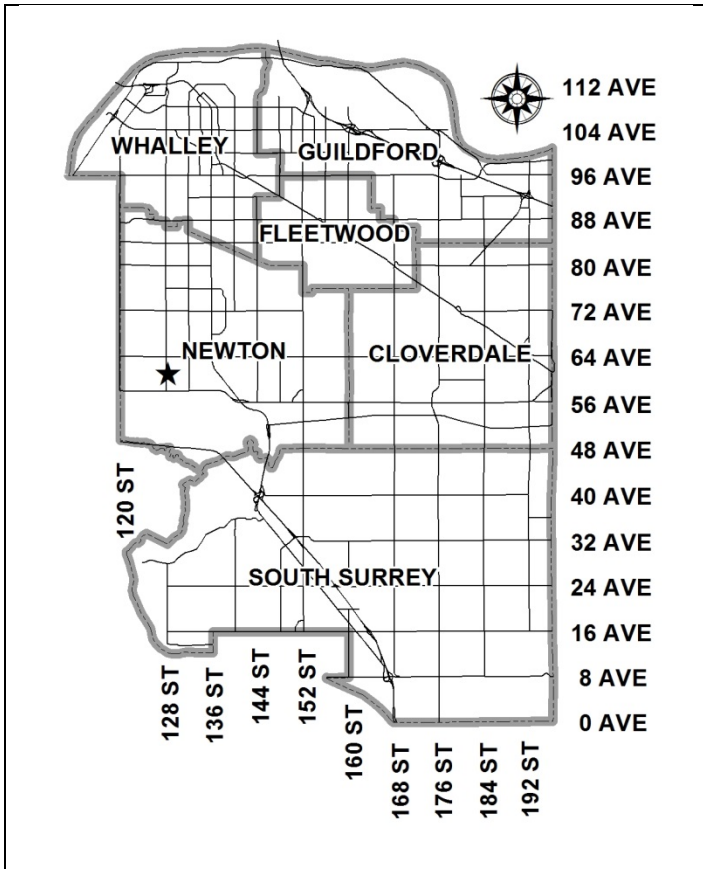


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0256-00

Planning Report Date: October 1, 2018



PROPOSAL:

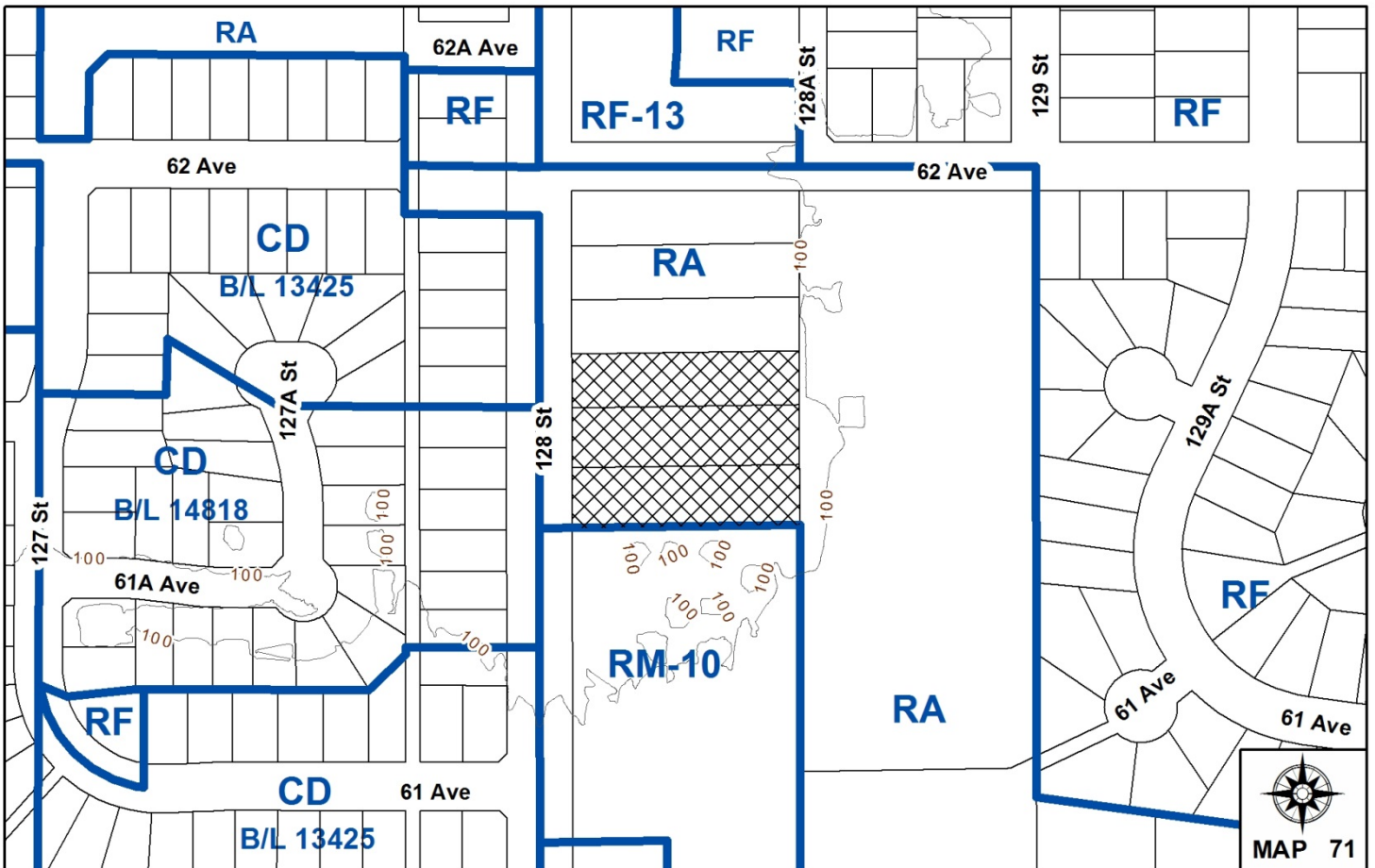
- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 35 townhouse units.

LOCATION: 6132 - 128 Street
 6144 - 128 Street
 6156 - 128 Street

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for an OCP Amendment and Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) to re-designate the site from "Urban" to "Multiple Residential".
- The applicant is proposing a Development Variance Permit for reduced setbacks.

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment from "Urban" to "Multiple Residential" will accommodate the proposed 35-unit townhouse development with a proposed net density of 53 units per hectare (21.5 upa).
- The proposed townhouse use is appropriate in this context, given its location along 128 Street (arterial road) which is well served by transit and is complementary to the existing use to the south. Similarly the location adjacent to Panorama Park Elementary School is appropriate as it will allow for the utilization of existing infrastructure.
- The proposed townhouse form also allows for clustering of units, resulting in significant tree retention on the site.
- The proposed setbacks and variances achieve a more urban, and pedestrian streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0256-00 from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from “One-Acre Residential Zone” (RA) to “Multiple Residential 30 Zone (RM-30)” and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0256-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7917-0256-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for Buildings 1 and 7;
 - (b) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 6, and to 3.0 metres (10 ft.) for Building 7;
 - (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3, 4 and the Indoor Amenity Building; and
 - (d) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 2, and to 3.0 metres (10 ft.) for Building 1.
6. 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 (consolidation) to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) 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;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) 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;
- (k) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (l) registration of a cross access easement between the subject site and the proposed development lands to the north at 6166, 6174, and 6184 128 Street to facilitate improved access movements for both future townhouse projects; and
- (m) provision of a community benefit to satisfy the Official Community Plan Amendment Policy for OCP Amendment Applications.

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:**

9 Elementary students at Panorama Park Elementary School
5 Secondary students at Panorama Ridge 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 Spring 2020.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

The applicant has proposed an amenity contribution in the amount of \$46,819.15, representing \$1,337.69 per unit, which has been accepted.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary Approval granted for the rezoning for one year.

SITE CHARACTERISTICS

Existing Land Use:

Single family residential dwellings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Residential	Urban	RA
East:	Panorama Park Elementary School	NCP: Schools	RA
South:	Townhouses	Urban	RM-10
West (Across 128 Street):	Single Family Residential	NCP: Single Family	CD (By-law No. 14818)

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an Official Community Plan (OCP) amendment from Urban to Multiple Residential in order to permit a development with an overall unit density of 21.5 units per acre (upa) on the site.
- The proposed townhouse use is appropriate in this context, given its location along 128 Street (arterial road) which is well served by transit and is complementary to the existing use to the south. Similarly the location adjacent to Panorama Park Elementary School is appropriate as it will allow for the utilization of existing infrastructure.
- The proposed townhouse form also allows for clustering of units, resulting in significant tree retention on the site.
- The proposed development will also provide a greater range of housing diversity and provide much-needed, smaller, more affordable, ground-oriented housing.
- The applicant has agreed to provide a community benefit contribution of \$1,200 per residential unit to mitigate any additional pressures on the area as a result of the proposed development.

DEVELOPMENT CONSIDERATIONS

- The subject 1.66 acre (0.66-hectare) site is designated Urban in the Official Community Plan (OCP) and zoned “One-Acre Residential Zone (RA)”. The property is located on the east side of 128 Street, south of 62 Avenue.
- The applicant is proposing redesignate the site from Urban to Multiple Residential in the Official Community Plan (OCP), and rezone the site from “One-Acre Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30)” and Development Permit to allow the development of a 35-unit townhouse development.
- A Development Variance Permit is also proposed in order to reduce the minimum setback requirements under the RM-30 Zone.
- The proposal has a net Floor Area Ratio (FAR) of 0.68 and a unit density of 53 units per hectare (21.5 upa) which is less than the maximum 1.00 FAR and 75 units per hectare (30 upa) that is permitted under the RM-30 Zone.

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.

DESIGN PROPOSAL AND REVIEW

- The proposed thirty-five (35) ground-oriented townhouse units will be comprised of 3-bedroom units that are contained within 6 buildings, as well as indoor and outdoor amenity space.
- Each unit has a distinct entry and unique visual identities. The variation of exterior finishes and horizontal and vertical rhythms reinforces the distinctness of each unit.
- The bulk and massing of the third-storey has been significantly reduced for the units along 128 Street so the units depict a two-storey massing and better integrate with the single family houses on the west side of 128 Street. To achieve this, the units have been revised to show more variations within the roof planes to further break down the massing and provide more delineation between the units. The use of colour and variation of material across the units has also been varied to further break down the overall length of the five and four unit long buildings.
- Exterior building cladding consists of mainly Hardi board siding (white, brown, wood texture and grey), brown and blue/grey front entry doors, vinyl windows (grey) and gable roofs with dormers.

Landscaping

- The proposed landscaping includes a mix of trees, shrubs and ground cover and is enhanced through the retention of a significant number of trees in the southwest and northeast corners of the property.
- 80 trees are proposed to be planted on the site, including a mix of Maple, Redbud, Dogwood, Sentinel Sweetgum, Spruce, Pine and Mountain Ash.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that are used to soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.
- A variety of shrubs and grasses are proposed within the front yard of each unit, along 128 Street, and along the east property line within a 3.0 metre (10 ft.) wide landscape buffer.
- Decorative pavers are proposed at the site's entrance, along each driveway, and in visitor parking spaces.

Access, Pedestrian Circulation & Parking

- The primary access to the site will be via 128 Street. As 128 Street is dedicated as an arterial road, access will be limited to right-in, right-out only.
- The three properties to the north of the subject application at 6166, 6174 and 6184 128 Street have been actively working with staff to submit an application for a townhouse development. Transportation Planning Division staff have required that both applications work together to provide a cross-access easement. The proposed access for the properties to the north will be from 62 Avenue, which will offer better traffic circulation for both sites in the ultimate condition.
- All of the street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 70 resident parking spaces and 7 visitor parking spaces, which meets the Zoning By-law requirement of 77 spaces for resident and visitor parking.
- All thirty-five (35) units have a two car side-by-side garage configuration.

Amenity Space

- The Zoning By-law requires that 105 square metres (1,130 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on the provisions of the Zoning By-law which requires 3 square metres (32 sq. ft.) of amenity space be provided per dwelling unit.
- The applicant is proposing to provide 105 square metres (1,130 sq. ft.) of outdoor amenity space located along the southeast corner of the subject site. The outdoor amenity space consists of a treed area, a formal patio adjacent to the indoor amenity building, bike racks, a seating logs, shrubs, grasses, groundcover, and play structure.

- The applicant is proposing to provide 144 square metres (1,550 sq. ft.) of indoor amenity space, adjacent to the outdoor amenity area, in the form of a 2-storey building containing a lounge, office and washrooms. The indoor amenity building is located adjacent to the outdoor amenity space.

Noise Mitigation

- In accordance with the provisions identified in the Official Community Plan, the applicant will be required to have an acoustical engineer determine appropriate sound mitigation measures to address the traffic noise from 128 Street. The recommendations will be reflected on the final Development Permit drawings for this application. Similarly, a Restrictive Covenant will be required to ensure the implementation of the measures that are identified.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum & 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
Alder and Cottonwood Trees			
Alder	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Cherry, Bitter	1	0	1
Oak, Red	2	0	2
Oak, Scarlet	1	0	1
Plum, Purple Leaf	1	1	0
Willow, Weeping	1	1	0
Horse Chestnut	1	1	0
Coniferous Trees			
Cedar, Western Red	5	3	2
Douglas Fir	50	31	19
Hemlock, Western	1	1	0
Falsecypress	1	1	0
Monkey Puzzle	1	0	1
Total (excluding Alder Trees)	67	41	26
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		80	
Total Retained and Replacement Trees		106	
Contribution to the Green City Fund		\$3,600	

- The Arborist Assessment states that there are a total of 67 protected trees on the site, excluding Alder trees. 7 existing trees, approximately 10 % of the total trees on the site, are Alder trees. It was determined that 26 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 89 replacement trees on the site. Since only 80 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 9 replacement trees will require a cash-in-lieu payment of \$3,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Maple, Dogwood, Spruce, Mountain Ash and similar varieties.
- In summary, a total of 106 trees are proposed to be retained or replaced on the site with a contribution of \$3,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 31, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is located on 128 Street across the street from the West Newton South NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape. • The project will diversify the housing stock and provide additional options for future home buyers in this area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Eighty (80) replacement trees will be planted in addition to a variety of shrubs and plants. • Twenty-six (26) large trees will be retained on the subject site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Not provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Reduced setbacks and unit orientation encourage "eyes on the street"
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Development Proposal Sign was installed and pre-notification letters were sent.

ADVISORY DESIGN PANEL

- The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found to be generally acceptable.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 28, 2018 to area residents within 100 metres (328 ft.) of the site and a development proposal sign was installed on the property on March 7, 2018. To date, staff have received no correspondence from the area residents in response to the proposal.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for Buildings 1 and 7;
- to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 6, and to 3.0 metres (10 ft.) for Building 7;
- to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3, 4 and the Indoor Amenity Building;
- to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 2, and to 3.0 metres (10 ft.) for Building 1.

Applicant's Reasons:

- The proposed setbacks do not negatively impact adjacent developments and they are sufficient to ensure an appropriate interface with public streets.

Staff Comments:

- A reduced front yard setback for street-fronting units located along 128 Street will help the development engage the public realm by bringing the buildings closer to the sidewalk. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through 'eyes on the street'.
- The proposed reductions in the east, north and south setbacks are minimal and are not expected to have a significant impact on the neighbouring properties. The proposed townhouse buildings are oriented to the adjacent properties as rear yard conditions (except for Buildings 1 and 7 which are side yard conditions). It is anticipated that the adjacent properties will develop with similar setbacks and building forms in the future.

- A 3.0 metre (10 ft.) wide green and landscaped area along the east property line will separate the townhouse units from the adjacent school site. This is further supported through the retention of a significant stand of mature trees at the south and south east corners of the property.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	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.	Tree Removal and Preservation Plans
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7917-0256-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: _____

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,718 sq. m.
Road Widening area		108 sq. m.
Undevelopable area		
Net Total		6,610 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		25%
Paved & Hard Surfaced Areas		35%
Total Site Coverage		60%
SETBACKS (in metres)		
West	7.5 m	5.0 m
East	7.5 m	6.0 m
North	7.5 m	3.0 m & 6.0 m
South	7.5 m	3.0 m & 6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	9.89 m
Accessory	11 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		0
Two Bedroom		0
Three Bedroom +		35
Total		35
FLOOR AREA: Residential		4,507 sq.m.
TOTAL BUILDING FLOOR AREA		4,507 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 u.p.h. & 30 u.p.a.	52 u.p.h. & 21.08 u.p.a.
# of units/ha /# units/acre (net)		53 u.p.h. & 21.47 upa
FAR (gross)	1.00	0.67
FAR (net)		0.68
AMENITY SPACE (area in square metres)		
Indoor	105 sq.m.	144 sq.m.
Outdoor	105 sq.m.	105 sq.m.
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	70	70
Residential Visitors	7	7
Total Number of Parking Spaces		
	77	77
Number of accessible stalls	n/a	
Number of small cars	n/a	
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	
Size of Tandem Parking Spaces width/length	n/a	

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

Copyright Reserved
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No: Date: Revision Details:



PROJECT STATISTICS

ZONE : RM-30
 GROSS LOT AREA : 6,718 .19m² = 1.66 ACRE
 NET LOT AREA : 6,610.59 m² = 1.63 ACRE

SETBACKS:
 NORTH: 3.0 m and 6.0 m
 SOUTH: 3.0 m and 6.0 m
 WEST: 5.0 m
 EAST: 6.0 m

NUMBER OF UNITS: **35**
 DENSITY NET: 21.08 UPA
 DENSITY GROSS: 21.47 UPA

BUILDINGS FLOOR AREA: 4,507.04m²

FAR GROSS: 0.67
 FAR NET: 0.68

SITE COVERAGE: 25% (buildings)

OPEN AMENITY:
 - REQUIRED: 35x3= 105 m²
 - PROVIDED: 210m²
 INDOOR AMENITY:
 - REQUIRED: 35x3= 105 m²
 - PROVIDED: 144.17 m²

INDOOR PARKING: 35X2=70 p.s. (PROVIDED IN DOUBLE GARAGES)
 VISITORS OFF STREET PARKING :
 - REQUIRED: 35X0.2= 7 p.s.
 - PROVIDED: 7 p.s.
 TOTAL PARKING SPACES: 70+7 =77 p.s.



SITE PLAN

STRATA
 PLAN BCS1142

REM 10
 PLAN 15457



WG ARCHITECTURE INC

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

Project Title:
TOWNHOUSE DEVELOPMENT
 6132, 6144, 6156
 128th STREET
 SURREY, BC

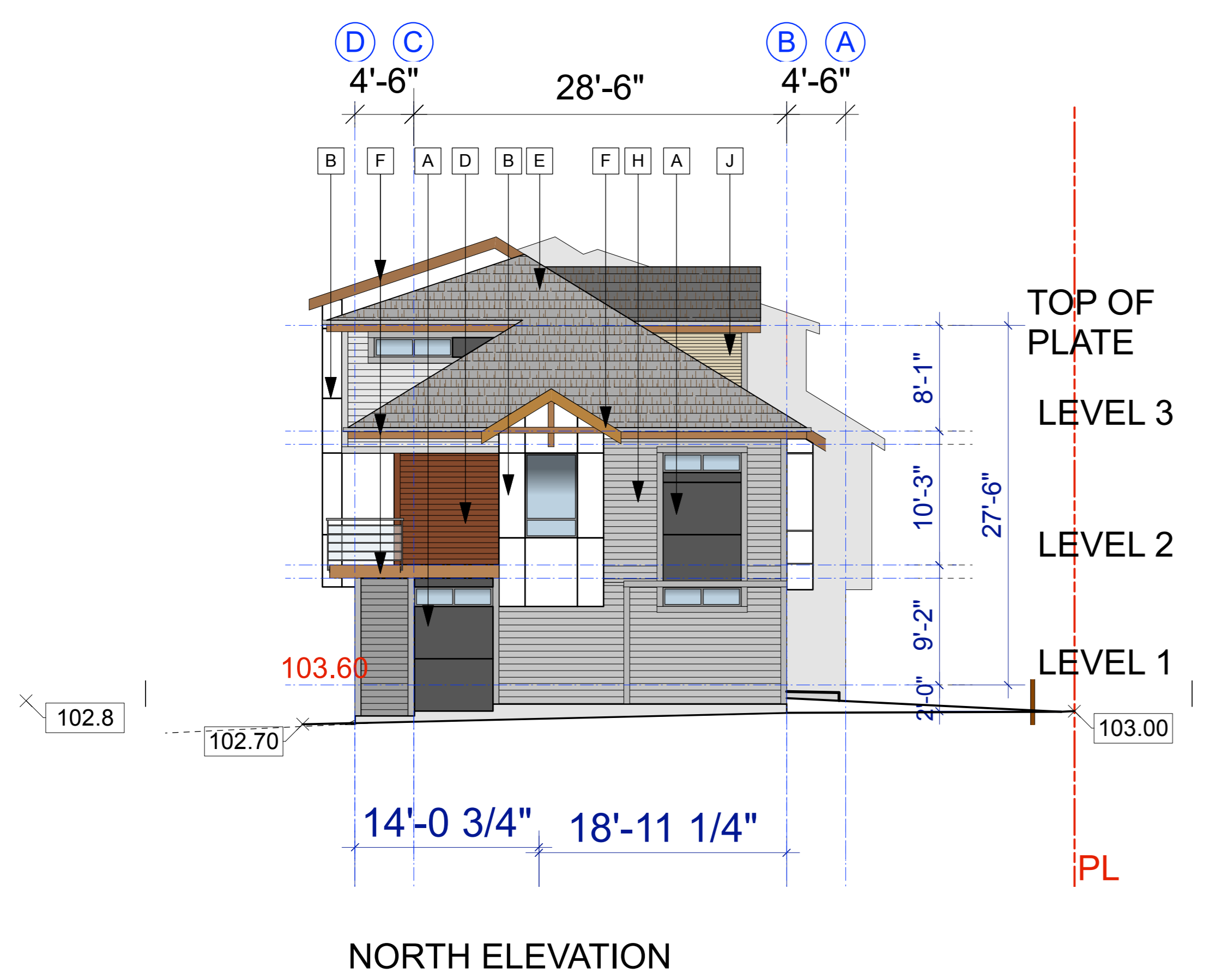
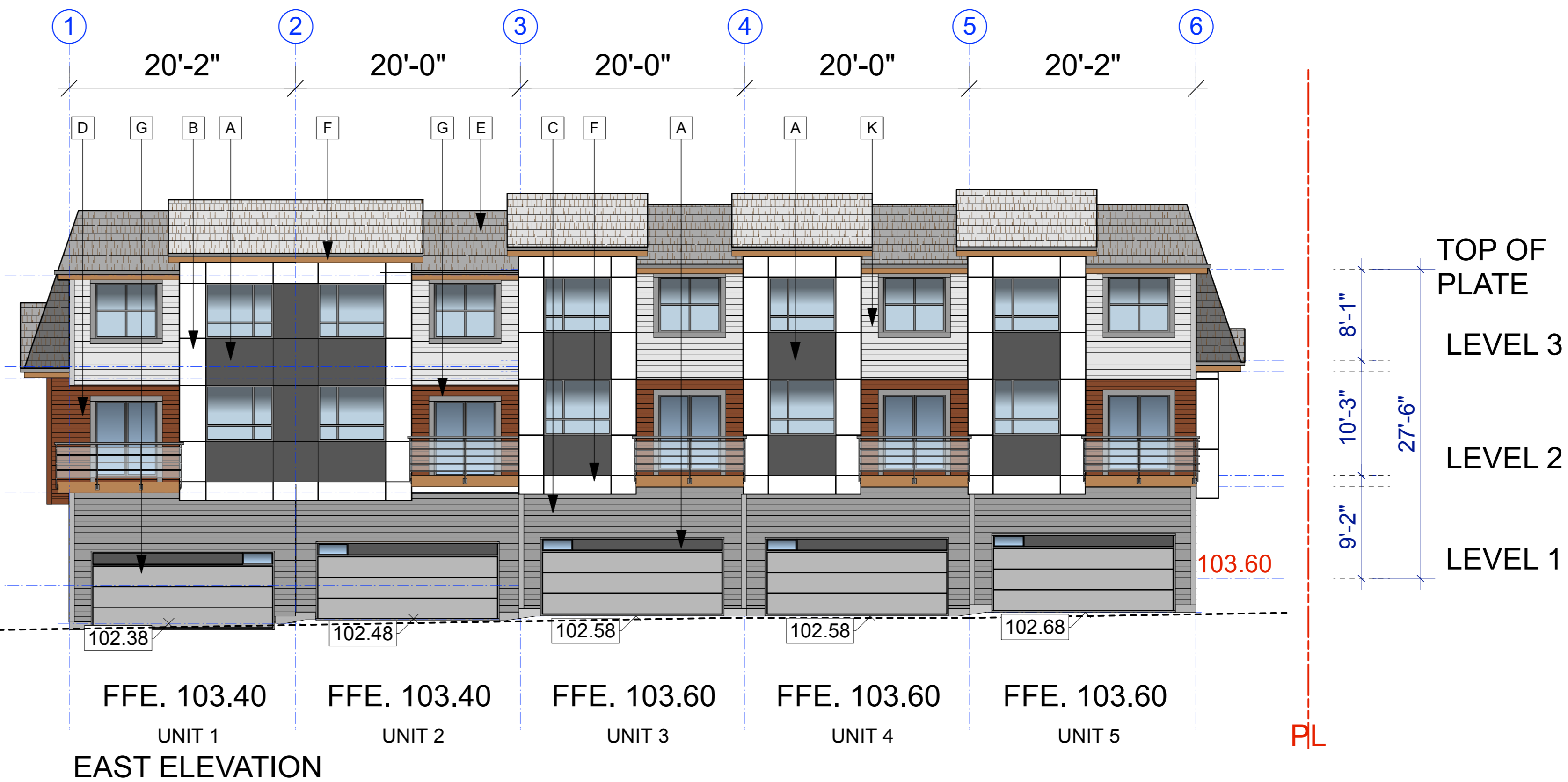
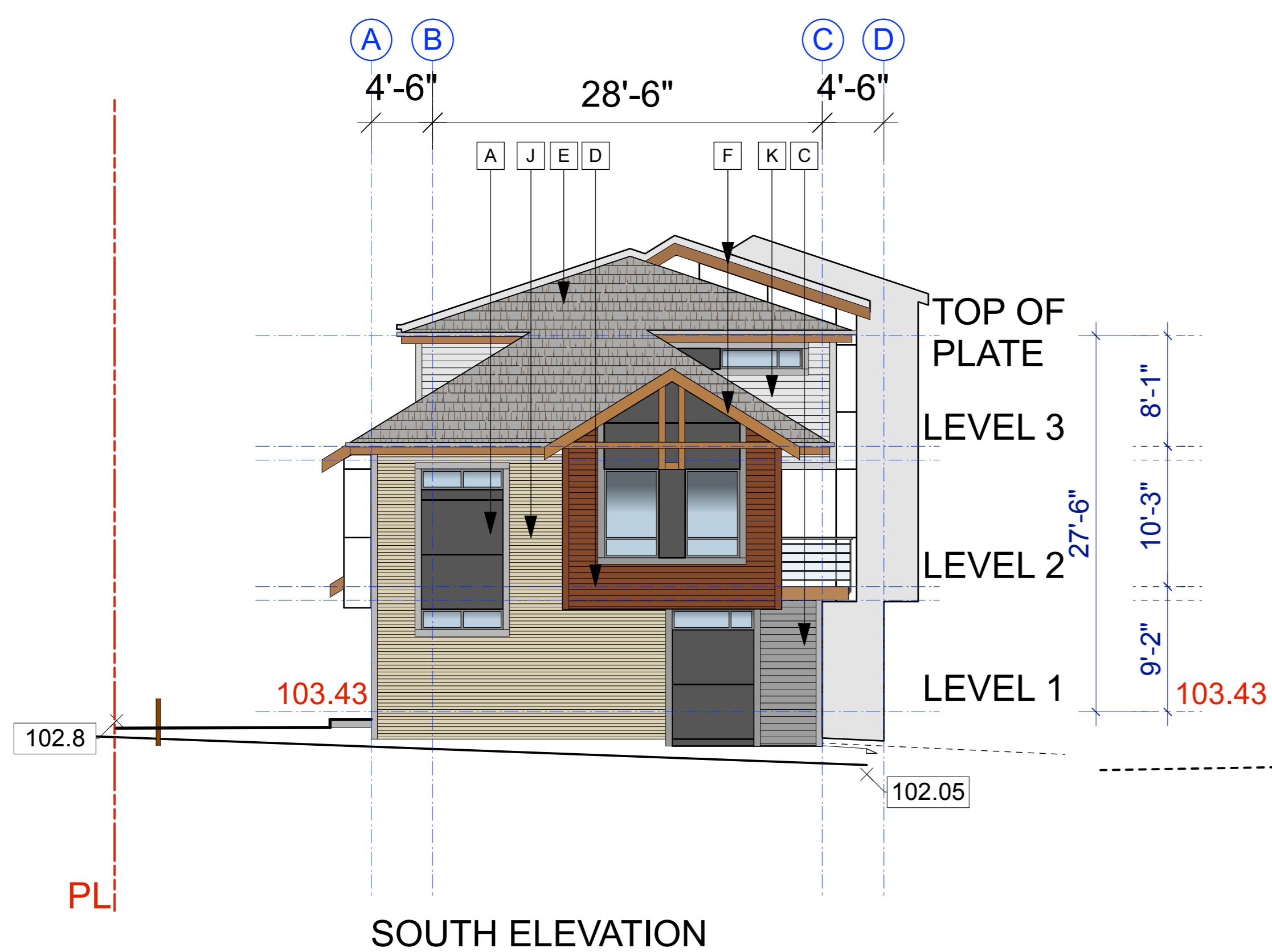
Drawing Title:
SITE PLAN

Date: October 2017	Project Number: 1630
Scale: 1/16" = 1' - 0"	Sheet No.:
Drawn By: YA, NC	DP104
Approved By: WG	

Copyright Reserved
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No: Date: Revision Details:

No:	Date:	Revision Details:



NOTE:
 FOR MATERIALS AND COLOUR
 DESCRIPTIONS REF.TO
 COLOUR SCHEME



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

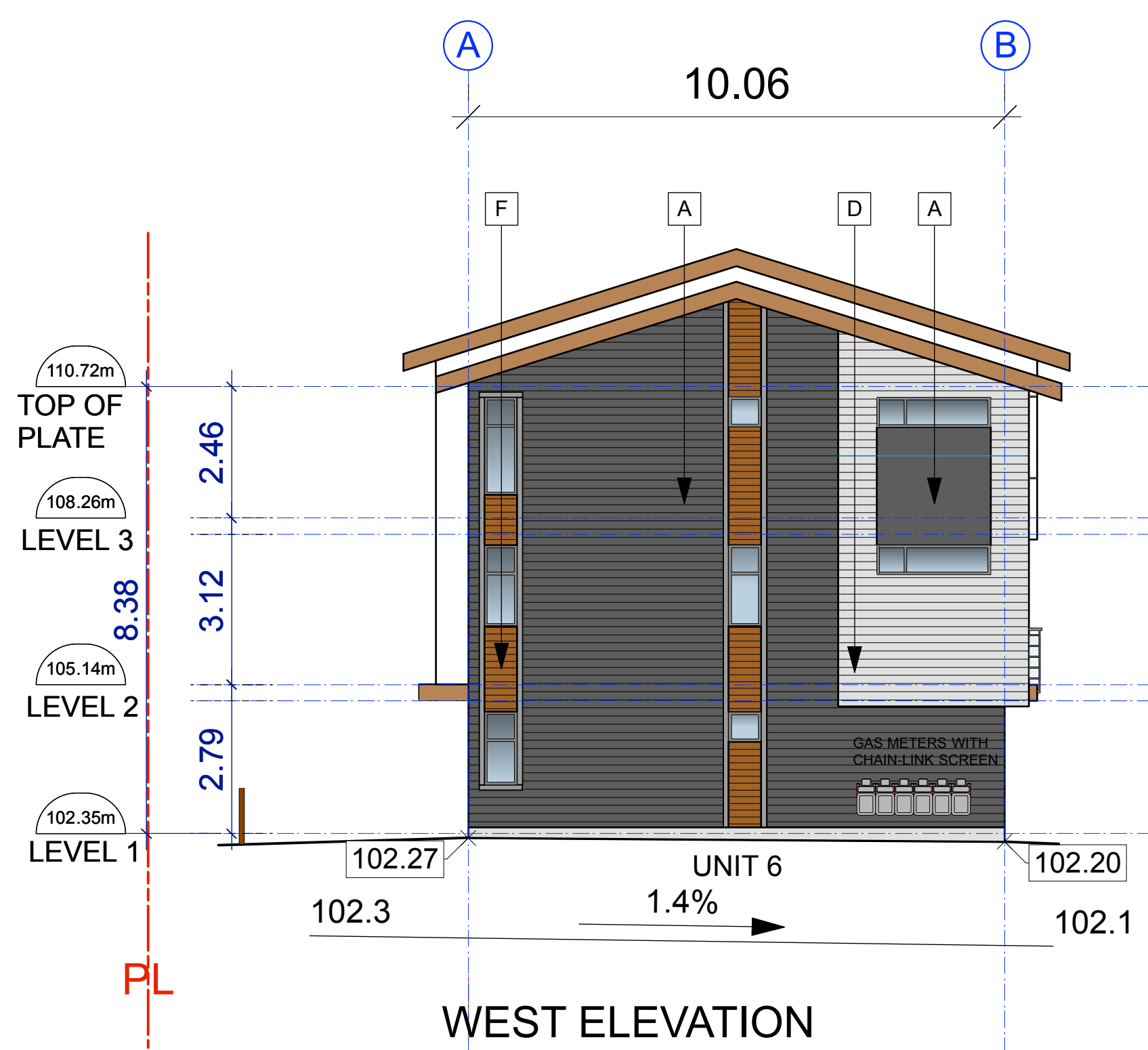
Project Title:
TOWNHOUSE PROJECT
 6132,6144,6156
 128 St, SUREY, BC
 SURREY, BC

Drawing Title:
**BUILDING 1
 ELEVATIONS**

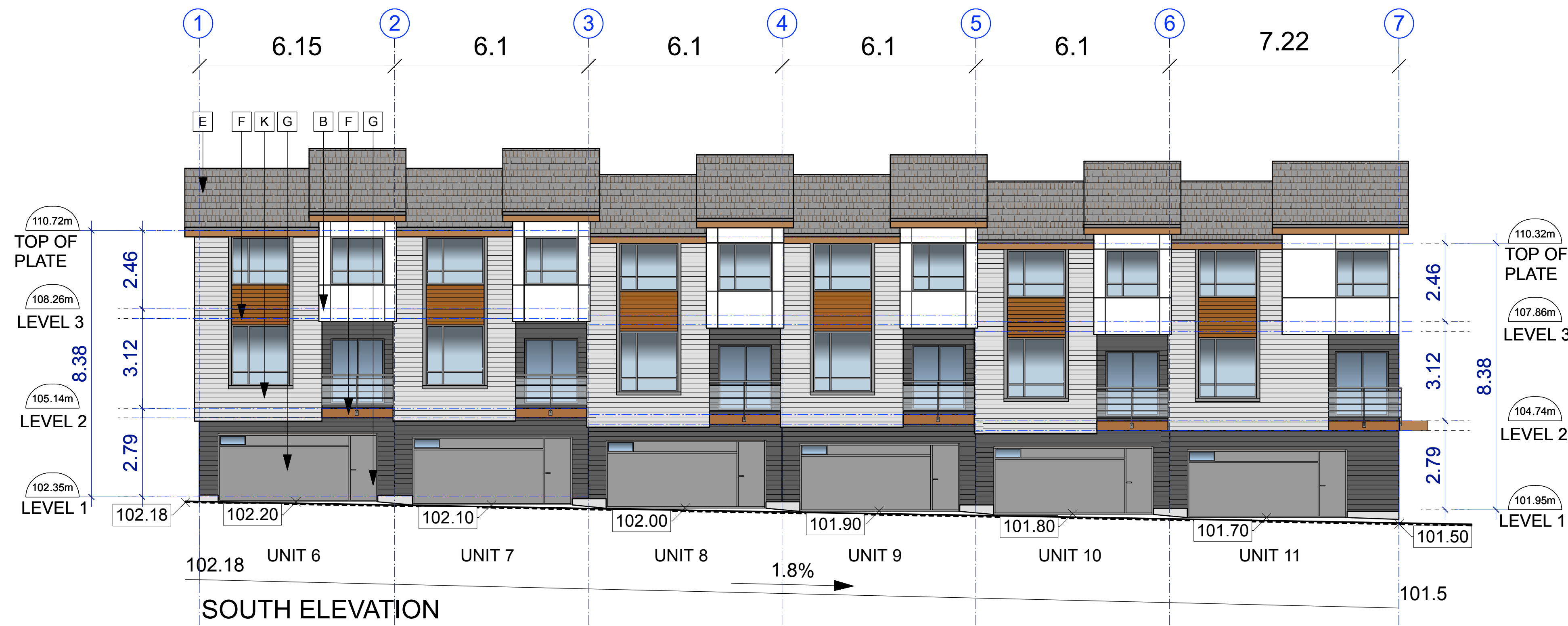
Date: -	Project Number: 1630
Scale: 1/8" = 1' - 0"	Sheet No. DP301
Drawn By:	
Approved By: WG	

Copyright Reserved
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

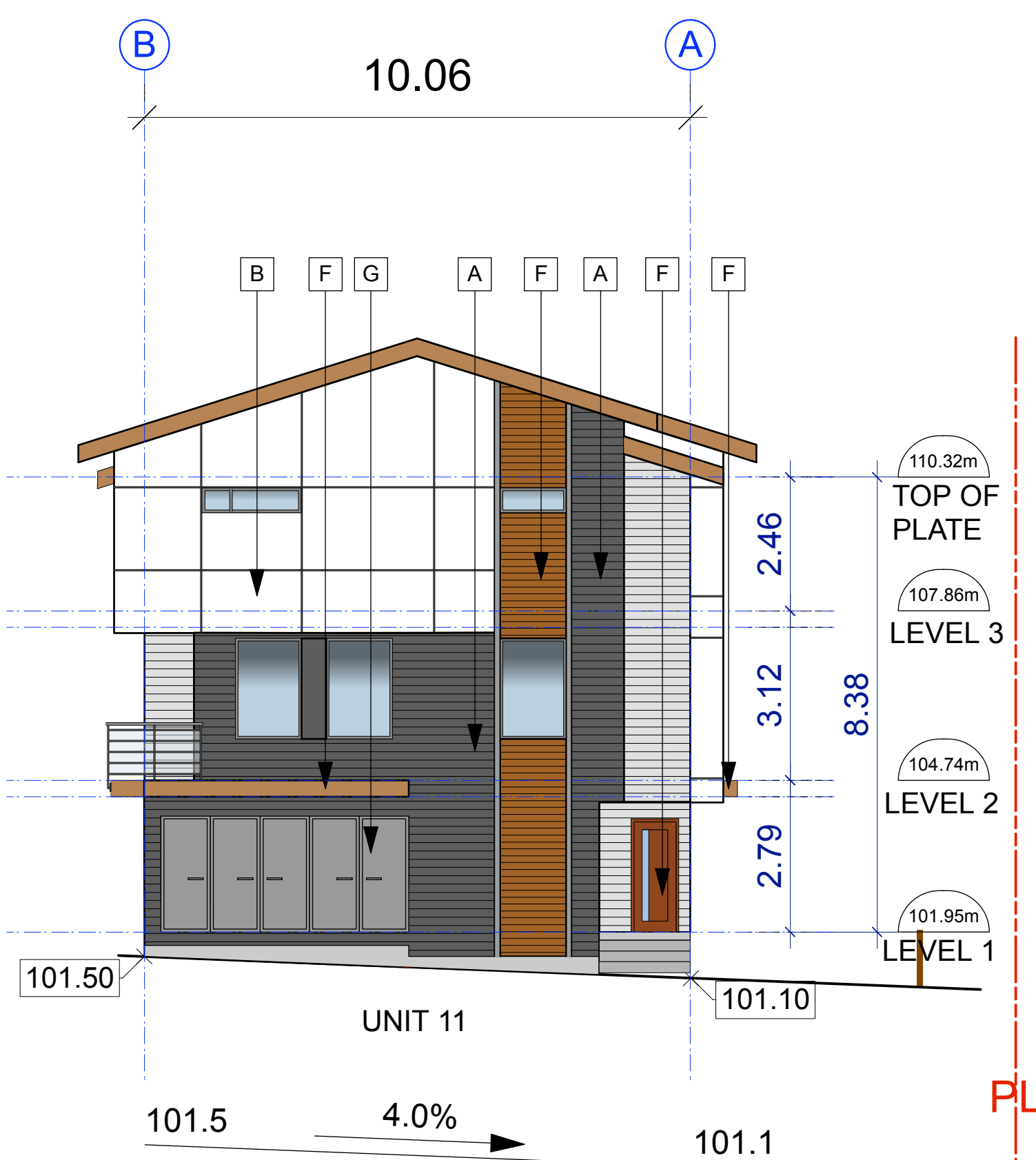
No: Date: Revision Details:



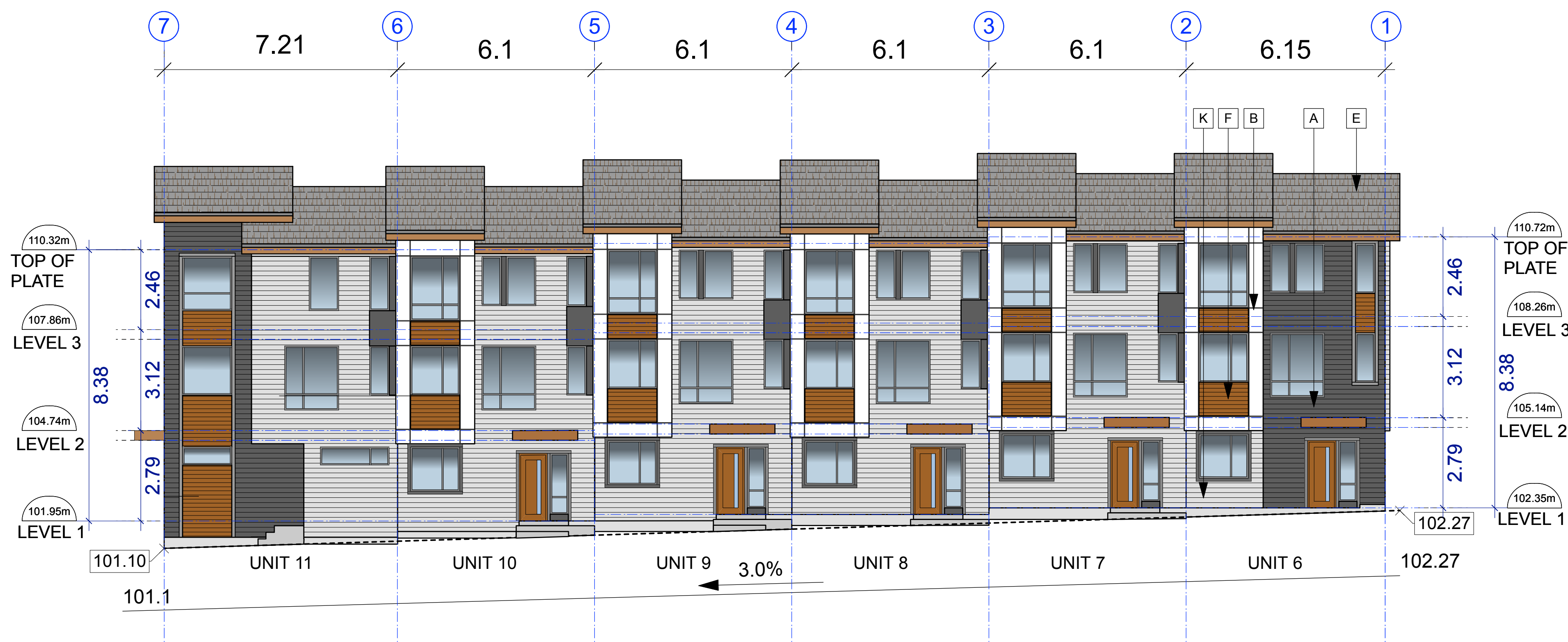
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NOTE:
 FOR MATERIALS AND COLOUR
 DESCRIPTIONS REF. TO COLOUR SCHEME



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

Project Title:
**TOWNHOUSE
 DEVELOPMENT**
 6132, 6144, 6156
 128th STREET
 SURREY, BC

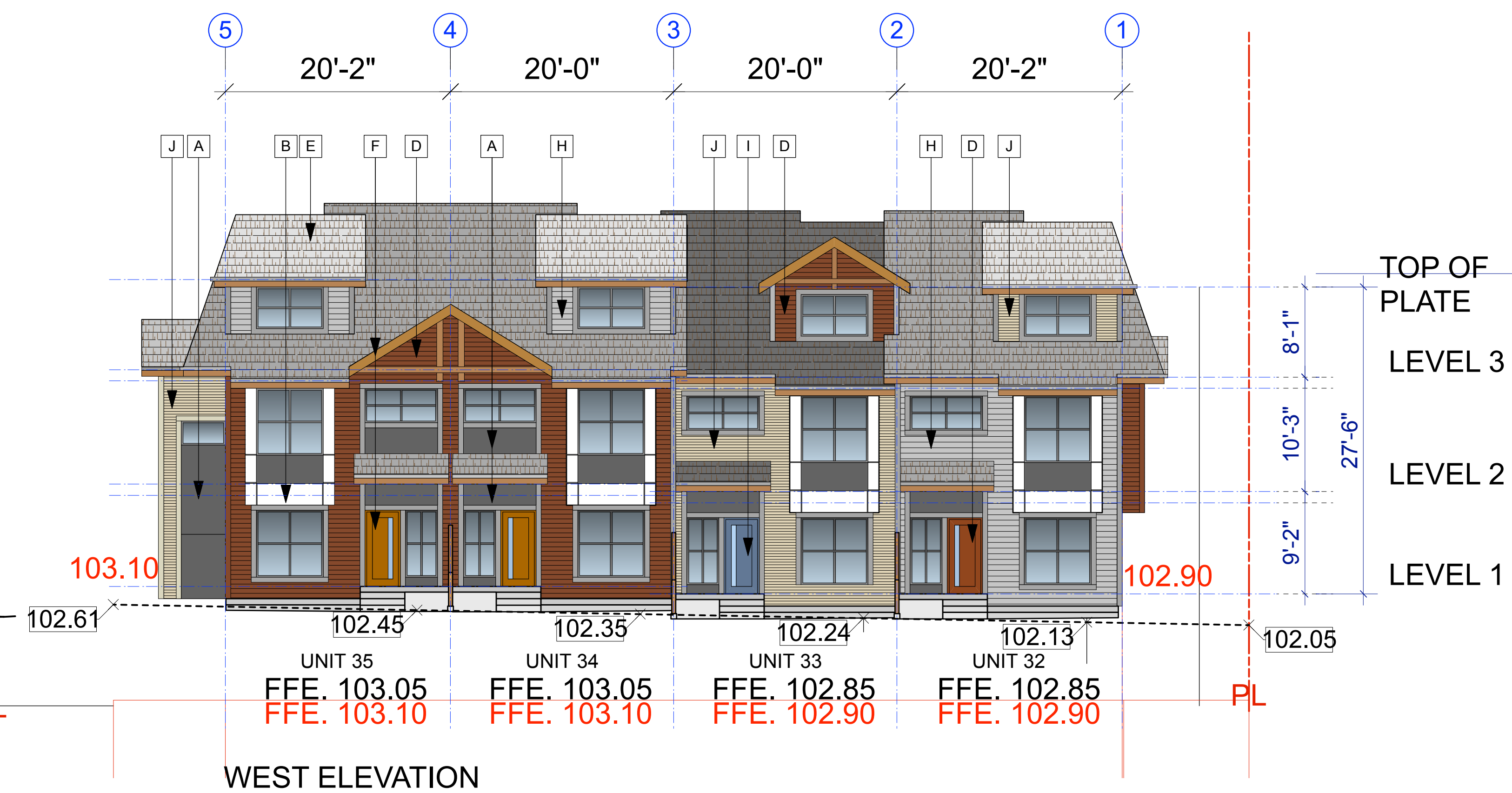
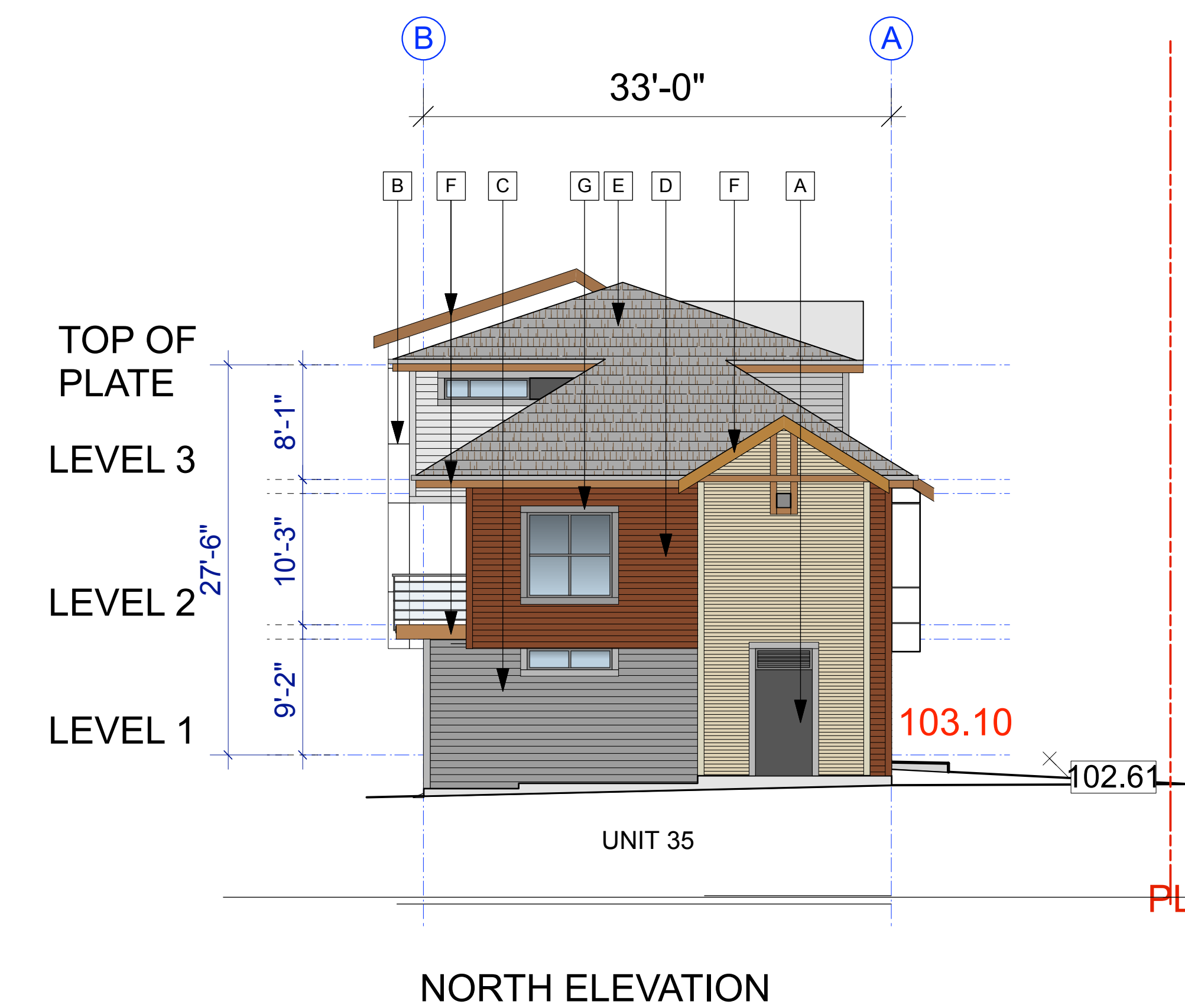
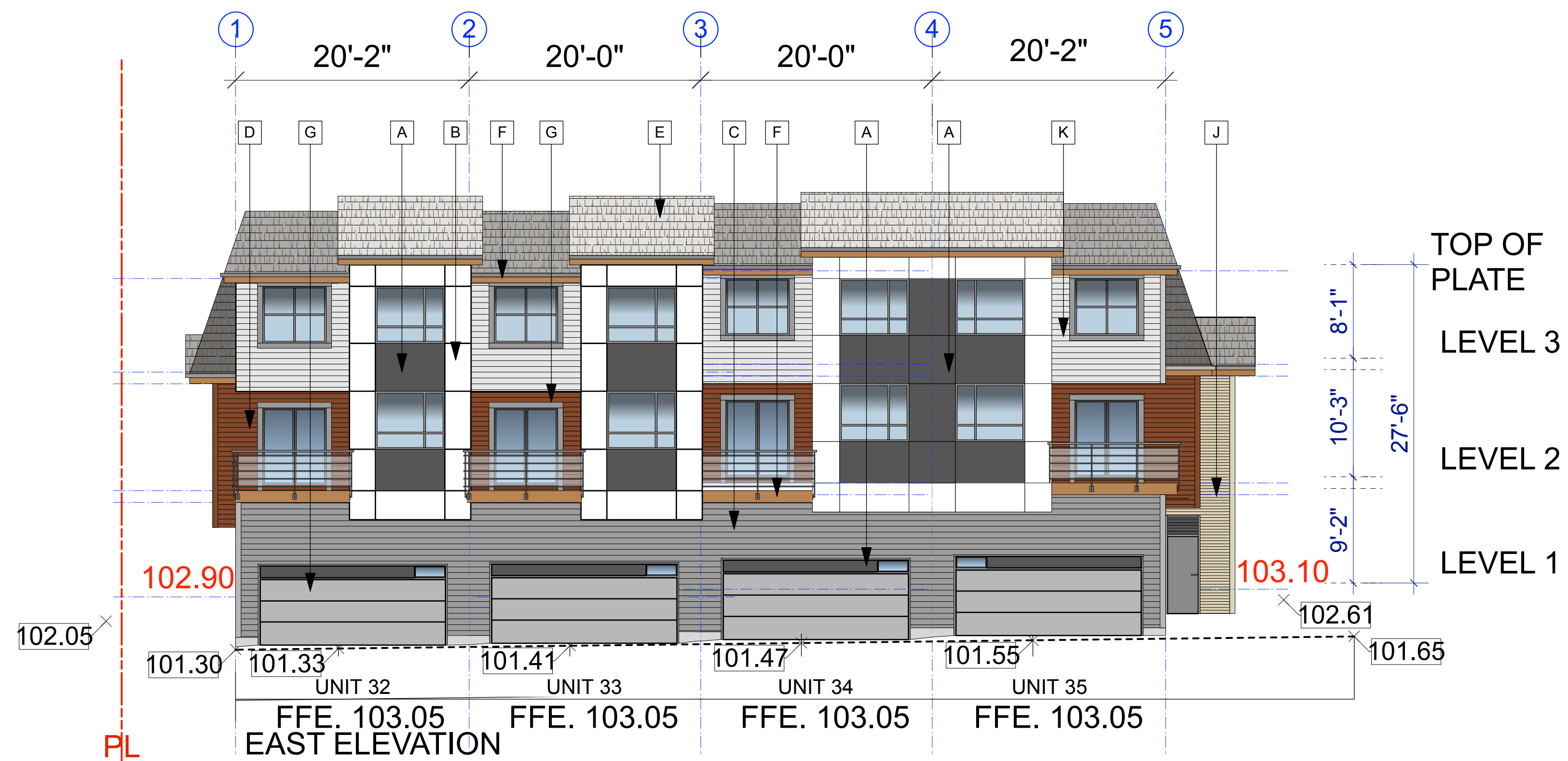
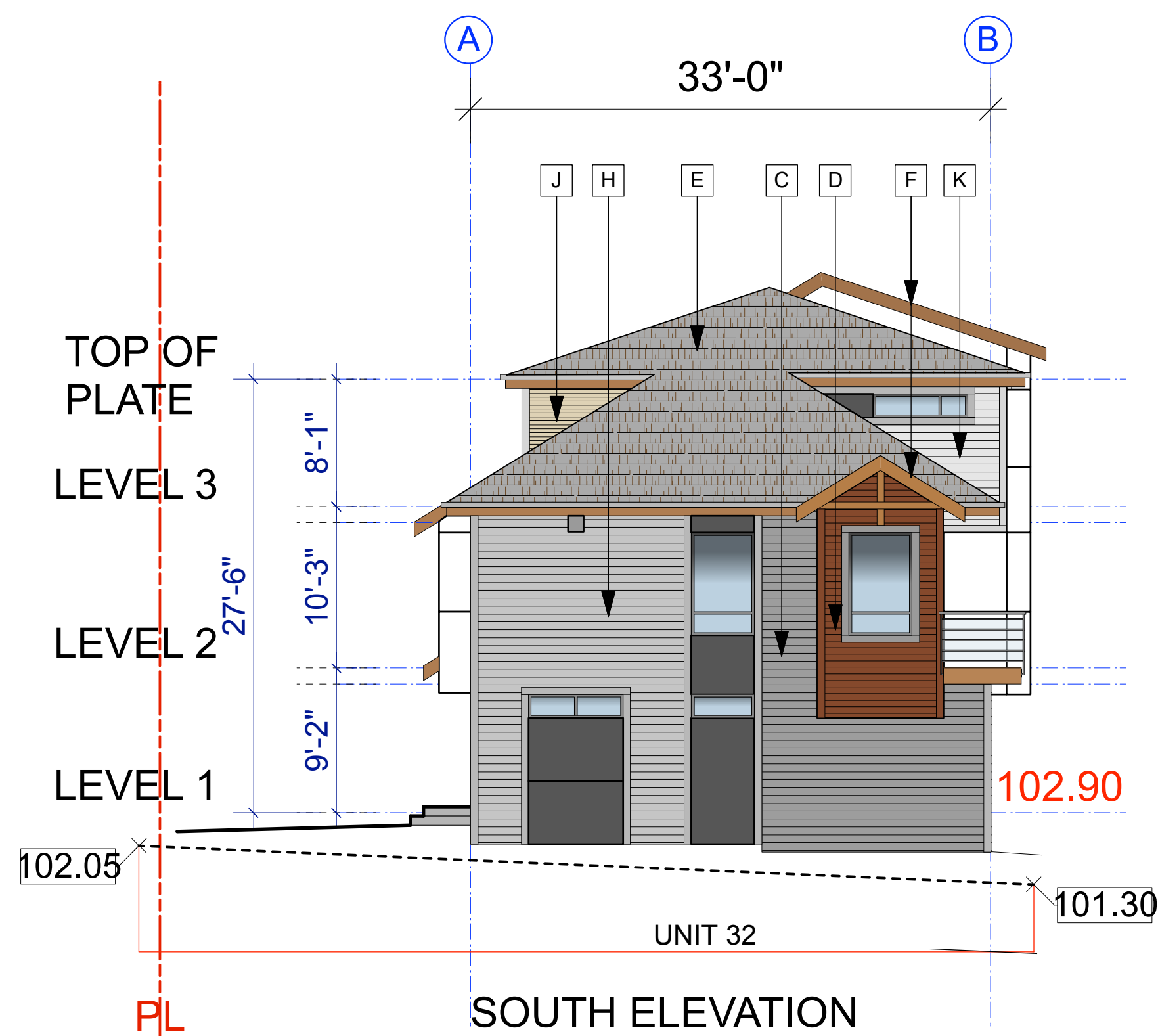
Drawing Title:
**BUILDING 2
 ELEVATIONS**

Date: July 2018	Project Number: 1630
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By:	DP302
Approved By: WG	

Copyright Reserved
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No: Date: Revision Details:

No:	Date:	Revision Details:



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

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

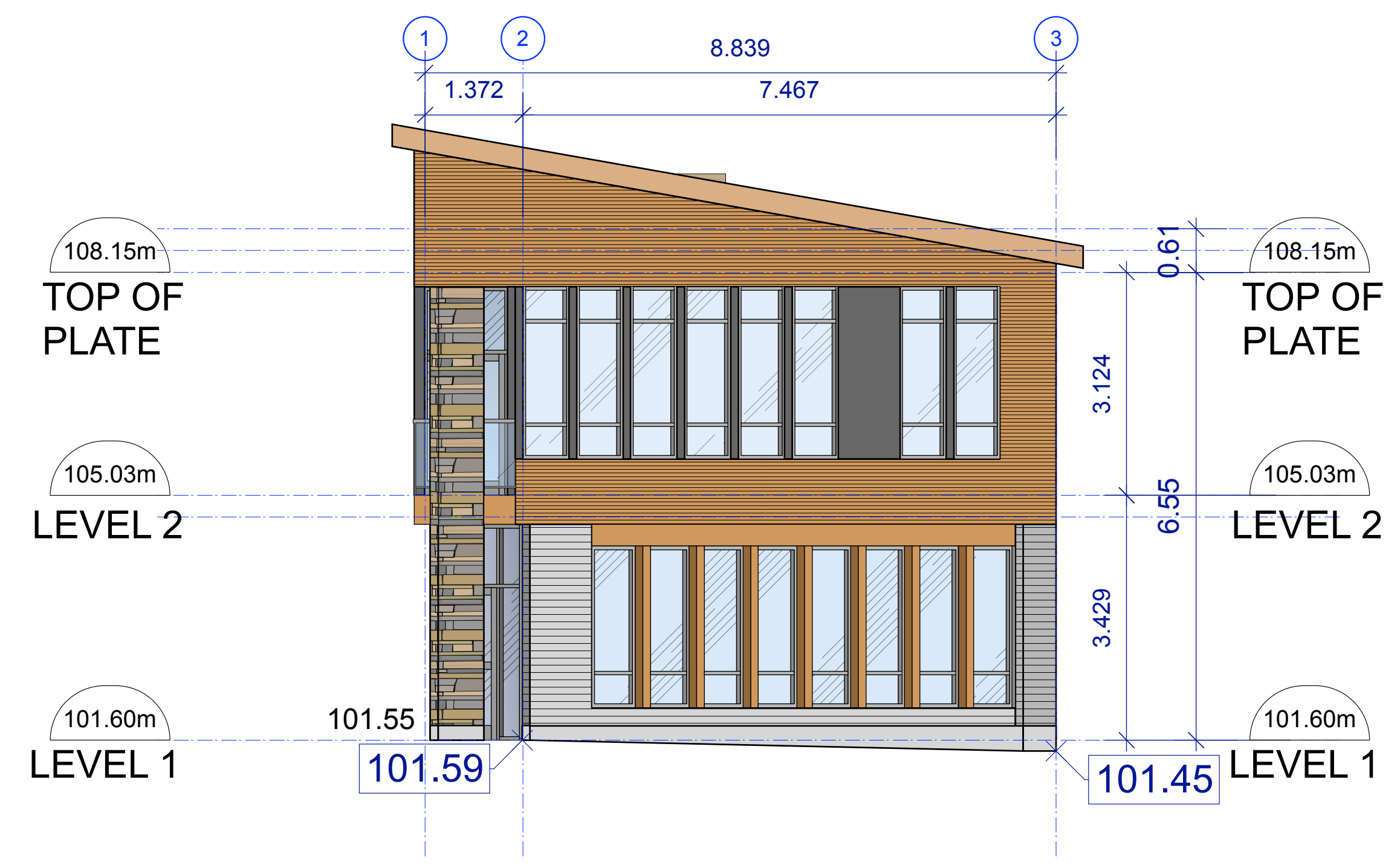
Project Title:
TOWNHOUSE PROJECT
 6132,6144,6156
 128 St, SUREY, BC
 SURREY, BC

Drawing Title:
**BUILDING 7
 ELEVATIONS**

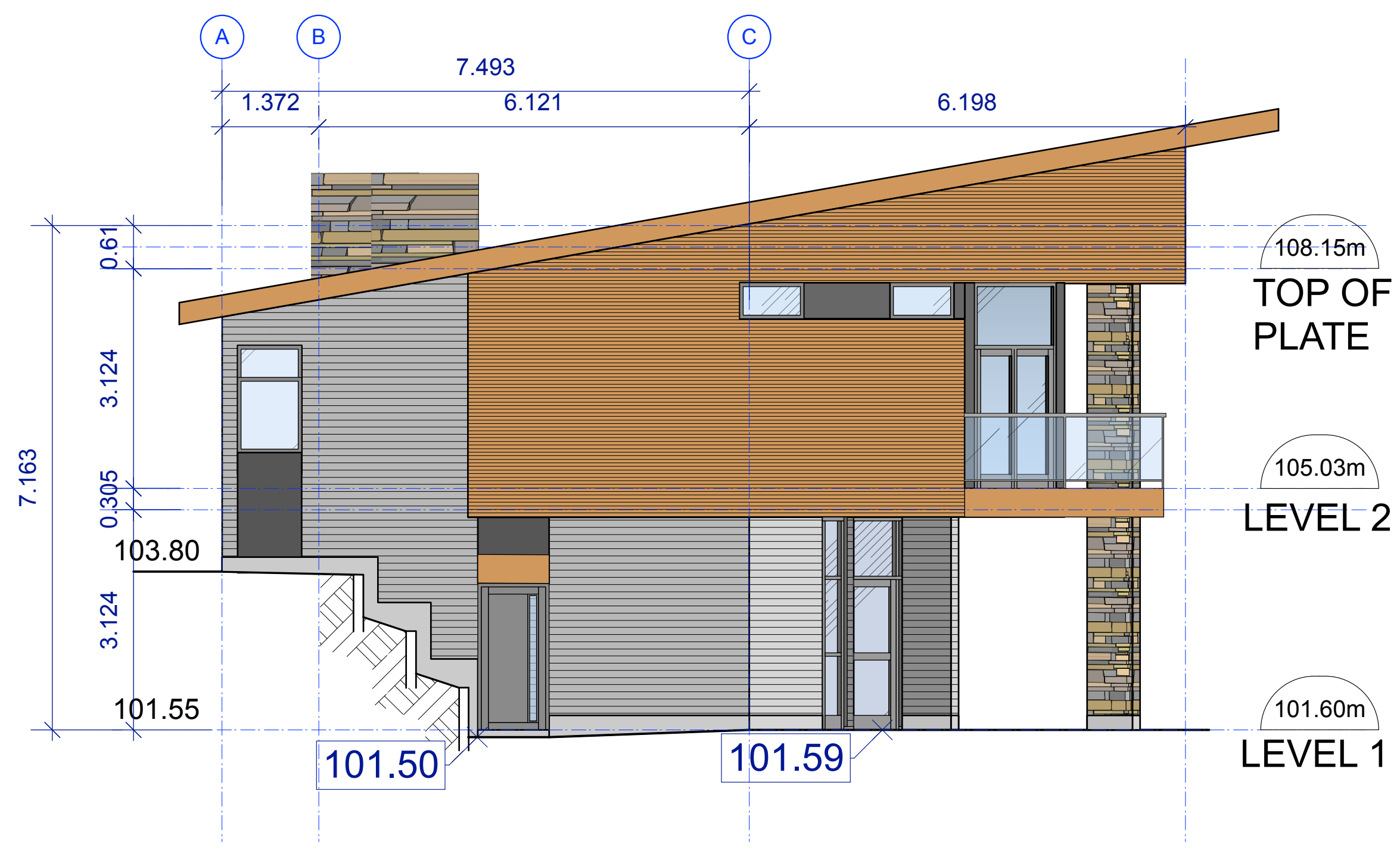
Date: July 2018	Project Number: 1630
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By:	DP370
Approved By: WG	

Copyright Reserved
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

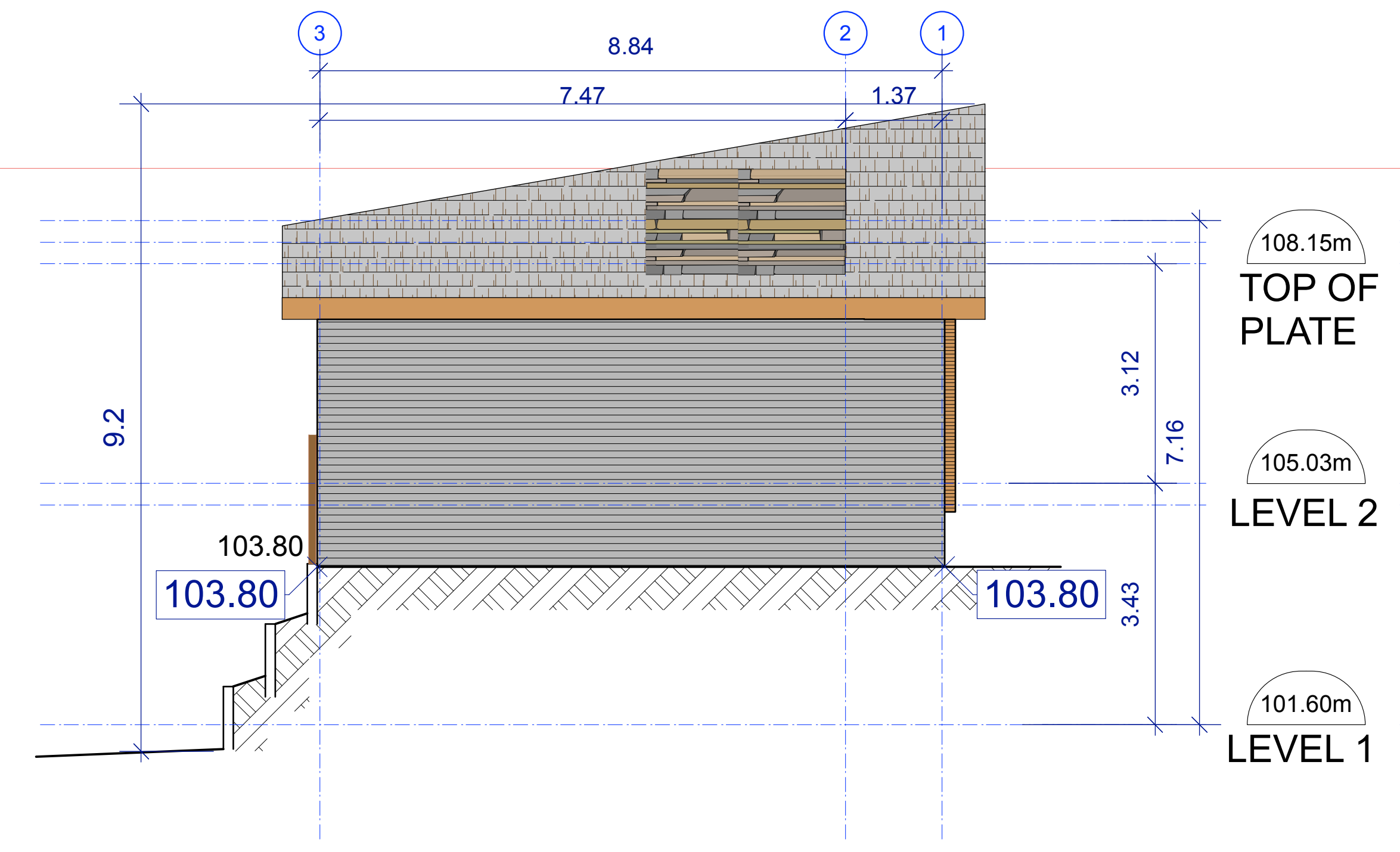
No:	Date:	Revision Details:



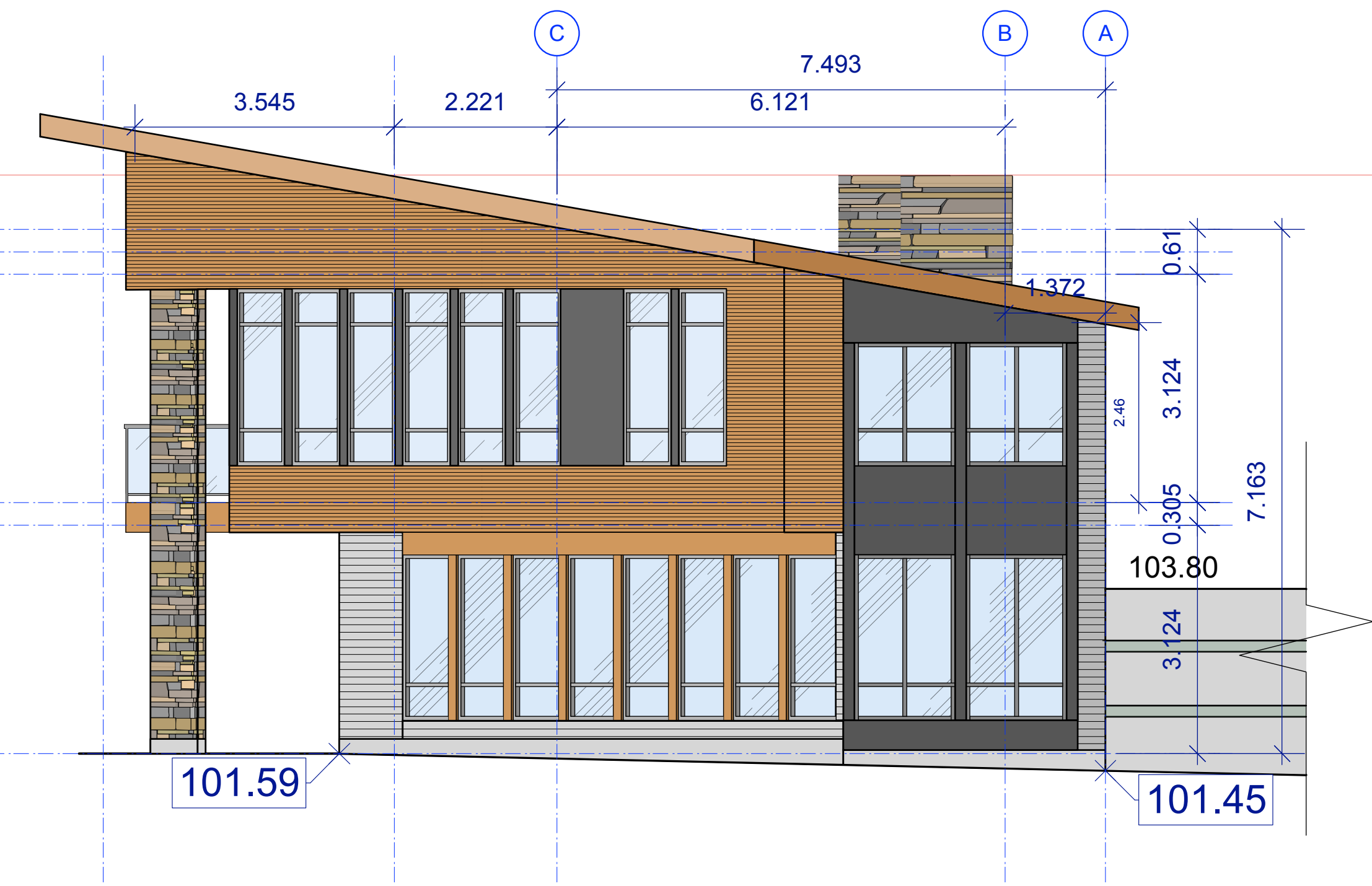
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



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

Project Title:
TOWNHOUSE DEVELOPMENT
 6132, 6144, 6156
 128th STREET
 SURREY, BC

Drawing Title:
AMENITY BUILDING ELEVATIONS

Date: - July 2018	Project Number: 1630
Scale: 3/16" = 1' - 0"	Sheet No.:
Drawn By:	DP308
Approved By: WG	

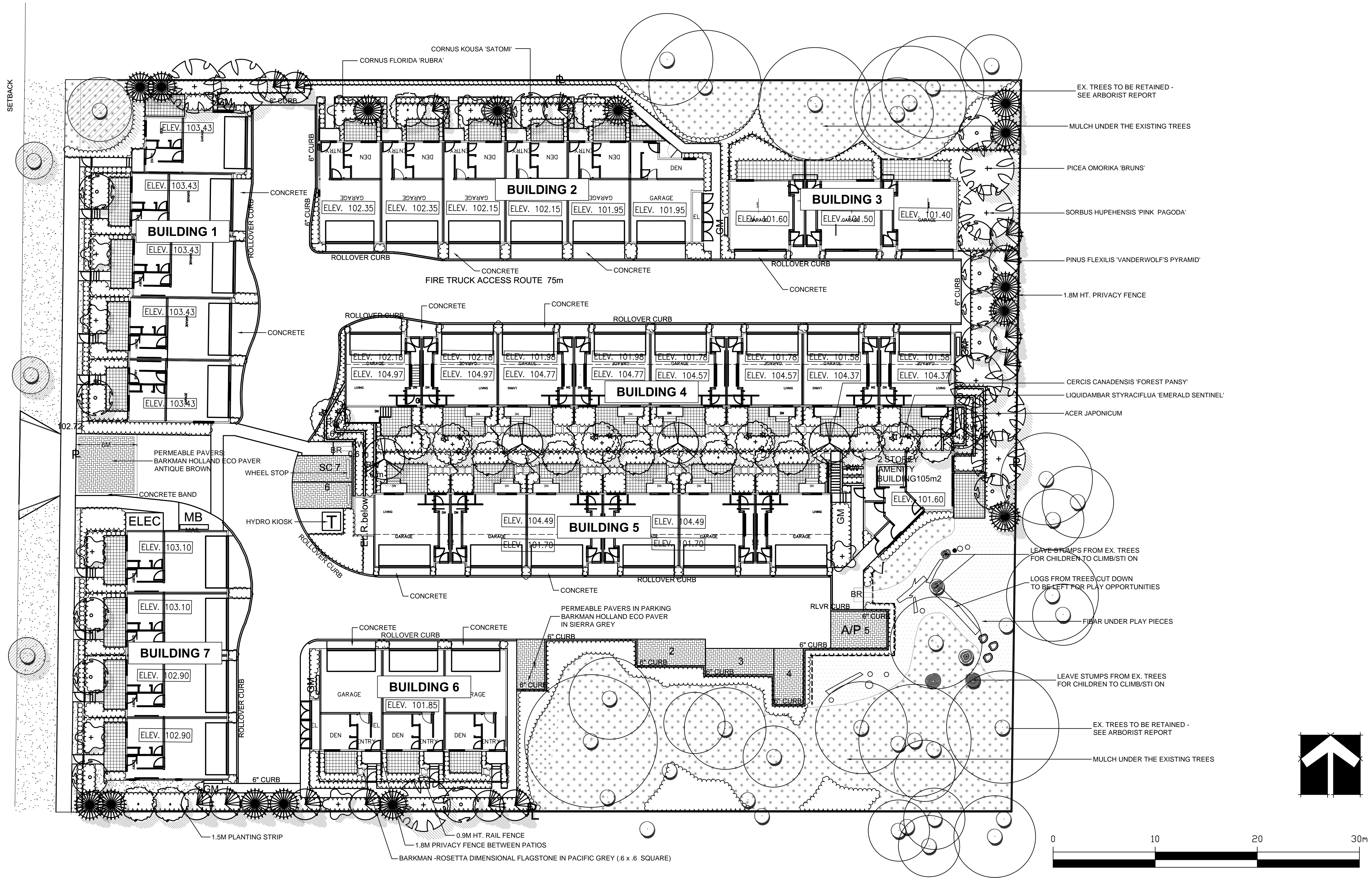
SEAL:

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-261
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	12	ACER JAPONICUM	FULLMOON MAPLE	5CM CAL. 1.5M STD; B&B
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL. 1.8M STD; B&B
	8	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL. 1.5M STD; B&B
	13	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	5CM CAL. 1.5M STD; B&B TREE FORM
	5	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	6CM CAL. 2M STD; B&B
	15	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	14	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT; B&B
	8	SORBUS HUPEHENSIS 'PINK PAGODA'	PINK PAGODA MOUNTAIN ASH	6CM CAL. 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA 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

128 STREET

128TH STREET



NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUL.13	NEW SITE PLAN	YR
1	18.JUN.27	NEW SITE PLAN	YR

CLIENT:

PROJECT:
TOWNHOUSE DEV.
6132, 6144 + 6156 128th STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 17.DEC.18 DRAWING NUMBER:
SCALE: 1:200
DRAWN: MM
DESIGN: MM
CHK'D: MCY

L1

OF 7

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUL.13	NEW SITE PLAN	YR
1	18.JUN.27	NEW SITE PLAN	YR

NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUL.13	NEW SITE PLAN	YR
1	18.JUN.27	NEW SITE PLAN	YR

CLIENT:

PROJECT:

TOWNHOUSE DEV.

6132, 6144 + 6156 128th STREET
SURREY, BC

DRAWING TITLE:

GRADING PLAN

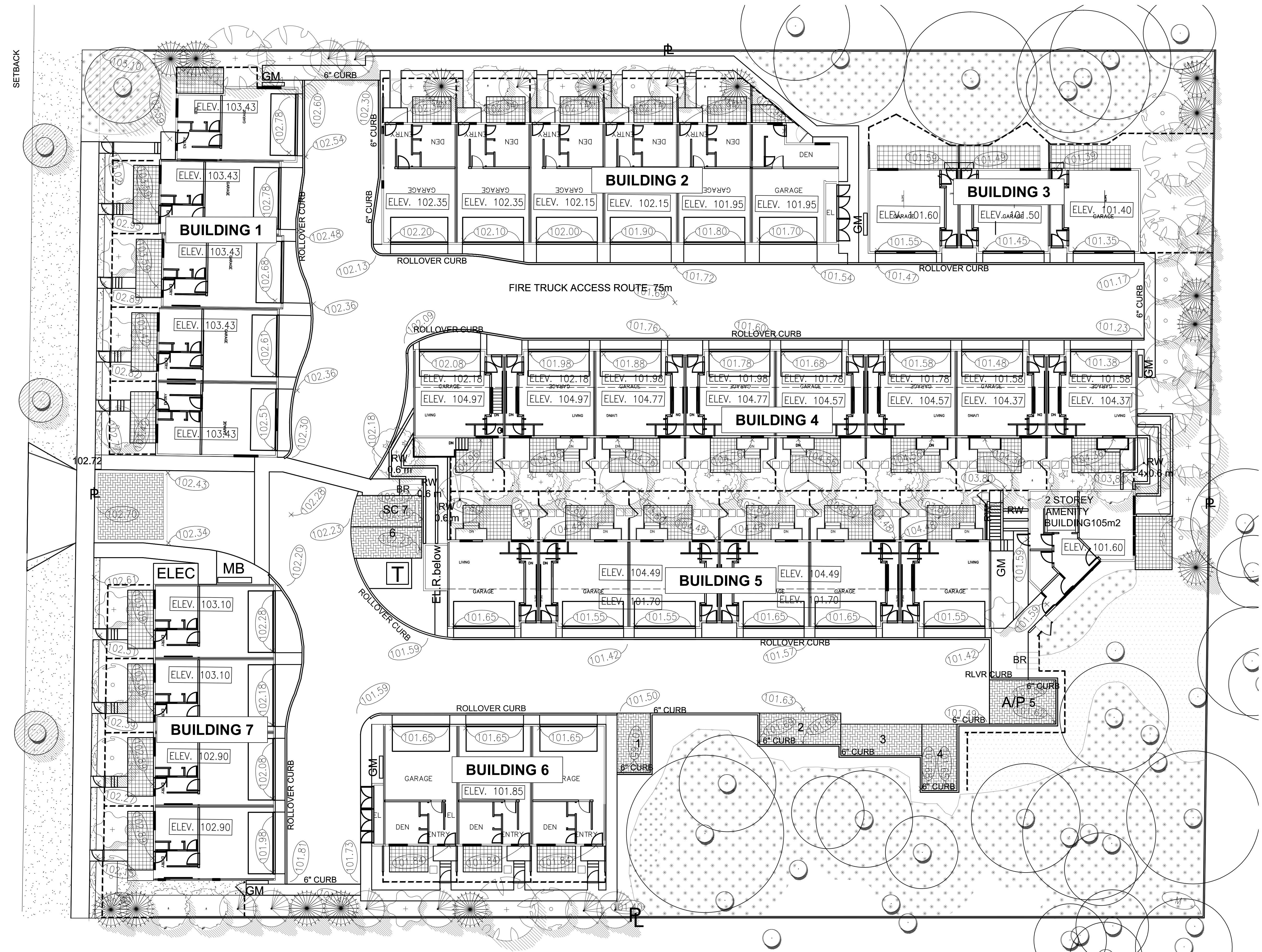
DATE:	17.DEC.18	DRAWING NUMBER:	
SCALE:	1:150		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MCY		

L6

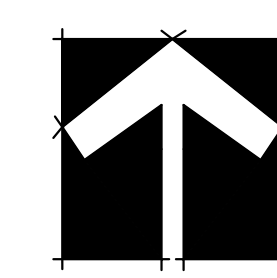
OF 7

PMG PROJECT NUMBER:

17-261



SETBACK



17261-2.ZIP

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 29, 2018** PROJECT FILE: **7817-0256-00**

RE: **Engineering Requirements
Location: 6132/6144/6156 - 128 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment beyond those noted for Rezone/Subdivision below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5 m on 128 Street toward 30.0 m Arterial Road allowance.
- Register 0.5 m statutory right-of-way along 128 Street for inspection chambers and sidewalk maintenance.


Works and Services

- Construct southbound left turn bay along 128 Street to allow for left-in vehicle access.
- Grade property line along 128 Street to +/- 300 mm of centerline road elevation.
- Confirm downstream storm system capacity; upgrade if required.
- Provide on-site stormwater mitigation features in accordance with Fleetwood Greenway North Creek Integrated Stormwater Management Plan.
- Provide water quality treatment for on-lot surface parking and driving areas.
- Provide a water, storm, and sanitary connection to the lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit other than those noted in the Rezone/Subdivision above.



Tommy Buchmann, P.Eng.
Development Engineer

MB



Planning March 7, 2018

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.

Panorama Park Elementary is currently operating at 142% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. As of September 2017, there are 4 portables on site used for enrolling space. There is a new 200 capacity addition in design with a target opening for September 2019. This addition will address the 10 year projected enrolment growth.

Panorama Ridge Secondary is currently operating at 116% and is projected to grow by 75 students over the next 10 years. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0256 00

SUMMARY

The proposed 35 townhouse units are estimated to have the following impact on the following schools:

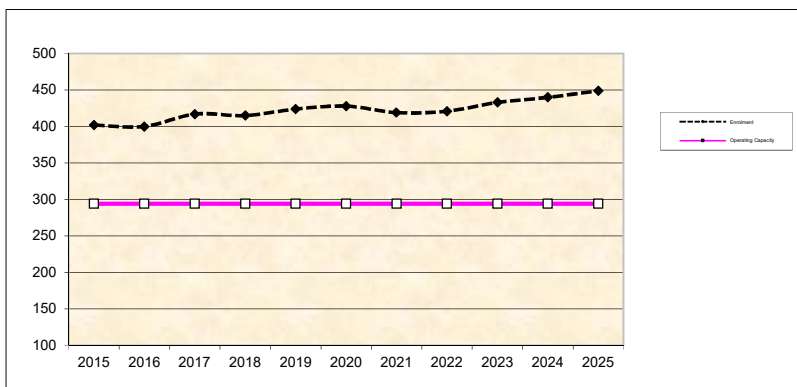
Projected # of students for this development:

Elementary Students:	9
Secondary Students:	5

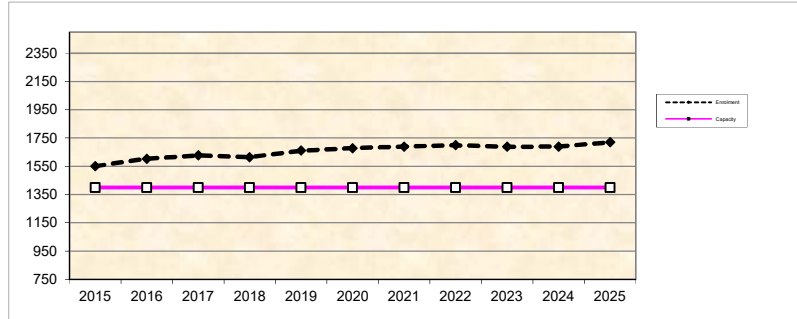
September 2017 Enrolment/School Capacity

Panorama Park Elementary	
Enrolment (K/1-7):	48 K + 369
Operating Capacity (K/1-7)	38 K + 256
Panorama Ridge Secondary	
Enrolment (8-12):	1627
Capacity (8-12):	1400

Panorama Park Elementary



Panorama Ridge 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0256-00


Address: 6132 - 128 Street, Surrey, BC

Registered Arborist: Mike Fadum and Peter Mennel

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)	74
Protected Trees to be Removed	48
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	26
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = 7 - All other Trees Requiring 2 to 1 Replacement Ratio 41 X two (2) = 82 	89
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

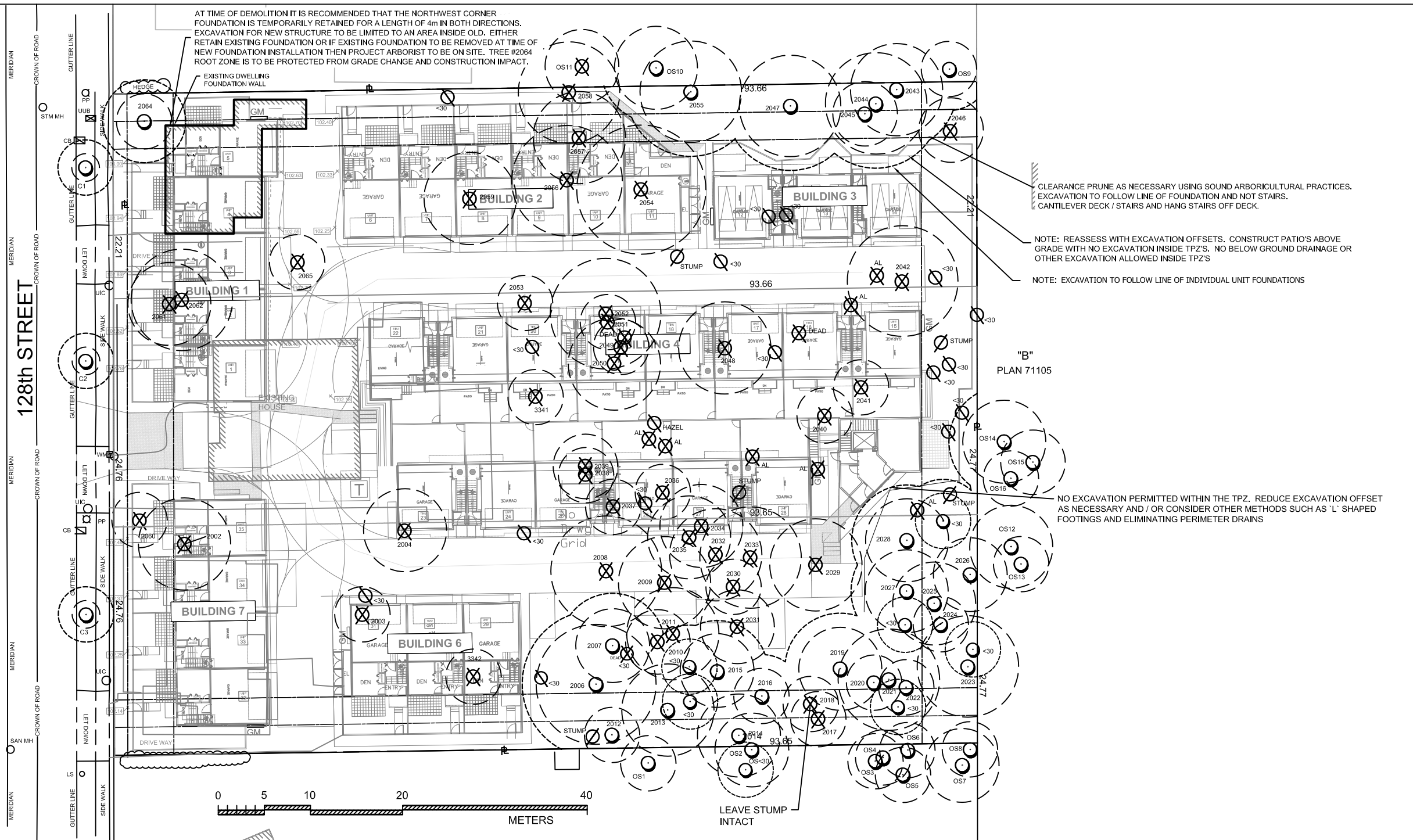
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement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

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

Signature of Arborist: 

Date: June 22, 2018





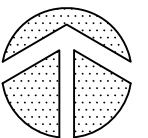
LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BYLAW TREE
- MINIMUM NO DISTURBANCE ZONE
- TREE STUMP
- 1.5 METER EXCAVATION OFFSET

NOTE: TREES OFFSITE 12 - OFFSITE 16 HAVE NOT BEEN SURVEYED

NOTE: CROWN CLEAN ALL TREES AS NECESSARY.

NOTE: PROJECT ARBORIST TO DETERMINE STUMPS TO REMAIN AND STUMPS TO REMOVE



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	DEC12/16	MK	REVISED SITE PLAN	6	APR18/17	MK	REVISED SITE PLAN	11	JUN21/18	MK	REVISED SITE PLAN
2	JAN16/17	MK	REVISED SITE PLAN	7	OCT12/17	MK	REVISIONS				
3	JAN24/17	MK	REVISED SITE PLAN	8	NOV09/17	MK	REVISED SITE PLAN				
4	MAR30/17	MK	REVISED SITE PLAN	9	NOV21/17	MK	REVISED SITE PLAN				
5	APR07/17	MK	REVISED SITE PLAN	10	NOV24/17	MK	REVISED SITE PLAN				

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

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
6132 6144 6156 128 ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE RETENTION PLAN

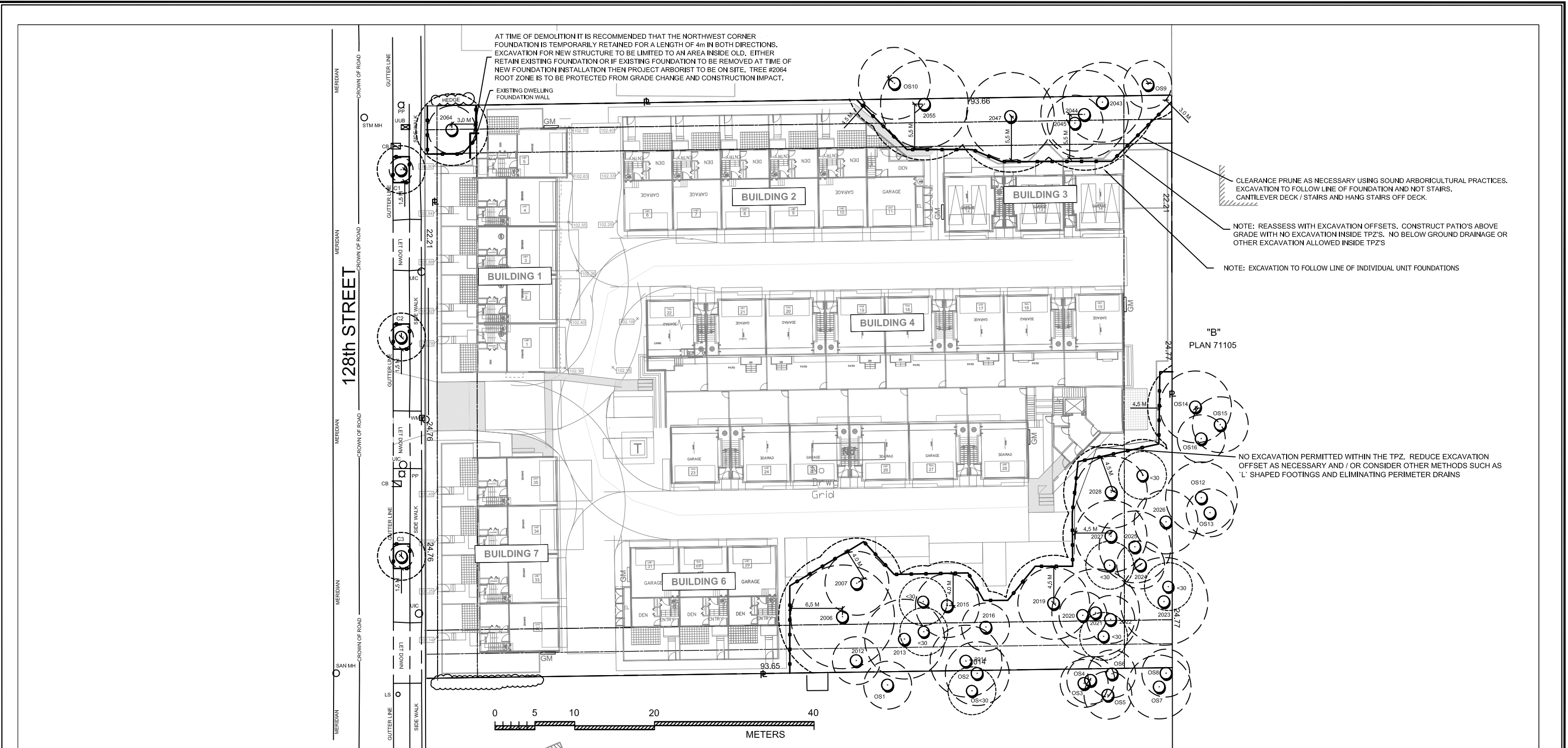
CLIENT

DATE
NOVEMBER 16, 2016

DRAWN
SGL

SCALE
AS SHOWN

T-1
SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5 METER EXCAVATION OFFSET

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.

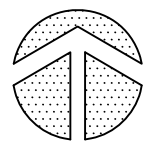
NOTE: RETAIN <30 TREES AS REQUESTED BY SURREY STAFF. REASSESS <30 TREES FOR HEALTH AND STRUCTURE WITH EDGE TREE ASSESSMENT. HIGH RISK, DEAD AND DECLINING TREES TO BE REMOVED

NOTE: PROJECT ARBORIST TO DETERMINE STUMPS TO REMAIN AND STUMPS TO REMOVE

NOTE: ALL RETAINED TREES TO UNDERGO A TREE RISK ASSESSMENT TO DETERMINE IF THEY ARE AT AN INCREASED RISK OF FAILURE WHEN SURROUNDING TREES ARE REMOVED.

NOTE: UNDERSTORY VEGETATION IS TO REMAIN AS PER SURREY STAFF. WE RECOMMEND THE REMOVAL OF NON NATIVE AND INVASIVE SPECIES.

NOTE: CROWN CLEAN ALL TREES AS NECESSARY.



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	DEC12/16	MK	REVISED SITE PLAN	6	APR18/17	MK	REVISED SITE PLAN	11	JUN21/18	MK	REVISED SITE PLAN
2	JAN16/17	MK	REVISED SITE PLAN	7	OCT12/17	MK	REVISIONS				
3	JAN24/17	MK	REVISED SITE PLAN	8	NOV09/17	MK	REVISED SITE PLAN				
4	MAR30/17	MK	REVISED SITE PLAN	9	NOV21/17	MK	REVISED SITE PLAN				
5	APR07/17	MK	REVISED SITE PLAN	10	NOV24/17	MK	REVISED SITE PLAN				

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

© Copyright Reserved.
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
6132 6144 6156 128 ST.
 SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

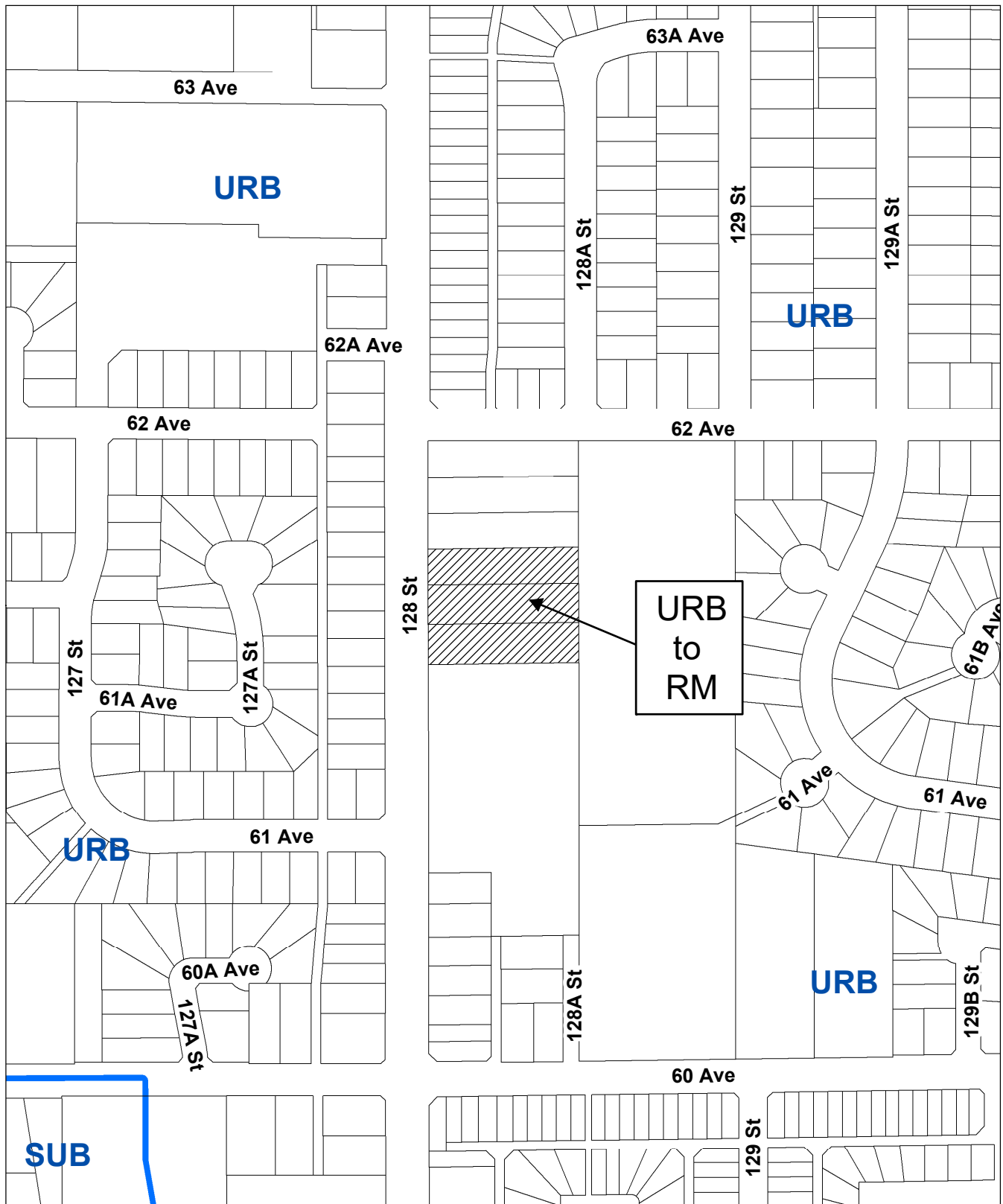
CLIENT

DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 NOVEMBER 16, 2016

T-2
 SHEET 2 OF 2



OCP Amendment 7917-0256-00
Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0256-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(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: 010-121-935

Lot 7 Except: Part Dedicated Road on Plan BCP13885; Section 8 Township 2 New Westminster District Plan 15457

6132 - 128 Street

Parcel Identifier: 002-310-805

Lot 8 Except: Part Dedicated Road on Plan BCP13619 Section 8 Township 2 New Westminster District Plan 15457

6144 - 128 Street

Parcel Identifier: 002-956-837

Lot 9, Except Part Dedicated Road on Plan BCP16374 Section 8 Township 2 New Westminster District Plan 15457

6156 - 128 Street

(the "Land")

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

Parcel Identifier:

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

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

- (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for Buildings 1 and 7;
- (b) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 6, and to 3.0 metres (10 ft.) for Building 7;
- (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3, 4 and the Indoor Amenity Building; and
- (d) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 2, and to 3.0 metres (10 ft.) for Building 1.

5. This development variance permit applies to only the portion of 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 unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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

Copyright Reserved
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No:	Date:	Revision Details:

PROJECT STATISTICS

ZONE : RM-30
 GROSS LOT AREA : 6,718.19m² = 1.66 ACRE
 NET LOT AREA : 6,610.59 m² = 1.63 ACRE

SETBACKS:
 NORTH: 3.0 m and 6.0 m
 SOUTH: 3.0 m and 6.0 m
 WEST: 5.0 m
 EAST: 6.0 m

NUMBER OF UNITS: **35**

DENSITY NET: 21.08 UPA
 DENSITY GROSS: 21.47 UPA

BUILDINGS FLOOR AREA: 4,507.04m²

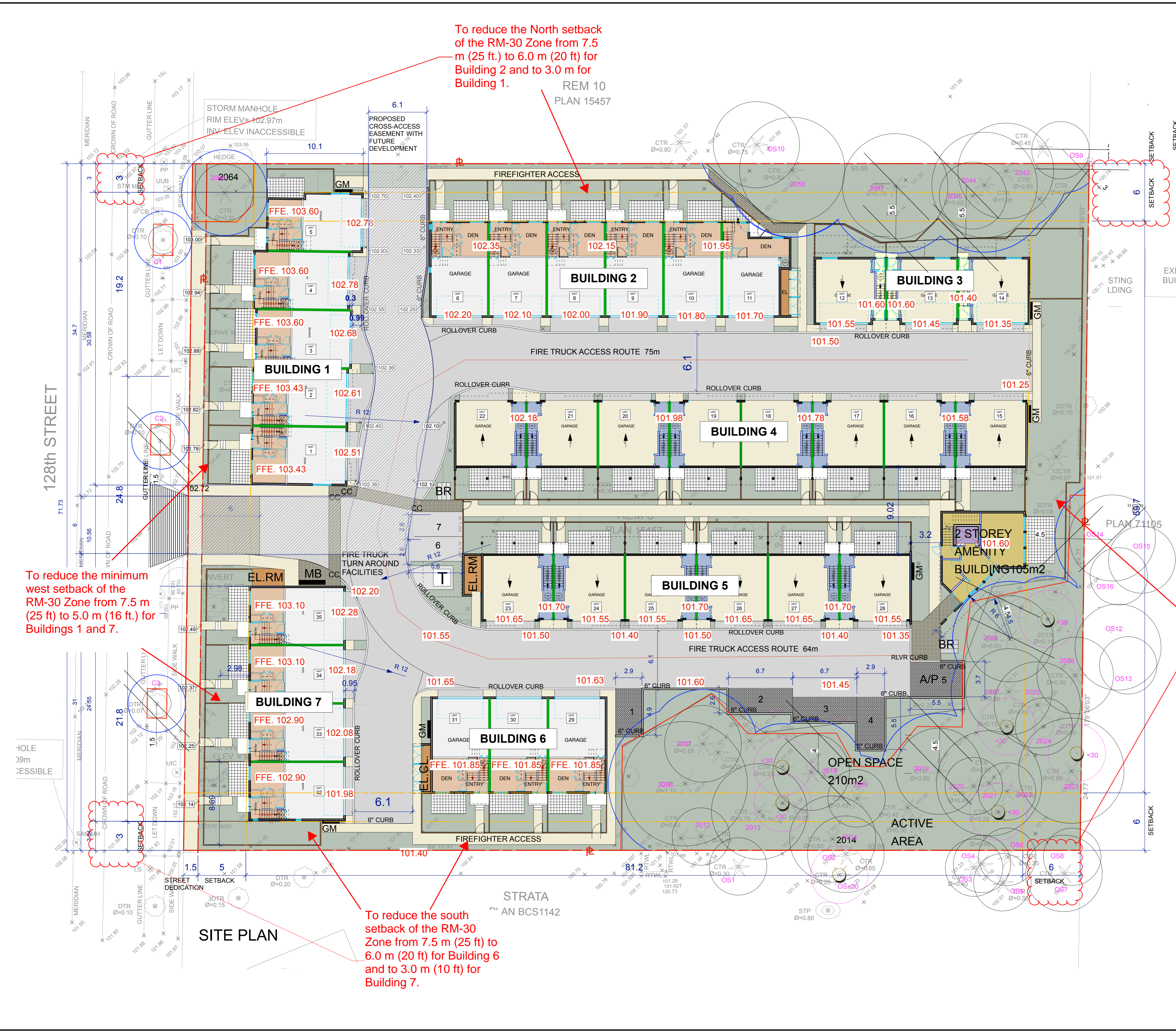
FAR GROSS: 0.67
 FAR NET: 0.68

SITE COVERAGE: 25% (buildings)

OPEN AMENITY:
 - REQUIRED: 35x3= 105 m²
 - PROVIDED: 210m²

INDOOR AMENITY:
 - REQUIRED: 35x3= 105 m²
 - PROVIDED: 144.17 m²

INDOOR PARKING: 35X2=70 p.s. (PROVIDED IN DOUBLE GARAGES)
 VISITORS OFF STREET PARKING :
 - REQUIRED: 35X0.2= 7 p.s.
 - PROVIDED: 7 p.s.
 TOTAL PARKING SPACES: 70+7 =77 p.s.



To reduce the North setback of the RM-30 Zone from 7.5 m (25 ft.) to 6.0 m (20 ft) for Building 2 and to 3.0 m for Building 1.

To reduce the minimum west setback of the RM-30 Zone from 7.5 m (25 ft) to 5.0 m (16 ft.) for Buildings 1 and 7.

To reduce the east setback of the RM-30 Zone from 7.5 m (25 ft) to 6.0 m (20 ft) for Buildings 3, 4 and Amenity Building.

To reduce the south setback of the RM-30 Zone from 7.5 m (25 ft) to 6.0 m (20 ft) for Building 6 and to 3.0 m (10 ft) for Building 7.

SITE PLAN

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

Project Title:
TOWNHOUSE DEVELOPMENT
 6132, 6144, 6156
 128th STREET
 SURREY, BC

Drawing Title:
SITE PLAN

Date: October 2017	Project Number: 1630
Scale: 1/16" = 1' - 0"	Sheet No.:
Drawn By: YA, NC	DP104
Approved By: WG	