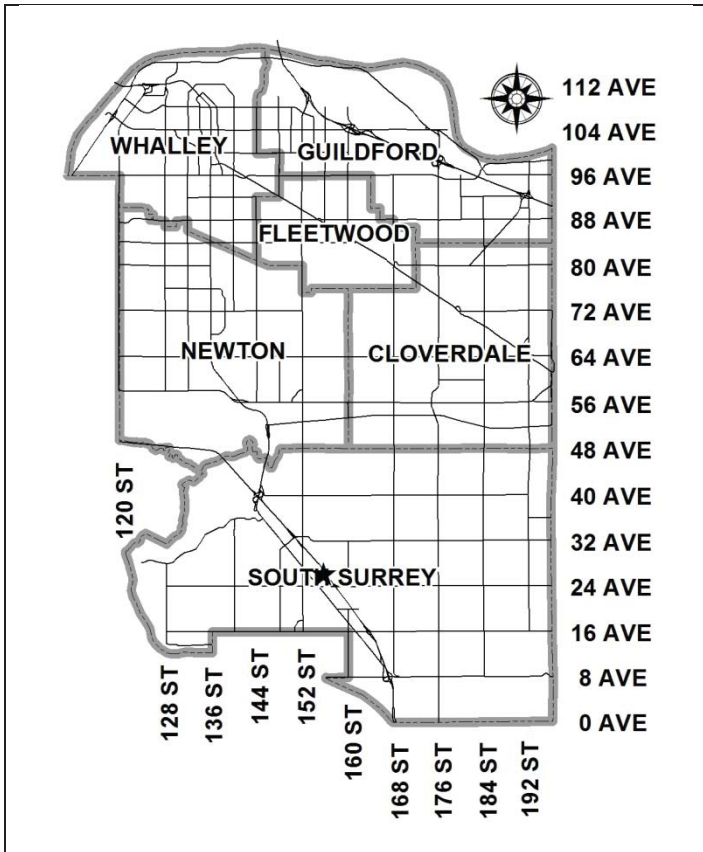


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0008-00

Planning Report Date: January 22, 2018



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **LAP Amendment** from Townhouses (15 upa) to Townhouses (25 upa)
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

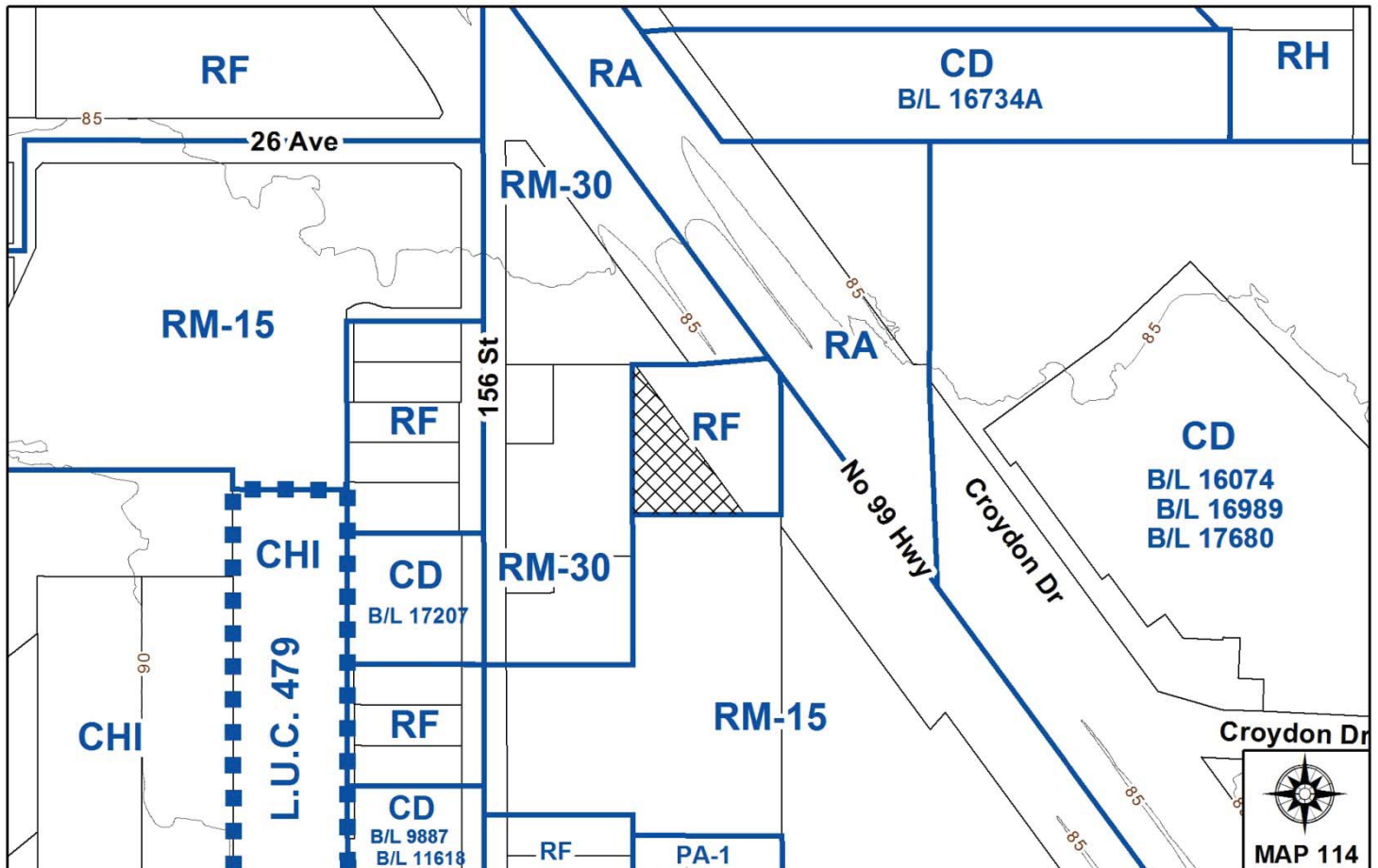
to permit the development of 8 townhouse units.

LOCATION: 2533 - Highway No. 99

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Townhouses (15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and an amendment to the King George Highway Corridor Local Area Plan (LAP) from Townhouses (15 upa) to Townhouses (25 upa).
- The applicant is proposing to eliminate the required indoor amenity space on the subject site.
- The applicant is proposing a Development Variance Permit for reduced setbacks.

RATIONALE OF RECOMMENDATION

- The adjacent townhouse complex located at 2528 – 156 Street, which is currently under construction, underwent a similar land use redesignation as is proposed on the subject property located at 2533 - Highway No. 99. This townhouse complex was approved by Council in 2015 under Development Application No. 7911-0240-00.
- The subject property located at 2533 - Highway No. 99 was not included in Development Application No. 7911-0240-00 because the property was owned by the Ministry of Transportation and Infrastructure (MOTI) at that time and was not part of the land assembly. The subject property is land-locked and it was envisioned at the time that this property would be incorporated with the townhouse complex located at 2528 – 156 Street at a later date.
- The subject property is proposed to be consolidated with the property at 2528 – 156 Street and will result in a single townhouse site with a single strata. The proposed amendment to the King George Highway Corridor LAP from Townhouses (15 upa) to Townhouses (25 upa) reflects the proposed site plan and would align the LAP designations on these two properties.
- The proposal to eliminate the required indoor amenity space is supportable given the proposed consolidation of the subject property with the adjacent townhouse complex located at 2528 – 156 Street. The proposed 8 units on the subject property will join the strata located at 2528 – 156 Street, and will thus utilize the indoor amenity building already constructed as part of Development Application No. 7911-0240-00. The applicant is proposing to address the shortfall in indoor amenity space on the subject property with a cash-in-lieu contribution in accordance with City policy.
- The proposed variances largely reflect the subject property's triangular geometry. The setbacks provide for livable rear yards and an appropriate contextual interface.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan (OCP) by redesignating the subject property from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space for 8 units (24 square metres/260 sq.ft.) on the subject site.
5. Council authorize staff to draft Development Permit No. 7917-0008-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7917-0008-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for upper floor bay windows and to 6.0 metres (20 ft.) to the posts of the second floor decks; and
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
7. 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) registration of a consolidation plan and an amended Form P, consolidating the subject property with the adjacent townhouse complex located at 2528 -156 Street;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) submission of an acoustical report for the units adjacent to Highway No. 99 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) 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;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (j) the applicant adequately address the impact of no indoor amenity space.
8. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the subject property from Townhouses (15 upa) to Townhouses (25 upa) 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:	<p>Projected number of students from this development:</p> <p>2 Elementary students at Jessie Lee Elementary School 1 Secondary student at Earl Marriott School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2019.</p>
Parks, Recreation & Culture:	The applicant has agreed to provide a park amenity contribution of \$750 per unit to alleviate the Parks, Recreation & Culture Department's concerns that the development will place increased pressure on park amenities in the area.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Townhouse complex.	Townhouses (22 upa)	RM-30
East (across Highway No.99 and Croydon Drive)	Morgan Crossing mixed use development.	Mixed Commercial Residential	CD (By-law Nos. 16074, 16989, and 17680)
South:	Townhouse complex.	Townhouse 15 upa	RM-15
West:	Townhouse complex, to be consolidated with subject property.	Townhouses (25 upa)	RM-30

JUSTIFICATION FOR PLAN AMENDMENT

- The adjacent townhouse complex located at 2528 – 156 Street, which is currently under construction, underwent a similar redesignation as is proposed on the subject property at 2533 - Highway No. 99. This townhouse complex was approved by Council in 2015 under Development Application No. 7911-0240-00.
- The subject property located at 2533 Highway No. 99 was not included in Development Application No. 7911-0240-00 because the property was owned by the Ministry of Transportation and Infrastructure (MOTI) at that time and was not part of the land assembly. The subject property is land-locked and it was envisioned at the time that this property would be incorporated with the townhouse complex located at 2528 – 156 Street at a later date.
- The subject property is proposed to be consolidated with the property at 2528 – 156 Street and will result in a single townhouse site with a single strata. The proposed amendment to the King George Highway Corridor LAP from Townhouses (15 upa) to Townhouses (25 upa) reflects the proposed site plan and would align the LAP designations on these two properties.
- The King George Highway Corridor LAP was prepared in 1995, and unit densities for townhouse projects in south Surrey have generally increased above 15 units per acre (upa) since that time. The proposed increase in density is appropriate given the site's proximity to the Frequent Transit Network on King George Boulevard and bus service on 24 Avenue, its location relative to amenities in Sunnyside Park and commercial amenities including Peninsula Village, Morgan Crossing and Grandview Corners.
- The proposed OCP amendment from Urban to Multiple Residential will allow the subject property to share the same OCP designation with the townhouse complex located at 2528 - 156 Street once they are consolidated and avoid a situation where the consolidated site has two designations.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DEVELOPMENT CONSIDERATIONS

- The subject 1,753 square metre (0.43 acre) property located at 2533 - Highway No. 99 is zoned "Single Family Residential Zone (RF)" and is designated Urban in the Official Community Plan (OCP) and Townhouses (15 upa) in the King George Highway Corridor Local Area Plan (LAP). The property is land-locked between the townhouse site to the west that is under construction and Highway No. 99. An access easement through the adjacent property located at 2528 - 156 Street provides access to the site from 156 Street.
- The applicant is proposing:
 - amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and amendment to the King George Highway Corridor Local Area Plan (LAP) from Townhouses (15 upa) to Townhouses (25 upa);
 - to rezone the subject property from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)";
 - a Development Permit for form and character to allow the development of 8 townhouse units; and
 - a Development Variance Permit to reduce building setbacks.
- The applicant is also proposing to consolidate the subject site with the townhouse complex to the west located at 2528 - 156 Street. The consolidated site is anticipated to become one strata. Registration of a consolidation plan and an amended Form P, consolidating the subject property with the adjacent townhouse complex located at 2528 -156 Street is a requirement of final adoption of the rezoning by-law.
- The applicant has advised the townhouse residents of 2528 - 156 Street that their site and the property located at 2533 Highway No.99 are intended to be consolidated. This was identified to purchasers of townhouse units located at 2528 - 156 Street in the Disclosure Statement, and also via signage erected on the site that advised residents that a future phase consisting of 8 townhouse units located at 2533 Highway No. 99 is proposed to be consolidated with their site and become one strata.
- The proposal anticipates a total floor area of approximately 1,898 square metres (20,430 sq.ft.), representing a floor area ratio (FAR) of 1.08, and a unit density of 46 units per hectare (18 units per acre) on the subject property located at 2533 Highway No. 99. When the subject property is consolidated with the adjacent townhouse property at 2528 - 156 Street, the FAR will be 0.9 and the unit density will be 57 units per hectare (23 upa). Both the FAR and unit density comply with the provisions of the RM-30 Zone on the consolidated site.

DESIGN PROPOSAL AND REVIEW

- The proposal consists of one townhouse building containing 5 units and a second townhouse building containing 3 units, for a total of 8 units. Six (6) of the units are 4-bedroom units and 2 units are 3-bedroom units. The proposed units range in size from 159 square metres (1,710 sq.ft.) to 298 square metres (3,210 sq.ft.).
- The site plan reflects the triangular geometry of the site and the extension of the drive aisle from the property at 2528 – 156 Street onto the property at 2533 - Highway No. 99.
- The applicant is proposing to match the design style of the adjacent townhouse units located at 2528 – 156 Street, as the two properties are proposed to be consolidated into one strata. Articulation is provided along the elevations, and the roof line is broken up through the use of gables and hip roofs. Balcony railings are proposed to be powder coated aluminum railings with glass.
- The proposed exterior materials include horizontal vinyl siding (grey and taupe) on the upper portions of the building and vinyl shingle siding (grey and taupe) at the lower portions of the facades. Black asphalt shingles are proposed as the roofing material. Entry doors are proposed to be dark blue.

Amenity Space

- The Zoning By-law requires that 24 square metres (260 sq. ft.) of both indoor and outdoor amenity space be provided, based on the Zoning By-law requirements of 3 square metres (32 sq. ft.) for each dwelling unit.
- The applicant is proposing to provide no indoor amenity space, as the property is proposed to be consolidated with the townhouse complex to the west located at 2528 – 156 Street. The combined site will become one strata, and will utilize the 35 square metre (380 sq.ft.) indoor amenity building that has already been constructed on the property at 2528 – 156 Street. The amenity building contains meeting space, kitchen facilities and a washroom.
- The applicant is proposing to address the shortfall in indoor amenity space (8 units or 24 square metres/260 sq.ft.) on the subject site with a cash-in-lieu contribution of \$9,600 in accordance with City policy.
- The applicant is proposing to provide 44 square metres (470 sq.ft.) of outdoor amenity space on the subject property, which exceeds the Zoning By-law requirements.
- The outdoor amenity space is located in the northern portion of the site and contains a children's play area, a seating area and landscaping. This amenity space is in addition to the 165 square metre (1,770 sq.ft.) outdoor amenity space that was provided on the property at 2528 – 156 Street under Development Application No. 7911-0240-00.

Landscaping

- The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. A 1.8 metre (6 ft.) high concrete noise attenuation fence is proposed along Highway No. 99, and a 1.8 metre (6 ft.) high wood fence is proposed along the southerly property line. Permeable paving is proposed for the visitor parking space.
- The landscaping includes planting within the tree protection zones of adjacent trees that are being retained on the neighbouring Highway No. 99 lands to the east.

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 mailed on August 23, 2017 and staff received one comment from a resident who enquired about the nature of the proposal but did not indicate any concerns.

TREES

- Matthew Huk, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	14	14	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big leaf Maple	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		12	
Contribution to the Green City Fund		\$1,600	

- The Arborist Assessment states that there is 1 protected tree on the site (excluding Alder and Cottonwood trees). Fourteen (14) existing trees, approximately 93% of the total trees on the

site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, and tree type and condition.

- There are approximately 8 off-site trees located adjacent to the subject site within the Highway No. 99 road allowance that are proposed to be retained. The site is significantly screened from Highway No. 99 by a large vegetated area, which includes a large number of trees (in addition to the 8 trees that are located close to the property line with the subject site).
- 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 16 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site, the deficit of 4 replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including maple, ironwood and cedar.
- In summary, a total of 12 trees are proposed to be replaced on the site with a contribution of \$1,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 19, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the King George Highway Corridor Local Area Plan (LAP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • All units have private rear yards.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Natural landscaping, sediment control devices and permeable paving are proposed. • The applicant is proposing to plant 12 replacement trees and retain 2 shared trees. • Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bike parking will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Low shrubs and high tree canopy will allow for eye level surveillance. • Playground equipment and an outdoor gathering area are proposed. Residents will use the indoor amenity space provided under Development Application No. 7911-0240-00.

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • 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. • A sign was also installed adjacent to the development proposal sign advising residents of the property located at 2825 – 156 Street that the property located at 2533 Highway No. 99 was to be consolidated with their property. • The disclosure statement for purchasers of units at the property located at 2528 – 156 Street provided notification of the applicant’s intent to develop the property at 2533 - Highway No. 99 with townhouse units and identified that these units would be incorporated into the townhouse complex located at 2528 - 156 Street.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- Reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for upper floor bay windows and to 6.0 metres (20 ft.) to the posts of the second floor decks; and
- Reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Staff Comments:

- The proposed variance largely reflects the subject property’s triangular geometry. The setbacks provide for livable rear yards and an appropriate contextual interface.
- The building face of Building 10 is setback 7.5 metres (25 ft.) and this will respect the intent of the required 7.5 metre (25 ft.) south yard setback area. The reduced setback is to the upper floor bay windows and for second floor decks only.
- The reduced east yard setback is proposed adjacent to Highway No. 99 and does not impact any adjacent residential units. The applicant has obtained approval from the Ministry of Transportation and Infrastructure (MOTI) for a 3 metre (10 ft.) setback along the easterly property. There is a large treed buffer area between the travel lanes on the highway and the subject site which will be protected as part of the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Development Variance Permit No. 7917-0008-00
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. OCP Redesignation Map
- Appendix VIII. King George Highway Corridor LAP Redesignation Map

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

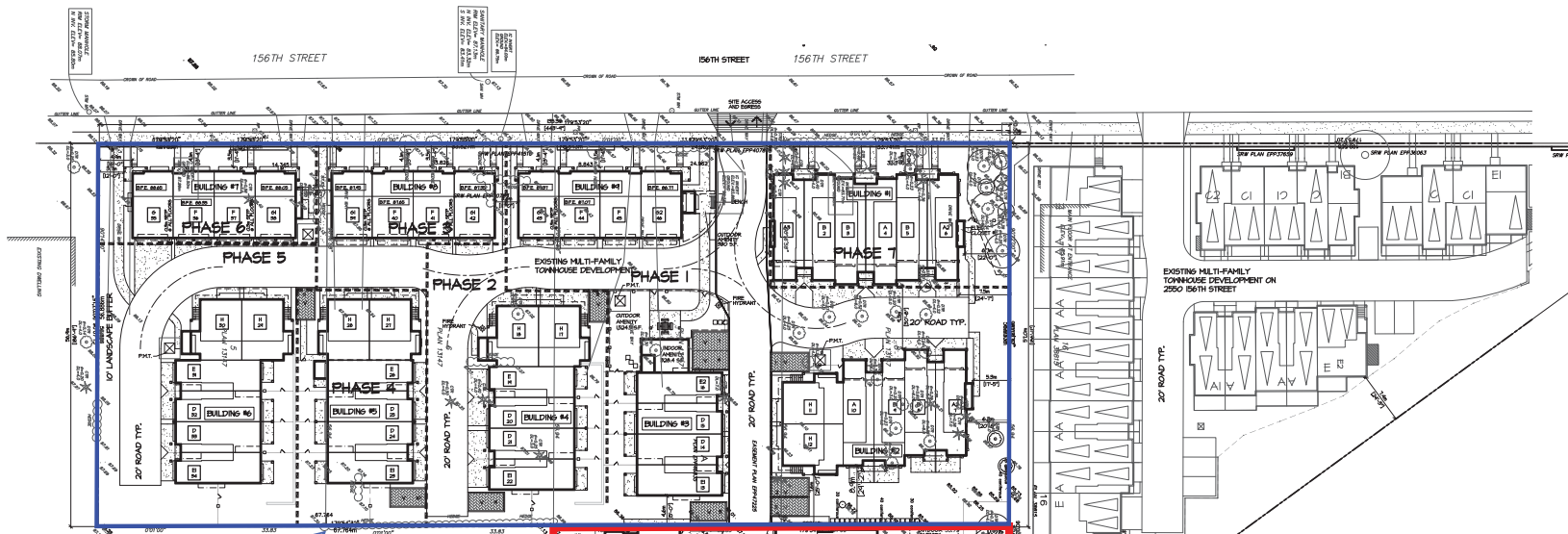
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,753 sq.m.
Road Widening area		
Undevelopable area		
Net Total		1,753 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	43%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
West	7.5m	0m
South	7.5m	6.9m to upper floor bays and 6.0m for second floor deck
East (Highway No. 99)	7.5m	3.0m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0m	11.0m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		8
Total		
FLOOR AREA: Residential		1,898 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,898 sq.m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		57 uph/23 upa (on consolidated site)
FAR (gross)		
FAR (net)	0.9	0.9 (on consolidated site)
AMENITY SPACE (area in square metres)		
Indoor	24 sq.m.	0 sq.m.
Outdoor	24 sq.m.	0 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	16	16
Residential Visitors	2	2 (1 is on consolidated site)
Institutional		
Total Number of Parking Spaces	18	18
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Townhouse property at
2528 - 156 Street
developed under
Application No.
7911-0240-00

Subject property at
2533 Highway No.99

SITE PLAN

SCALE: 1" = 30'-0"

2533 HIGHWAY 99 TOWNHOUSE DEVELOPMENT DATA

SITE AREA:	NET:	18,815 S.F.	0.434 AC	0.1755 HA	1,756 M2
F.A.R.		1.08			
SITE COVERAGE:		49.8%			
DENSITY:		16.4 U.P.A.	45.1 U.P.H.	(6 UNITS)	
PARKING:					
REQUIRED:					
RESIDENTIAL:		8 X 2.0 =	16 SPACES		
VISITOR:		8 X 0.2 =	1.6 SPACES		
TOTAL:			17.6 SPACES		
PROPOSED:					
RESIDENTIAL:			16 SPACES		
VISITOR:			1 SPACES		
TOTAL:			17 SPACES		
AMENITY:					
REQUIRED:					
INDOOR:		256 S.F.			
OUTDOOR:		256 S.F.			
PROVIDED:					
INDOOR:		0 S.F.			
OUTDOOR:		412 S.F.			

2533 HIGHWAY 99 & 2528 156 STREET TOWNHOUSE DEVELOPMENT DATA

ZONING:		RH-30
SITE AREA:	NET:	101,736 S.F.
		2.349 acres
		9,481 m2
		0.948 HA
F.A.R.		0.4
SITE COVERAGE:		45%
DENSITY:		28.0 U.P.A.
		571 U.P.H.
		(54 UNITS)
PARKING:		
REQUIRED:		
RESIDENTIAL:		54 X 2.0 =
		108 SPACES
VISITOR:		54 X 0.2 =
		10.8 SPACES
TOTAL:		
		118.8 SPACES
PROPOSED:		
RESIDENTIAL:		
		108 SPACES
VISITOR:		
		10 SPACES
TOTAL:		
		118 SPACES
AMENITY:		
REQUIRED:		
INDOOR:		1,744 S.F.
OUTDOOR:		1,744 S.F.
PROVIDED:		
INDOOR:		328.4 S.F.
OUTDOOR:		2,034 S.F.

ISSUED FOR	BY	DATE	ISSUE	REV.	DATE	DRN	CRD

DESIGN :	H.C.	DRAWN :		DATE :		SCALE :	1" = 30'-0"
CLIENT :	04T0202	PROJECT :	54 UNITS TOWNHOUSE	SHEET CONTAINS :	CONCEPT PLAN - LOT TO THE EAST OF	TOWNHOUSE DEVELOPMENT	
	BC LTD.		2533 HWY 99 & 2528 156 ST, SURREY, BC				

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

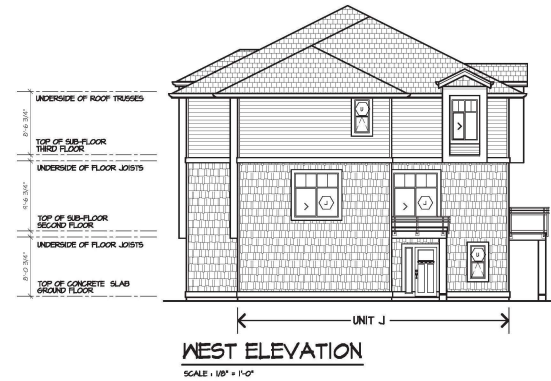
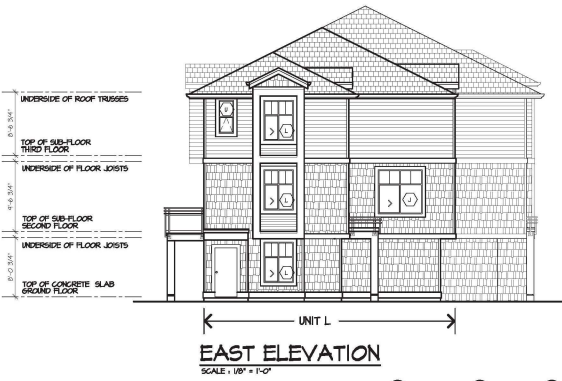
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: moi@barnett.dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11025	AC-1.0



SCHEDULE OF FINISHES

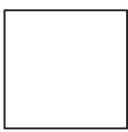
- ① LAMINATED VARRAGATED ASPHALT SHINGLES
- ② GUTTER ON 2x8 TRIM
- ③ VINYL FRAMED WINDOWS C/M 2 X 6 WOOD WINDOW TRIM
- ④ POWDER COAT ALUMINUM RAILING C/M SAFETY GLASS PANELS ON DECK AREAS
- ⑤ 3 1/2" HORIZONTAL CEDAR PLANK SIDING
- ⑥ 6" HORIZONTAL FIBRE CEMENT (HARDIE) PLANK SIDING
- ⑦ CEMENTITIOUS FIBRE CEMENT (HARDIE) SHAKES
- ⑧ FIBRE CEMENT (HARDIE) PANEL BEAMS & COLLINGS
- ⑨ 12" X 12" CONCRETE BASE
- ⑩ 2 X 8 WALL TRIM
- ⑪ 4" REFINISHED CAP FLASHING
- ⑫ RESIDENTIAL ALUMINUM EAVES TROUGH AND DOWNSPOUT
- ⑬ 2 X 10 BASE TRIM
- ⑭ PRE-FINISHED METAL CLAD DOORS C/M GLAZING & SIDELIGHTS
- ⑮ EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ⑯ 3 1/2" HORIZONTAL VINYL SIDING
- ⑰ 6" HORIZONTAL VINYL SIDING
- ⑱ VINYL SHAKE SIDING



BUILDING #10

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NO.	DATE	BY	CHKD



020401.dwg

DESIGNER: NO. 10222 BARNETT DENBOK ARCHITECTS INC. LTD.	DATE: OCT 29 2011	SCALE: 1/8" = 1'-0"
CLIENT: 04702022 EG LTD.		
PROJECT: 154 UNITS TOWNHOUSE 2558 HWY 48 42520 156 ST, SURREY, BC		
SHEET CONTENT: ELEVATIONS		

barnett denbok
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettnew.com

CLIENT NO. 11025	SHEET NO. AC-310
PROJECT NO. 11025	REV. NO.



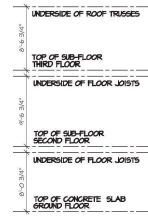
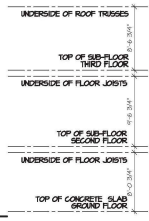
SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① LAMINATED VARRAGATED ASPHALT SHINGLES
- ② GUTTER ON 2x8 TRIM
- ③ VINYL FRAMED WINDOWS 6" X 6" WOOD WINDOW TRM
- ④ POWDER COAT ALUMINUM RAILING 6" X 6" SAFETY GLASS PANELS ON DECK AREAS
- ⑤ 3/12" HORIZONTAL CEDAR PLANK SIDING
- ⑥ 6" HORIZONTAL FIBRE CEMENT (HARDIE) PLANK SIDING
- ⑦ CEMENTIOUS FIBRE CEMENT (HARDIE) SHAKES
- ⑧ FIBRE CEMENT (HARDIE) PANEL BEAMS & COLUMNS
- ⑨ 12" X 12" CONCRETE BASE
- ⑩ 2 X 8 MALL TRIM
- ⑪ 4" PREFINISHED CAP FLASHING
- ⑫ RESIDENTIAL ALUMINUM EAVES TROUGH AND DOWNSPOUT
- ⑬ 2 X 10 BASE TRIM
- ⑭ PRE-FINISHED METAL CLAD DOORS 6" X 6" GLAZING & SIDELIGHTS
- ⑮ EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ⑯ 3/12" HORIZONTAL VINYL SIDING
- ⑰ 6" HORIZONTAL VINYL SIDING
- ⑱ VINYL SHAKE SIDING



WEST ELEVATION
SCALE : 1/8" = 1'-0"



EAST ELEVATION
SCALE : 1/8" = 1'-0"



NORTH ELEVATION
SCALE : 1/8" = 1'-0"

BUILDING #11

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REV	DATE	BY	CHKD



(23-116-04)

DESIGN NO.	DRAWN BY	DATE	SCALE
01T02022	EG LTD.	04A 25 11	1/8" = 1'-0"

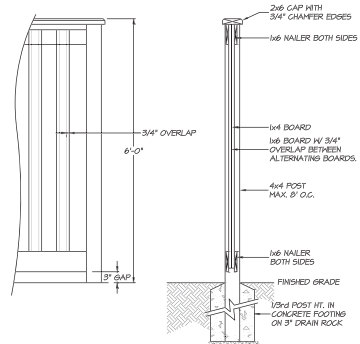
CLIENT : O1T02022
 EG LTD.
 PROJECT : 54 UNITS TOWNHOUSE
 2835 HAY ST #1 42208 156 ST, SURREY, BC
 SHEET CONTAINS :
 ELEVATIONS

barnett dank
 ARCHITECTS INC.

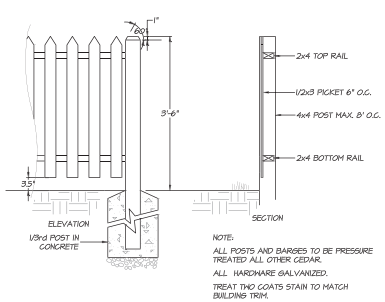
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 587-7100
 FAX: (604) 587-2099
 EMAIL: mail@barnettdank.com

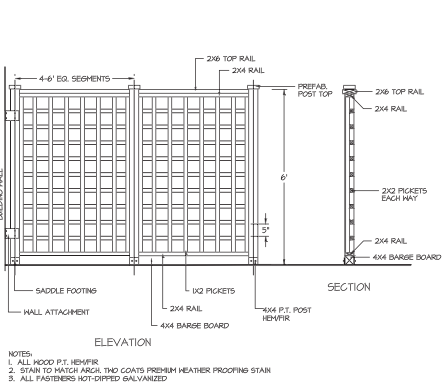
CLIENT NO.	SHEET NO.
11025	AC-3.11



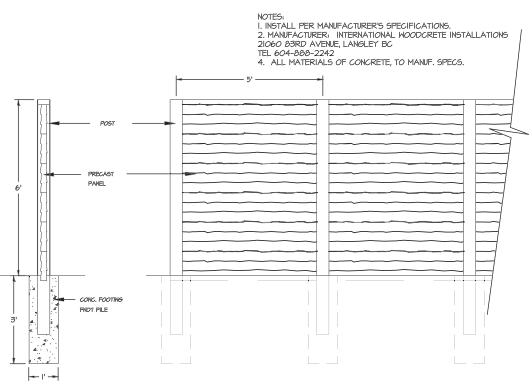
- NOTE:**
- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 - ALL OTHER MEMBERS NOT DIPPED GALVANIZED.
 - ALL HARDWARE NOT DIPPED GALVANIZED.
 - APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 - ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-48" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3"-6".



- NOTE:**
- ALL POSTS AND BARS TO BE PRESERVATIVE TREATED ALL OTHER CEDAR.
 - HARDWARE GALVANIZED.
 - TREAT TWO COATS STAIN TO MATCH BUILDING TONE.



- NOTE:**
- ALL WOOD P.T. HEMFIR.
 - STAIN TO MATCH ARCH. TWO COATS PREMIUM WEATHER PROOFING STAIN.
 - ALL FASTENERS NOT-DIPPED GALVANIZED.



- NOTE:**
- INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - MANUFACTURER: INTERNATIONAL WOODCRETE INSTALLATIONS 2660 JORD AVENUE LANSELEY BC TEL: 604-888-2242
 - ALL MATERIALS OF CONCRETE TO MANIF. SPECS.

1 6'-0" HEIGHT SOLID WOOD FENCE
3/4"x1-1/2"

2 3'-6" PICKET FENCE
3/4"x1-1/2"

3 6' HT. WOOD PRIVACY SCREEN FENCE
1/2" x 1-1/2"

4 6' HT. SOUND ATTENUATION FENCE
1/2" x 1-1/2"

TREES PROTECTED BY SPECIES

- ARBUS
- BARKY OAK
- PACIFIC DOGWOOD
- PACIFIC YEW
- WESTERN WHITE PINE
- GRAND FIR
- COAST REDWOOD
- DWARF REDWOOD
- GIANT SEEDOVA
- GINGKO
- MONKEY PUZZLE TREE

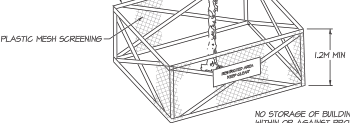
NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS.

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN CM. @ DBH*	MINIMUM REQUIRED PROTECTION RADII (DISTANCE FROM TRUNK IN METRES)
30	1.2
35	1.5
40	2.1
45	2.4
50	2.7
55	3.3
60	3.6
75	4.5
80	5
100	6.0

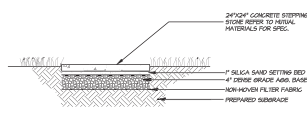
EXTRAPOLATE PROTECTION RADII FOR TREES LARGER THAN 100CM DBH. *DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE)

SOLID 2x4 CONSTRUCTION WITH CROSS BRACINGS AND TOP AND BOTTOM RAILS

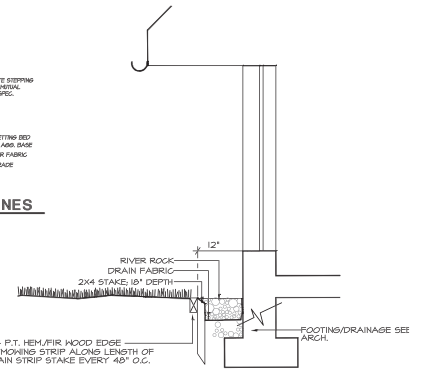


NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

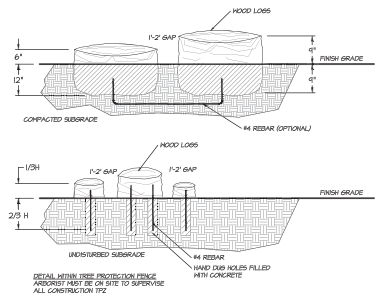
5 TREE PROTECTION FENCING
N.T.S.



6 CONCRETE STEPPING STONES
3/4"x1-1/2"



7 DRAIN STRIP
3/4"x1-1/2"



8 STEPPING LOGS
1/2" x 1-1/2"

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	NOV/17	PRELIMINARY DESIGN	PMT
2	DEC/21	REVISED AS PER CITY COMMENTS	PMT

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
54 UNITS TOWNHOUSE
2533 HWY 99 & 2528 156 STREET
SURREY, BC
0970202 BC LTD.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	NOV/17	DRAWING NUMBER:
SCALE:	AS SHOWN	L2
DRAWN:	PMT	
DESIGN:	PMT	
CHK'D:	KTLM	

M2LA PROJECT NUMBER: 16-050

Frances Andrew Site Furnishings Ltd

Series 8 Receptacles

The Series 8 offers a wide range of receptacle lids designed to meet your needs. For a complete listing of lids, refer to the options section. All Series 8 receptacles feature a galvanized steel base and a high quality plastic lid. The receptacle is internally bolted to the galvanized steel base. The lid is secured to the receptacle using stainless steel cables.

Options:

- Black
- Blue
- Green
- Grey
- Red
- White

Accessories:

- Stainless Steel Cable
- Stainless Steel Bolt
- Stainless Steel Nut
- Stainless Steel Washer
- Stainless Steel Spacer
- Stainless Steel Lock Washer
- Stainless Steel Lock Nut

www.francesandrew.com

Frances Andrew Site Furnishings Ltd

Garden Series

Common Specifications:

- Material: Steel, 16 Gauge
- Finish: Powder Coat
- Color: Red, Blue, Green, Grey, White
- Dimensions: 1200 x 1200 x 1200
- Weight: 150kg

KOMPAN Product Info

COTTAGE DELUXE - MSC545P

Steel User Age 6 months - 4 years
Product required parts
Technical drawings and manuals
Technical information available at www.kompan.com

AQUAPAVE PERMEABLE PAVERS

Typical Systems and Exfiltration Options (Subject to site conditions)

Full Exfiltration System

Partial Exfiltration System

No Exfiltration System

Typical Residential Driveway/Sidewalk Construction

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

FROM: Development Services Manager, Engineering Department

DATE: Dec 18, 2017 **PROJECT FILE: 7817-0008-00**

**RE: Engineering Requirements
Location: 2533 No 99 Hwy**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

The proposed development is consolidating with the existing strata development at 2528 156 Street. The proposed development is to be serviced using the services installed under Surrey Project 7811-0240-00. The applicant is required to ensure the existing service connections are adequate for the proposed post consolidated strata development.

The development is located within the Old Logging Ditch and Burrows ISMP where known downstream capacity and/or erosion problems exist. The Old Logging Ditch and Burrows ISMP requires a minimum retention volume of 300 cu.m/ha with an allowable 2 year return period discharge rate of 8 L/s/ha and a 5 year discharge rate of 11 L/s/ha. Roof leaders are recommended to be disconnected. Additional detention is required to be installed by the strata due to the proposed additional development area. Modification of the existing restrictive covenant on title for the on-site detention is required due to the increase in development area.

The applicant is required to ensure the legal documents registered as part of the original Strata development 7811-0240-00 remain on title as part of the proposed development.

DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit and Development Variance Permit.

A Servicing Agreement for this application is not required; however, a processing fee of \$1,580.25 (GST included based on the 2018 rates) is required to administer the storm water review, water flow analysis and legal document requirements as part of the Building Permit review process.



Tommy Buchmann, P.Eng.
Development Engineer



Planning

August-22-17

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0008 00

SUMMARY

The proposed 8 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2018 Enrolment/School Capacity

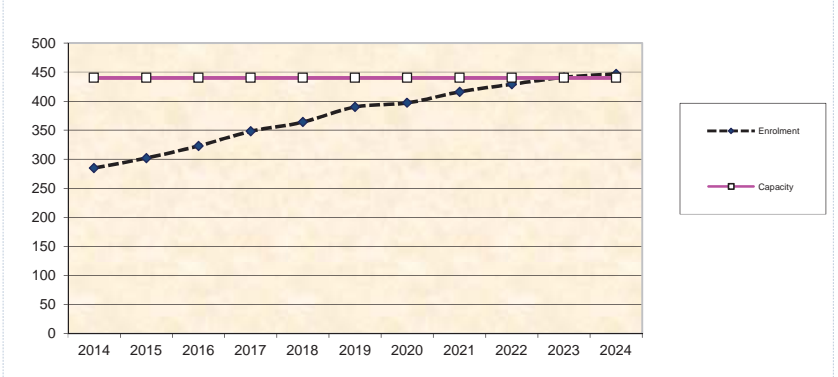
Jessie Lee Elementary	
Enrolment (K/1-7):	41 K + 282
Capacity (K/1-7):	40 K + 400
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

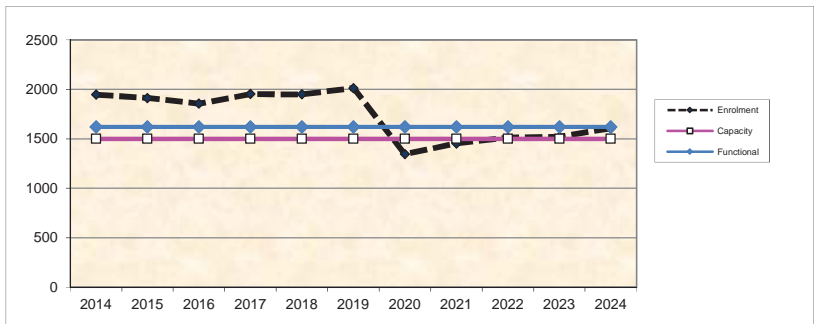
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Jessie Lee Elementary currently has some spare capacity to accommodate enrolment growth. There are currently no capital projects requested for Jessie Lee. Earl Marriott Secondary is under extreme enrolment pressure however, the school district has capital project approval for a new 1,500 secondary school in the Grandview area (likely opening 2020) that will help relieve enrolment pressure.

Jessie Lee Elementary



Earl Marriott Secondary



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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0008-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-948-138
 Lot "Q" Except; Firstly: Part On SRW Plan 75089, Secondly, Part On Plan LMP40976
 Section 23 Township 1 New Westminster District Plan 25810

2533 - Highway No. 99

(the "Land")

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

Parcel Identifier:

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

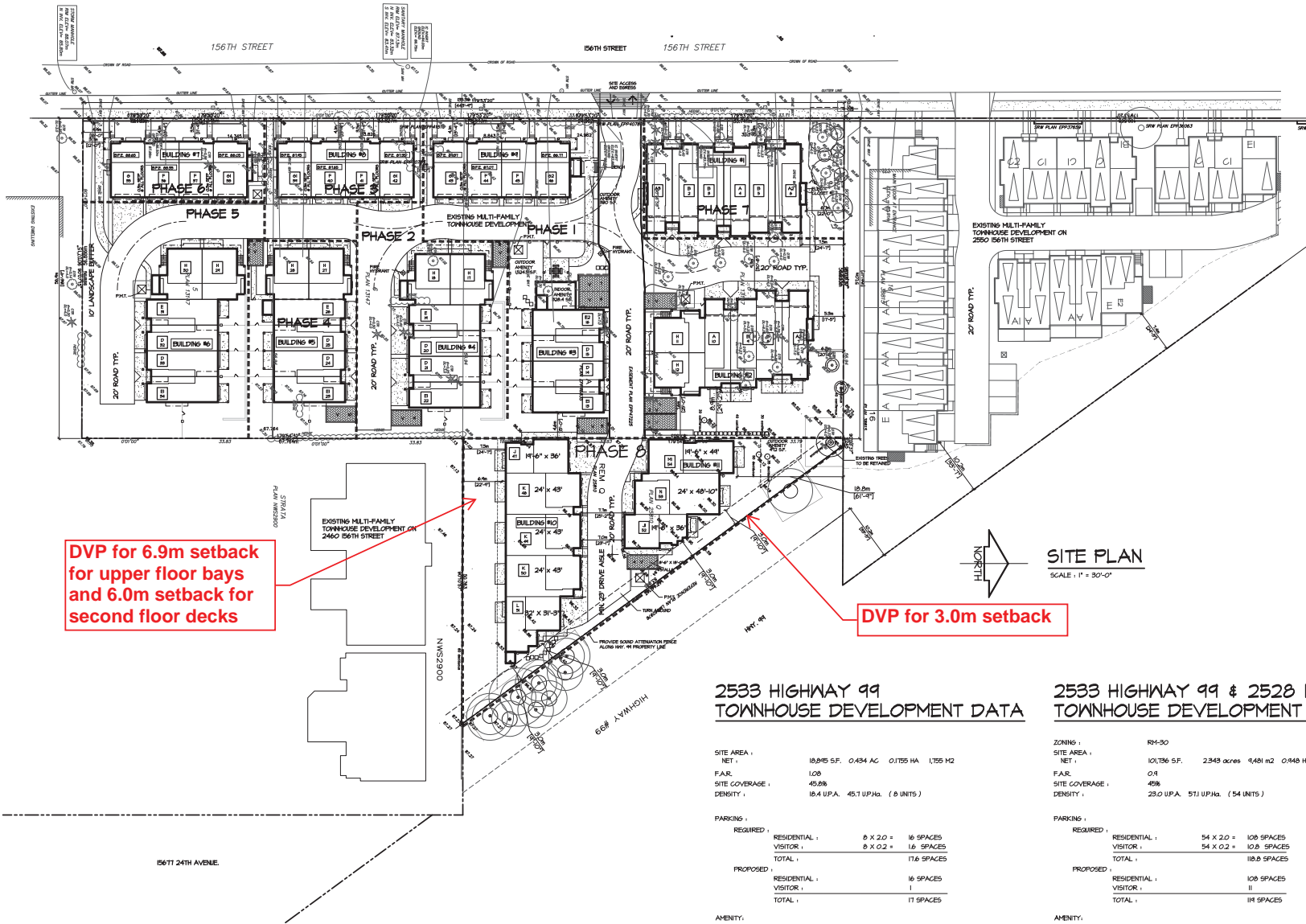
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for upper floor bay windows and to 6.0 metres (20 ft.) to the posts of the second floor decks; and
 - (b) reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
5. This development variance permit applies to only the 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Schedule "A"



DVP for 6.9m setback for upper floor bays and 6.0m setback for second floor decks

DVP for 3.0m setback

SITE PLAN
SCALE: 1" = 30'-0"

2533 HIGHWAY 99 TOWNHOUSE DEVELOPMENT DATA

SITE AREA:		18,815 S.F.	0.434 AC	0.1755 HA	1,755 M ²
F.A.R.:		1.08			
SITE COVERAGE:		49.8%			
DENSITY:		16.4 U.P.A. 45.1 U.P.Ha. (8 UNITS)			
PARKING:					
REQUIRED:	RESIDENTIAL:	8 X 2.0 =	16 SPACES		
	VISITOR:	8 X 0.2 =	1.6 SPACES		
	TOTAL:	17.6 SPACES			
PROPOSED:	RESIDENTIAL:	16 SPACES			
	VISITOR:	1			
	TOTAL:	17 SPACES			
AMENITY:					
REQUIRED:	INDOOR:	258 S.F.			
	OUTDOOR:	258 S.F.			
PROVIDED:	INDOOR:	0 S.F.			
	OUTDOOR:	412 S.F.			

2533 HIGHWAY 99 & 2528 156 STREET TOWNHOUSE DEVELOPMENT DATA

SITE AREA:		10,736 S.F.	2.349 acres	4,481 m ²	0.948 Ha.
F.A.R.:		0.4			
SITE COVERAGE:		45%			
DENSITY:		23.0 U.P.A. 57.1 U.P.Ha. (54 UNITS)			
PARKING:					
REQUIRED:	RESIDENTIAL:	54 X 2.0 =	108 SPACES		
	VISITOR:	54 X 0.2 =	10.8 SPACES		
	TOTAL:	118.8 SPACES			
PROPOSED:	RESIDENTIAL:	108 SPACES			
	VISITOR:	11			
	TOTAL:	119 SPACES			
AMENITY:					
REQUIRED:	INDOOR:	1,744 S.F.			
	OUTDOOR:	1,744 S.F.			
PROVIDED:	INDOOR:	328.4 S.F.			
	OUTDOOR:	2,034 S.F.			

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
DRN	
CDT	

DESIGN:	04/20/22	DRAWN:	
1-10:	BC LTD.	DATE:	Dec. 9 17
		SCALE:	1" = 30'-0"
CLIENT:	2533 HWY 99 & 2528 156 ST, SURREY, BC	SHEET CONTENTS:	
PROJECT:	154 UNITS TOWNHOUSE DEVELOPMENT	CONCEPT PLAN - LOT TO THE EAST OF TOWNHOUSE DEVELOPMENT	

barnett dembok
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: moi@barnett.com

CLIENT NO.	11025	SHEET NO.	AC-1.0
PROJECT NO.		REV. NO.	

Tree Preservation Summary

Surrey Project No: 0711-0240-00
 Address: 2533 Hwy 99, Surrey
 Registered Arborist: Matthew Huk, PN8447A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	15
Protected Trees to be Removed	15
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 14 </u> X one (1) = 14 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 1 </u> X two (2) = 2	16
Replacement Trees Proposed	12
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

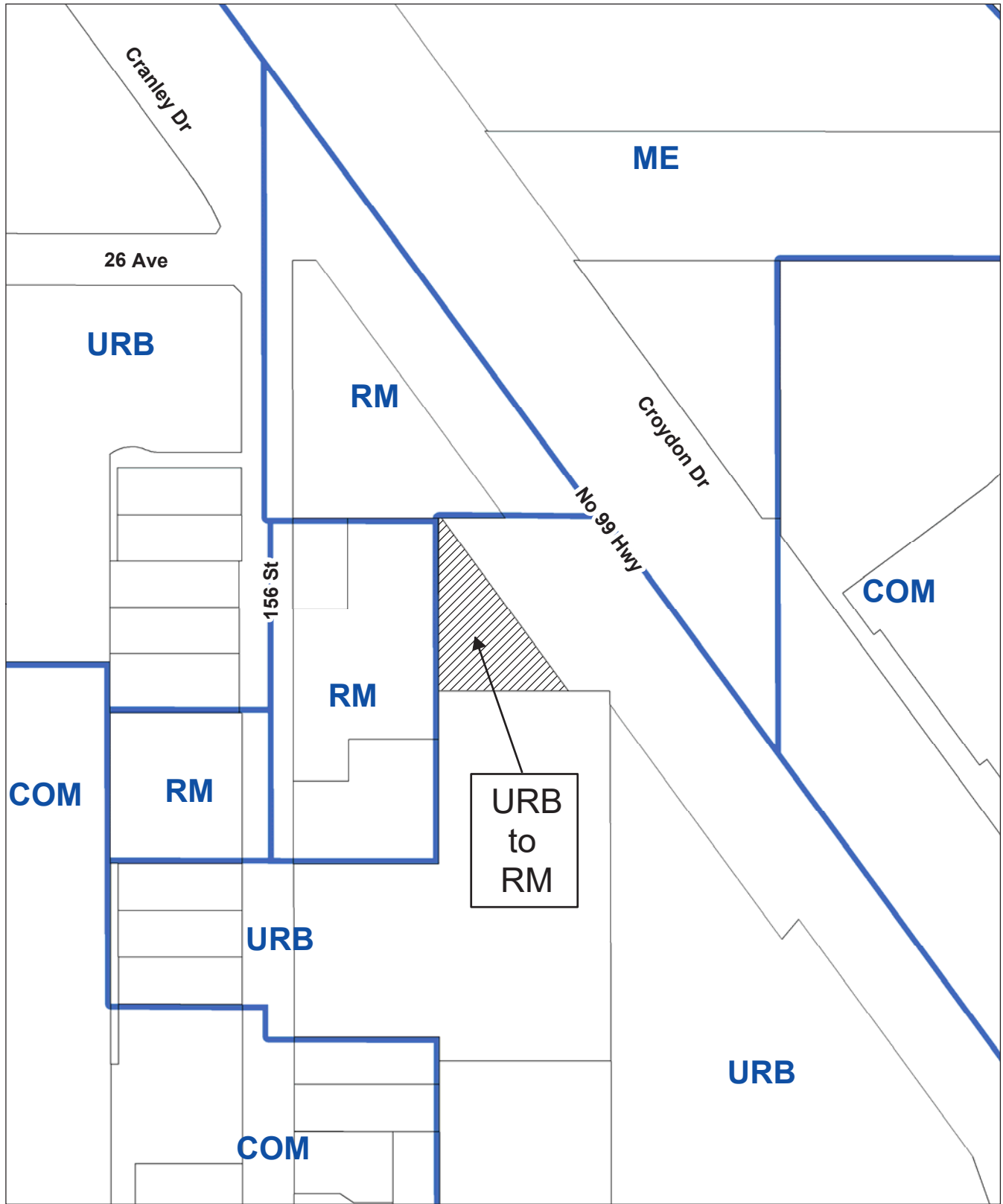
Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

Jan 3 2018

 Date



OCP Amendment 7917-0008-00
Proposed amendment from Urban to
Multiple Residential



King George Highway Corridor LAP Amendment Map

