

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0066-00

Planning Report Date: June 26, 2017

**PROPOSAL:**

- **Rezoning** from RF to RM-30
- **LAP Amendment** from Townhouses (15 u.p.a) to Townhouses (25 u.p.a.)
- **Development Permit**
- **Development Variance Permit**

to permit the development of 21 townhouse units.

**LOCATION:** 16297 - 15 Avenue

16307 - 15 Avenue

**OWNER:** Timothy S Baird

Ann M Baird

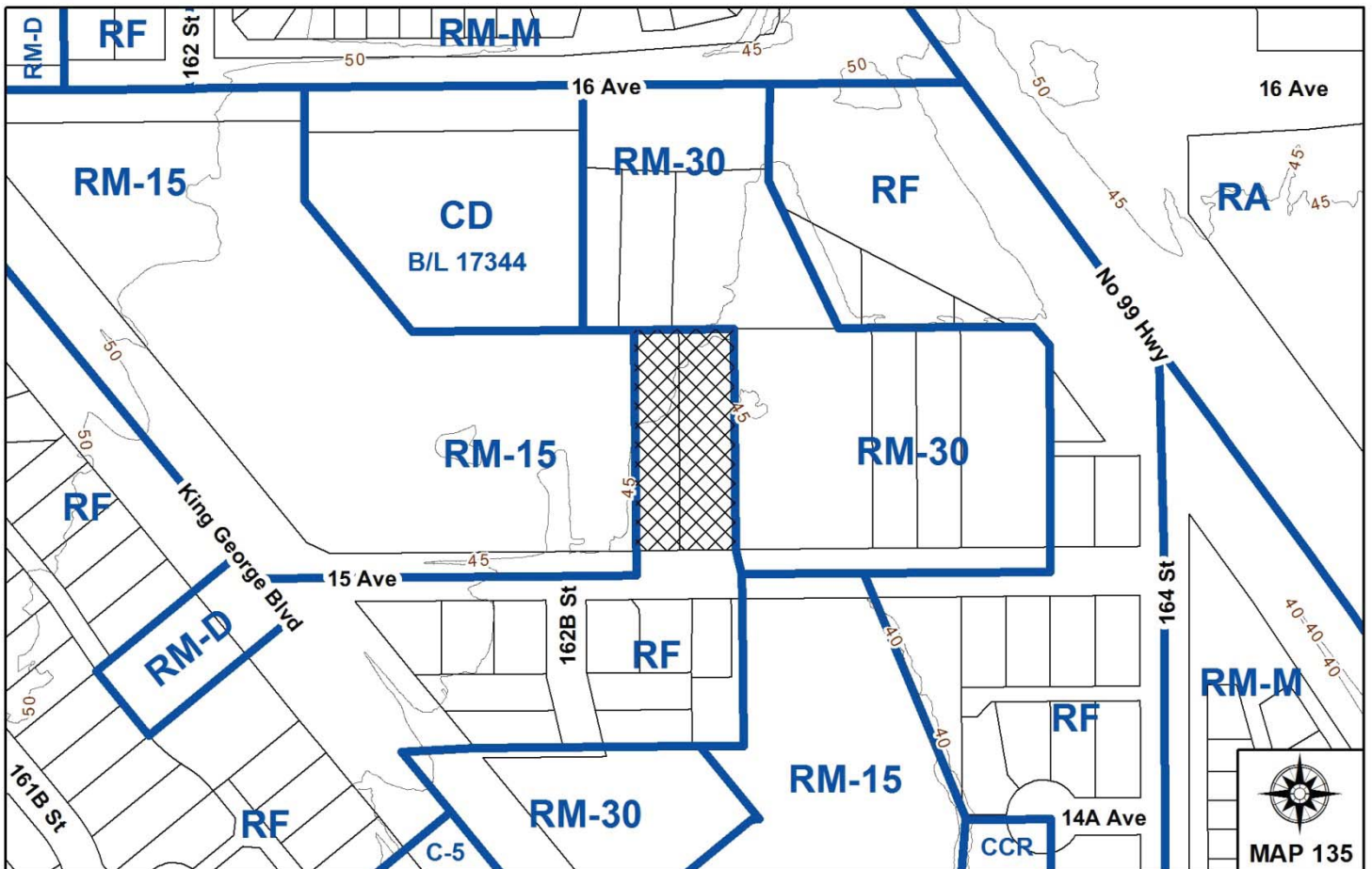
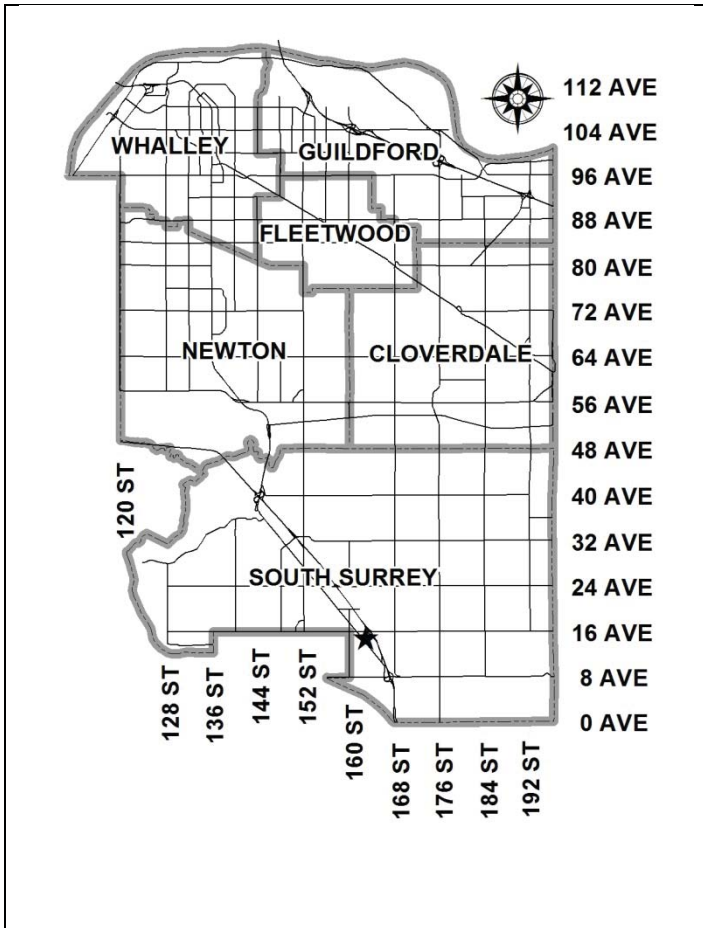
Gina V Kalashnikoff

Nick G Kalashnikoff

**ZONING:** RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Townhouse (15 u.p.a)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the King George Highway Corridor Land Use Plan is required, to re-designate the site from "Townhouses (15 u.p.a.)" to "Townhouses (25 u.p.a.)."
- Setback relaxations are proposed to the rear and side yard setbacks of the RM-30 zone.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation of the site.
- The King George Highway Corridor Land Use Plan is an older plan and reflects housing densities that were more typical when the plan was adopted in 1995. Average townhouse densities have increased since that time, largely due to changing market conditions associated with increasing land costs and housing affordability.
- The proposed density is comparable to the density of the existing townhouse development to the northwest, at 16228 – 16 Avenue. The density is also consistent with the net density of Development Application No. 7915-0392-00 located immediately east of the subject property, which received final adoption on April 3, 2017.
- Setback variances are proposed in order to accommodate the narrow lot geometry of the site and to support tree retention efforts.

RECOMMENDATION

The Planning & Development Department recommends that:

1. 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.
2. Council approve the applicant's request to eliminate the required indoor amenity space of 63 square metres (678 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7917-0066-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7917-0066-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) for buildings 2, and 3;
  - (b) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) for buildings 1 and 4; and
  - (c) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for buildings 3 and 4.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) 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;
  - (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (k) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to re-designate the land from "Townhouse (15 upa)" to "Townhouse (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><b>Projected number of students from this development:</b></p> <p>4 Elementary students at South Meridian Elementary School 2 Secondary students at Earl Marriott Secondary 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 Fall 2018.</p>
Parks, Recreation & Culture:	Parks supports the application but has concerns about the pressure this proposal will place on existing parks facilities in the area. The applicant has agreed to provide \$750 per unit to support the development of additional Park facilities in the area.
Ministry of Transportation & Infrastructure (MOTI):	The Ministry has given preliminary approval to the proposal.
Surrey Fire Department:	The Fire Department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single family homes on large RF lots.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/ LAP Designation</b>	<b>Existing Zone</b>
North and East	Proposed townhouses approved under Development Application No. 7915-0392-00	Multiple Residential/ Townhouse (25 upa).	RM-30
South (Across 15 Avenue):	Single family residential lots and townhouses.	Urban/ Townhouse (15 upa).	RF and RM-15
West:	Townhouses.	Urban/ Townhouse (15 upa).	RM-15

JUSTIFICATION FOR LAP AMENDMENT

- An amendment to the King George Highway Corridor Land Use Plan is required to re-designate the site from Townhouses (15 u.p.a.) to Townhouses (25 u.p.a.).
- The King George Highway Corridor Land Use Plan is an older plan and reflects housing densities that were more typical when the plan was adopted in 1995. Average townhouse densities have increased since that time, largely due to changing market conditions associated with increasing land costs and housing affordability.
- The density proposed is comparable to the adjacent development to the northwest at 16228 - 16 Avenue, which was approved in 2011 (Development Application 7910-0218-00). The proposed density is also consistent with Development Application 7915-0392-00 located immediately east of the subject property, which received final adoption on April 3, 2017.

DEVELOPMENT CONSIDERATIONSSite context

- The subject site consists of two properties located on 15 Avenue, west of Highway 99. The site is approximately 0.37 hectares (0.92 acres) and is designated "Urban" in the Official Community Plan and "Townhouse (15 u.p.a.)" in the King George Highway Corridor Land Use Plan. The properties are currently zoned "Single Family Residential Zone (RF)".

- The surrounding neighbourhood consists of older single family lots to the south and townhouse sites (both existing and approved) to the north, east, south, and west. Two older townhouse developments, to the west and south of the subject site, are zoned "Multiple Residential 15 Zone (RM-15)". The existing townhouse development located at 16228 - 16 Avenue, and the approved townhouse development to the east (7915-0392-00), both have a density similar to that proposed on the subject site.

### Proposal

- The applicant proposes an amendment to the King George Highway Corridor Land Use Plan to re-designate the land from "Townhouse (15 upa)" to "Townhouse (25 upa)"; rezoning from "Single Family Residential Zone (RF)" to the "Multiple Residential 30 Zone (RM-30)"; and a Development Permit to permit development of 21 three-storey townhouse units.
- The applicant is also proposing a Development Variance Permit for reduced setbacks.
- The development has a proposed net density of 56 units per hectare (22.8 u.p.a.) and a floor area ratio (FAR) of 0.77, which is below the maximum unit density of 75 u.p.h. (30 u.p.a) and 0.90 FAR permitted under the RM-30 Zone.

### PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 208 houses within 100 metres (330 ft.) of the subject site on April 18, 2017, and a Development Proposal Sign was installed in front of the property on May 29, 2017. In response, staff have received 3 emails and 1 phone call. A summary of the concerns raised by the residents is provided below with staff comments provided in italics:

- All four respondents expressed concern regarding pedestrian safety and increased traffic volume that this development, and the recently approved townhouse development to the east (7915-0392-00), will create on 15 Avenue.

*(As part of the proposed development, a sidewalk on the north side of 15 Avenue will be constructed along the frontage of the site. A sidewalk will also be constructed to the east of the subject site as part of Development Application No. 7915-0392-00.*

*Since no further development-related improvements are anticipated on 15 Avenue west of the property at 16297 15 Avenue, extension of the sidewalk to King George Boulevard is envisioned as a potential future capital project.)*

- Three respondents opposed the proposed amendment to permit additional density at this location. These residents felt that there is inadequate infrastructure and services in the area to support the increased population, including inadequate transit, school space, park space, libraries, and hospitals. One resident was not supportive of the loss of single family dwellings in favour of multi-family developments.
- One resident was concerned that the additional residential units will lead to street parking issues along 15 Avenue that could impede access to the single family homes and obstruct garbage collection.

*(The applicant is proposing nine 4-bedroom units and twelve 3-bedroom units. The proposed development includes 42 resident parking stalls (2 per unit) and 4 visitor parking stalls (0.2 per unit), which meets the requirements of the Zoning By-law).*

- One respondent questioned why the proposed development could not be combined with the adjacent development to the east by the same developer, as doing so would avoid the need for the two side-by-side driveways accessing 15 Avenue.

*(Staff requested that the applicant explore the possibility of consolidating the subject application with the adjacent development. However, at the time that the subject application was submitted, Development Application 7915-0392-00 was very close to receiving final approval, which did not make consolidation of the projects practical.)*

## DESIGN PROPOSAL AND REVIEW

### Site Design

- The applicant proposes to develop 21 townhouse units, which will be constructed as 4 separate buildings on the site.
- The site design includes a walkway around the perimeter of the site, with units oriented towards the walkway.
- The site has been designed to retain 2 Western Red Cedars and 1 Magnolia. Two retained trees located near 15 Avenue have been integrated with the proposed outdoor amenity space and provide some visual screening between the townhouse units and the street.

### Building Design

- The townhouse units will range in size from 123 – 155 square metres (1,327 – 1,665 sq. ft.) and are all three storeys in height. The buildings will contain five or six units each.
- Building materials include the extensive use of cedar shake, horizontal hardi siding, horizontal vinyl siding in varying combinations on all façades. The roof will be clad in asphalt shingles and includes pitched roofs with gables to increase the roof line articulation and reduce the building massing. Colours will be primarily white, light grey and dark grey, with accents in red, orange, yellow, and blue.
- The building design incorporates significant detailing such as box windows, wooden shutters, lattice details and flower boxes that add depth and interest to the building facades.

### Access and Parking

- Vehicular access to the site is proposed from 15 Avenue via an internal driveway running through the centre of the site. Full movement access (east and westbound) for the subject site will be available from 15 Avenue by way of King George Boulevard.

- The applicant proposes 42 resident parking spaces, which complies with the minimum parking requirement outlined in the Zoning By-law. The required 4 visitor parking spaces will be provided.
- All 21 units are proposed to contain a side-by-side double garage.

#### Indoor Amenity Space

- The Zoning By-law requires that a minimum of 63 square metres (678 sq. ft.) of indoor amenity space be provided for the proposed development, based on the requirement of 3 square metres (32) of amenity space per dwelling unit.
- Staff requested that the applicant provide an indoor amenity space for resident use; however, the applicant has indicated that due to the size of the proposed development (21 units), the size of the required amenity space would not be functional. The applicant will be required to pay cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy.

#### Landscaping and Outdoor Amenity Space

- The applicant is proposing to provide 148 square metres (1,596 sq. ft.) of outdoor amenity space, which exceeds the Zoning By-law requirement of 63 square metres (678 sq. ft.).
- The amenity space will be located at the southwest corner of the site. The amenity has been situated so as to retain two trees and includes bench seating, a picnic table, hopscotch, and children's creative play area.
- A 1.5 metre (5 ft.) wide landscape strip is proposed between the eastern boundary of the site and the adjacent townhouse development and drive aisle to the east to provide additional screening and privacy from the adjacent development.

#### 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>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Cherry	3	3	0
Magnolia	1	0	1
Mountain Ash	1	1	0
Willow	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	3	3	0



Western Red Cedar	6	4	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>17</b>	<b>14</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>54</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>57</b>	
<b>Contribution to the Green City Fund</b>			
		<b>\$0</b>	

- The Arborist Assessment states that there are a total of 17 protected trees on the site. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 28 replacement trees on the site. The applicant is proposing 54 replacement trees, exceeding City requirements.
- In summary, a total of 57 trees are proposed to be retained or replaced on the site.

#### 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.
- Carlson Creek, a Class B watercourse, is located to the east of the subject properties. A portion of the subject site is located within the Streamside 50 Metre Buffer Area of this watercourse. It was determined that the adjacent townhouse development (Development Application No. 7915-0392-00) will provide a sufficient buffer to Carlson Creek and that the protective measures required under the adjacent development application adequately address the requirements of the Sensitive Ecosystem DP for the subject properties.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on February 7, 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 subject property is located in the King George Corridor Development Concept Plan area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The development proposes a mix of 3 and 4-bedroom family-oriented townhouses.</li> <li>The unit density of the proposed development is 56 u.p.h. (22.8 u.p.a.)</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The proposed development incorporates rain water management design considerations, including absorbent soils, roof downspout disconnection, and permeable pavement/surfaces.</li> <li>The applicant proposes to retain 3 on site trees and plant 54 additional trees.</li> <li>Recycling and organic waste pickup will be made available.</li> <li>The developer is proposing to include the following sustainable features in the development: low water usage appliance; low VOC paints; non-urea formaldehyde MDF cabinetry; indigenous drought resistant landscaping, deciduous native trees that provide shade in the summer and let in sunlight in the winter; construction waste management; and encouragement of recycling through dedicated recycling boxes for every home.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The proposal includes construction of 173 metres of sidewalks on site.</li> <li>1 bike rack is proposed on site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Front doors, dens, and bedrooms are oriented towards the neighbouring development and the internal road, encouraging neighbourhood interaction and eyes on the street.</li> <li>The outdoor amenity space includes bench seating, a picnic table, hopscotch, and children's creative play area.</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>The standard pre-notification letters were sent to surrounding residents and a development proposal sign was installed.</li> </ul>

ADVISORY DESIGN PANEL

The application was not referred to the ADP. It was reviewed by staff and found to be satisfactory.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variances:

- reduce the minimum east yard setback of the RM-30 Zone for buildings 2, and 3 from 7.5 metres (25 ft.) to 5.9 metres (19 ft.);
- reduce the minimum west yard setback of the RM-30 Zone for buildings 1 and 4 from 7.5 metres (25 ft.) to 5.9 metres (19 ft.); and
- reduce the minimum north yard setback of the RM-30 Zone for buildings 3 and 4 from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.).

## Applicant's Reasons:

- The proposed variances maximize the ability to lay out the site in a manner that maximizes tree retention and allows for functional units on the narrow site.
- Both side yard setbacks will be densely landscaped with trees and shrubs to provide visual separation and privacy.

## Staff Comments:

- The layout has been developed in response to narrow site geometry and tree retention.
- On the northern boundary of the site, the side yard of Buildings 3 and 4 (2.9 metre [9.5 ft.] side yard setback) interface with the front yards of the future townhouse units approved under Development Application No. 7915-0392-00. The side yard and front yard setbacks combine to create a minimum separation of 10 metres (33 ft.).
- On the eastern boundary of the site, the development will border the drive aisle and a 1.5 metre (5 ft.) landscaping strip of the adjacent development.
- On the western boundary of the site, the development borders the rear yards of the existing two-storey townhouse development. The rear yard setback of the adjacent development is 7.5 metres (25 ft.), thus providing a total separation of 13.5 metres (44 ft.).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	Development Variance Permit No. 7917-0066-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Ind. and PMG Landscape Architects, respectively, dated June 20, 2017

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/da

Information for City Clerk

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

1. (a) Agent:      Name:                      Phil Magistrale  
   Dawson and Sawyer Lands Ltd.  
   Address:                      15230 - 56 Avenue, Unit 101  
   Surrey, BC V3S5K7
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      16297 - 15 Avenue  
   16307 - 15 Avenue
  
  - (b)      Civic Address:                      16297 - 15 Avenue  
   Owner:                              Nick G Kalashnikoff  
      Gina V Kalashnikoff  
   PID:                                      009-291-369  
   Lot "A" Section 12 Township 1 New Westminster District Plan 13537
  
  - (c)      Civic Address:                      16307 - 15 Avenue  
   Owner:                              Ann M Baird  
      Timothy S Baird  
   PID:                                      013-193-554  
   Parcel "C" (Explanatory Plan 13686) North Half Of The North West Quarter Section 12  
   Township 1 New Westminster District
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the site.
  
  - (b)      Application is under the jurisdiction of MOTI.  
  
   MOTI File No. 2017-02933
  
  - (c)      Proceed with Public Notification for Development Variance Permit No. 7917-0066-00 and  
   bring the Development Variance Permit forward for an indication of support by  
   Council. If supported, the Development Variance Permit will be brought forward for  
   issuance and execution by the Mayor and City Clerk in conjunction with the final  
   adoption of the associated Rezoning By-law.

## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	3,733 m <sup>2</sup>	3,733 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	45% (1,680 m <sup>2</sup> )	37% (1,368.5m <sup>2</sup> )
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	3.0 m
Side #1 (E)	7.5 m	6.0 m
Side #2 (W)	7.5 m	6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		21 units
Total	28	21 units
FLOOR AREA: Residential	3,360 m <sup>2</sup>	2,929 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,360 m <sup>2</sup>	2,929 m <sup>2</sup>

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	75 u.p.h. / 30 u.p.a	56 u.p.h. / 22.7 u.p.a
# of units/ha /# units/acre (net)		
FAR (gross)	0.9 (3,360 m <sup>2</sup> )	0.85 (3,176 m <sup>2</sup> )
FAR (net)		
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	63 m <sup>2</sup>	-
Outdoor	63 m <sup>2</sup>	148.3 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	42	42
Residential Visitors	4.2	4
Institutional		
Total Number of Parking Spaces	46.2	46
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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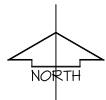






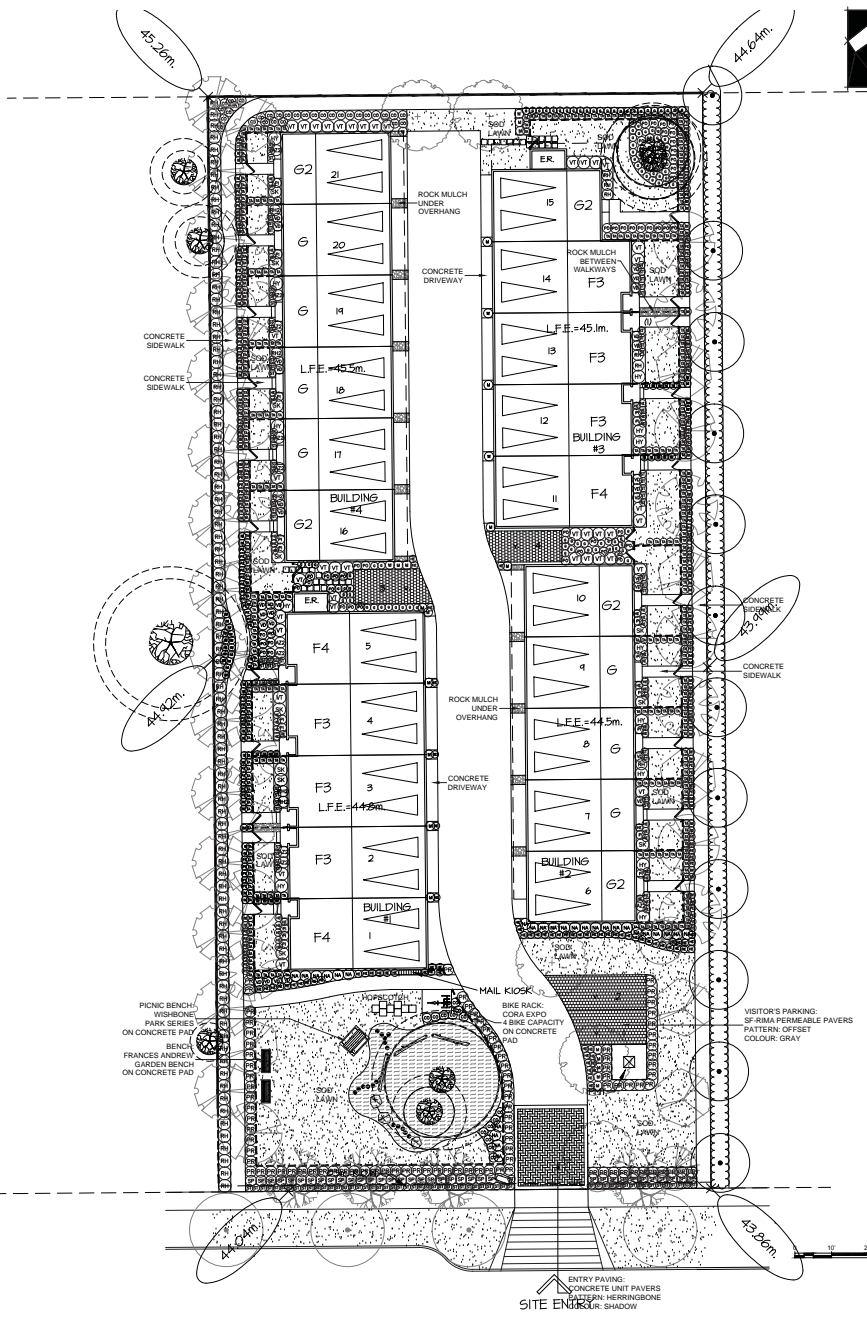






PLANT SCHEDULE		SHRUB	COMMON NAME	POT SIZE / REMARKS
KEY	QTY	BOTANICAL NAME		
SHRUB				
10		AZALEA JAPONICA 'GRARD'S CRIMSON'	AZALEA, PURPLISH-RED	#3 POT, 40CM
46		CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT, 50CM
13		HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA, BLUE	#3 POT, 80CM
27		NANDINA DOMESTICA 'MOONBAY'	HEAVENLY BAMBOO	#3 POT, 50CM
18		PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT, 50CM
92		PRUNUS LAUROCESTRIS 'REYNOLDA'	RUSSIAN LAUREL	#7 POT, 80CM
5		RHODODENDRON 'ANNA KRUSCHKE'	RHODODENDRON, BLUE	#3 POT, 50CM
94		RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON, ROSE PINK, APRIL	#3 POT, 50CM
11		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT, 50CM
36		SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT, 40CM
355		TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.0M BAB
29		VIBURNUM 'DAVIDI'	DAVID'S VIBURNUM	#2 POT, 30CM
40		VIBURNUM 'TINUS SPRING BOUQUET'	DWARF VIBURNUM	#3 POT, 50CM
GRASS				
118		HELICTOTRICHON 'SEMPERVIRENS'	BLUE OAT GRASS	#1 POT
120		IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
24		MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#1 POT
125		PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
114		STIPA TENISSIMA	MEXICAN FEATHER GRASS	#1 POT
GC				
93		GAULTHERIA 'SHALLON'	SALAL	#1 POT, 20CM
53		POLYSTICHUM 'MUNTIM'	WESTERN SWORD FERN	#1 POT, 25CM

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



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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	17 JUN 16	NEW SITE PLAN	DO
2	17 JUN 16	REVISION PER US COMMENTS	YS
3	17 JUN 16	NEW SITE PLAN	DO
4	17 JUN 16	NEW SITE PLAN	DO
5	17 JUN 16	NEW SITE PLAN	DO

NO.	DATE	REVISION DESCRIPTION	DR.
1	17 JUN 16	NEW SITE PLAN	DO
2	17 JUN 16	NEW SITE PLAN	DO
3	17 JUN 16	NEW SITE PLAN	DO
4	17 JUN 16	NEW SITE PLAN	DO
5	17 JUN 16	NEW SITE PLAN	DO

CLIENT:

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
15TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 17 APR 04 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: DO  
DESIGN: DO  
CHKD: MCY

**L2**

OF 3



## INTER-OFFICE MEMO

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

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

DATE: **June 20, 2017** PROJECT FILE: **7817-0066-00**

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RE: **Engineering Requirements  
Location: 16297/16307 - 15 Avenue**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Provide a 0.50 metre ROW fronting 15 Avenue for service connections and sidewalk maintenance.

***Works and Services***

- Construct north half of 15 Avenue to a through local standard complete with 10.5 metre ultimate pavement width, barrier curb, boulevard, 1.5 metre concrete sidewalk, street trees and street lights.
- Provide adequate service connections to development.

A Servicing Agreement is required prior to Rezone/Subdivision.

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

LR<sub>1</sub>



Thursday, April 13, 2017  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0066 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.

There are no capital projects identified at South Meridian in the District's 5-Year Capital Plan. Some of the existing enrolment pressures at South Meridian are from students who reside in the Douglas area where a new school is requested as a part of the District's 5-Year Capital Plan (approval timelines are unknown). A new secondary school in the Grandview Heights area has just received capital project approval and will help alleviate enrolment pressure at Earl Marriot and Semiahmoo (likely open 2020).

**SUMMARY**

The proposed 21 townhouse units are estimated to have the following impact on the following schools:

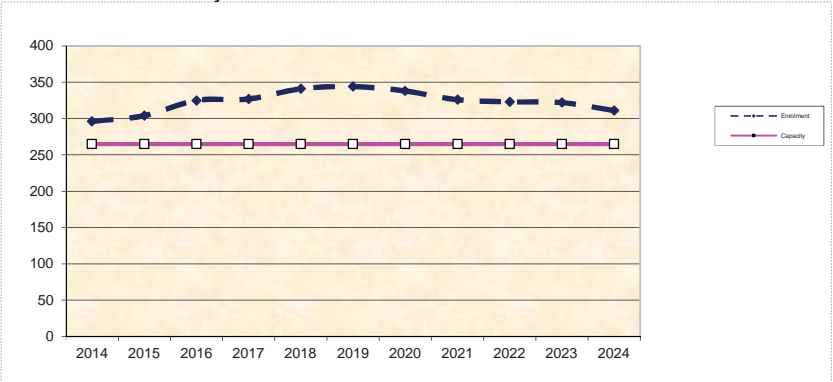
**Projected # of students for this development:**

Elementary Students:	4
Secondary Students:	2

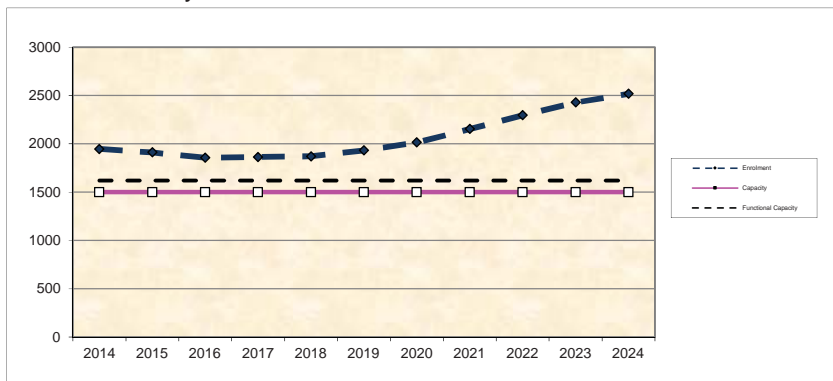
September 2018 Enrolment/School Capacity

<b>South Meridian Elementary</b>	
Enrolment (K/1-7):	49 K + 276
Capacity (K/1-7):	40 K + 225
<b>Earl Marriot Secondary</b>	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**South Meridian Elementary**



**Earl Marriot 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 17-0066-00

Address: 16297 / 16307 15 Avenue

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)	17
<b>Protected Trees to be Removed</b>	14
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 14 X two (2) = 28</li> </ul>	28
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<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>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	NA
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist:



Date: June 16, 2017



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



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0066-00

Issued To: TIMOTHY S BAIRD  
ANN M BAIRD

Address of Owner: 16307 - 15 Avenue  
Surrey, BC V4A 1L4

Issued To: GINA V KALASHNIKOFF  
NICK G KALASHNIKOFF

Address of Owner: 325 - 188 Street  
Surrey, BC V3Z 9R9

(collectively referred to as the "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: 009-291-369  
Lot "A" Section 12 Township 1 New Westminster District Plan 13537

16297 - 15 Avenue

Parcel Identifier: 013-193-554  
Parcel "C" (Explanatory Plan 13686) North Half Of The North West Quarter Section 12  
Township 1 New Westminster District

16307 - 15 Avenue

(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 titles have been issued, as follows:

Parcel Identifier:

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

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 22 Multiple Residential 30 Zone the minimum east yard setback is decreased from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) for buildings 2 and 3;
- (b) In Section F of Part 22 Multiple Residential 30 Zone the minimum west yard setback is decreased 7.5 metres (25 ft.) to 5.9 metres (19 ft.) for buildings 1 and 4; and
- (c) In Section F of Part 22 Multiple Residential 30 Zone the minimum north yard setback is decreased from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for buildings 3 and 4.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit

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



TREE PROTECTION ZONE TYP.

EXCAVATOR SETBACK TYP.

Proposed north setback: 2.9 metres (9.5 ft.) for buildings 3 and 4.

Proposed west side yard setback: 5.9 metres (19 ft.) for buildings 1 and 4.

Proposed east side yard setback: 5.9 metres (19 ft.) for buildings 2 and 3.

