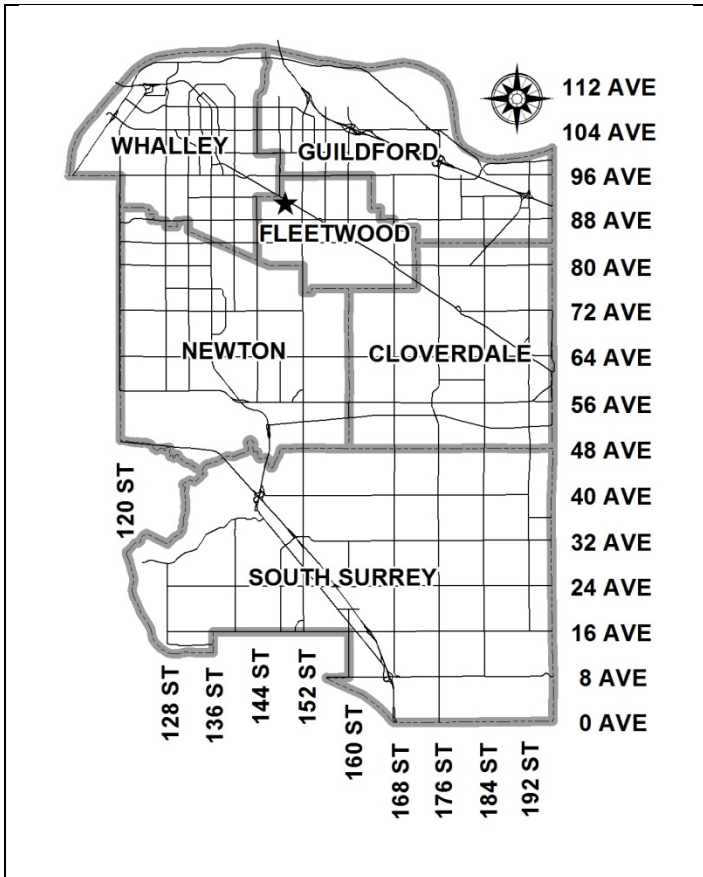


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0074-00

Planning Report Date: March 12, 2018



PROPOSAL:

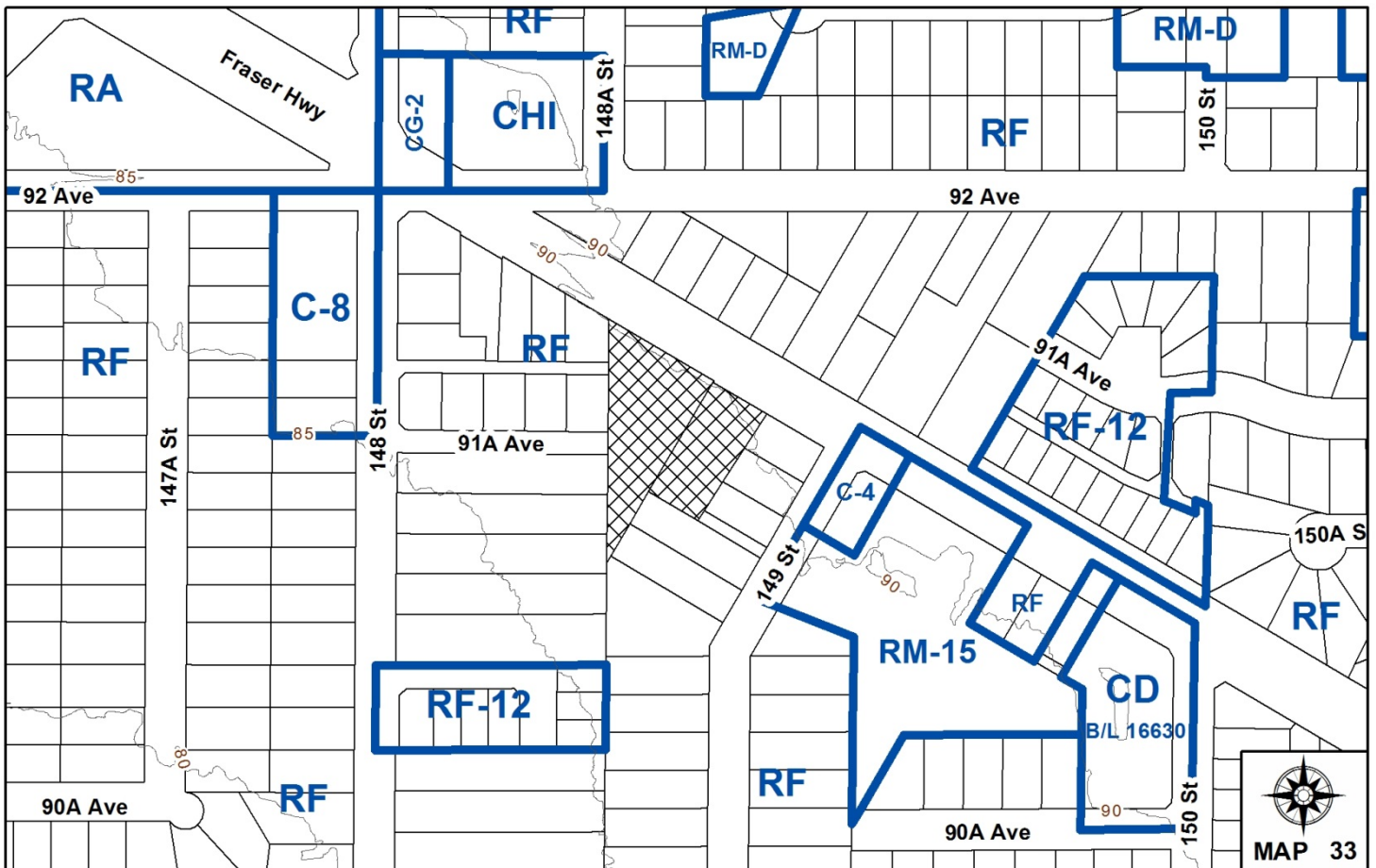
- **OCF Amendment** of a portion from Urban to Multiple Residential
- **Rezoning** from RF to RM-30 and RF-13
- **Development Permit**
- **Development Variance Permit**

to permit the development of 19 townhouse units and 1 single family small lot.

LOCATION: 14884 - Fraser Hwy
 14876 - Fraser Hwy

ZONING: RF

OCF DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed townhouse development does not comply with the maximum density under the Urban designation in the OCP. An OCP Amendment for the proposed townhouse portion of the site from Urban to Multiple Residential is proposed.
- Seeking to reduce the minimum north, south, east and west yard setbacks of the RM-30 Zone for the townhouse portion of the proposal.

RATIONALE OF RECOMMENDATION

- Complies with the Metro Vancouver Regional Growth Strategy designation.
- The proposed density and building form are appropriate for this part of Fleetwood and are consistent with nearby townhouse developments on the east side of 149 Street.
- The proposal fulfills the City's objectives of increasing density and housing choice within a proposed future rapid transit corridor along Fraser Highway.
- The applicant has agreed to provide a community benefit in the form of a cash contribution of \$1,500 per townhouse unit in support of the proposed amendment of the townhouse portion of the site from Urban to Multiple Residential.
- Due to site constraints, indoor amenity space is not proposed. The applicant will provide an amenity contribution to mitigate the elimination of the required indoor amenity space in accordance with City policy.
- The proposed street-fronting setbacks achieve a more urban, pedestrian-oriented streetscape that will enhance the public realm. Existing mature trees and a proposed landscape buffer along the west property line will mitigate any impacts of the reduced building setback on the side yards of adjacent single family lots. The reduced east side setback is consistent with what has been approved for similar townhouse developments in the Fleetwood community and provides an appropriate interface to the rear yards of existing single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Urban to Multiple Residential and a date for Public Hearing be set (Appendix VIII).
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 property at 14884 Fraser Highway, along with the portion of the property at 14876 Fraser Highway shown as Block A on the Survey Plan attached in Appendix I from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and the portion of the property at 14876 Fraser Highway shown as Block B on the Survey Plan from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7917-0074-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7917-0074-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and to 3.3 metres (10.8 ft.) to the roof overhang, canopy and porch on proposed Lot 2;
 - (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to the principal building face and to 2.8 metres (9.2 ft.) to the roof overhang, canopy and porch on proposed Lot 2;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) to the principal building face on proposed Lot 2; and
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.25 metres (7.4 ft.) for an electrical room and 3.0 metres (9.8 ft.) to the principal building face on proposed Lot 2.
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) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) resolution of off-site tree removal permissions and submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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 adequately address the impact of no indoor amenity space; and
- (k) the applicant provide a community benefit to satisfy the proposed OCP Amendment.

REFERRALS

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

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

4 Elementary students at Green Timbers Elementary School
2 Secondary students at Enver Creek Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by April 2019.

Parks, Recreation & Culture: As the site lies outside a secondary plan area, the applicant has offered a park amenity contribution of \$15,000 (\$789.47 per townhouse unit) to address Parks concerns about increased pressure on park amenities in the area.

Surrey Fire Department: Site is to be addressed off 91A Avenue.

SITE CHARACTERISTICS

Existing Land Use: Existing house to be demolished and a vacant lot

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site, at 14884 and 14876 - Fraser Highway, is located in Fleetwood and is approximately 0.49 hectares (1.2 acres) in size. The eastern portion of the site is occupied by a single family home and accessory structures, while the larger western portion is vacant.
- The subject site is designated "Urban" in the Official Community Plan and zoned "Single Family Residential Zone (RF)".
- The subject site fronts onto the south side of Fraser Highway, which is part of an existing Frequent Transit Network. Fraser Highway also is designated for future Light Rail Transit with a station planned for the intersection at 152 Street.
- The east side of the subject site adjoins the rear yards of 6 single family residential lots that front 149 Street. The applicant has provided concept plans to demonstrate that these single family lots have the potential to redevelop as two multiple family residential sites in the future.
- On the east side of 149 Street, there are existing and proposed townhouse developments. At the corner, a proposed 4-unit townhouse development was given Conditional Approval for rezoning to "Multiple Residential 30 Zone (RM-30)" by Council on May 11, 2015 under Development Application No. 7913-0296-00.

Current Proposal and Future Road

- The applicant is proposing to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (13) Zone (RF-13)" in order to allow the development of 19 townhouse units and 1 single family small lot.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along all property lines of the proposed townhouse site (see By-law Variances section).
- As part of the current development application, the applicant will dedicate land through the southern portion of the site for a 20-metre (66-ft.) wide extension of 91A Avenue. This road will provide access to the site from the existing half road to the west, and will connect in the future to 149 Street to the east. Townhouses are proposed for north of 91A Avenue (Lot 2) and the remnant portion to the south (Lot 1) is proposed as a single family small lot.
- The extension of 91A Avenue cuts through the south end of the subject site in order that future completion of the road through to 149 Street will be equitably distributed between affected single family lots. This future alignment of 91A Avenue will have the southern 11.5 metres of the road align with the north property line of a City-owned Park property at 9123 - 149 Street. With the current application, the applicant will construct a 3.0 metre-wide (9.8 ft.) concrete walkway through the Park lot to provide pedestrian connectivity from 91A Avenue to 149 Street until such time as the through road is achieved.
- The applicant will also dedicate varying widths, from approximately 1.69 metres (5.5 ft.) to 0.72 metres (2.4 ft.), along the north lot line to facilitate the future widening of Fraser Highway, which will have an ultimate width of 42.0 metres (138 ft.).
- The net density for the proposed 19-unit townhouse development on the northern portion of the subject site is 56 units per hectare (22 units per acre), with a floor area ratio (FAR) of 0.86. The proposed unit density and floor area ratio (FAR) are below the maximum unit density of 75 units per hectare (30 units per acre) and maximum FAR of 1.00 permitted in the RM-30 Zone.
- One irregularly shaped RF-13 lot is proposed in the southwest portion of the subject site, across from the proposed townhouses and on the south side of 91A Avenue. This remnant lot of 394 square metres (4,237 sq. ft.) exceeds the minimum lot size requirement of 336 sq. (3,595 sq. ft.) for a Type II RF-13 lot, which permits driveway access from the front of the lot. The triangular shaped lot exceeds the minimum lot width requirements at the front of the lot and tapers to a one-cornered rear yard.
- Douglas R. Johnson Architect Ltd. prepared the Neighbourhood Character Study and Building Scheme for the proposed single family small lot. The character study reviewed existing homes in the neighbourhood in order to establish suitable guidelines for the proposed single family lot. The building guidelines provide for a neo-traditional style home with higher standards in detailing and quality consistent with newer homes in the neighbourhood. A summary of the design guidelines is attached (Appendix V).
- Only nominal fill and no basement is proposed on this single family lot.

PRE-NOTIFICATION

Pre-notification letters were sent on January 8, 2018 and a Development Proposal Sign was installed. Staff received one response from a neighbouring resident (*staff comments in italics*):

- Concerns about parking and congestion on side streets as vehicles queue to access Fraser Highway.

(Fifteen (15) of the 19 proposed townhouse units have side-by-side garages and only 4 or 21% propose tandem parking. Four (4) visitor parking stalls have been provided on the townhouse site as stipulated in the Zoning By-law. While townhouse residents will initially access Fraser Highway from only 148 Street via 91A Avenue, future completion of 91A Avenue will provide an additional connection to 149 Street.)

- Concern about social impacts of smaller units and higher densities.

(The proposed townhouses are large, ranging in size from 153 square metres (1,647 sq. ft.) to 178 square metres (1,919 sq. ft.). There is also 67 square metres (729 sq. ft.) of outdoor amenity area for play and gathering provided in the proposed development, which exceeds the 57 square metres (614 sq. ft.) of outdoor amenity space required under the Surrey Zoning By-law.)

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed density and building form are appropriate for this part of Fleetwood and are consistent with nearby townhouse developments on the east side of 149 Street.
- The proposal fulfills the City's objectives of increasing density and housing choice within a proposed future rapid transit corridor along Fraser Highway.
- The applicant has agreed to provide a community benefit in the form of a cash contribution of \$1,500 per townhouse unit in support of the proposed amendment of the townhouse portion of the site from Urban to Multiple Residential.

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.

TOWNHOUSE DESIGN PROPOSAL AND REVIEW

- The proposed 19-unit townhouse project consists of two (2) three-storey buildings that front Fraser Highway, with garages accessed internally at grade, and two (2) three-storey buildings that front the extension of 91A Avenue.
- The proposed building materials for all four buildings are a mix of light and darker gray hardie panels and siding, with black asphalt roofs and trims. Each proposed townhouse unit includes a second-floor deck at the rear of the building.
- Pedestrian access for residents in the townhouse site is facilitated by a sidewalk along the east side of Building 2 to Fraser Highway and walkway on the west side of the internal entrance road from 91A Avenue.
- A total of 15 of the proposed townhouses have double-car, side-by-side garages. Four townhouse units, all located in proposed Building 3, have tandem parking consisting of one indoor and one outdoor parking space.

Vehicle Access and Parking

- Vehicle access to the subject townhouse site will be from the south, via the extension of 91A Avenue. There is no direct vehicle access to Fraser Highway.
- The proposed townhouse development includes a total of 42 parking spaces, consisting of 38 resident parking spaces and 4 visitor parking spaces, which meet the parking requirements of the Zoning By-law. Of the resident parking spaces, 30 are provided in side-by-side, double-car garages, 8 in an indoor/outdoor tandem parking arrangement. All visitor parking spaces will feature decorative permeable pavers.

Amenity Spaces

- The RM-30 Zone requires the provision of 57 square metres (614 sq. ft.) of indoor amenity space and an equivalent area of outdoor amenity space (3.0 square metres/32 sq.ft. of each amenity per dwelling unit).
- The applicant proposes 67 square metres (729 sq. ft.) of outdoor amenity space, exceeding minimum requirements. The proposed outdoor amenity space is located at the northwest corner of the subject property adjacent to one Douglas-fir and two shared Western Red Cedar trees. The outdoor amenity space includes an open grassed area with a bench and children's natural play features and recreational equipment.
- The applicant is not proposing any indoor amenity space. The applicant will provide a monetary contribution of \$22,800 (based on \$1,200 per unit) in accordance with City policy to address the lack of indoor amenity space.
- The applicant has stated that on a smaller project with only 19 units, the indoor amenity building would be too small for practical uses and its construction would also significantly impact the financial viability of the project.

TREES AND LANDSCAPING

- 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Locust, Black	11	11	0
Poplar, Lombardy	4	4	0
Maple, Norway	3	0	3
Oak, Red	3	0	3
Coniferous Trees			
Douglas-fir	21	16	5
Falsecypress	5	5	0
Pine	1	1	0
Total (excluding Alder and Cottonwood Trees)	49	38	11
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		38	
Total Retained and Replacement Trees		49	
Contribution to the Green City Fund		\$15,200	

- The Arborist Assessment states that there are a total of 49 protected trees on the site. There are no Alder or Cottonwood trees on the site. It was determined that 11 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 on-site 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 76 replacement trees on the site. Since only 38 replacement trees can be accommodated on the site, the deficit of 38 replacement trees will require a cash-in-lieu payment of \$15,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The Arborist Assessment proposes removal of 5 off-site trees. The applicant has received verbal permission from the adjacent property owner to remove these trees; however, the authorized signature for the tree removal is pending. The applicant has confirmed in writing his understanding that without written permission for removal of off-site trees, only a single family home having a reduced building footprint and floor area may be built on proposed Lot 1. Should approval to remove these trees be granted, an additional \$4,000 contribution to the Green City Fund would be required, in accordance with the City's Tree Protection By-law.

- The landscaping plans shows a total of 38 trees to be planted throughout the subject site, with a mix of silk tree, Chinese dogwood and sawleaf zekova trees. A significant number of shrubs and ground cover species are proposed throughout the subject site, including azaleas, English boxwood, wintercreeper and Japanese holly.
- In summary, a total of 11 trees are proposed to be retained and 38 trees replaced on the site with an estimated contribution of \$15,200 to \$19,200 to the Green City Fund for on/off-site trees.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 18, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The proposed development is located in an Urban Infill Area and on Fraser Highway near the Fleetwood Town Centre.
2. Density & Diversity (B1-B7)	• The proposed development includes a mix of housing types, with townhouses and a single family lot.
3. Ecology & Stewardship (C1-C4)	• The proposed development includes absorbent soils, vegetated swales and permeable pavers.
4. Sustainable Transport & Mobility (D1-D2)	• A pedestrian path is provided from the site directly to Fraser Highway and transit stops located near 148 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed buildings incorporate CPTED principles, including windows to all public/shared areas and no alcoves for hiding places. • An outdoor amenity area is provided as a community gathering place.
6. Green Certification (F1)	• No green certification is proposed.
7. Education & Awareness (G1-G4)	• N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and to 3.3 metres (10.8 ft.) to the roof overhang, canopy and porch on proposed Lot 2;

- To reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to the principal building face and to 2.8 metres (9.2 ft.) to the roof overhang, canopy and porch on proposed Lot 2;
- To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) to the principal building face on proposed Lot 2; and
- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.25 metres (7.4 ft.) for an electrical room and 3.0 metres (9.8 ft.) to the principal building face on proposed Lot 2.

Applicant's Reason:

- The requested setback relaxations provide pedestrian-friendly streetscapes and appropriate transition to adjacent single family lots.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines.
- The reduced setbacks along the north and south property lines for the front yards of the proposed townhouse units will create appropriate urban, pedestrian-friendly streetscapes along Fraser Highway and 91A Avenue.
- The proposed west side yard setback is 5.0 metres (16.4 ft.) to allow for tree retention, a landscape buffer that is 3.0 metres (10 ft.) wide and an additional minimum building setback of 2.0 m (6 ft.) from the landscape buffer.
- The proposed east side yard setback is to 2.25 metres (7.4 ft.) to an electrical room and 3.0 metres (9.8 ft.) to the building face, which accommodates a sidewalk along the east side of Building 2 to Fraser Highway and provides an appropriate transition to the existing rear yards of adjacent single family homes.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential), Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7917-0074-00
Appendix VIII.	OCP Redesignation Map

INFORMATION AVAILABLE ON FILE

- Complete set of Architectural Plans prepared by Douglas R. Johnson Architect Ltd. submitted February 9, 2018 and amended March 5, 2018 (dated February 21, 2018).
- Complete set of Landscape Plans prepared by M2 Landscape Architecture submitted January 17, 2018 and amended February 13, 2018 (dated February 9, 2018).

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

HC/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed Lot 1
GROSS SITE AREA	
Acres	0.10
Hectares	0.04
NUMBER OF LOTS	
Existing	1
Proposed	1
SIZE OF LOTS	
Range of lot width (metres)	17.35 m.
Range of lot area (square metres)	393 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25 uph / 10 upa
Lots/Hectare & Lots/Acre (Net)	25 uph / 10 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	27%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	37%
PARKLAND	N/A
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed Lot 2
LOT AREA* (in square metres)		
Gross Total		4,495 sq.m.
Road Widening area		1,071 sq.m.
Undevelopable area		N/A
Net Total		3,424 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		18%
Total Site Coverage		58%
SETBACKS (in metres)		
Rear (north)	7.5 m.	4.5 m. (14.7 ft.) to the principal building face and to 3.3 m. (10.8 ft.) to the roof overhang, canopy and porch
Front (south)	7.5 m.	4.0 m. (13.1 ft.) to the principal building face and to 2.8 m. (9.2 ft.) to the roof overhang, canopy and porch
Side #1 (west)	7.5 m.	5.0 m.
Side #2 (east)	7.5 m.	2.25 m. to an electrical room and 3.0 m. to the building face
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m.	10 m. (varies
Accessory	4.5 m.	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bed		N/A
Two Bedroom		N/A
Three Bedroom +		19
Total		19
FLOOR AREA: Residential		
	3,395 sq.m.	3,298 sq.m.

FLOOR AREA: Commercial		N/A
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	3,395 sq.m.	3,298 sq.m.

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

Development Data Sheet cont'd

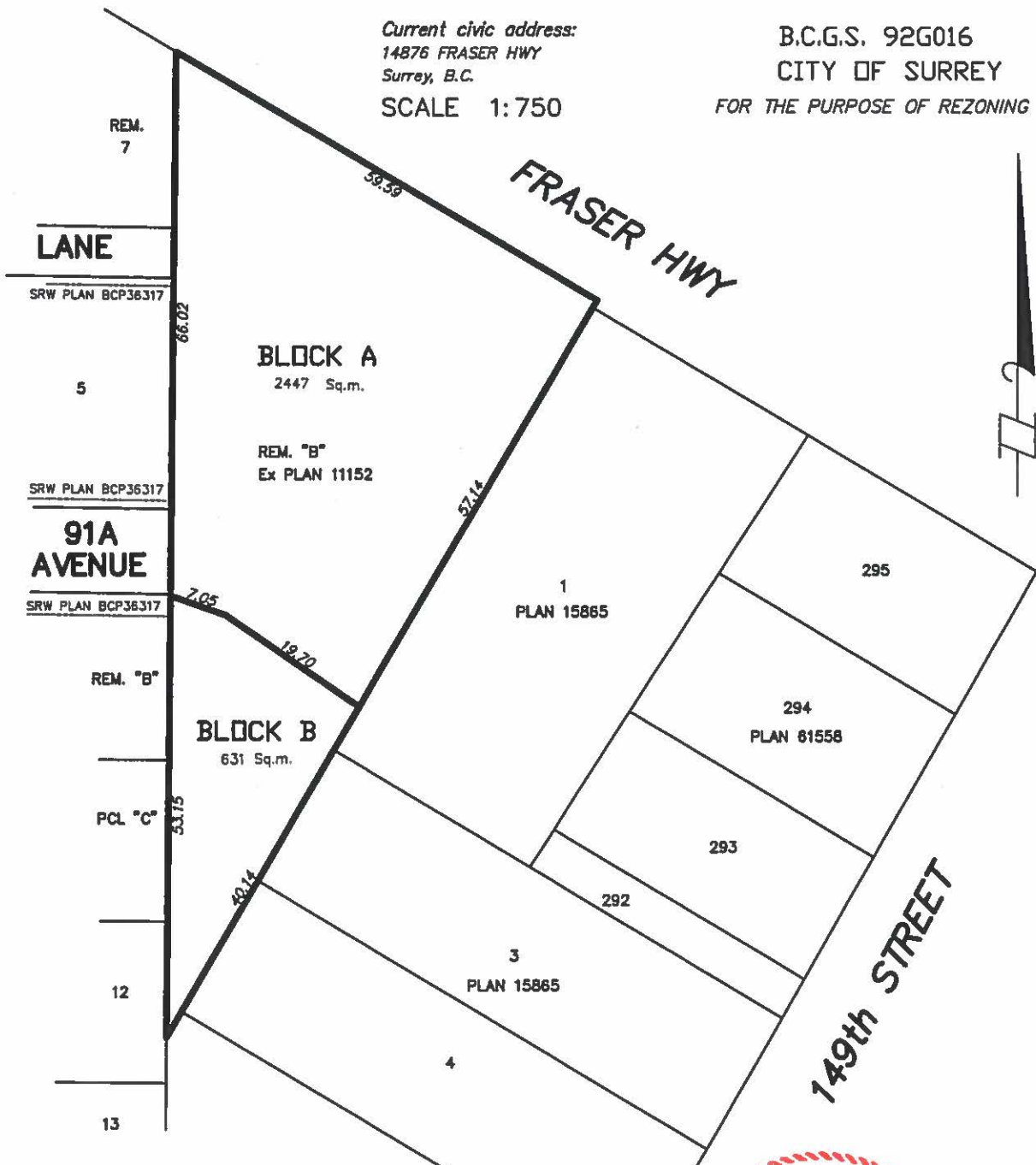
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75 uph / 30 upa	46 uph / 19 upa
# of units/ha /# units/acre (net)	70 uph / 28 upa	59 uph / 22 upa
FAR (gross)		0.66
FAR (net)	1.0	0.87
AMENITY SPACE (area in square metres)		
Indoor	56 sq.m.	N/A
Outdoor	56 sq.m.	56 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		N/A
3-Bed	38	38
Residential Visitors	4	4
Institutional		N/A
Total Number of Parking Spaces	42	42
Number of accessible stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units	50%	4 / 21%
Size of Tandem Parking Space in Garage width/length	3.2 m. by 6.1 m.	3.2 m. by 6.1 m.
Size of Tandem Parking Space Outside width/length	2.75 m. by 6.0 m.	3.2 m. by 6.1 m.

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. _____
 OVER PARTS OF PARCEL "B" (EX. PLAN 11152) LOT 8 SE 1/4
 SEC 34 TP 2 NWD PLAN 4218, EXCEPT PART IN PLAN BCP31533**

Current civic address:
 14876 FRASER HWY
 Surrey, B.C.
 SCALE 1:750

B.C.G.S. 92G016
 CITY OF SURREY
 FOR THE PURPOSE OF REZONING



©COPYRIGHT
 DHALIwal & ASSOCIATES
 LAND SURVEYING INC.
 216-12899 76th Avenue
 Surrey, B.C.
 V3W 1E6
 (ph) 501-6188
 email: info@dhalawalssurvey.com
 FILE: 1602157-201

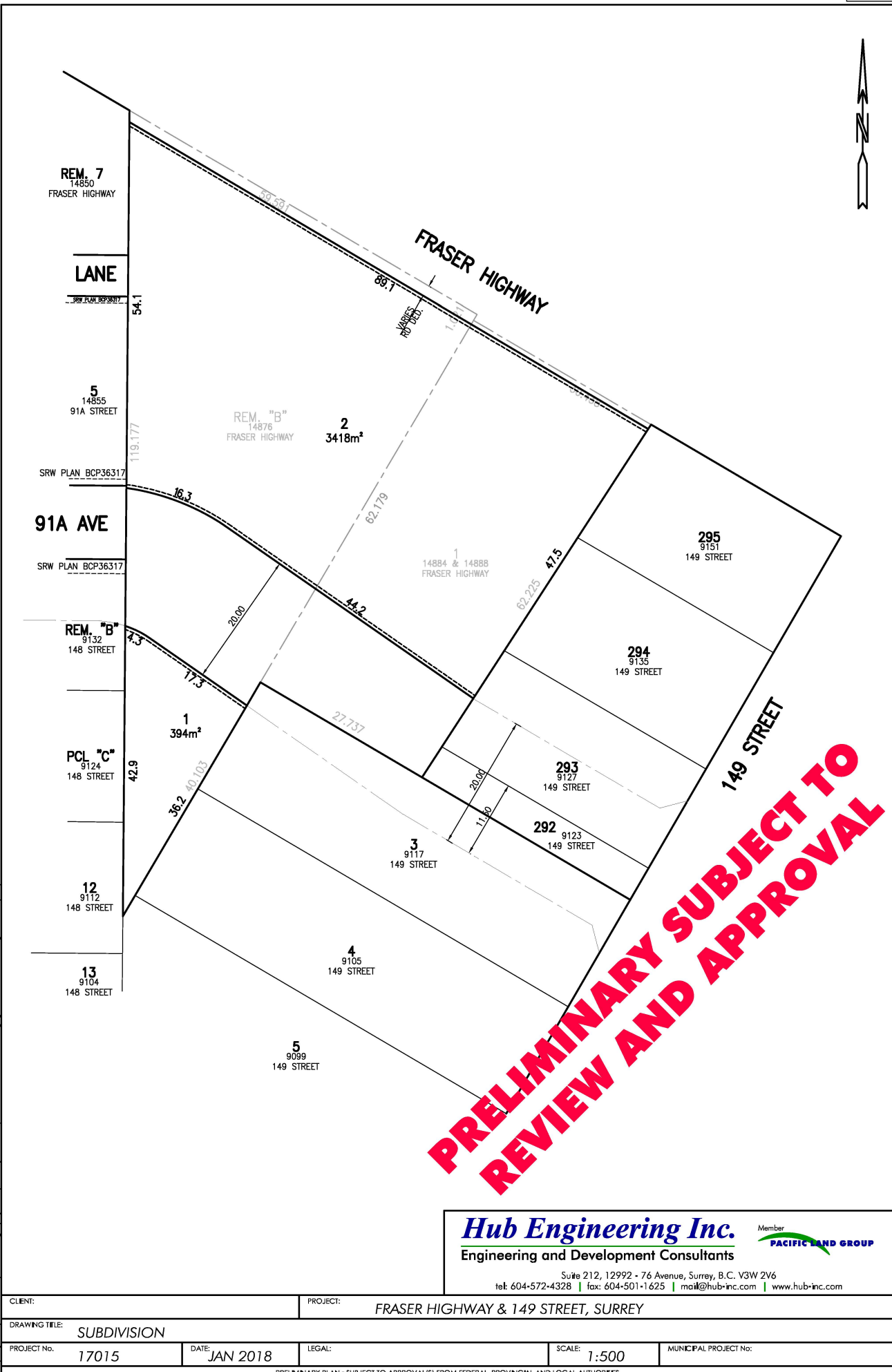
**THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED**

**THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT**

City of Surrey
 This 05th day of March, 2018.

Mark
 J.R. Dailey
 BC.L.S. 867

MARK J.R. DAILEY BC.L.S. 867

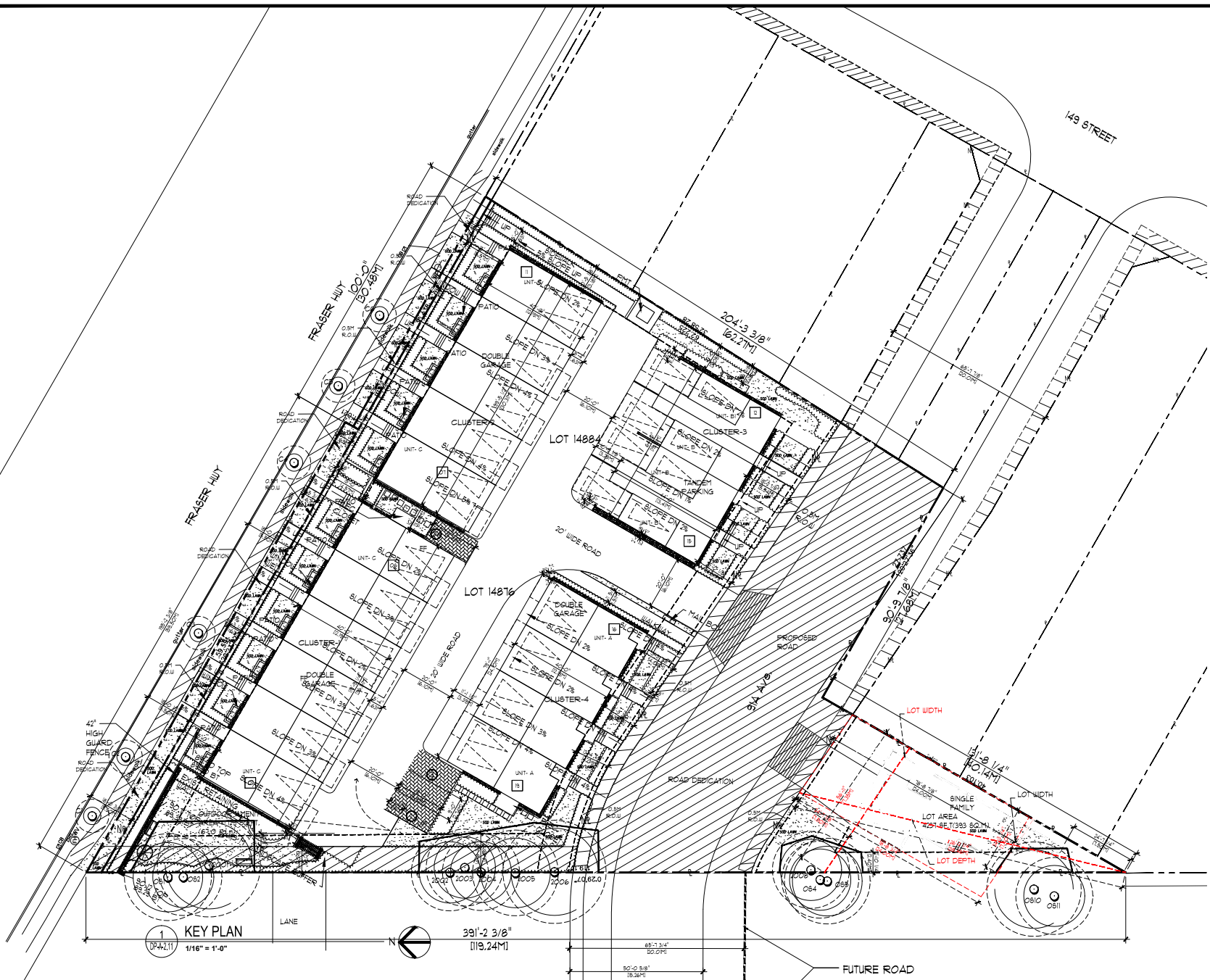


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Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC LAND GROUP**

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

CLIENT:	PROJECT:	FRASER HIGHWAY & 149 STREET, SURREY		
DRAWING TITLE:	SUBDIVISION			
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No:
17015	JAN 2018		1:500	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				



1 KEY PLAN
DP-A-2.11
1/16" = 1'-0"

391'-2 3/8"
[119.24M]

FUTURE ROAD

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MARK	DATE	DESCRIPTION
1	20 JAN 2016	DP PRELIMINARY DESIGN
2	16 JAN 2016	ISSUED FOR P.P. REVIEW
3	31 OCT 2017	ISSUED FOR P.P. REVIEW
4	16 JAN 2018	ISSUED FOR P.P. REVIEW
5	27 FEB 2018	ISSUED FOR P.P. REVIEW

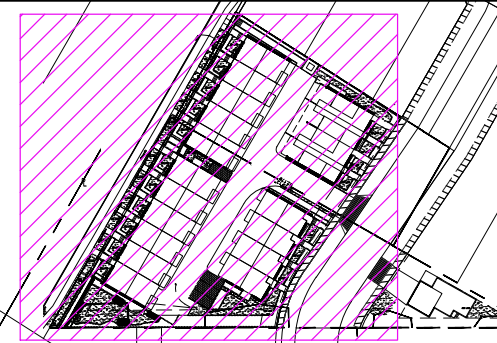
MARK	DATE	DESCRIPTION
1	20 JAN 2016	DP PRELIMINARY DESIGN
2	16 JAN 2016	ISSUED FOR P.P. REVIEW
3	31 OCT 2017	ISSUED FOR P.P. REVIEW
4	16 JAN 2018	ISSUED FOR P.P. REVIEW
5	27 FEB 2018	ISSUED FOR P.P. REVIEW

PROJECT: **14876-TOWNHOUSES**
14876/14884-SALVAGE, FRASER HWY, SURREY, BRITISH COLUMBIA
SHEET DESCRIPTION: **KEY PLAN**

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
472-9011 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH. (604) 998-3381
FAX. (604) 998-0217

SCALE:	PROJECT NO.:
DATE: 20 JAN 2016	---
DRAWN:	SHEET:
REVISIONS:	DP-A-2.11



2 KEY PLAN
DP-2.12 SCALE = N.T.S

1 SITE PLAN
DP-4.11 SCALE = 1/25" = 1'-0"

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MARK	DATE	DESCRIPTION
1	20 JAN. 2016	PRELIMINARY DESIGN
2	13 JUL. 2017	ISSUED FOR PERMITS
3	16 JAN. 2018	ISSUED FOR DP REVISION
4	16 JAN. 2018	ISSUED FOR DP REVISION
5	21 FEB. 2019	ISSUED FOR DP REVISION

MARK	DATE	DESCRIPTION

PROJECT: **14876-TOWNHOUSES**
14876/14884-91A AVE. FRASER HWY.
SURREY, BRITISH COLUMBIA
SHEET DESCRIPTION
ENLARGED SITE PLAN

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#574-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604)998-3381
FAX: (604)998-0217
drjarch@shaw.ca

SCALE: 1/25" = 1'-0"
DATE: 01-20-2016
DRAWN: PRL, LN
PROJECT NO:
SHEET:

REVISIONS: **A** DP-A-2.12



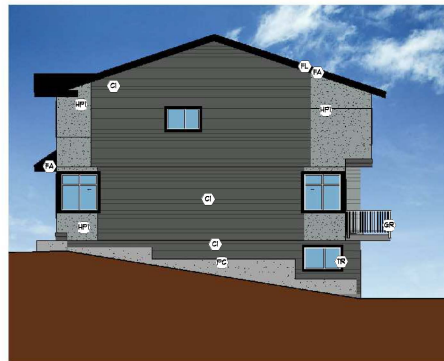
1 COLOURED SOUTH ELEVATION



2 COLOURED NORTH ELEVATION FRASER HYW.



3 COLOURED EAST ELEVATION



4 COLOURED WEST ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	BLACK	
GR GUARD/RAILING	WHITE	
TR FA TRIM / FASCIA	BLACK	
C1 6" HARDI SIDING	SW 7068	
C2 6" HARDI SIDING	SW 6234	
HP1 HARDI PANEL	SW 6234	
HP2 HARDI PANEL	SW 7068	
WINDOWS	WHITE	
DOORS	SW 6991	
OD OVER HEAD DOOR	SW 6991	
AS ASPHALT SHINGLES	BLACK	
SF ALUMINIUM SOFFIT	BLACK	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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MARK	DATE	DESCRIPTION
1	20 JAN 2016	DP PRELIMINARY DESIGN
2	26 OCT 2011	ISSUED FOR DP REVISION
3	16 JAN 2016	ISSUED FOR DP REVISION
4	7 FEB 2016	ISSUED FOR DP REVISION
5		

PROJECT: **14876-TOWNHOUSES**
 14876/14884-91A AVE., FRASER HWY, SURREY,
 BRITISH COLUMBIA
 SHEET DESCRIPTION
CLUSTER-1 COLOURED ELEVATIONS
 OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
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 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-0217
 dforch@shaw.ca

SCALE: As Indicated	PROJECT NO: ---
DATE: 14 NOV 2016	
DRAWN:	SHEET: DP-5.12
REVISIONS: 5	



1 COLOURED SOUTH ELEVATION



2 COLOURED NORTH FRASER HWY.



3 COLOURED EAST ELEVATION



4 COLOURED WEST ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	BLACK	
GR GUARD/RAILING	WHITE	
TR FA TRIM / FASCIA	BLACK	
C1 6" HARDI SIDING	SW 7068	
C2 6" HARDI SIDING	SW 6234	
HP1 HARDI PANEL	SW 6234	
HP2 HARDI PANEL	SW 7068	
WINDOWS	WHITE	
DOORS	SW 6991	
OD OVER HEAD DOOR	SW 6991	
AS ASPHALT SHINGLES	BLACK	
SF ALUMINIUM SOFFIT	GREY	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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MARK	DATE	DESCRIPTION
1	20 JAN 2016	DP PRELIMINARY DESIGN
2	15 OCT 2017	ISSUED FOR DP REVISION
3	16 JAN 2018	ISSUED FOR DP REVISION
4		
5	2 FEB 2018	ISSUED FOR DP REVISION

PROJECT: **14876-TOWNHOUSES**
 14876/14884-91A AVE., FRASER HWY, SURREY,
 BRITISH COLUMBIA
 SHEET DESCRIPTION
CLUSTER-2 COLOURED ELEVATIONS
 OWNER

DOUGLAS R. JOHNSON
ARCHITECT LTD.
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 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-0217
 dfrsch@shaw.ca

SCALE: As Indicated	PROJECT NO: ---
DATE: 14 NOV 2016	
DRAWN:	SHEET: DP-5.22
REVISIONS: 5	



1 COLOURED SOUTH ELEVATION
DP-5.32 / 1/8" = 1'-0"



2 COLOURED NORTH ELEVATION
DP-5.32 / 1/8" = 1'-0"



3 COLOURED EAST ELEVATION
DP-5.32 / 1/8" = 1'-0"



4 COLOURED WEST ELEVATION
DP-5.32 / 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	BLACK	
GR GUARD/RAILING	WHITE	
TR / FA TRIM / FASCIA	BLACK	
C1 6" HARDI SIDING	SW 7068	
C2 6" HARDI SIDING	SW 6234	
VB1 4" VERTICAL HARDI SIDING	SW 7068	
VB 4" VERTICAL HARDI SIDING	SW 6234	
HP1 HARDI PANEL	SW 6234	
HP2 HARDI PANEL	SW 7068	
WINDOWS	WHITE	
DOORS	SW 6991	
OD OVER HEAD DOOR	SW 6991	
AS ASPHALT SHINGLES	BLACK	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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MARK	DATE	DESCRIPTION
1	20 JAN 2016	DP PRELIMINARY DESIGN
2	19 OCT 2016	ISSUED FOR PERMIT
3	19 OCT 2016	ISSUED FOR DP REVISION
4	19 JAN 2016	ISSUED FOR DP REVISION
5	2 FEB 2016	ISSUED FOR DP REVISION

PROJECT: **14876-TOWNHOUSES**
14876/14884-91A AVE., FRASER HWY, SURREY,
BRITISH COLUMBIA
SHEET DESCRIPTION: **CLUSTER 3-UNIT B COLOURED ELEVATIONS**
OWNER: -

DOUGLAS R. JOHNSON
ARCHITECT LTD.
#374-901 WEST 3RD ST.,
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217
djr@rch@shaw.ca

SCALE:	PROJECT NO:
As Indicated	
DATE:	
14 NOV 2016	
DRAWN:	SHEET:
	DP-5.32
REVISIONS:	
5	



1 COLOURED NORTH ELEVATION



2 COLOURED SOUTH ELEVATION 91A AVE



3 COLOURED EAST ELEVATION



4 COLOURED WEST ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	BLACK	
GR GUARD/RAILING	WHITE	
TR FA TRIM / FASCIA	BLACK	
C1 6" HARDI SIDING	SW 1068	
C2 6" HARDI SIDING	SW 6234	
HP1 HARDI PANEL	SW 6234	
HP2 HARDI PANEL	SW 1068	
WINDOWS	WHITE	
DOORS	SW 6991	
OD OVER HEAD DOOR	SW 6991	
AS ASPHALT SHINGLES	BLACK	
SF ALUMINIUM SOFFIT	GREY	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

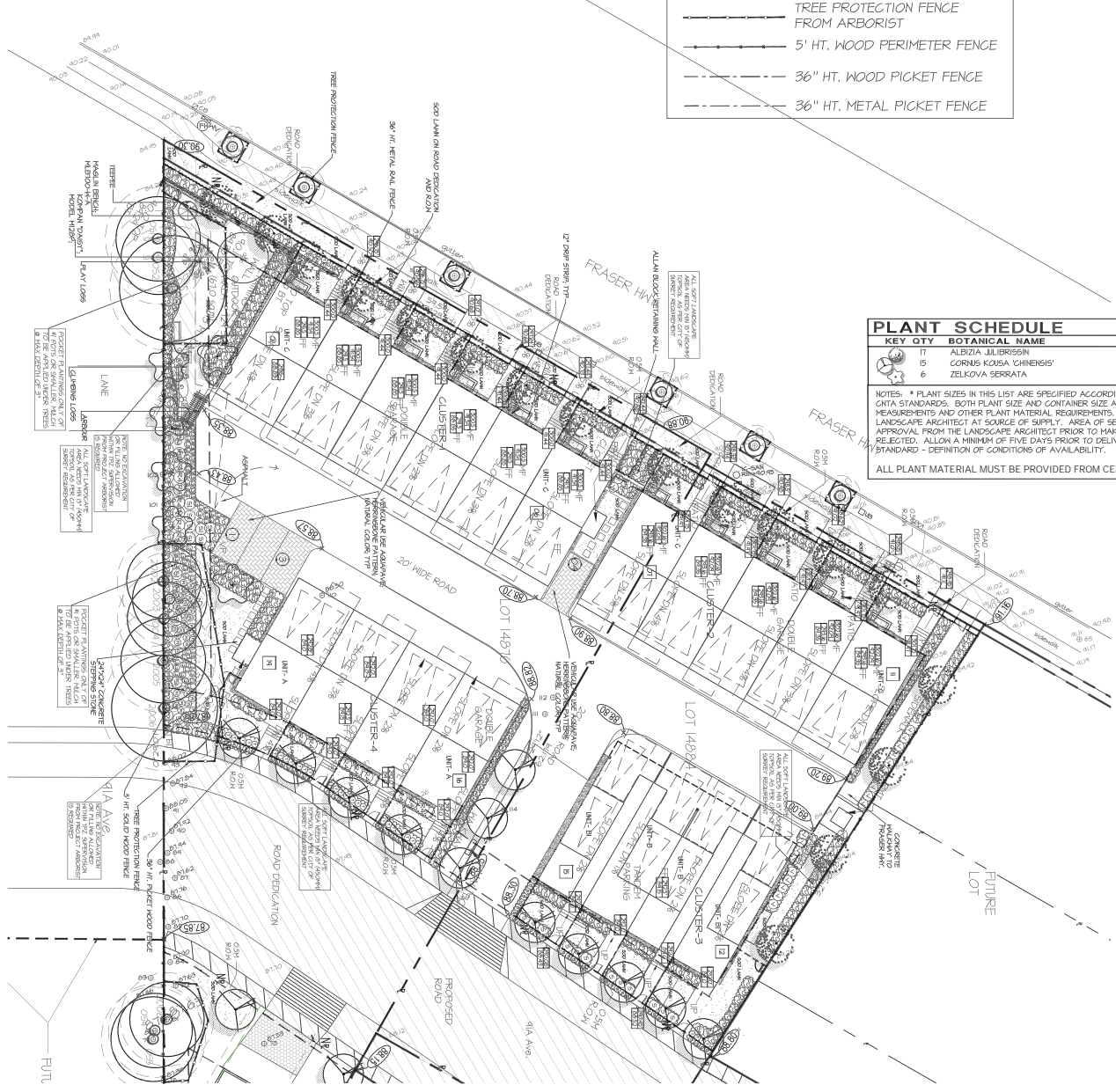
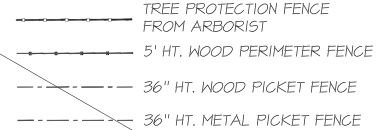
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MARK	DATE	DESCRIPTION
1	20 JAN 2016	DP PRELIMINARY DESIGN
2	26 OCT 2011	ISSUED FOR DP REVISION
3	16 JAN 2016	ISSUED FOR DP REVISION
4	2 FEB 2016	ISSUED FOR DP REVISION
5		

PROJECT: **14876-TOWNHOUSES**
 14876/14884-91A AVE., FRASER HWY, SURREY,
 BRITISH COLUMBIA
 SHEET DESCRIPTION
CLUSTER4 COLOURED ELEVATIONS
 OWNER

DOUGLAS R. JOHNSON
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 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-0217
 dfrsch@shaw.ca

SCALE:	PROJECT NO:
As indicated	
DATE:	
14 NOV 2016	
DRAWN:	SHEET:
	DP-5.42
REVISIONS:	
5	



PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 17-048
17	ALBIZIA JULIBRISIN	SILK TREE	PLANTED SIZE / REMARKS
15	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	4CM CAL; 12M STD; B4B
6	ZELKOVA SERRATA	SANLEAF ZELKOVA	2.5M HT; BUSH FORM; B4B
			6CM CAL; 15M STD; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

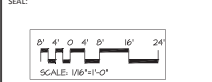
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 V3M 3L7
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 Fax: 604.553.0045
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NO.	DATE	REVISION DESCRIPTION	DR.
4	10/20/21	REV AS PER NEW SITE PLAN	ML
3	10/14/21	NEW SITE PLANNING COMMENTS	ML
2	10/08/21	ISSUED FOR CP	ML
1	10/05/21	PRELIM DESIGN	ML



PROJECT:
Multi-family Development
 14876/14884- 91A AVE, FRASER HWY
 SURREY, B.C.

DRAWING TITLE:
TREE PLAN

DATE: NOV/28/21	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWN: GL	OF 5
DESIGN: GL	
CHK'D: MTLH	

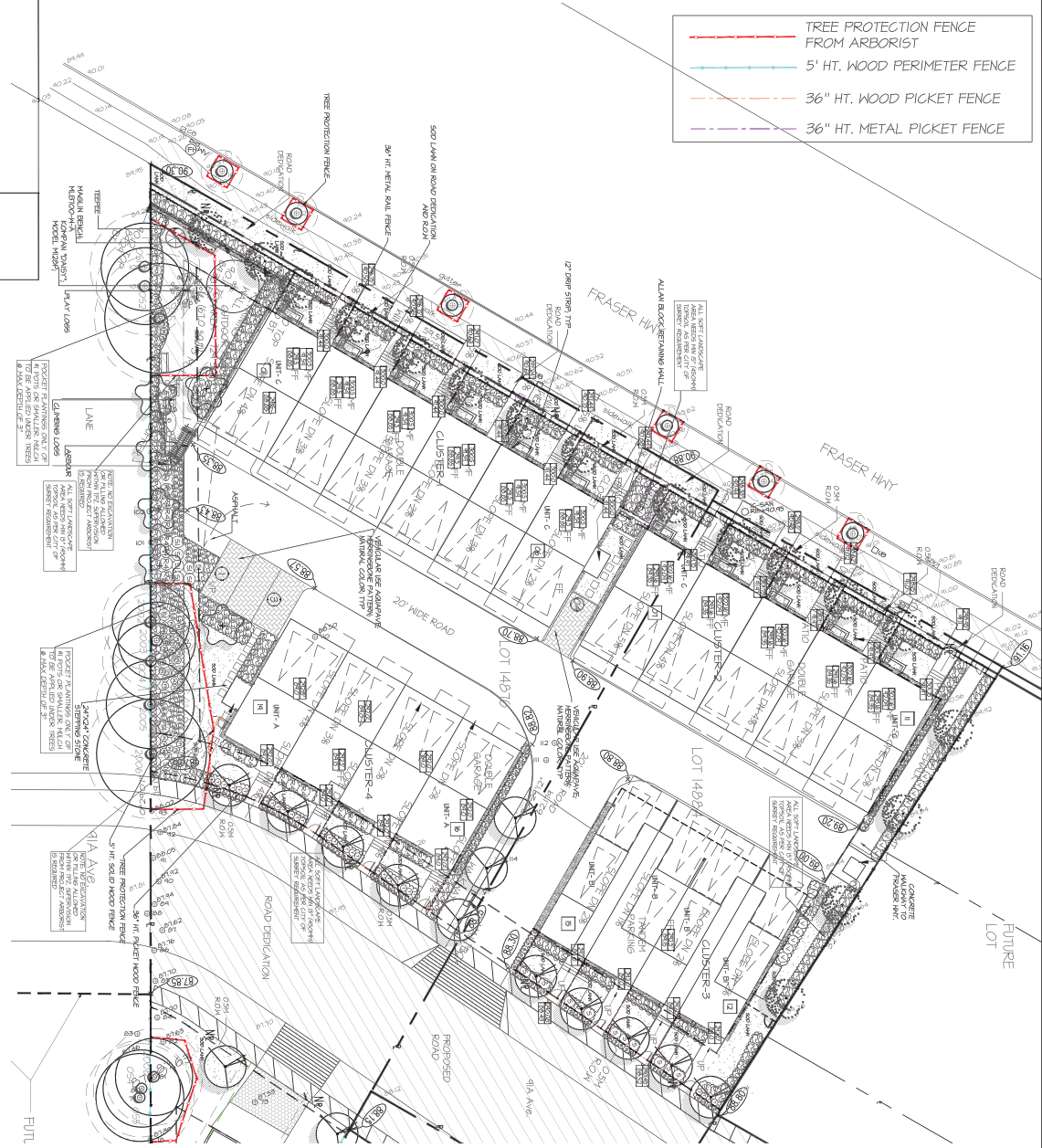
M2LA PROJECT NUMBER: **M2 JOB #17-048**

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUBS			
16	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA BUSH-VIOLET	12 POT
33	BUXUS SEMPERVIRENS AUREO-VARIEGATA	VARIEGATED ENGLISH BOWWOOD	11 POT
34	BUXUS FORTUNEI 'COLORATUS'	MINI-REPEPER	12 POT, 30CM
20	ILEX GREBATA 'CONVEXA'	JAPANESE HOLLY	12 POT
10	LONGERA PILEATA	SHRUB HONEYSUCKLE	11 POT
50	LONGERA PILEATA	PRIVET HONEYSUCKLE	11 POT, 25CM
106	PIRIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	13 POT, 60CM
31	PRUNUS LISTIANGA	PORTUGUESE LAUREL	11 POT
15	ROSA 'PEARL MEIDLAND'	MEIDLAND ROSE	13 POT
19	ROSA 'BYTHOCARPA'	BALDRIP ROSE	11 POT
6	ROSA 'SUNNY KNIGHT CUT'	KINGS' COTTLEDOWN ROSE	12 POT
12	SARGOLCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SARGOLCOCCA	12 POT
6	SARGOLCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SHEET BOX	11 POT
51	SCOPHIA JAPONICA (TOD MALE)	JAPANESE SCOPHIA	13 POT
80	TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.5 POT
26	VIORNIUM DAVIDII	DAVID'S VIORNIUM	13 POT
73	PAGYSAINDRA TERMINALIS	JAPANESE SPURGE	11 POT, 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

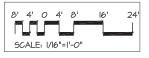


TREE PROTECTION FENCE FROM ARBORIST
5' HT. WOOD PERIMETER FENCE
36" HT. WOOD PICKET FENCE
36" HT. METAL PICKET FENCE

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NO.	DATE	REVISION DESCRIPTION	DR.
4	10/20/21	REV. AS PER NEW SITE PLAN	GL
3	10/15/21	NEW SITE PLAN/UTILITY CORRECTED	GL
2	10/15/21	ISSUED FOR I.P.	GL
1	10/05/21	PRELIM. DESIGN	GL
NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:
Multi-family Development
 14876/14884- 91A AVE., FRASER HWY
 SURREY, B.C.

DRAWING TITLE:
SHRUB PLAN

DATE: NOV/28/21	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L2
DRAWN: GL	OF 5
DESIGN: GL	
CHK'D: MTL	
M2LA PROJECT NUMBER: M2 JOB #17-048	

INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **February 14, 2018** PROJECT FILE: **7817-0074-00**

RE: **Engineering Requirements
Location: 14876 Fraser Highway**

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

- Dedicate varying widths on Fraser Highway toward 42.0 m Arterial Road allowance.
- Dedicate 20.0 m on 91A Avenue toward Local Through Road allowance.
- Register 0.5 m statutory right-of-way along Fraser Highway and 91A Avenue.

Works and Services

- Ensure Fraser Highway property line is graded to +/- 300 mm of centerline road elevation.
- Construct 91A Avenue to the Local Through Road standard.
- Construct Planning requirement for 3.0 m wide concrete walkway along 9123 - 149 Street.
- Construct water, storm, and sanitary mains along 91A Avenue to service the development.
- Resister a Restrictive Covenant for on-site sustainable drainage to meet requirements of the Bear Creek Integrated Stormwater Management Plan.
- Register applicable restrictive covenants as determined through detailed design.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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

DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng
Development Engineer

MB

NOTE: Detailed Land Development Engineering Review available on file



Planning February-06-18

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.

Green Timbers Elementary is a dual track school meaning it offers both regular stream and late French immersion programs (Grade 5 to 7). In 2010, a boundary change came into effect which moved some families from the Green Timbers catchment into the Simon Cunningham catchment. Green Timbers is at the end of the 7 year phased boundary change, hence, it is now showing a slow decline. As the school is operating under capacity, it can accommodate any modest growth over the next 10 years. Therefore, there are no plans to expand the school in coming years.

Enver Creek Secondary is currently under capacity; and, it is projected to reach 100% or greater operating capacity starting in 2019. Over the next 10 years, enrolment is projected to peak in 2025 and then begin to decline. When it peaks at 110% operating capacity in 2025, the school can still operate without the need to add portables. Therefore, there are no plans to expand the school in coming years.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0074 00

SUMMARY

The proposed 19 townhouse units are estimated to have the following impact on the following schools:

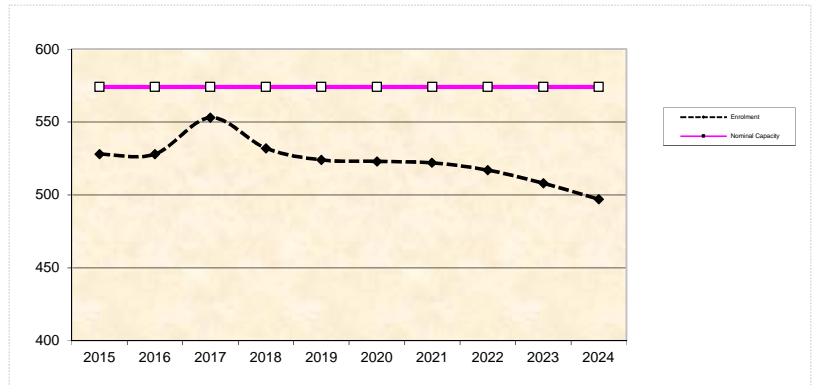
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

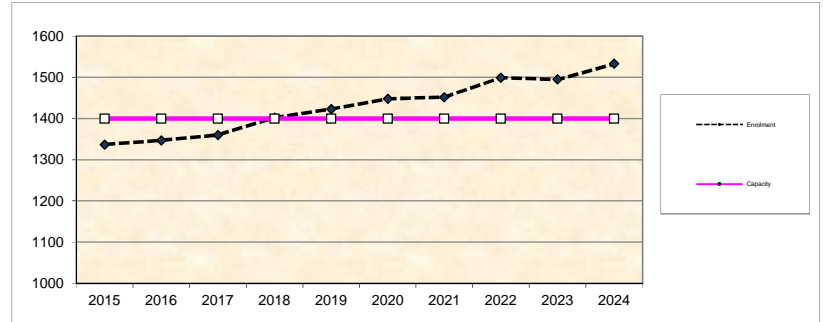
September 2017 Enrolment/School Capacity

Green Timbers Elementary	
Enrolment (K/1-7):	66 K + 487
Operating Capacity (K/1-7)	38 K + 536
Enver Creek Secondary	
Enrolment (8-12):	1360
Capacity (8-12):	1400

Green Timbers Elementary



Enver Creek Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

17-0074 (14876 & 14884 Fraser Highway) Single Family Lot Revised Mar 7 2018

BUILDING GUIDELINES SUMMARY

1. Type: Three storey massing maximum meeting height requirements of RF-13 zone.
2. Style: Neo Traditional - see discussion in the character study.
3. Size: In keeping with RM-13 zoning
4. Front Entry: Mid-mass entrances with one one-half-storey elements.
5. Roof Pitch: 6/12 minimum.
6. Roof Materials: Asphalt shingles
7. Garages: Double car garages with parking available on apron outside of garage
8. Exterior Finish: Horizontal Hardi bevel siding, vertical board and batten siding, Hardi wall shingles.
9. Trim: Minimum 4" door and window trim is required.
10. Chimneys: direct vent fireplaces are not allowed on street facing elevations. Street facing elevations must clad in matching siding material or masonry chimneys.
11. Driveways and Sidewalks: exposed aggregate, or brushed concrete.
12. Landscaping: Sod from road to front face of building. One street tree (responsibility of developer) Minimum of three trees in addition to street tree. Minimum of 15 shrubs to be provided. A minimum of 40% of the front yard to have soft landscaping. A minimum of 10% of front planting area to be ground cover and shrubs.
13. Siding: Hardi bevel siding, Hardi board and batten siding or Hardi wall shingles

Additionally, home should comply with the following basic principles:

1. Breaking up building height with design elements such as roof canopies.
2. Reduce massing at garage with roof element to break up verticality.
3. Weather protection and roof element over entry
4. Raised door and window trim

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Locust, Black	11	11	0
Poplar, Lombardy	4	4	0
Maple, Norway	3	0	3
Oak, Red	3	0	3
Coniferous Trees			
Douglas-fir	21	16	5
Falsecypress	5	5	0
Pine	1	1	0
Total (excluding Alder and Cottonwood Trees)	49	38	11
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		38	
Total Retained and Replacement Trees		49	



Tree Preservation Summary

Surrey Project No: TBD


Address: 14884 & 14876 Fraser Highway, Surrey, BC

Registered Arborist: Vanessa Melney

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)	49
Protected Trees to be Removed	38
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	11
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 38 X two (2) = 76 	76
Replacement Trees Proposed	38
Replacement Trees in Deficit	38
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10 	10
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 	Date: February 15, 2018
--	-------------------------



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 14884 14876 FRASER HWY.
 SURREY, B.C.

REVISIONS:

NO	DATE	BY	REVISION
1	NOV10/16	MK	REVISED SITE PLAN
2	JAN18/18	MK	REVISED SITE PLAN



SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

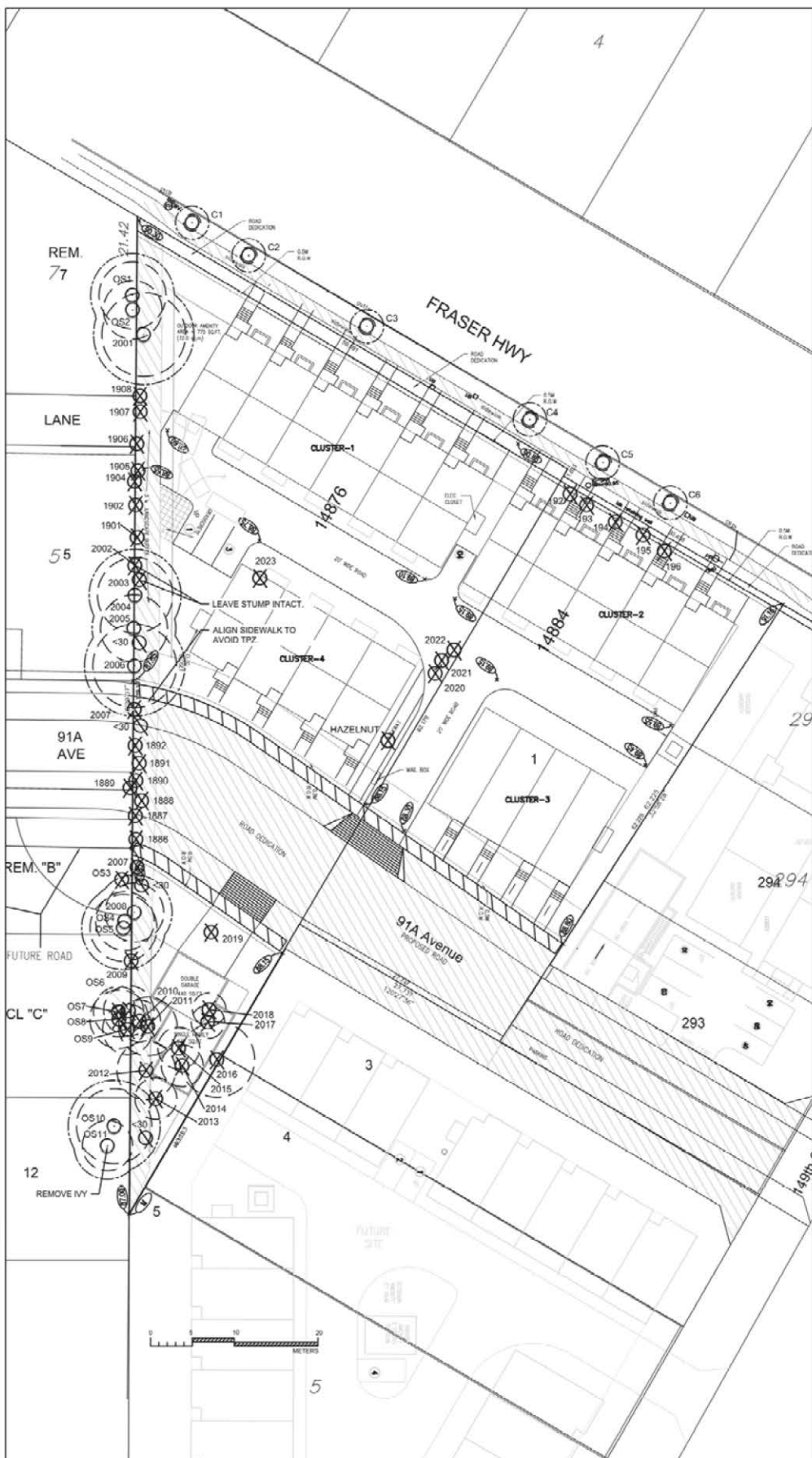
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DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 MARCH 22, 2016

T-1
 SHEET 1 OF 2



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.0m EXCAVATION OFFSET
	NON BY-LAW TREE		

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CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 14884 14876 FRASER HWY.
 SURREY, B.C.

REVISIONS:

NO	DATE	BY	REVISION
1	NOV10/16	MK	REVISED SITE PLAN
2	JAN19/18	MK	REVISED SITE PLAN

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.



SHEET TITLE

T2 - TREE PROTECTION AND RETENTION PLAN

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DRAWN

MK

SCALE

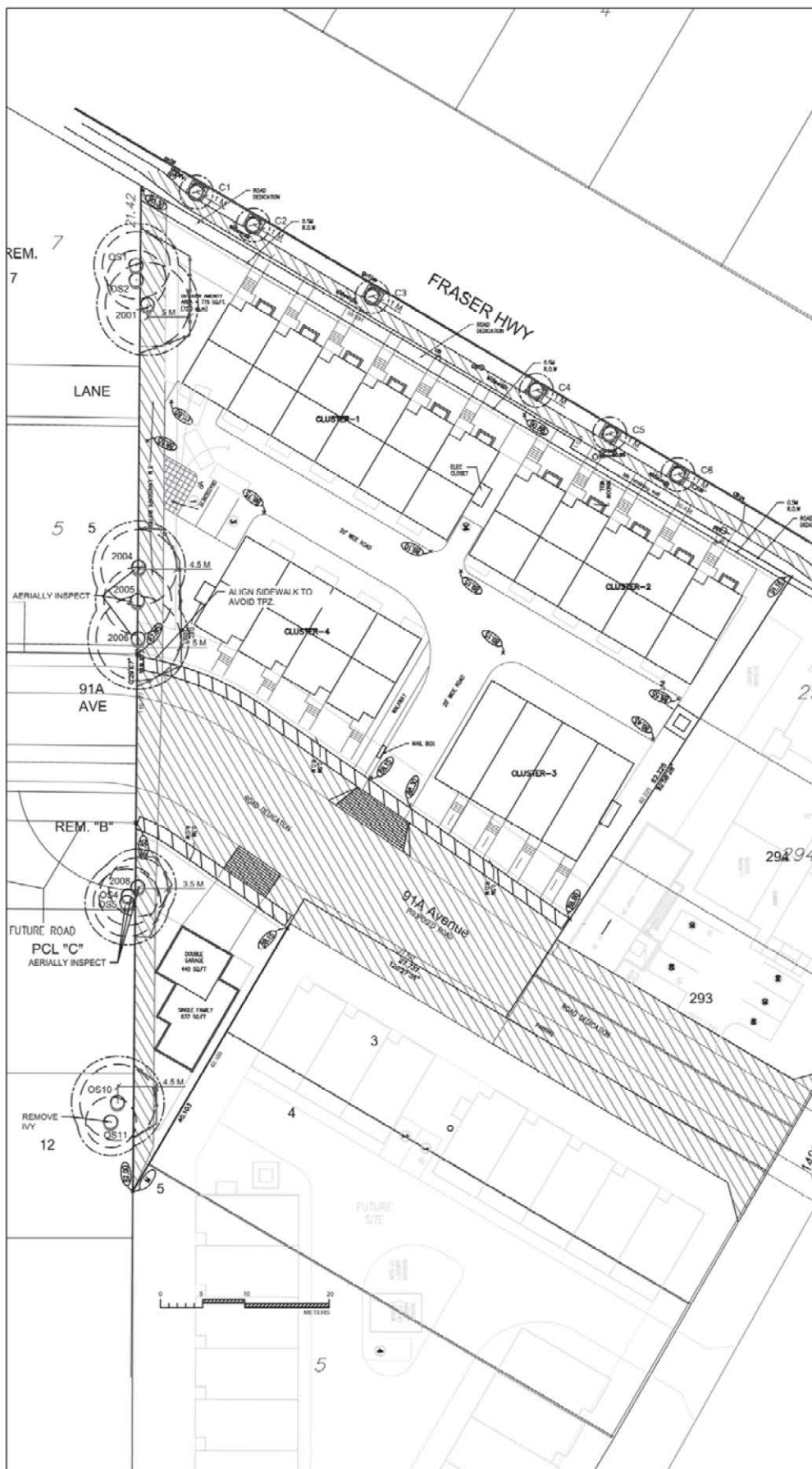
AS SHOWN

DATE

APRIL 6, 2016

T-2

SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.0m EXCAVATION OFFSET

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0074-00

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: 010-146-539

Lot 1 Section 34 Township 2 New Westminster District Plan 15865

14884 - Fraser Highway

Parcel Identifier: 010-517-022

Parcel "B" (Explanatory Plan 11152) Lot 8 South East Quarter Section 34 Township 2 New Westminster District Plan 4218, Except Part in Plan BCP31533

14876 - Fraser Highway

(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 has been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum north yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and to 3.3 metres (10.8 ft.) to the roof overhang, canopy and porch on proposed Lot 2;
 - (b) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum south yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to the principal building face and to 2.8 metres (9.2 ft.) to the roof overhang, canopy and porch on proposed Lot 2;
 - (c) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum west side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) to the principal building face on proposed Lot 2; and
 - (d) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 2.25 metres (7.4 ft.) for an electrical room and 3.0 metres (9.8 ft.) to the principal building face on proposed Lot 2.
5. This development variance permit applies to only 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

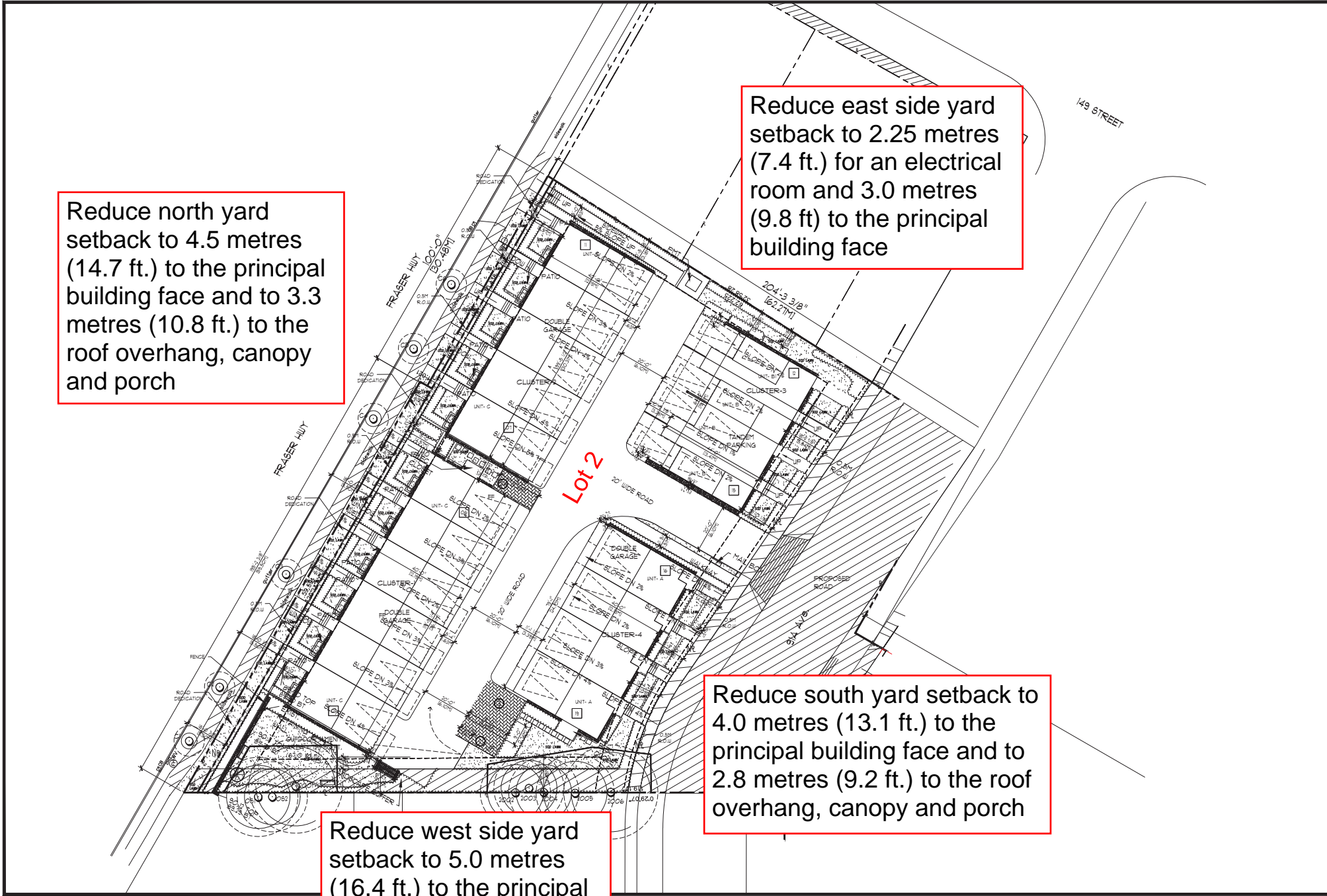
City Clerk - Jane Sullivan

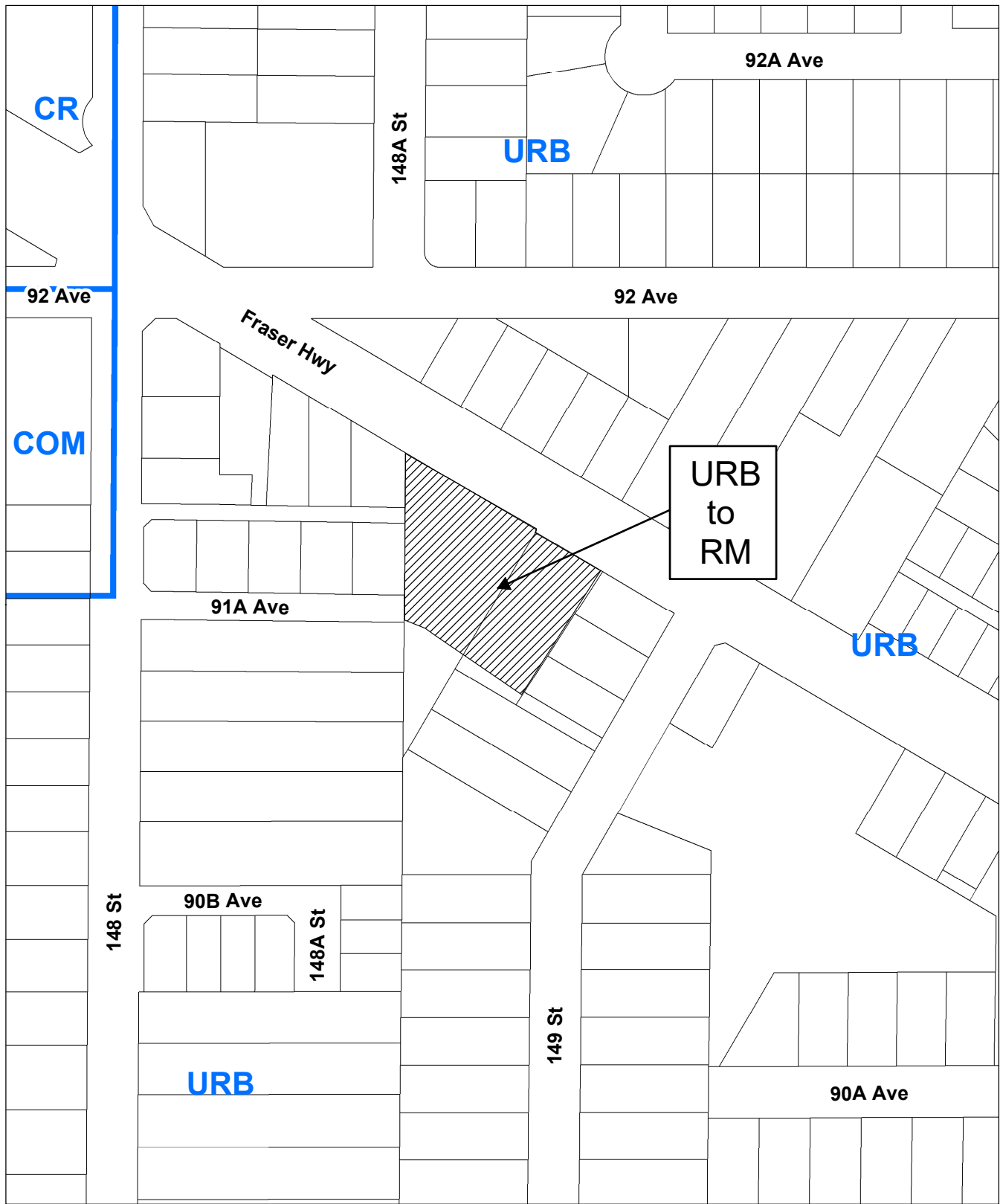
Reduce north yard setback to 4.5 metres (14.7 ft.) to the principal building face and to 3.3 metres (10.8 ft.) to the roof overhang, canopy and porch

Reduce east side yard setback to 2.25 metres (7.4 ft.) for an electrical room and 3.0 metres (9.8 ft) to the principal building face

Reduce west side yard setback to 5.0 metres (16.4 ft.) to the principal building face

Reduce south yard setback to 4.0 metres (13.1 ft.) to the principal building face and to 2.8 metres (9.2 ft.) to the roof overhang, canopy and porch





OCP Amendment 7917-0074-00

Proposed amendment from Urban to Multiple Residential

