i>Principal Buildings</i>		4.5 m	4.5 m	4.5 m	5.25 m <sup>1</sup>	3.0 m
<i>Accessory Buildings and Structures</i>		[15 ft.]	[15 ft.]	[15 ft.]	[17 ft.]	[10 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- <sup>1</sup> The east *yard setback* may be reduced to 3.0 metres [10 ft.] for where the *building* fronts 20 Avenue.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 13 metres [43 ft].
2. *Accessory buildings and structures*:
  - (a) *Indoor amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and
  - (b) *Other accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

## K. Subdivision

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2 hectares [5 acres]	120 metres [394 ft.]	150 metres [492 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

## L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

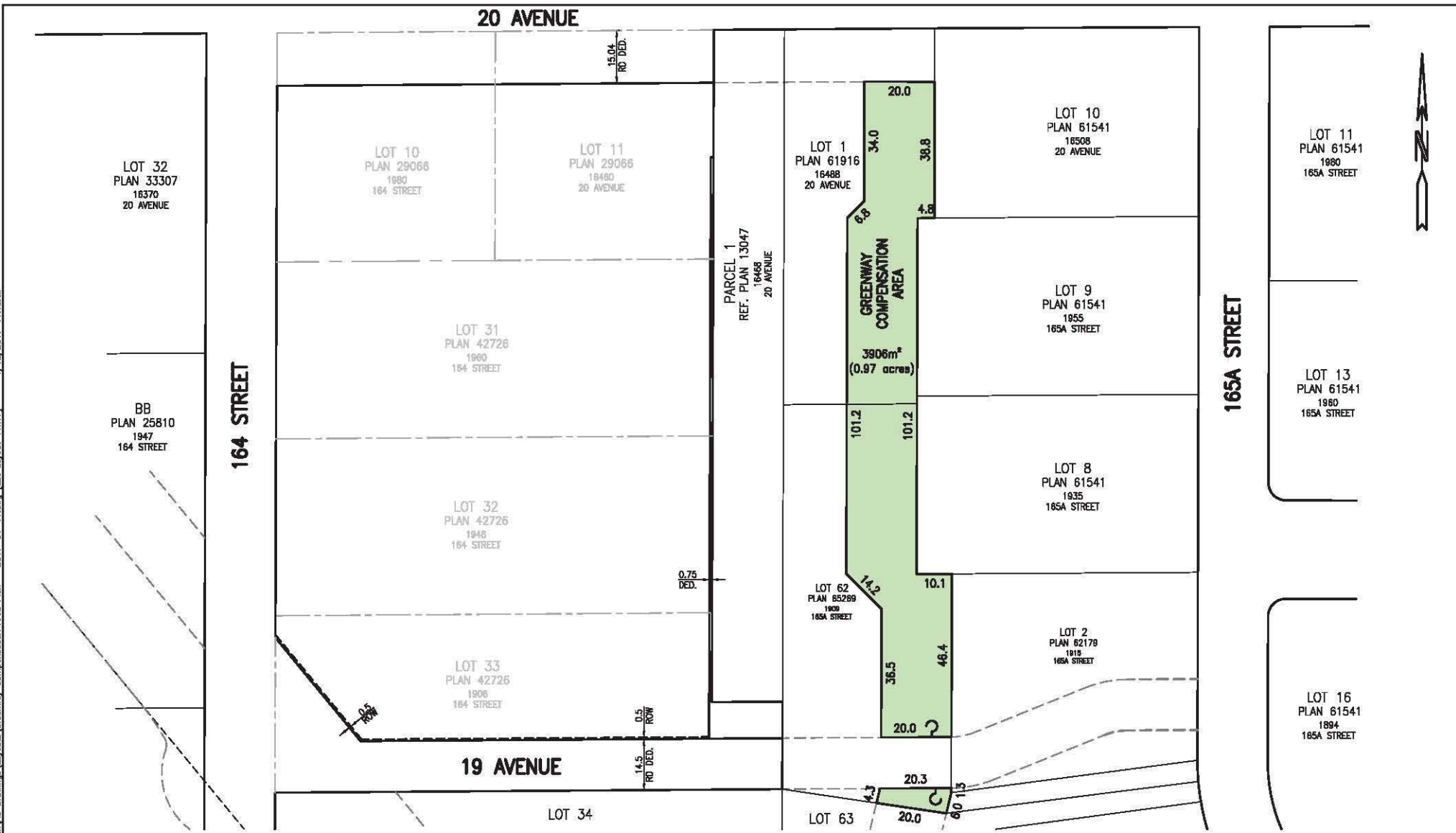
\_\_\_\_\_ CLERK







G:\Projects\16042\16042\Drawings\Layouts\Greenway\_Compensation\_Area\_Plan - 2017-01-11.dwg [Lot\_Layout 11x17] 1/12/2017 11:09AM



CLIENT:	IKONIK PROJECTS LTD.	PROJECT:	1906, 1946, 1960, & 1980 - 164 STREET, 16460 - 20 AVENUE, SURREY		
DRAWING TITLE:	GREENWAY COMPENSATION AREA PLAN				
PROJECT No.	16042	DATE:	JAN 2017	LEGAL:	
		SCALE:	1:1000	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**  
Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

Figure 2.3 Land Consolidation Areas

