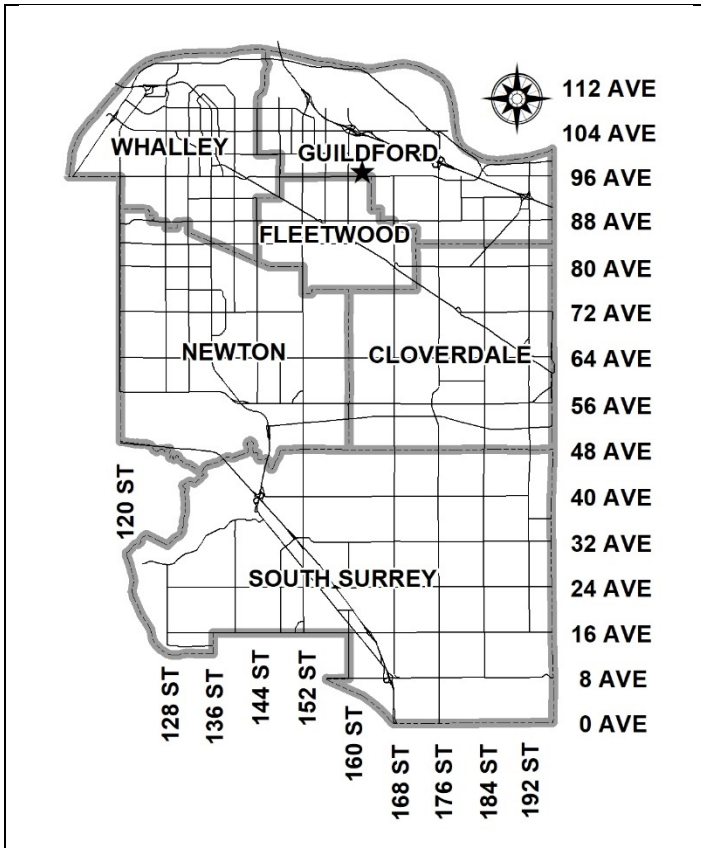


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0530-00

Planning Report Date: May 27, 2019



PROPOSAL:

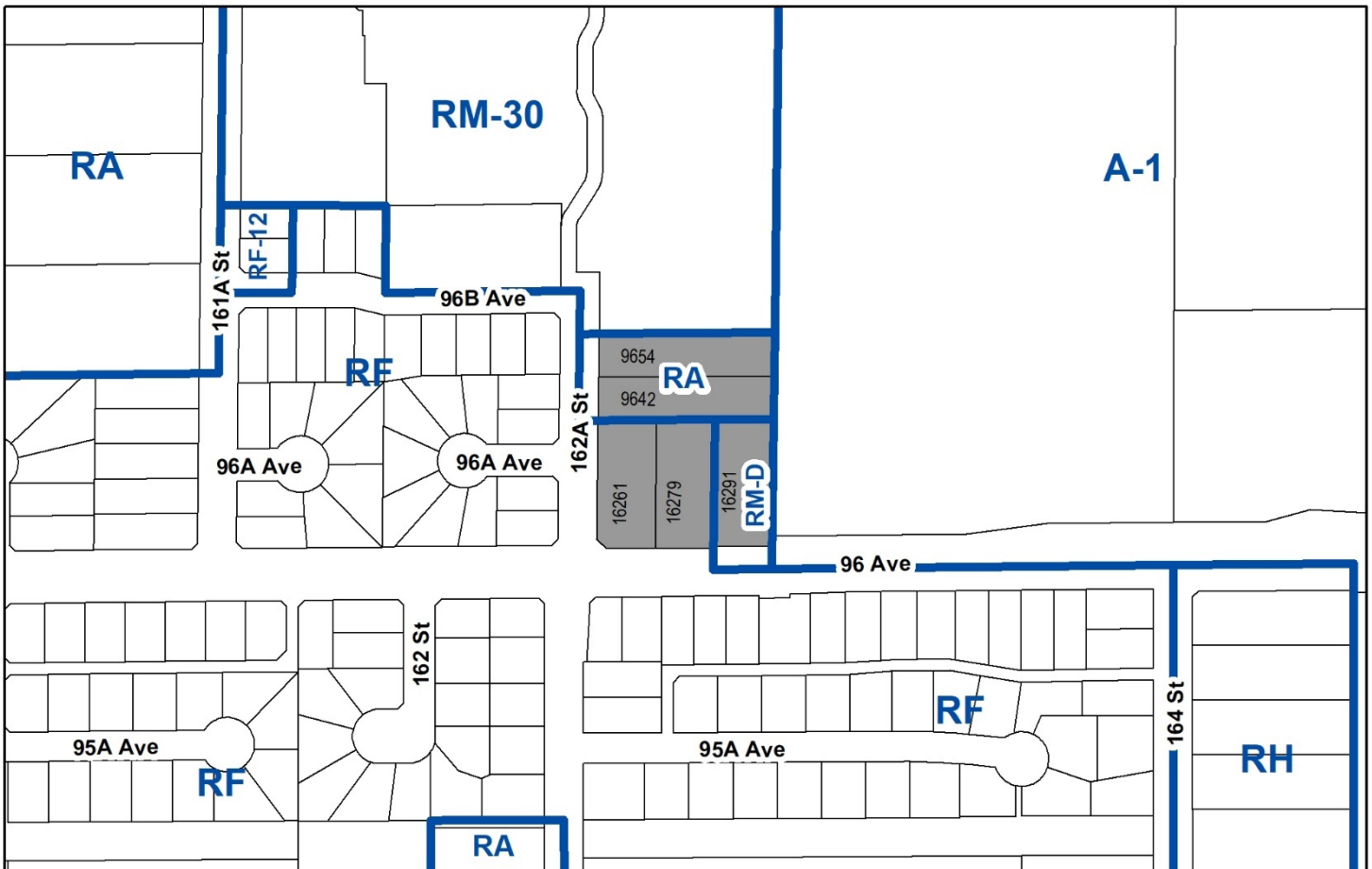
- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RA, RF & RM-D to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 60 townhouse units

LOCATION: 16261 - 96 Avenue
 16279 - 96 Avenue
 16291/93 - 96 Avenue
 9654 - 162A Street
 9642 - 162A Street

ZONING: RA, RF & RM-D

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to amend the Official Community Plan (OCP) from Urban to Multiple Residential.
- Setback requirements of the RM-30 Zone are proposed to be reduced along all four lot lines.

RATIONALE OF RECOMMENDATION

- The proposed 60-unit townhouse development is considered to have merit within this infill area of Guildford, providing more variety in housing choices, and being close to a major regional amenity in Tynehead Regional Park.
- The subject site is located approximately 500 metres (0.3 mile) from a bus transit route on 160 Street.
- The applicant is volunteering a community benefit in the form of a cash contribution in the amount of \$266.67 per townhouse unit and the construction of a 150-metre sidewalk connection to Tynehead Park in order to satisfy the OCP Amendment Policy.
- The applicant is proposing an undulating, 3-metre (10 ft.) to 6-metre (20 ft.) landscape buffer along the east property line adjacent to Tynehead Regional Park, in order to provide an appropriate interface between the subject site and the park.
- The proposed setbacks achieve a more urban, pedestrian streetscape and are consistent with similar townhouse projects in the area.

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. 7917-0530-00 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)", "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0530-00 generally in accordance with the attached drawings (Appendix II) and the Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7917-0530-00 (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 3.0 metres (10 ft.) to the principal building face;
 - (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the principal building face;
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.) to the principal building face of Building 9;
 - (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the principal building face; and
 - (e) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 6 for buildings 9, 10 and 11.
6. Council instruct staff to resolve the following issues prior to final approval:
 - (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) the applicant adequately address any comments from Metro Vancouver;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) provision of community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) submission of an acoustical report for the units adjacent to 96 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) registration of a Section 219 Restrictive Covenant requiring increased east yard setbacks for Buildings 4 and 8;
- (l) registration of a Section 219 Restrictive Covenant for a no-build area and installation and maintenance of the landscape buffer adjacent to Tynehead Park;
- (m) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (n) 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; and
- (o) finalization of the Ecosystem Development Plan to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

15 Elementary students at Serpentine Heights School
8 Secondary students at North Surrey Secondary School

North Surrey Secondary School is currently operating above capacity, however as part of the District's 2019/20 Five Year Capital Plan submission, there is a request for a 325 capacity addition targeted to open September 2022.

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2020.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has volunteered a \$1,300/ unit Parks Amenity Contribution, totaling \$78,000 for the 60 townhouse units, and Parks has accepted this amount to address these concerns.

Surrey Fire Department:

The Fire Department has no concerns.

Metro Vancouver:

Metro Vancouver has requested some additional information regarding the landscape buffer along the east property line. The applicant has agreed to work with Metro Vancouver to ensure that the landscape buffer will provide an appropriate interface with Tynehead Park to the east, prior to final adoption of the Rezoning By-law.

SITE CHARACTERISTICS

Existing Land Use:

One-acre lots with single family dwellings and accessory buildings to be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant lot with townhouses under construction (7915-0228-00)	Multiple Residential	RM-30
East:	Tynehead Regional Park	Conservation and Recreation	A-1
South (Across 96 Avenue):	Single family dwellings.	Urban	RF
West (Across 162A Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background & Context

- The 1.0-hectare (2.46-acre) subject site is comprised of five lots located adjacent to Tynehead Regional Park at the northeast corner of 162A Street and 96 Avenue in Guildford. The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)", "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)".
- As part of Development Application No. 7915-0288-00, the large pocket of land to the north of the subject site was rezoned to allow the development of 302 townhouse units, 8 single family lots, and 2 single family small lots. The rezoning application received final adoption on March 6, 2017 and is currently under construction.
- The site slopes moderately down from west to east toward Tynehead Park at a gradient of approximately 9%. Given that the site contains slopes less than 20% gradient, a Hazard Lands (Steep Slope) Development Permit is not required.

Current Proposal

- The proposal includes an OCP amendment from "Urban" to "Multiple Residential", rezoning from "One-Acre Residential Zone (RA)", "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential 30 Zone (RM-30) and a Development Permit for Form and Character and Sensitive Ecosystems, to permit the development of 60 townhouse units.
- The net density for the proposed development is 65 units per hectare (26 units per acre) with a floor area ratio (FAR) of 0.90, which complies with the maximum unit density of 75 units per hectare (30 units per acre) and the maximum FAR of 1.00 permitted in the RM-30 Zone.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along all four property lines (see By-law Variances section).

Rationale of OCP Amendment

- The subject site is designated Urban in the Official Community Plan (OCP). The applicant is seeking an OCP Amendment from Urban to Multiple Residential (see Appendix VI) to allow the development of a 60-unit townhouse project.
- The OCP states that multiple residential developments with a density of 30 units per acre (e.g. RM-30 Zone) on Urban-designated lands, are conditionally permitted through secondary plans like a Neighbourhood Concept Plan (NCP). The subject site, however, is not within an NCP. Therefore, due to the proposed density, an OCP Amendment is required.

- In accordance with the OCP, the provision of a community benefit is required for an OCP Amendment located outside of a secondary plan area. The applicant has agreed to provide a community benefit contribution for the proposed 60 townhouse units in the amount of \$266.67 per unit, for a total of \$16,000 prior to the rezoning being considered for final adoption. In addition, the applicant has volunteered to construct a 150-metre sidewalk along 96 Avenue, from the subject site to the trailhead at Tynehead Regional Park, which has an estimated value of \$56,000.
- The proposed townhouse development will offer a greater diversity of housing options in the neighbourhood and is within close proximity to Tynehead Regional Park which is a significant regional amenity.

Transportation

- The proposed development of 60 townhouse dwelling units will generate approximately 32 peak hour vehicular trips in accordance to the Institution of Transportation Engineering Trip Generation Manual, 10th Edition (General Urban/Suburban category).
- The City's Engineering Design Criteria requires applicants to provide Transportation Impact Study (TIS) should vehicular trips be greater than 150 in the peak hour of the generator. The subject application did not meet this threshold, and therefore a TIS was not required.
- The site will have driveway access from 162A Street to the west, and will be serviced by the existing traffic signal at 96 Avenue and 162A Street. The projected traffic volume of 31 vehicles in the peak hour can be adequately accommodated by the traffic signal and the surrounding road network.
- The applicant will be required to dedicate widening varying from 2.8 metres (9 ft.) to 3.5 metres (11 ft.) for the completion of 96 Avenue to the Arterial Road Standard, and 1.2 metres (4 ft.) for the completion of the east side of 162A Street to the Unique Local Road Standard.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.25% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on December 18, 2018, and the Development Proposal signs were installed on December 17, 2018. Staff received one response from a neighbouring resident, as below (*staff comments in italics*):

- Concerns about the impact that the proposed development will have on Tynehead Regional Park, in particular the effects on hydrology and wildlife.

(As part of the detailed design, the applicant will be required to demonstrate that the post-development hydrology will mimic the flow pattern and regime of the pre-development flows.

The applicant is proposing an undulating landscape buffer along the shared property line with Tynehead Park in order to soften the transition between uses and to provide a natural buffer to the Biodiversity Conservation Strategy (BCS) Green Infrastructure Network in Tynehead Park. The buffer will retain existing trees and will be planted with native, non-invasive species, and will allow for the passage of wildlife.

The applicant will be required to work with City staff and Metro Vancouver in order to satisfy all requirements and concerns related to hydrology, tree retention and the natural environment.)

- Concern about the impacts to school capacity.

(A referral was sent to the School District, who have advised that there is a request as part of the School District's 2019/2020 Five Year Capital Plan submission, for a 325-capacity addition to North Surrey Secondary, targeted to open September 2022.)

- Concern that there are no shopping and recreation amenities in the area.

(Guildford Town Centre is located within 3.5 kilometres of the subject site and the Guildford Recreation Centre is within 5 kilometres of the subject site.)

- Concerns regarding increased traffic on 96 Ave and that there is limited transit service in the area.

(While at this time there is no existing transit service along 96 Avenue, staff have identified 96 Avenue as an important east/west future improved transit corridor. Staff are working with TransLink on an update to the Regional Transportation Strategy, which will stress the importance of building out the transit grid in Surrey. An important part of that grid will be bus services on 96 Avenue, which will likely start with community shuttles to build ridership, then transition to conventional buses when ridership increases. Staff do not have a timeline for this new service but anticipate it may come as part of the Fraser Highway SkyTrain bus integration plan.)

Metro Vancouver Comments

- The subject site is located immediately adjacent to Tynehead Regional Park, which is managed by Metro Vancouver. A referral was sent to Metro Vancouver with regards to the proposed development.
- Metro Vancouver has no concerns with the project proceeding to Council for consideration, but has requested additional information regarding the landscape buffer along the east property line. The applicant has agreed to work with Metro Vancouver to ensure that the landscape buffer (including planting and fencing) will provide an appropriate interface with Tynehead Park to the east and to address any additional comments from Metro Vancouver, prior to final adoption of the Rezoning.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing unnamed Class B (yellow-coded) natural stream which flows within Tynehead Regional park, to the east of the subject site.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a "Class B (yellow-coded) Stream" requires a minimum streamside setback of 15 metres (49 ft.), as measured from the top of bank.
- The applicant's surveyor has confirmed that the stream and the entire 15-metre setback area are fully within Tynehead Regional Park and do not encumber the subject site.
- An Ecosystem Development Plan, prepared by Libor Michalak, R.P.Bio and dated March 15, 2019, was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Hub in the adjacent Tynehead Regional Park.

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies Tynehead Regional Park as BCS Hub 50, which has a high ecological value and considered a critical component of the GIN.
- The proposed development will provide an undulating landscape buffer along Tynehead Regional Park boundary, which will be planted with native trees and plant species. The boundary between Tynehead Regional Park and the development site will be delineated with a split rail fence in order to allow the passage of wildlife.
- An Ecosystem Development Plan, prepared by Libor Michalak, R.P.Bio and dated March 15, 2019, was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- The proposed 60-unit townhouse project consists of eleven (11), three-storey buildings with garages accessed internally at grade.
- The townhouse units range in size from 135 square metres (1,450 sq.ft.) to 151 square metres (1,630 sq.ft.) and are comprised entirely of 3-bedroom units.
- The units have been oriented and setback to appropriately interface with Tynehead Regional Park to the east.
- The proposed buildings will include high-quality materials including hardie panel siding and plank, longboard aluminum siding and brick.
- The applicant is proposing a 2.24-metre (7-ft.) separation between Buildings 9, 10 and 11, which will require the applicant to clad the interfaces with non-combustible materials.

Vehicle Access and Parking

- One vehicle access is proposed from 162A Street to the west.
- The proposed townhouse development includes a total of 132 parking spaces, consisting of 120 resident parking spaces in 40 double car garages and 20 tandem garages, as well as 12 visitor parking spaces, which comply with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be delineated by decorative permeable pavers.

Indoor Amenity Space

- The 178-square metre (1,920-sq.ft.) indoor amenity space is located at the northern end of Building 4 and has direct access to the outdoor amenity area on the northeast portion of the site. The two-level amenity space consists of a kitchen and recreation rooms which can be programmed in a variety of ways to meet the needs of the residents.

- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for indoor amenity space, the proposed development requires 178-square metre (1,920-sq.ft.) of indoor amenity space. The proposed 178-square metre (1,920-sq.ft.) of indoor amenity meets the By-law requirement.

Outdoor Amenity Space

- The 181-square metre (1,950-sq.ft.) outdoor amenity space is located at the northeast corner of the development and has direct access to the indoor amenity area. The amenity space consists of a grassed area and a children's play area.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development requires 178-square metre (1,920-sq.ft.) of outdoor amenity space. The proposed 181-square metre (1,950-sq.ft.) of outdoor amenity space exceeds the By-law requirement.

Landscaping and Private Landscape Buffer

- The landscape plan shows a total of 70 trees to be planted throughout the subject site including coniferous and deciduous trees.
- A significant number of shrubs and ground cover species are proposed throughout the subject site.
- The applicant is proposing an undulating landscape buffer along the east property line shared with Tynehead Regional Park in order to soften the interface between uses and to lessen the impacts to the park. The buffer varies in width between 3 metres (10 ft.) to 6 metres (20 ft.).
- The landscape buffer will be on private property, will be installed prior to issuance of the building permit and will be comprised of coniferous and deciduous trees, native vegetation and fencing. A corresponding Section 219 Restrictive Covenant is to be registered to secure installation and maintenance of the buffer.
- The applicant will continue to work with Metro Vancouver to ensure that the landscape buffer will provide an appropriate interface with Tynehead Park to the east, prior to final adoption of the Rezoning.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The following table 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/Cottonwood	21	21	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch	3	3	0
Bigleaf Maple	2	2	0
English Oak	2	2	0
Plum	1	1	0
Angelica	1	1	0
Coniferous Trees			
Western Red Cedar	6	6	0
Emerald Cedar	1	1	0
Douglas Fir	4	4	0
Sawara Falsecypress	1	1	0
Norway Spruce	2	2	0
Pacific Yew	1	1	0
Total (excluding Alder and Cottonwood Trees)	24	24	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		70	
Total Retained and Replacement Trees		70	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 24 protected trees on the site, excluding Alder and Cottonwood trees. Twenty-one (21) existing trees, approximately 47 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The subject site slopes considerably downward from west to east (almost 10 metres / 33 ft.), which represents a significant challenge to tree retention on the site. A landscape buffer is proposed along the east lot line and includes new trees and plantings, as well as a stepped retaining wall due to the grade change. All trees within Tynehead Park will be retained.
- 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 69 replacement trees on the site. The applicant is proposing 70 replacement trees on the site, exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 162A Street and 96 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 70 trees are proposed to be retained or replaced on the site.
- All trees within Tynehead Park along the eastern property line of the subject site will be retained.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 21, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located adjacent to Tynehead Regional Park. • The applicant has volunteered to construct a 150-metre sidewalk along 96 Avenue, from the subject site to the trailhead at Tynehead Regional Park, which has an estimated value of \$56,000.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposing townhouses at a density of 65 units per hectare (26 units per acre).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Proposing an undulating buffer along the east property line in order to lessen the impacts to the park. • Fencing along the east property line will allow for the passage of wildlife.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The applicant has volunteered to construct a 150-metre sidewalk along 96 Avenue, from the subject site to the trailhead at Tynehead Regional Park, which has an estimated value of \$56,000.
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"> • Not proposed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the principal building face;
- To reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the principal building face;
- To reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.) to the principal building face for Building 9;
- To reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the principal building face; and
- to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 6 for buildings 9, 10 and 11.

Applicant's Reasons:

- The proposed building setback reductions along the streets will provide more interaction between the public and private realms.

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 applicant is proposing reduced setbacks along all lot lines.
- The reduced setbacks for the proposed townhouse units along the west and south property lines will create an appropriate urban, pedestrian-friendly streetscape along the streets.
- The reduced setback along the north property line is considered appropriate for a side yard condition.
- The reduced setback along the east property line is a side yard condition for proposed Building #9 only, and will still accommodate a 3-metre (10-ft.) to 6.0-metre (20-ft) wide landscape buffer.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7917-0530-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/cm

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,953
Road Widening area		512
Undevelopable area		
Net Total		9441
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		29%
Total Site Coverage		68%
SETBACKS (in metres)		
North	7.5	3.0 metres to building face
East	7.5	7.1 metres to building face
South	7.5	4.3 metres to building face
West	7.5	4.0 metres to building face
BUILDING HEIGHT (in metres/storeys)		
Principal	13	12.8
Accessory	11	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		60
Total		60
FLOOR AREA: Residential		8,497 sq.m.
FLOOR AREA: Commercial		N/A
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		8,497 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)	65 UPH (26 UPA)
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.00	0.90
AMENITY SPACE (area in square metres)		
Indoor	178 sq.m	178 sq.m.
Outdoor	178 sq.m	181 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	120	120
Residential Visitors	12	12
Institutional		N/A
Total Number of Parking Spaces	132	132
Number of accessible stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units	60 / 50%	40 spaces / 33%
Size of Tandem Parking Spaces width/length		3.45m x 12.65m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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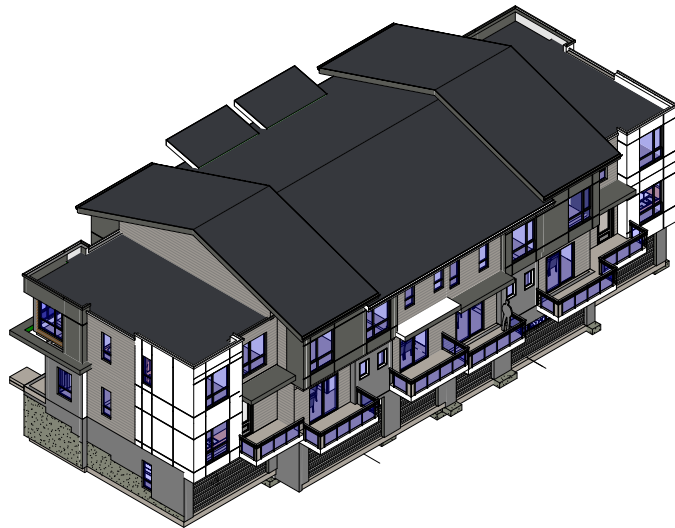
60 UNITS TOWNHOUSE DEVELOPMENT

TOWN HOUSE DEVELOPMENT

9642,9654,162A St & 16261,16278,16291-96 Ave Surrey BC



ARCHITECTURAL
 FLAT Architecture Inc.
 209 - 6321 King George Blvd.
 Surrey, BC V3X 1G1
 (604) 503 4484
 contact@flatarchitecture.ca



SITE PLAN - NSC

PROJECT DATA

LEGAL DESCRIPTION:	LOT C SECTION 35 RANGE 1 PLAN 14259 NWD FOLIO 1350-92002-2 PIDE: 009-780-951
PROJECT ADDRESS:	LOT B BLOCK 9N SECTION 35 RANGE 1W PLAN 14259 NWD FOLIO 1350-91002-8 PIDE: 008-578-826
	LOT 4 BLOCK 9N SECTION 35 RANGE 1W PLAN NWP10458 NWD EXCEPT PLAN BCP47723, & EXC N 207 FOLIO 1350-03005-5 PIDE: 009-327-992
	LOT 5 BLOCK 5 SECTION 35 RANGE 1 PLAN NWP10458 NWD PART E 1/2, EXCEPT PLAN N 2207, ROAD BCP46989 FOLIO 1350-05006-X PIDE: 009-327-614
	LOT 6 BLOCK 9N SECTION 35 RANGE 1W PLAN NWP10458 NWD EXCEPT PLAN N 2007, & EXC RD ON PL 46935 FOLIO 1350-05006-4 PIDE: 009-327-649
ZONING:	RM-30
EXISTING PROPOSED:	
USE:	*GROUP C
LOT AREA:	(9,953) m ² / 167,133.58 ft ² 2.46 Ac
DEDICATIONS:	5,519 m ²
TOTAL DEDICATION:	101623.58 ft ² (8441.13 m ²)
NET SITE AREA:	
LOT DENSITY:	8441.13 ft ² (8487.00 m ²)= 90
FAR PROPOSED (NET) (EXCLUDES GARAGES (PARKING WITHIN THE BUILDING ENVELOPE))	45.0%
LOT COVERAGE:	41.0%
ALLOWED PROPOSED:	
BUILDING HEIGHT:	43 ft (13.00 m)
ALLOWABLE:	42 ft (12.80 m)
PROPOSED:	
OUTDOOR AMENITY SPACE:	32 ft ² PER D.U. = 32X60 UNITS = 1920 ft ²
REQUIRED:	1950 ft ²
PROPOSED:	
INDOOR AMENITY SPACE:	32 ft ² PER D.U. = 32X60 UNITS = 1920 ft ²
REQUIRED:	1950 ft ²
PROPOSED:	
PARKING:	2 STALLS PER UNIT 120 STALLS
RESIDENTIAL REQUIRED:	120 STALLS
PROVIDED:	
RESIDENTIAL VISITORS:	0.2 STALLS PER UNIT 12 STALLS
REQUIRED:	12 STALLS
PROVIDED:	DOUBLE CAR GARAGE UNITS: 40 TANDUM CAR CRAGE UNITS: 20

DRAWING LIST

ARCHITECTURAL BUILDING 1 & 5	BUILDING 2 & 6	BUILDING 3 & 7	BUILDING 4 & 8	BUILDING 9 & 10
A00 COVER SHEET	A1.4 LVL 1,2,3 FLOOR PLANS	A1.7 LVL 1,2,3 FLOOR PLANS	A1.10 LVL 1,2,3 FLOOR PLANS	A1.13 LVL 1,2,3 FLOOR PLANS
A0A SITE PLAN	A1.5 SOUTH, EAST, WEST, NORTH ELV.	A1.8 NORTH, WEST, EAST & SOUTH ELV.	A1.11 SOUTH, EAST, WEST, NORTH ELV.	A1.14 SOUTH, WEST, EAST, NORTH ELV.
A0B SITE PLAN	A1.6 SECTIONS A & B	A1.9 SECTIONS A&B	A1.12 SECTIONS A & B	A1.15 SECTION A & B
A1.0 SITE PLAN				
A1.1 LVL 1,2,3 FLOOR PLANS				
A1.2 NORTH, WEST, EAST & SOUTH ELV.				
A1.3 BUILDING SECTIONS A & B				
AMENITY AREA:	COLOR ELEVATIONS			
A4.0 SECTIONS	A6.0 SKETCH 1			
A4.1 STREETScape	A6.1 SKETCH BLDG 2,4			
	A6.2 NORTH, WEST, ELV. BLDG 2,4			
	A6.3 SITE 3D			

UNIT AREA

UNIT TYPE	GARAGE	LVL 1	LVL 2	TOTAL	NOS.	TOTAL FAR
UNIT "A"	730.00 SQFT	620.00 SQFT	640.00 SQFT	1,490.00 SQFT	20	29,800.00 SQFT
UNIT "B"	70.00 SQFT	690.00 SQFT	700.00 SQFT	1,460.00 SQFT	20	29,200.00 SQFT
UNIT "C"	290.00 SQFT	640.00 SQFT	700.00 SQFT	1,630.00 SQFT	20	32,600.00 SQFT
SITE AREA:	101,624.32 SQFT				60	91,600.00 SQFT

FAR: 0.90 FAR.090



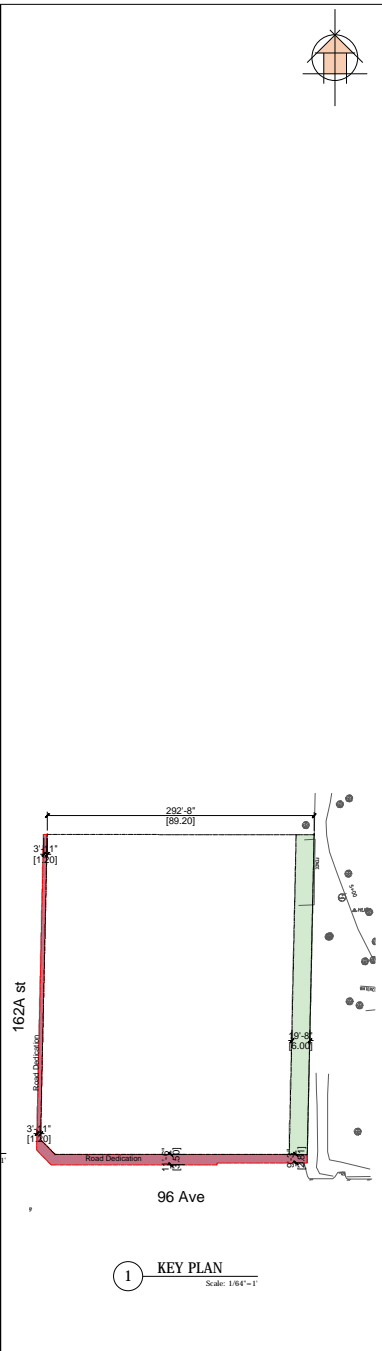
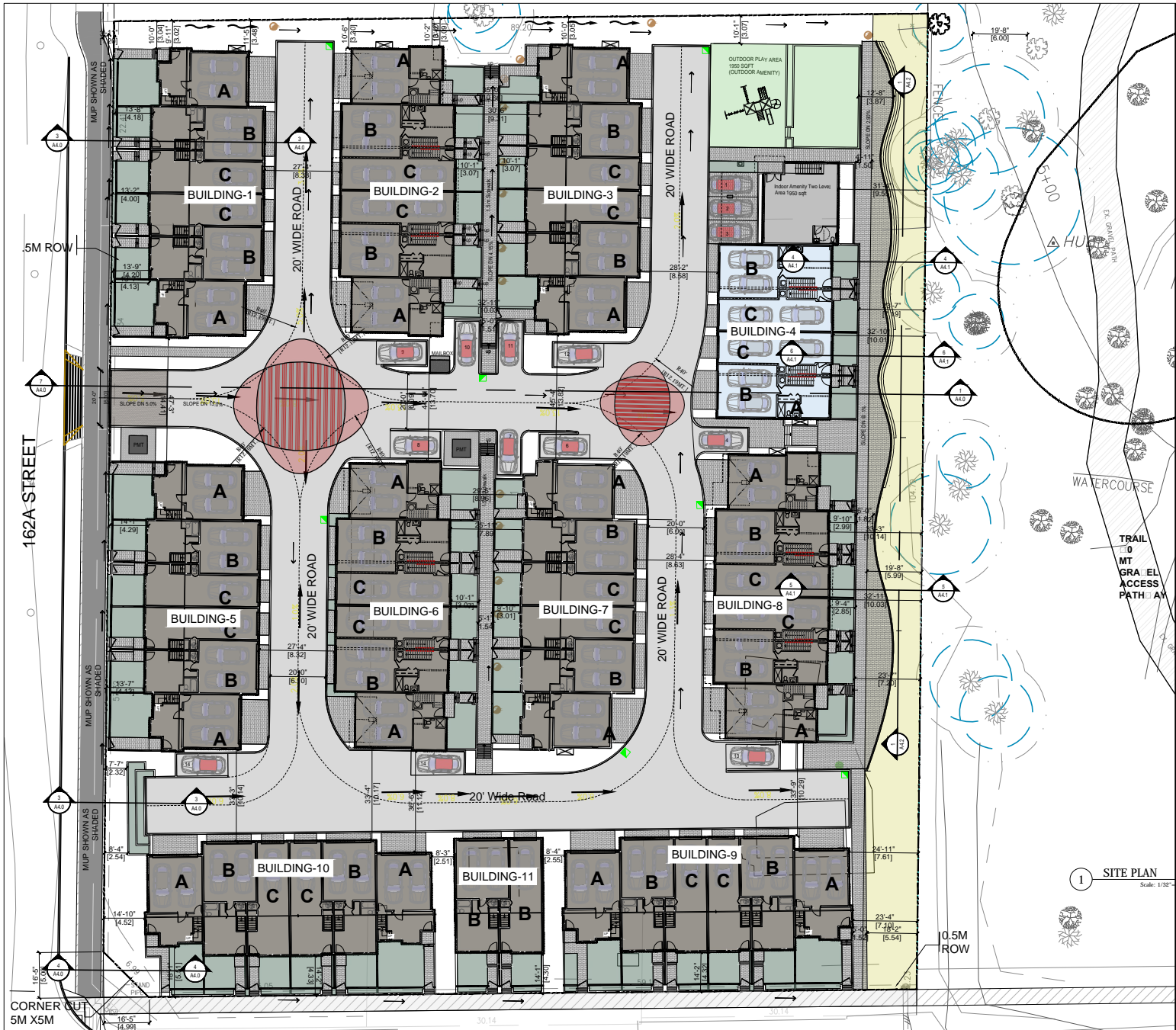
Unit 209, 6321 King George Blvd, Surrey BC, V3X 1G1
 www.flatarchitecture.ca
 604-503-4484

Drawn: TDL
 Townhouse Development at 9642, 9654 - 162A St and 16261, 16278, 16291-96 Ave Surrey BC

NO.	DATE	DESCRIPTION	BY
4	26/02/19	ISSUED FOR DP	TDL
3	26/02/19	ISSUED FOR DP	TDL
2	26/02/19	ISSUED FOR DP	TDL
1	26/02/19	ISSUED FOR DP	TDL

DATE: 05 MAY 19
 SCALE: As Noted
 PROJECT NO: 17-124
 COVER SHEET
 Drawing
 A0.0

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REV	DESCRIPTION	DATE
R.W.	Revised for DP Rev 3	14
R.W.	Re-issued for DP	14
R.W.	Re-issued for NFO	14
R.W.	Re-issued for DP Application	14
R.W.	Re-issued for DP Application	14
R.W.	Re-issued for DP Application	14

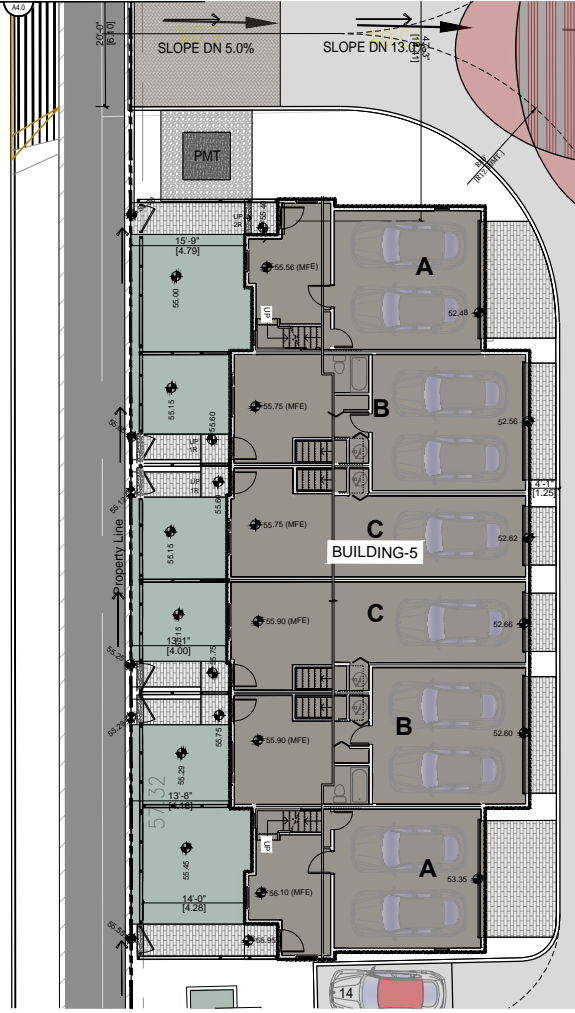
DATE	DRAWN BY
29 APR 19	
SCALE	PROJECT
As Noted	17-124

SITE PLAN
A1.0

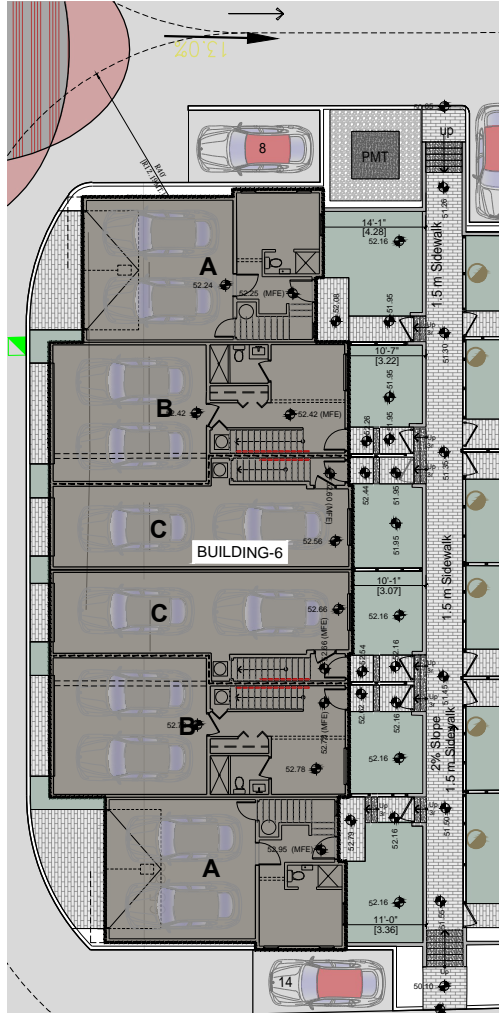
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1 SITE PLAN
Scale: 1/32"=1'

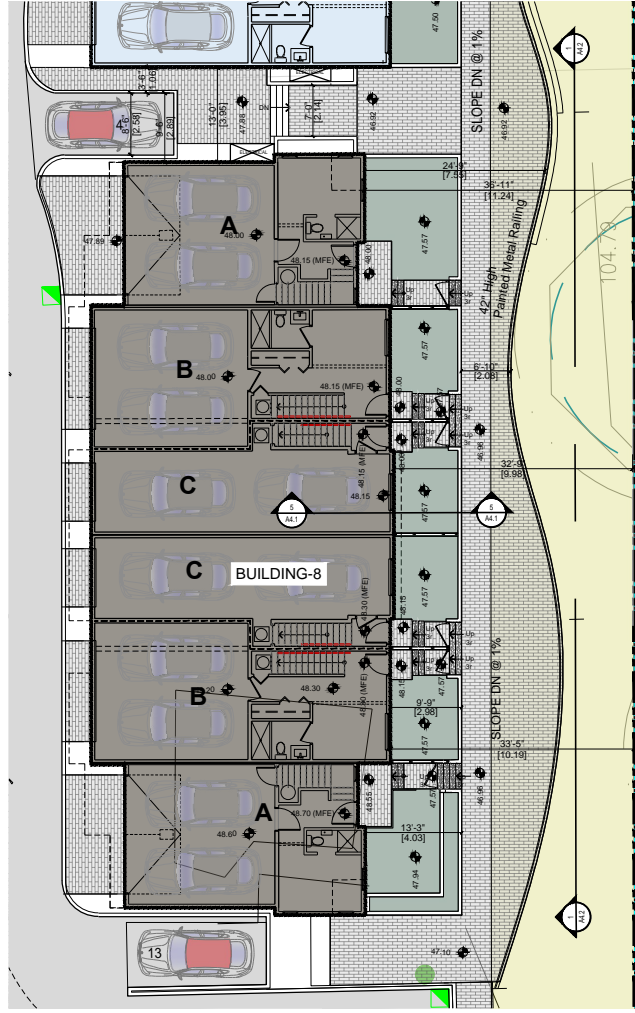
1 KEY PLAN
Scale: 1/8"=1'



1 Building 5
Scale: 1/8"=1'



2 Building 6
Scale: 1/8"=1'



3 Building 8
Scale: 1/8"=1'

REV.	DESCRIPTION	DATE	BY
1	Based on DP REV3		
2			
3			
4			
5			
6			
7			
8			
9			
10			

DATE	29 APR 19	DRAWN BY	
SCALE	As Noted	PROJECT	17-124

Building Blocks A1.0a

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BLDG 1,5

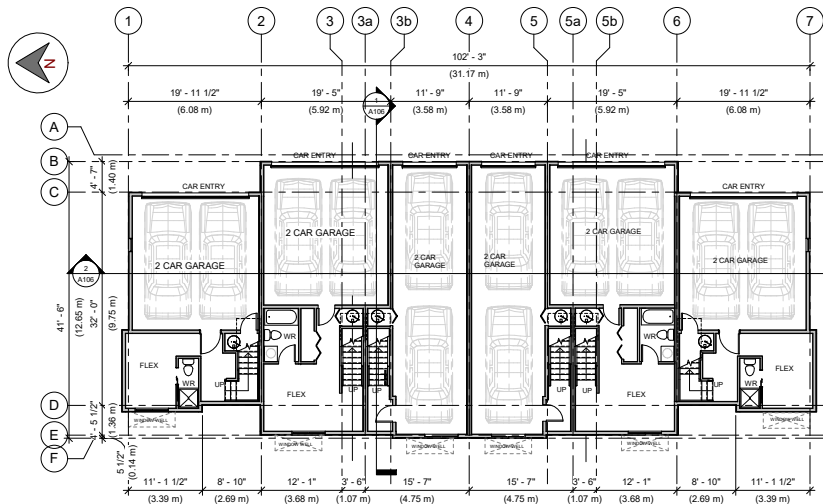
NO.	DESCRIPTION	DATE	BY
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2	ISSUED FOR OP	26/02/19	MM
3	ISSUED FOR OP	26/02/19	MM
4	ISSUED FOR OP	26/02/19	MM

DATE: 22 MAY 19
SCALE: As Noted
PROJECT NO: 17-124

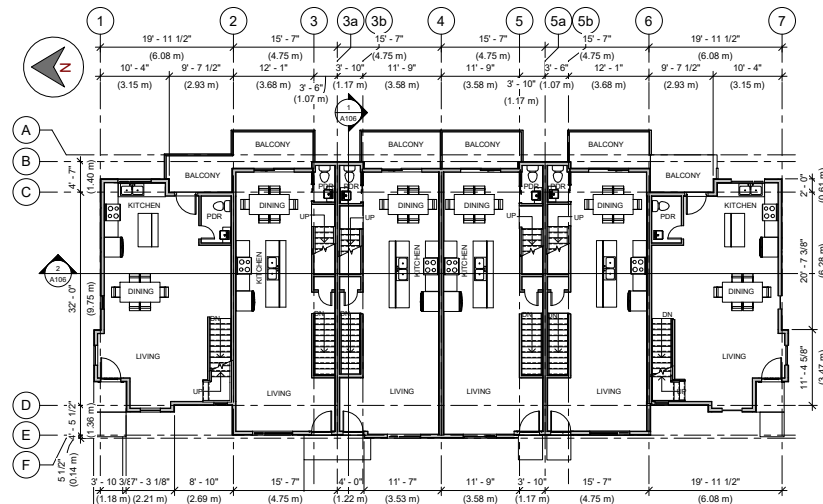
LVL 1,2,3 FLOOR PLANS
Drawing

A1.1

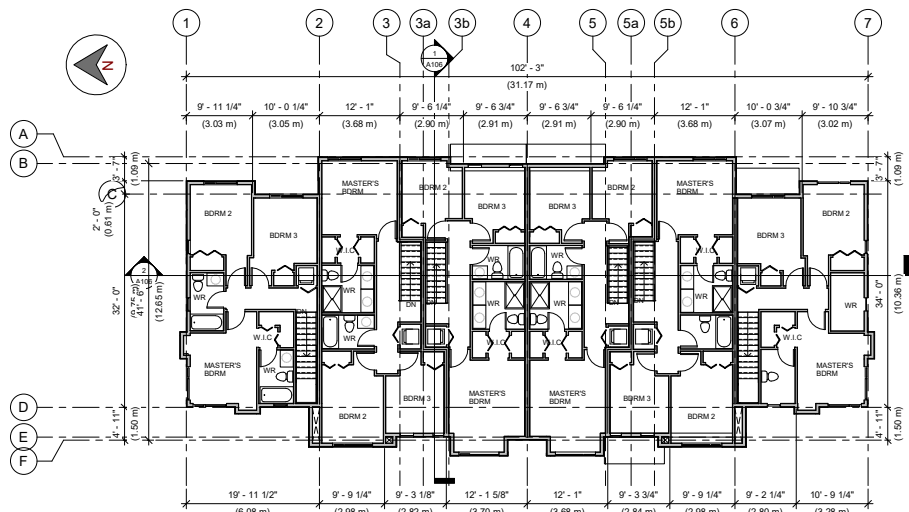
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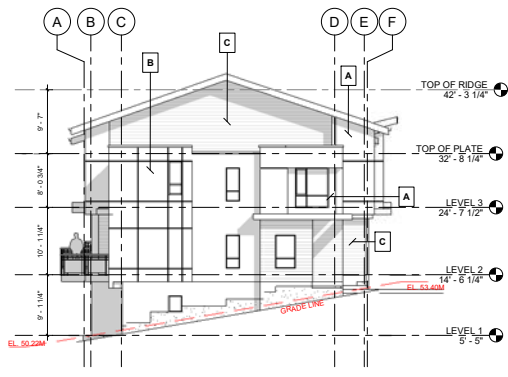
1 LEVEL 1 - 1/8"
1/8" = 1'-0"



2 LEVEL 2 - 1/8"
1/8" = 1'-0"



3 LEVEL 3 - 1/8"
1/8" = 1'-0"



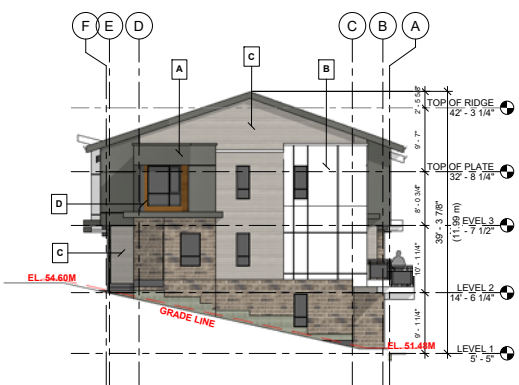
Ⓐ NORTH ELEVATION
1/8" = 1'-0"



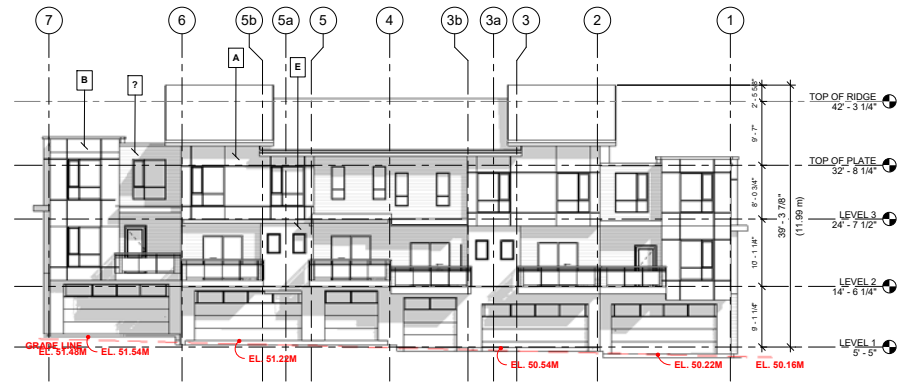
Ⓑ WEST ELEVATION
1/8" = 1'-0"

MATERIAL FINISHES

- A** HARDIEPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
IRON GREY
- B** HARDIEPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
ARCTIC WHITE
- C** HARDIEPLANK LAP SIDINGS
LIGHT GREY
- D** LONGBOARD ALUMINUM SIDING FINISH
DARK BAMBOO
- E** BRICK BY CASTLEWOOD
SLATE GREY



Ⓒ SOUTH ELEVATION
1/8" = 1'-0"



Ⓓ EAST ELEVATION
1/8" = 1'-0"



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Townhouse Development at 9642, 9654 - 162A St and 16261 16278, 16291- 96Ave Surrey BC

BLDG 1,5

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2022/05	ISSUED FOR DP		
2	2022/05	ISSUED FOR DP		
3	2022/05	ISSUED FOR DP		
4	2022/05	ISSUED FOR DP		
5	2022/05	ISSUED FOR DP		
6	2022/05	ISSUED FOR DP		
7	2022/05	ISSUED FOR DP		

DATE: 22 MAY 19
SCALE: As Noted
PROJECT NO: 17-124
DRAWING: NORTH, WEST, EAST & SOUTH ELV.

A1.2

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BLDG 1,5

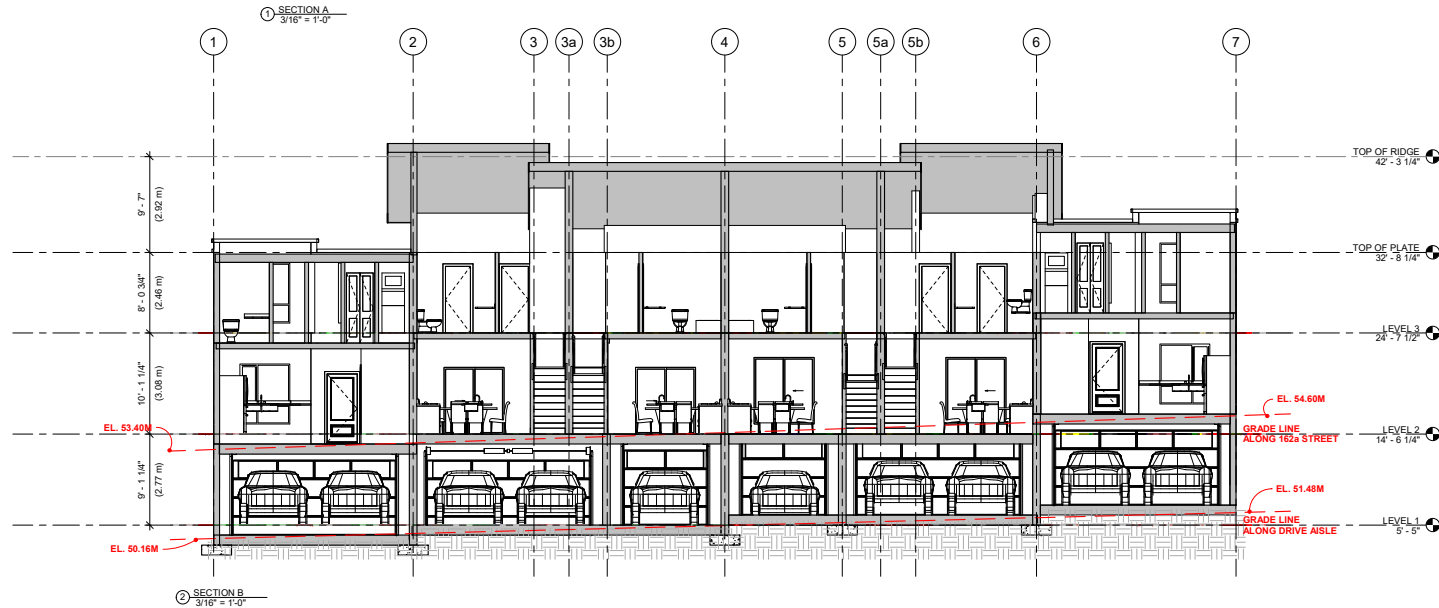
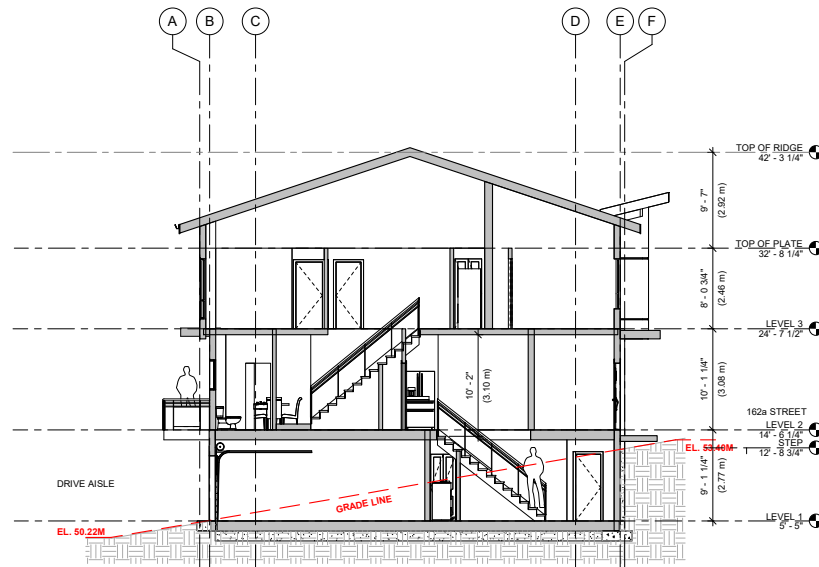
NO.	DESCRIPTION	DATE	BY
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2	ISSUED FOR IP	26/11/17	IP
3	ISSUED FOR IP	26/11/17	IP
4	ISSUED FOR IP	26/11/17	IP

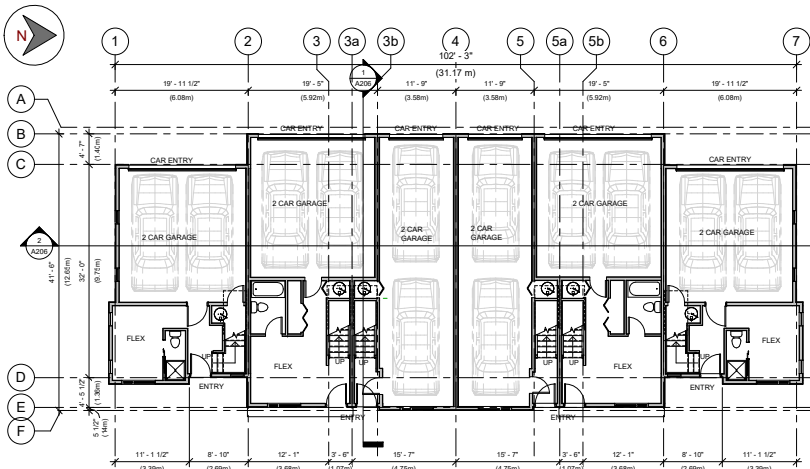
DATE: 22 MAY 19
SCALE: As Noted
PROJECT NO: 17-124

**BUILDING SECTIONS
A & B**

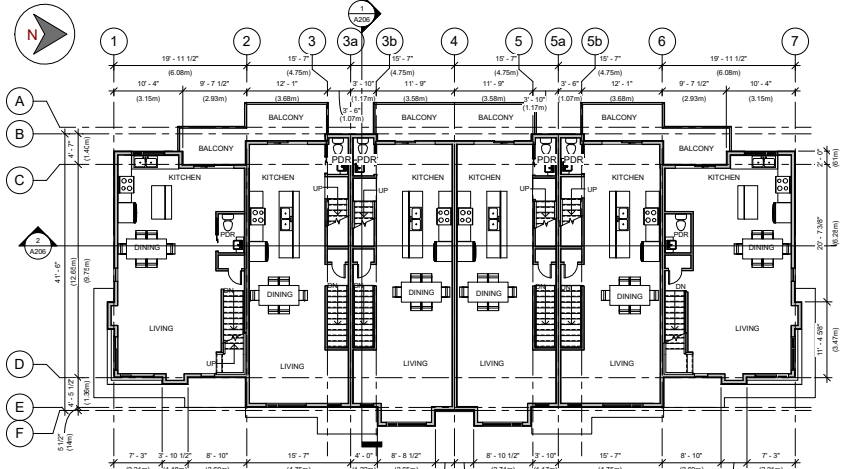
A1.3

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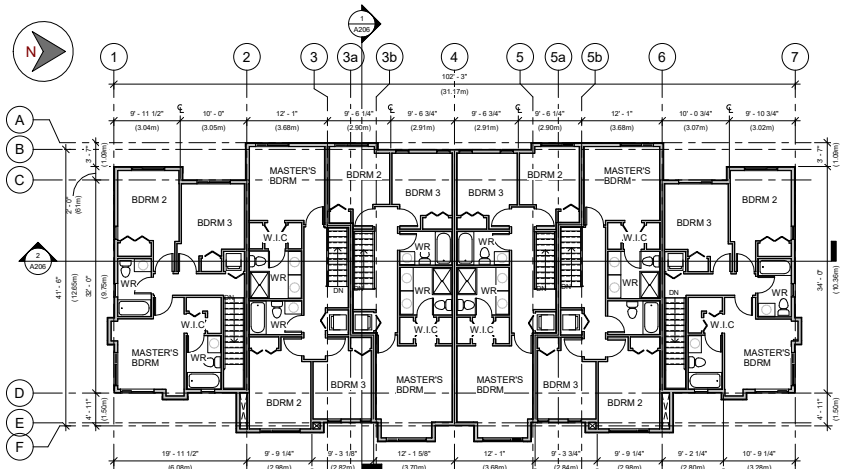




1 LEVEL 1-1/8"
1/8" = 1'-0"



2 LEVEL 2-1/8"
1/8" = 1'-0"



3 LEVEL 3-1/8"
1/8" = 1'-0"

BLDG 2,6

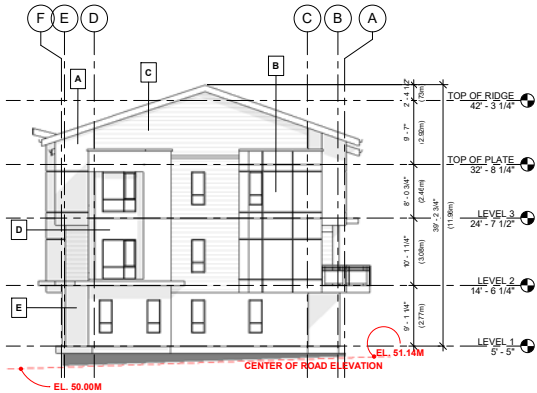
NO.	DESCRIPTION	DATE
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2	ISSUED FOR DP	20.05.19
3	ISSUED FOR DP	20.05.19
4	ISSUED FOR DP	20.05.19
5	ISSUED FOR DP	20.05.19
6	ISSUED FOR DP	20.05.19
7	ISSUED FOR DP	20.05.19
8	ISSUED FOR DP	20.05.19
9	ISSUED FOR DP	20.05.19
10	ISSUED FOR DP	20.05.19

DATE: 22 MAY 19
SCALE: As Noted
PROJECT NO: 17-124
LVL 1,2 & 3 FLOOR PLANS

Drawing

A 14

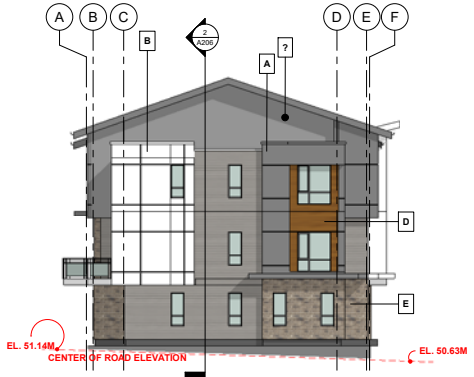
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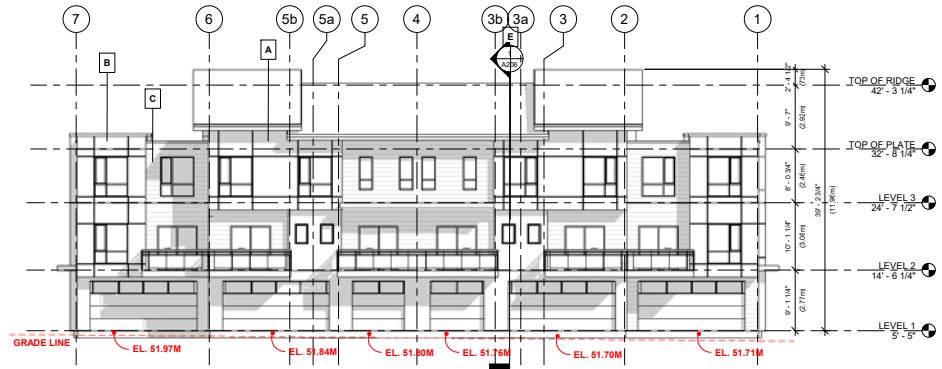
3 NORTH ELEVATION 1/8"
1/8" = 1'-0"



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



4 SOUTH ELEVATION 1/8"
1/8" = 1'-0"



2 WEST ELEVATION 1/8"
1/8" = 1'-0"

MATERIAL FINISHES

- A** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
IRON GREY
- B** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
ARCTIC WHITE
- C** HARDIPLANK LAP SIDINGS
ARCTIC WHITE
- D** LONGBOARD ALUMINUM SIDING FINISH
DARK BAMBOO
- E** BRICK BY CASTLEWOOD
SLATE GREY



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PROJECT TITLE
Townhouse Development at 9642, 9654 - 162a St and 16261 16278, 16291-96Ave Surrey BC

BLDG 2,6

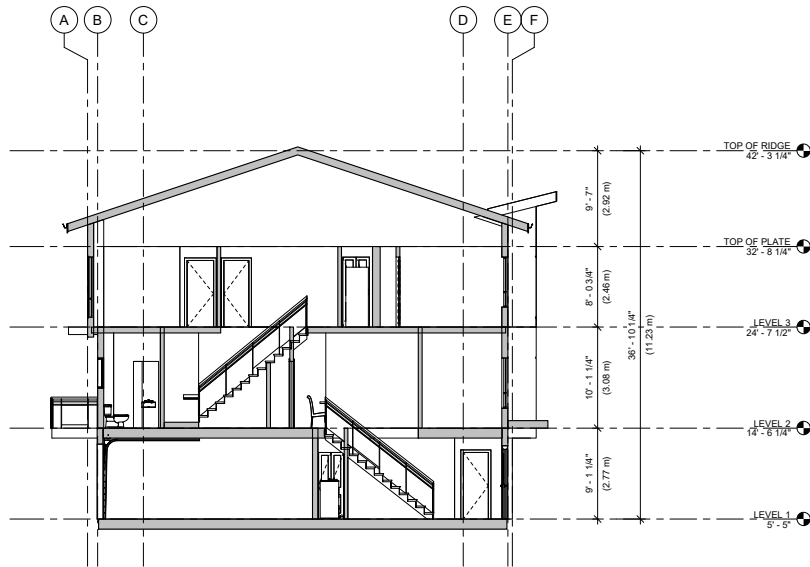
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3	20.05.19	ISSUED FOR DP		
2	20.11.17	ISSUED FOR DP		
1		FOR REVIEW		

DATE: 22 MAY 19
SCALE: As Noted
PROJECT NO: 17-124

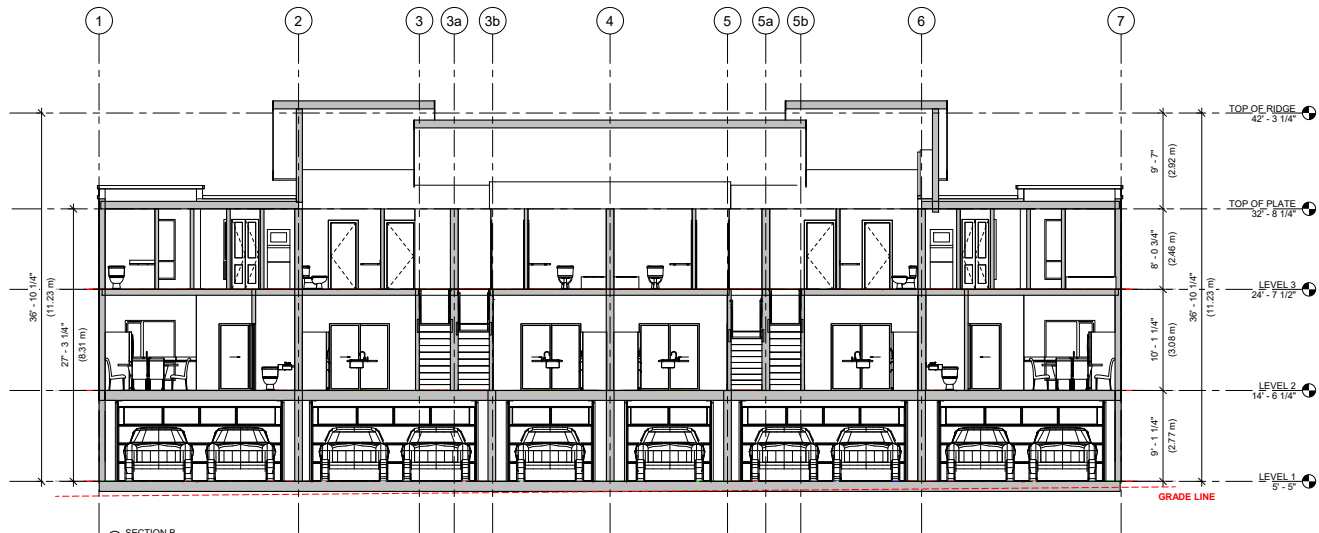
SOUTH, EAST, WEST NORTH ELV.

A 1.5

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SECTION A
3/16" = 1'-0"



SECTION B
3/16" = 1'-0"

BLDG 2,6

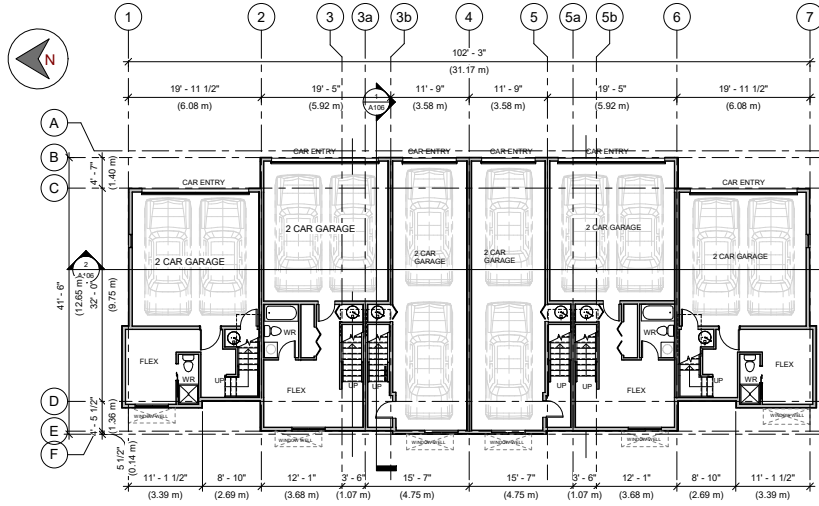
NO.	DATE	DESCRIPTION	BY	CHECKED
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2				
3	20-02-19	ISSUED FOR DP		
4	20-11-17	ISSUED FOR DP		

DATE: 28 NOV 17
SCALE: As Noted
PROJECT NO: 17-124

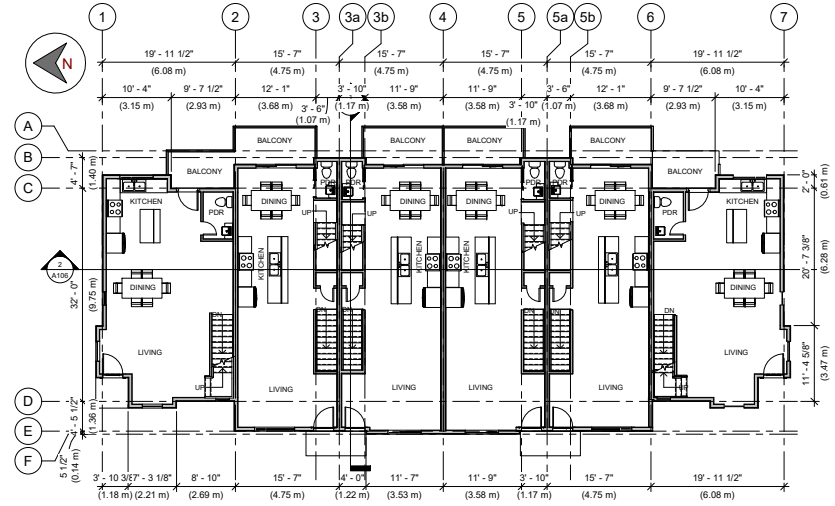
BLDG SECTION A & B

A1.6

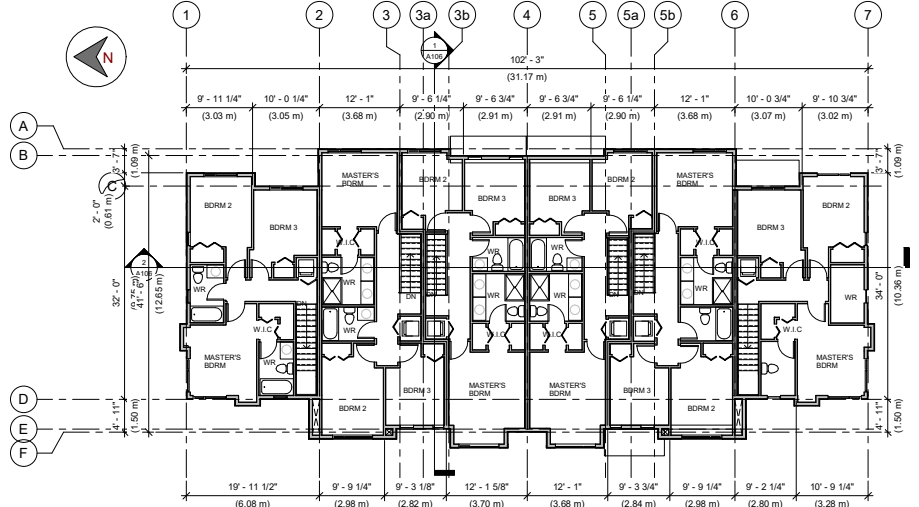
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1 LEVEL 1 - 1/8"
1/8" = 1'-0"



2 LEVEL 2 - 1/8"
1/8" = 1'-0"



3 LEVEL 3 - 1/8"
1/8" = 1'-0"



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PROJECT TITLE
Townhouse Development at
9642, 9654 - 162a St and
16261 16278, 16291-96Ave
Surrey BC

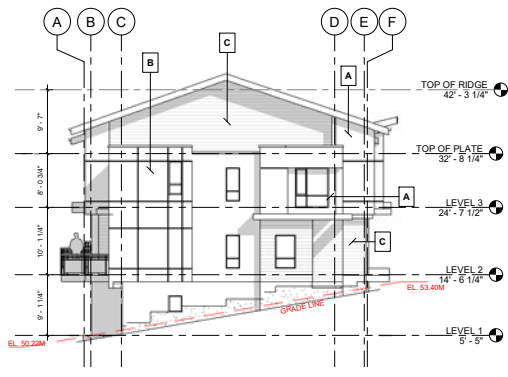
BLDG 3,7

NO.	DATE	DESCRIPTION	BY
1		ISSUED FOR OP.	
2		ISSUED FOR OP.	
3		ISSUED FOR OP.	

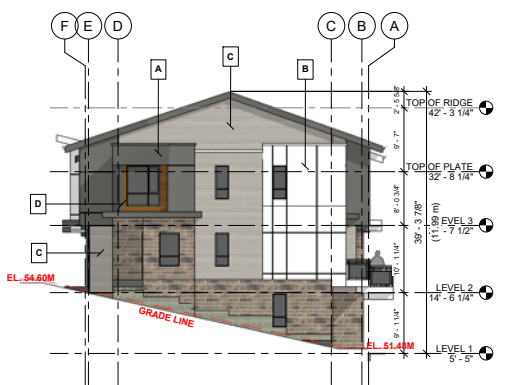
DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124
LVL 1,2,3 FLOOR PLANS
Drawing

A1.7

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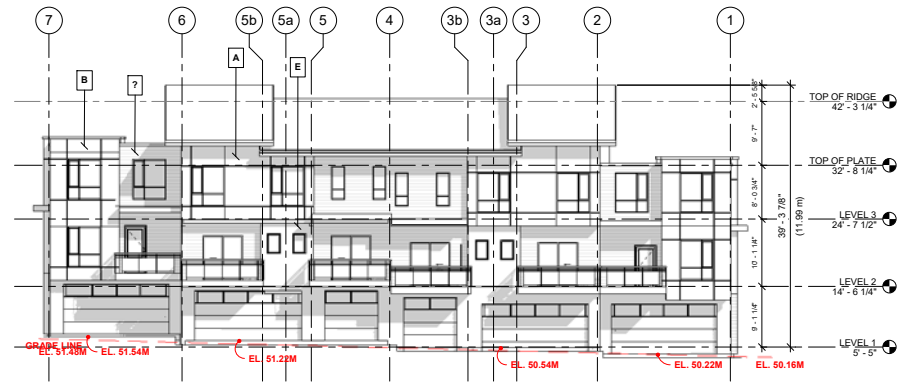
① NORTH ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



③ WEST ELEVATION
1/8" = 1'-0"



④ EAST ELEVATION
1/8" = 1'-0"

MATERIAL FINISHES

- A** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
IRON GREY
- B** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
ARCTIC WHITE
- C** HARDIPLANK LAP SIDINGS
LIGHT GREY
- D** LONGBOARD ALUMINUM SIDING FINISH
DARK BAMBOO
- E** BRICK BY CASTLEWOOD
SLATE GREY



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Townhouse Development at 9642, 9654 - 162A St and 16261 16278, 16291- 96Ave Surrey BC

BLDG 3,7

NO.	DATE	DESCRIPTION	BY	CHECKED
1	20.02.20	ISSUED FOR DP	MB	MB
2	28.11.20	ISSUED FOR DP	MB	MB

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124
NORTH, WEST, EAST & SOUTH ELV.

A1.8

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BLDG 3,7

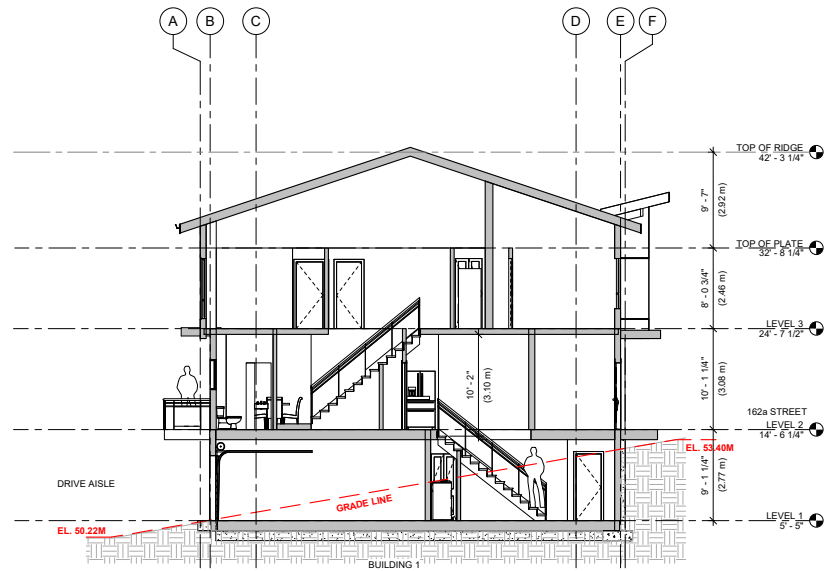
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2	28.11.17	ISSUED FOR DP
3		ISSUED FOR DP

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

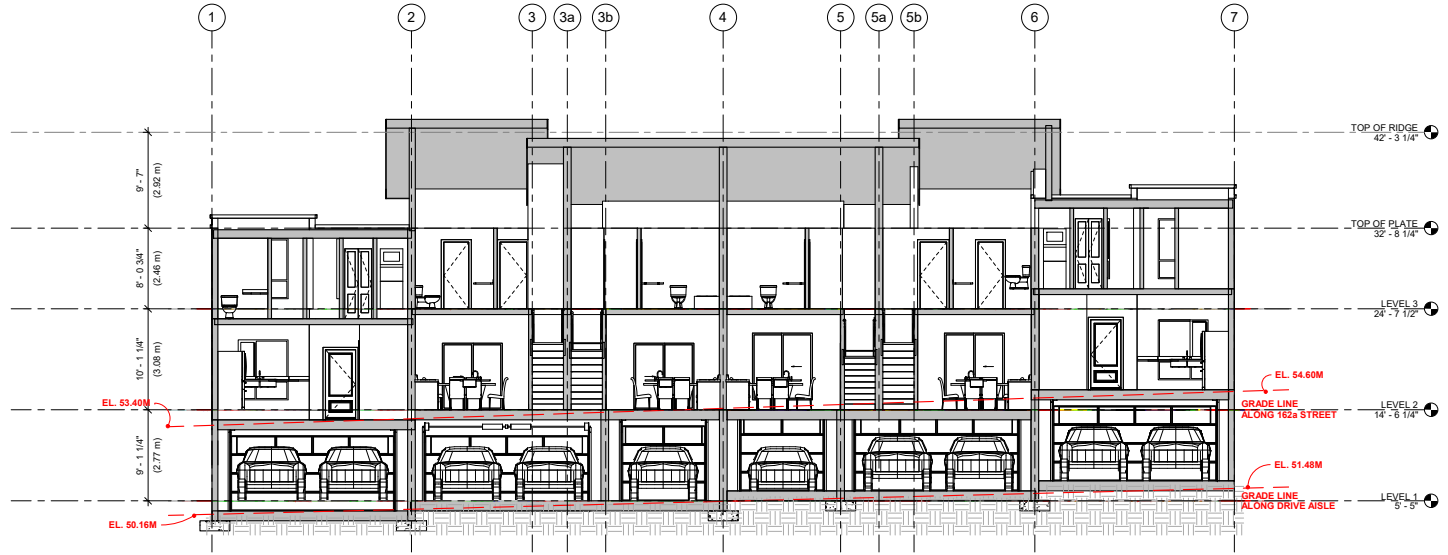
BUILDING SECTIONS
A & B

A1.9

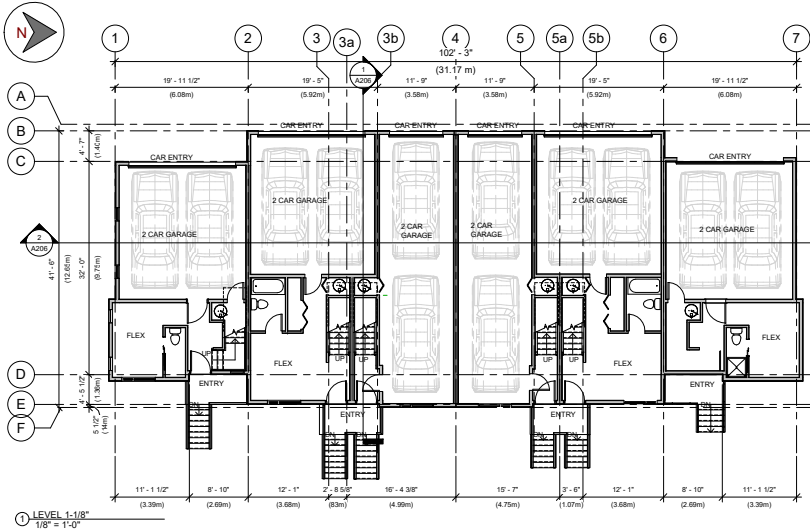
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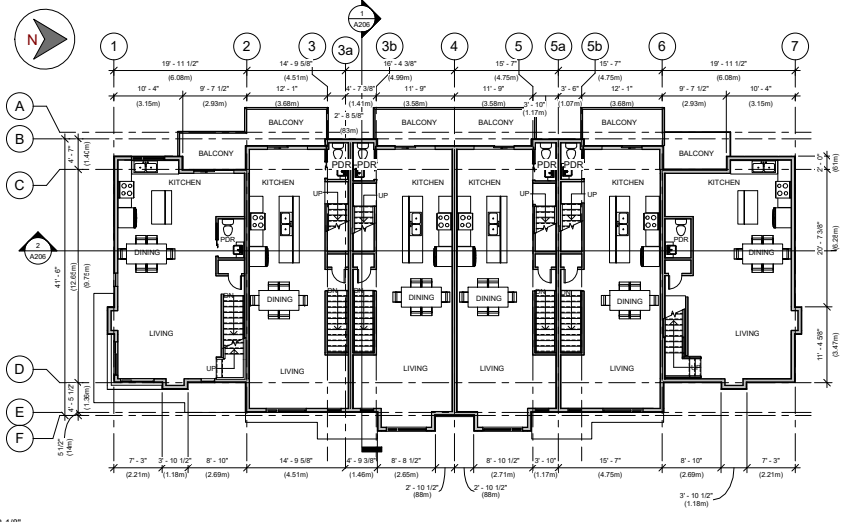
SECTION A
3/16" = 1'-0"



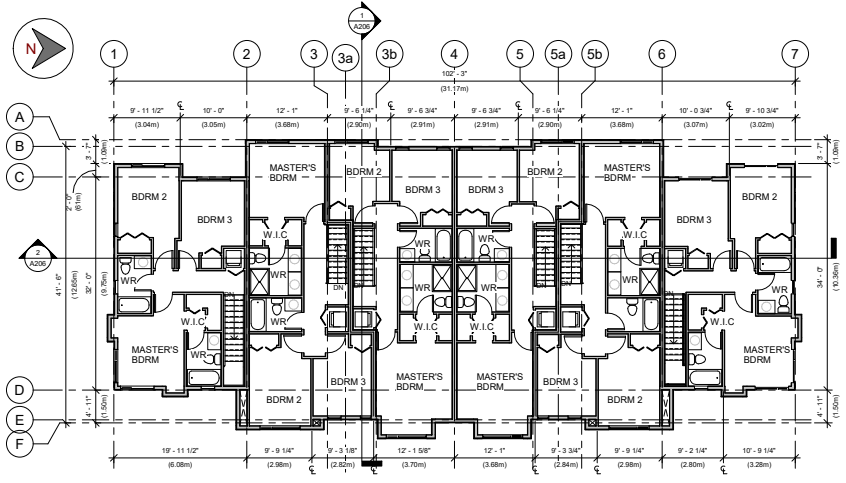
SECTION B
3/16" = 1'-0"



2 LEVEL 2-1/8"
1/8" = 1'-0"



3 LEVEL 3-1/8"
1/8" = 1'-0"



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604-503-4484

PROJECT TITLE
Townhouse Development at 9642, 9654 - 162a St and 16261 16278, 16291-96Ave Surrey BC

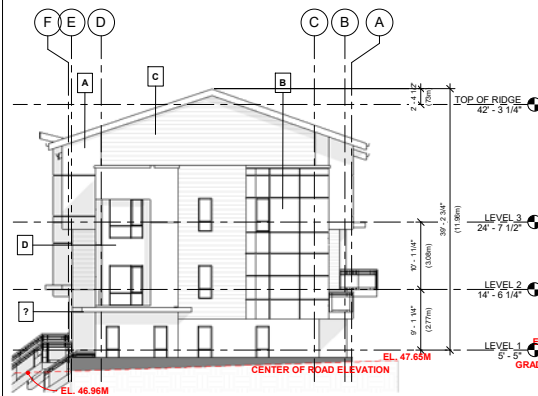
BLDG 8

NO.	DESCRIPTION	DATE
1	ISSUED FOR O.P.	20.02.19
2	ISSUED FOR O.P.	28.11.19
3	ISSUED FOR O.P.	05 FEB 19

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124
LVL 1,2 & 3 FLOOR PLANS

Drawing
A 1.10

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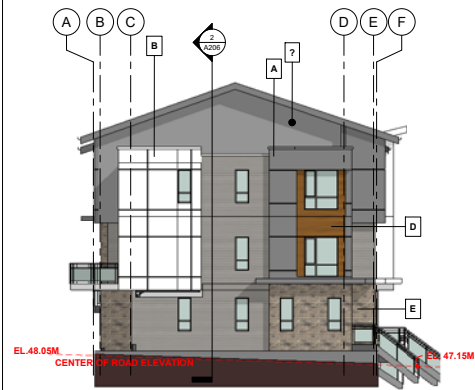
3 NORTH ELEVATION 1/8"
1/8" = 1'-0"



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

MATERIAL FINISHES

- A** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
IRON GREY
- B** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
ARCTIC WHITE
- C** HARDIPLANK LAP SIDINGS
ARCTIC WHITE
- D** LONGBOARD ALUMINUM SIDING FINISH
DARK BAMBOO
- E** BRICK BY CASTLEWOOD
SLATE GREY



4 SOUTH ELEVATION 1/8"
1/8" = 1'-0"



2 WEST ELEVATION 1/8"
1/8" = 1'-0"



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604-503-4484

PROJECT TITLE
Townhouse Development at
9642, 9654 - 162a St and
16261 16278, 16291-96Ave
Surrey BC

BLDG 8

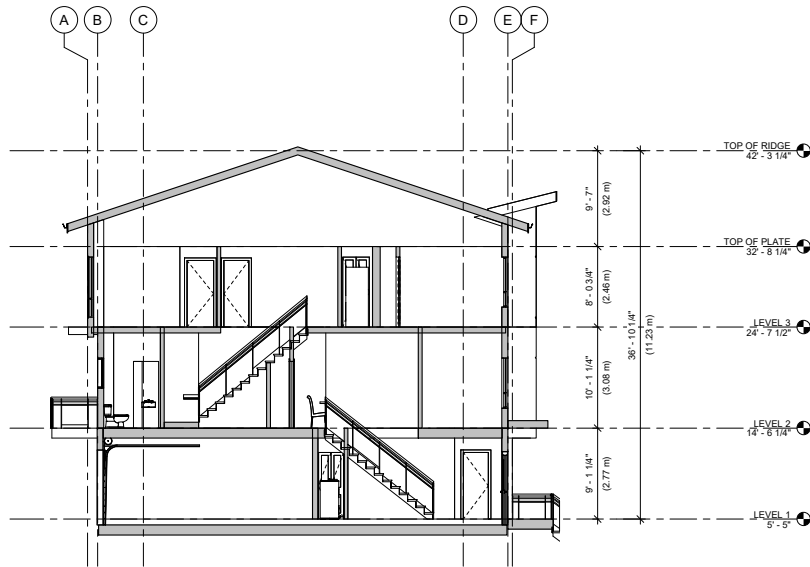
NO.	DATE	ISSUED FOR	BY
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2		ISSUED FOR DP	
3		ISSUED FOR DP	

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

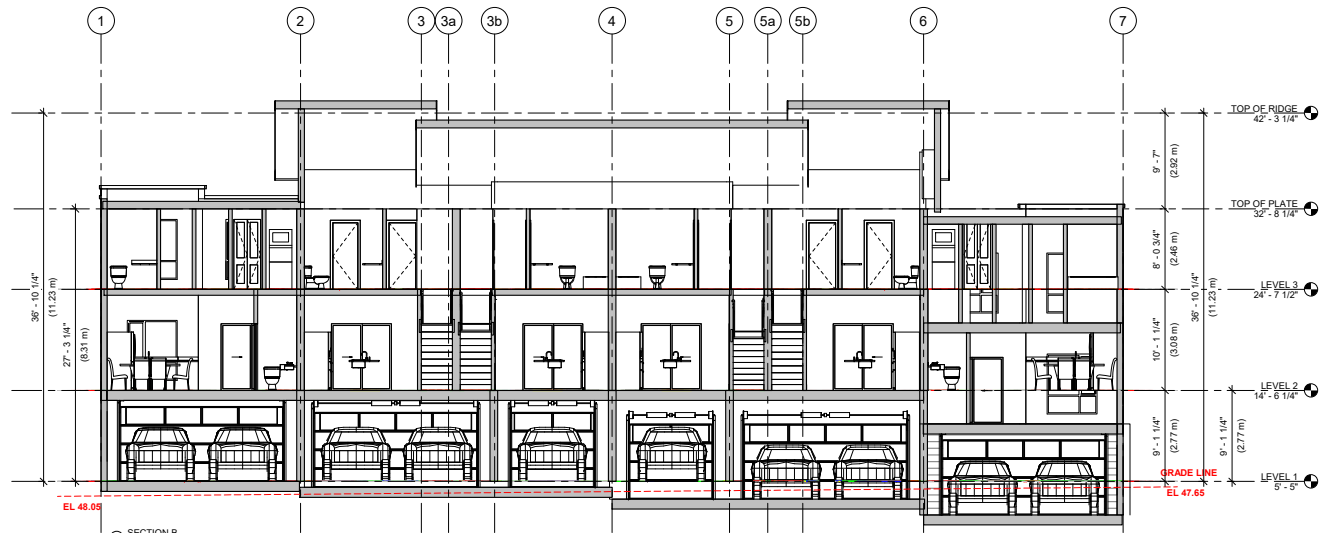
SOUTH, EAST, WEST
NORTH ELV.

A 1.11

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SECTION A
3/16" = 1'-0"



SECTION B
3/16" = 1'-0"

BLDG 8

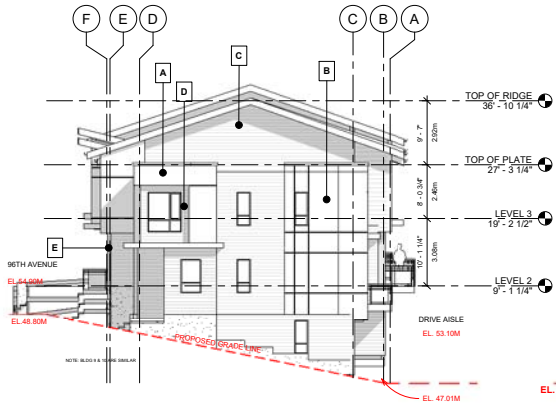
NO.	DATE	DESCRIPTION	BY	CHECKED
1	20.02.20	ISSUED FOR DP		
2	20.02.20	ISSUED FOR DP		
3	20.02.20	ISSUED FOR DP		
4	20.11.17	ISSUED FOR DP		

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

BLDG SECTION A & B

A1.12

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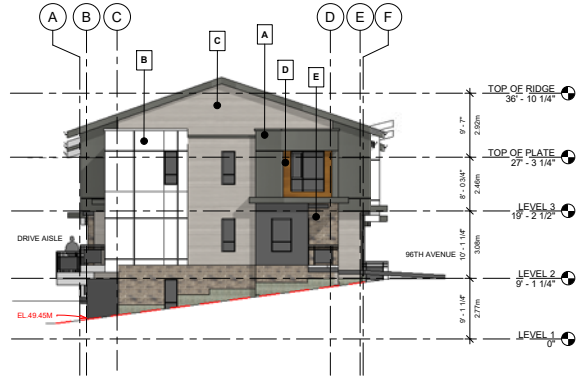
① EAST ELEVATION 1/8"
1/8" = 1'-0"



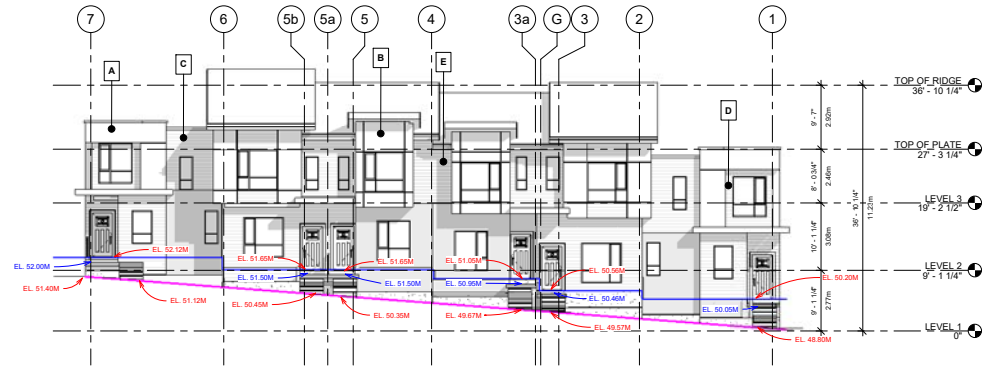
② NORTH ELEVATION COLOR*
1/8" = 1'-0"

MATERIAL FINISHES

- A** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
IRON GREY
- B** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
ARCTIC WHITE
- C** HARDIPLANK LAP SIDINGS
LIGHT GREY
- D** LONGBOARD ALUMINUM SIDING FINISH
DARK BAMBOO
- E** BRICK BY CASTLEWOOD
SLATE GREY



③ WEST ELEVATION 1/8"
1/8" = 1'-0"



④ SOUTH ELEVATION *
1/8" = 1'-0"



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PROJECT TITLE
Townhouse Development at
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16261 16278, 16291-96Ave
Surrey BC

BLDG 9

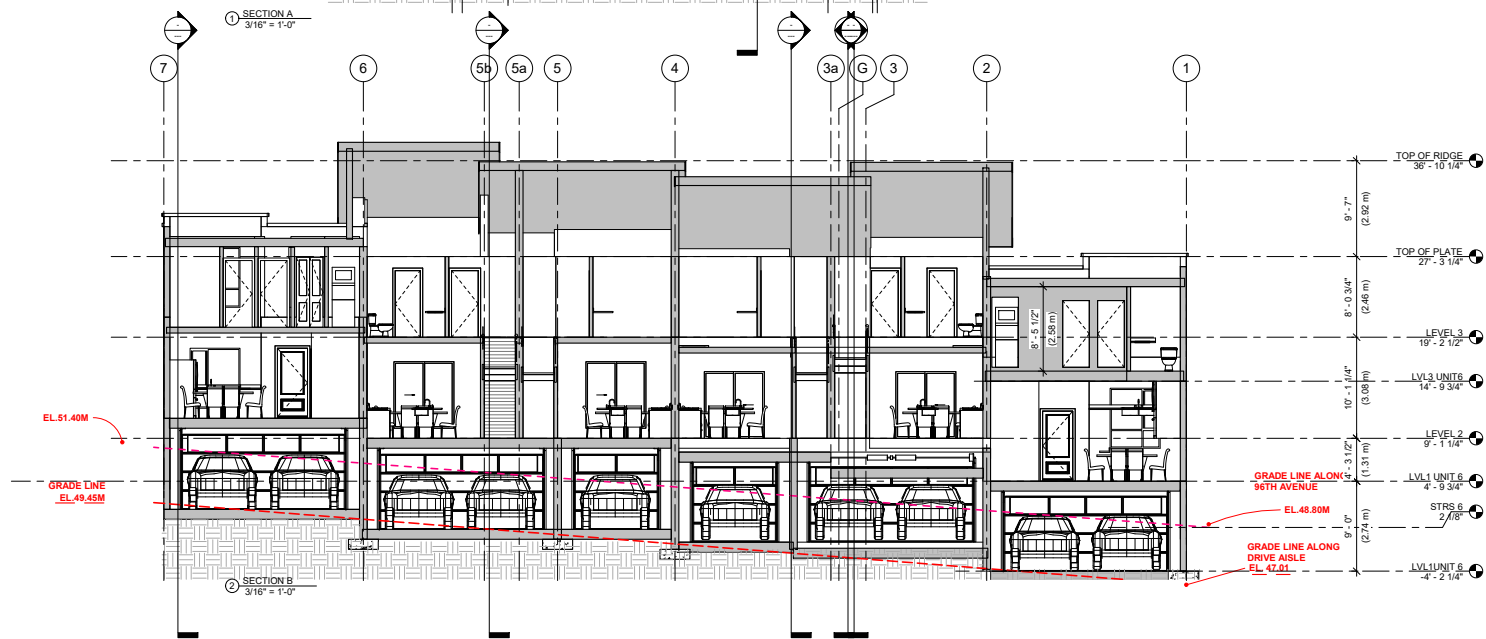
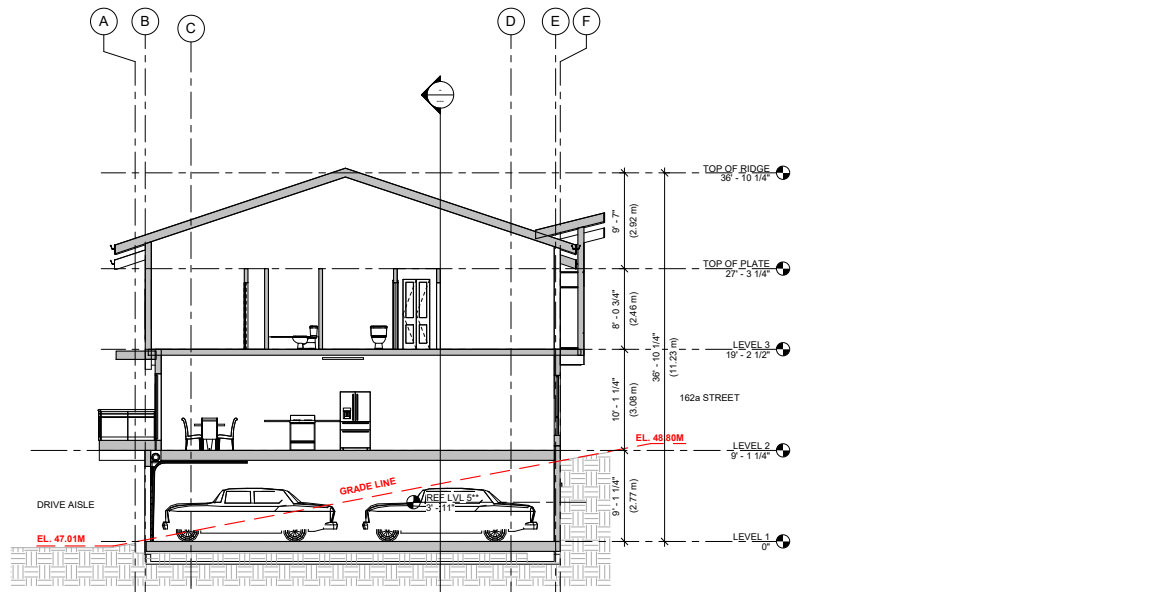
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR DP	25.03.19	FLAT
2	ISSUED FOR DP		FLAT
3	ISSUED FOR DP		FLAT

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

SOUTH, WEST, EAST & NORTH ELV.

A1.14

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BLDG 9

NO.	DATE	DESCRIPTION	BY	CHK.
1	05 FEB 19	ISSUED FOR DP	AS	AS
2		ISSUED FOR DP	AS	AS

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

SECTION A & B

A1.15

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BLDG 10

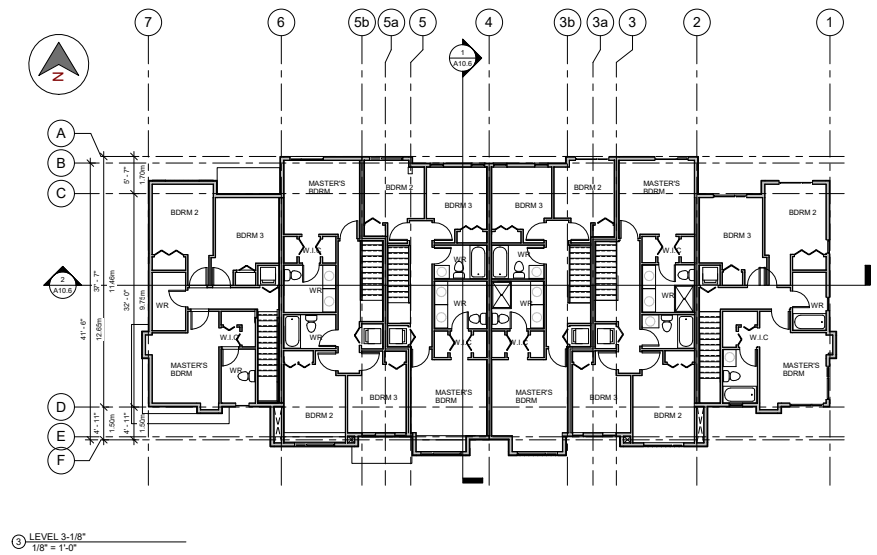
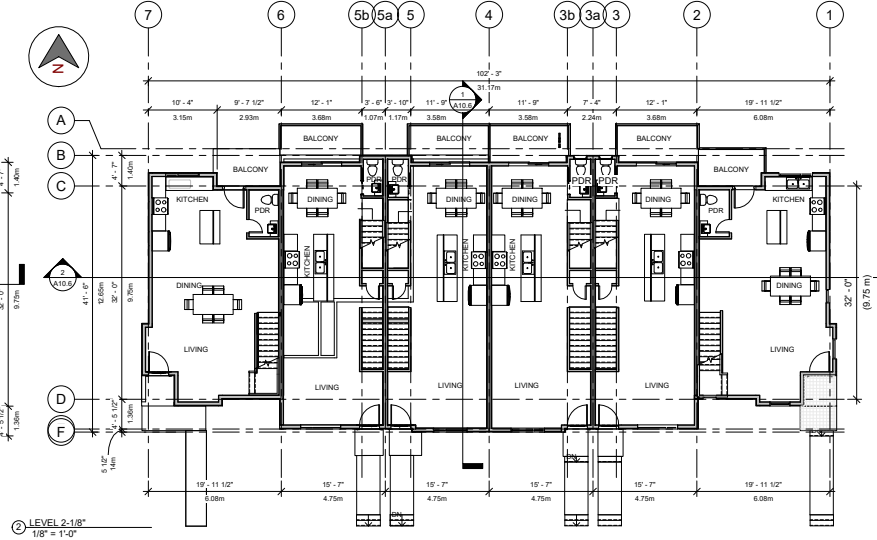
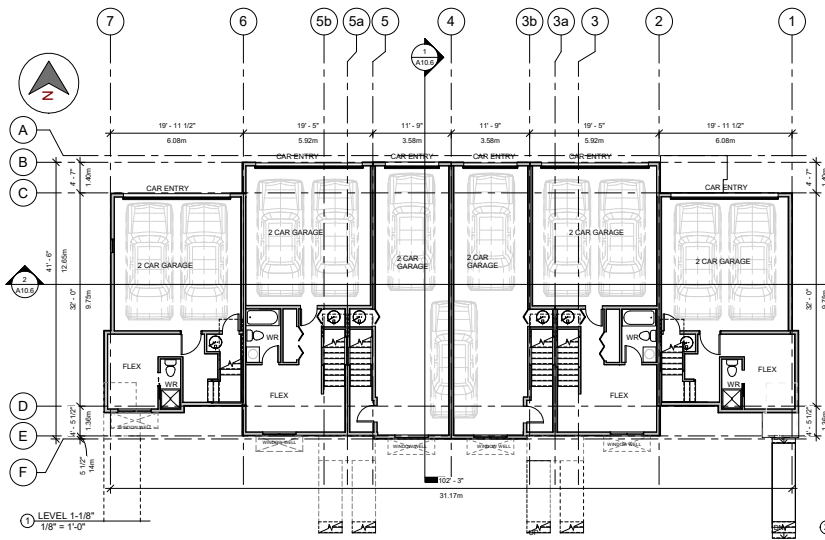
NO.	DATE	DESCRIPTION
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2		ISSUED FOR DP
3		ISSUED FOR DP
4		ISSUED FOR DP
5		ISSUED FOR DP

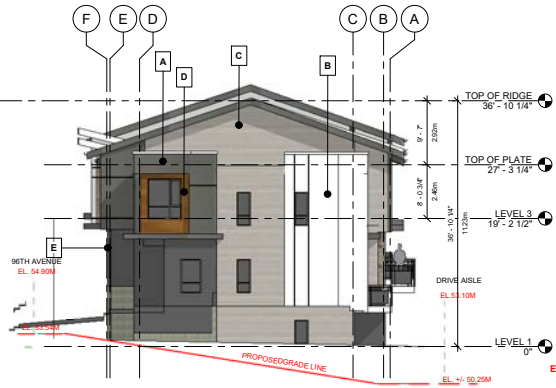
DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

LVL 1, 2 & 3 FLOOR PLANS

A1.16

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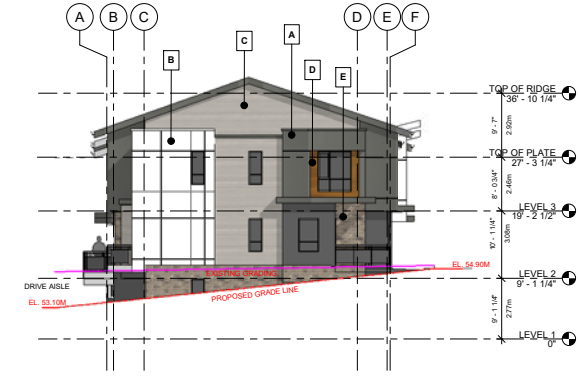
1 EAST ELEVATION 1/8"
1/8" = 1'-0"



3 NORTH ELEVATION 1/8"
1/8" = 1'-0"

MATERIAL FINISHES

- A** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
IRON GREY
- B** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
ARCTIC WHITE
- C** HARDIEPLANK LAP SIDINGS
LIGHT GREY
- D** LONGBOARD ALUMINUM SIDING FINISH
DARK BAMBOO
- E** BRICK BY CASTLEWOOD
SLATE GREY



2 WEST ELEVATION 1/8"
1/8" = 1'-0"



4 SOUTH ELEVATION 1/8"
1/8" = 1'-0"



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SHOWN TITLE
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BLDG 10

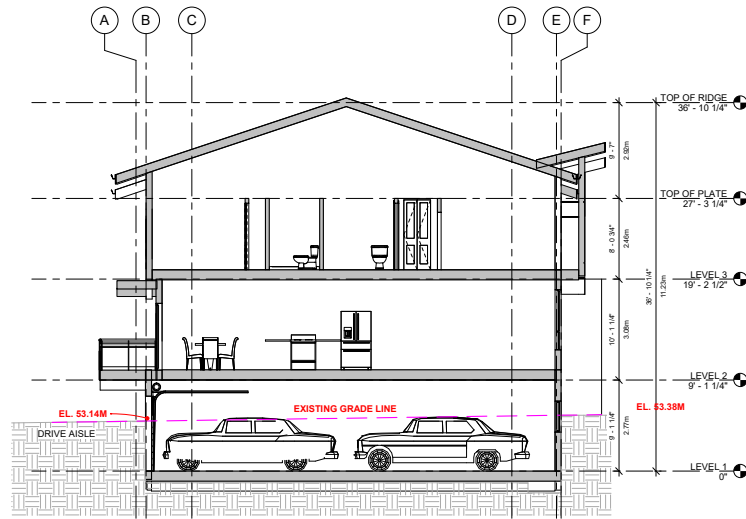
NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	20.02.20
3	ISSUED FOR PERMIT	20.02.20

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

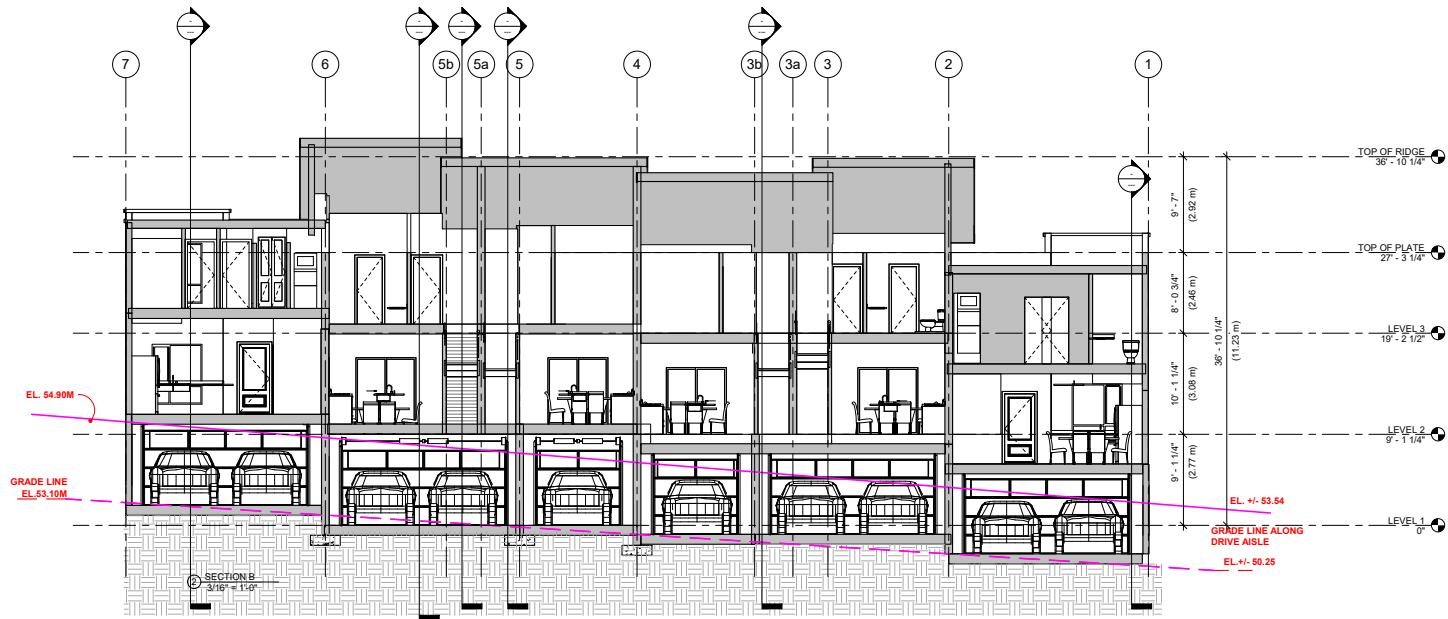
SOUTH, WEST, EAST & NORTH ELV.

A1.17

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SECTION A
3/16" = 1'-0"



SECTION B
3/16" = 1'-0"

BLDG 10

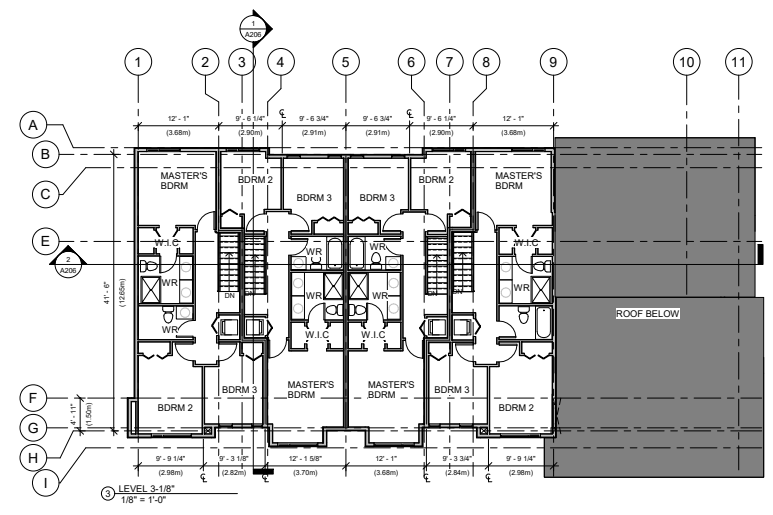
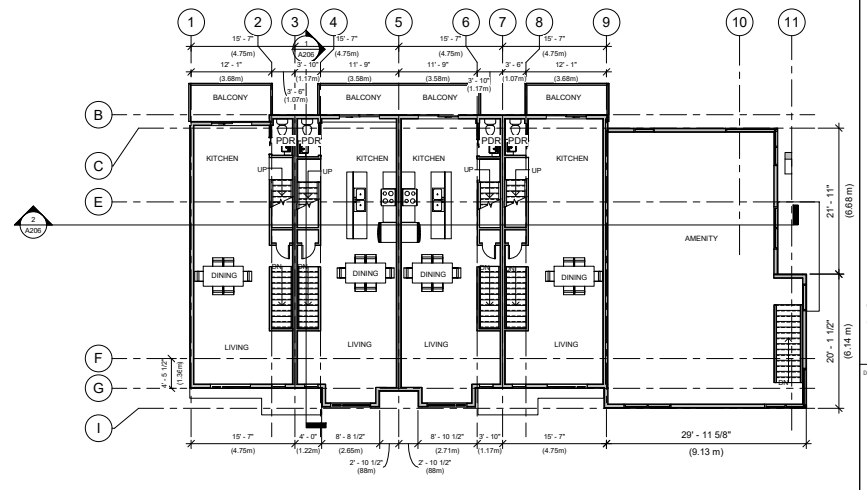
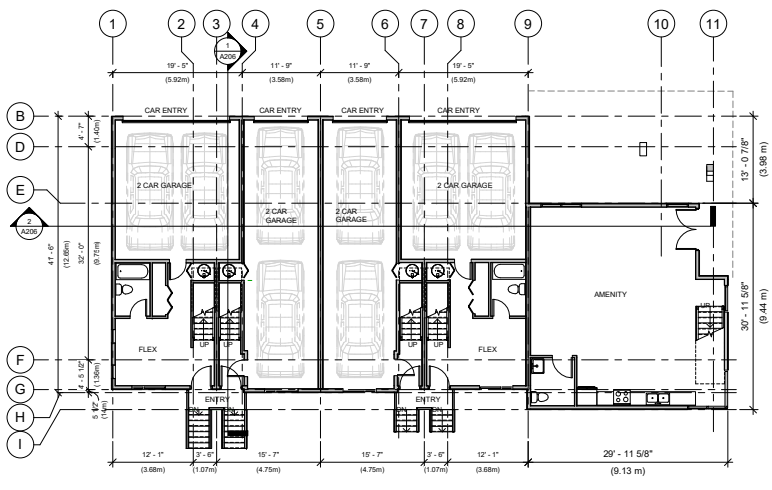
NO.	DATE	DESCRIPTION
1	20-02-19	ISSUED FOR DP
2	28-02-19	ISSUED FOR DP
3	28-11-17	ISSUED FOR DP

DATE: 05 FEB 19
SCALE: As Noted
DRAWN BY: PROJECT NO: 17-124

SECTION A & B

A1.18

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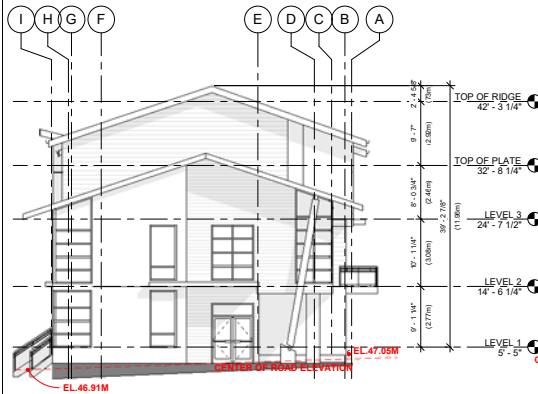
BLDG 4

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR DP	20.02.20	FLAT
02	ISSUED FOR DP	20.11.17	FLAT
03	ISSUED FOR DP		FLAT

DATE: 05 FEB 19
DRAWN BY:
SCALE: As Noted
PROJECT NO: 17-124
LVL 1.2 & 3 FLOOR PLANS

A 1.19

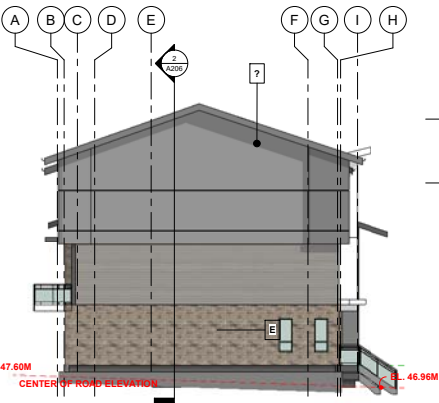
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3 NORTH ELEVATION 1/8"
1/8" = 1'-0"



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



4 SOUTH ELEVATION 1/8"
1/8" = 1'-0"



2 WEST ELEVATION 1/8"
1/8" = 1'-0"

MATERIAL FINISHES

- A** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
IRON GREY
- B** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
ARCTIC WHITE
- C** HARDIEPLANK LAP SIDINGS
ARCTIC WHITE
- D** LONGBOARD ALUMINUM SIDING FINISH
DARK BAMBOO
- E** BRICK BY CASTLEWOOD
SLATE GREY



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Surrey BC

BLDG 4

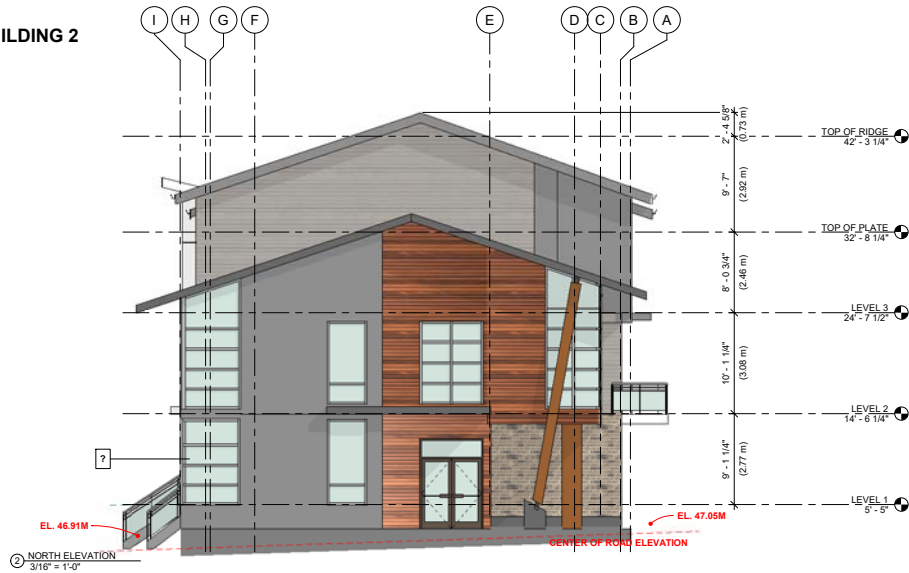
NO.	DATE	DESCRIPTION	BY	CHECKED
1	2023/02/05	ISSUED FOR DP	?	?
2	2023/02/05	ISSUED FOR DP	?	?

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124
SOUTH, EAST, WEST
NORTH ELV.

A 1.20

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BUILDING 2



② NORTH ELEVATION
3/16" = 1'-0"

MATERIAL FINISHES

- A** HARDIPANEL SIDINGS CW EASY TRIMS FINISH TO MATCH TRIMS
IRON GREY
- B** HARDIPANEL SIDINGS CW EASY TRIMS FINISH TO MATCH TRIMS
ARCTIC WHITE
- C** HARDIEPLANK LAP SIDINGS
ARCTIC WHITE
- D** LONGBOARD ALUMINUM SIDING FINISH
DARK BAMBOO
- E** BRICK BY CASTLEWOOD
SLATE GREY



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PROJECT TITLE
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BLDG 4

NO.	ISSUED FOR	DATE	BY
01	ISSUED FOR DP	26.02.19	PA11171
02	ISSUED FOR DP	28.11.19	PA11171
03	ISSUED FOR DP	28.11.19	PA11171

DATE: 05 FEB 19
SCALE: As Noted
DRAWN BY: PROJECT NO: 17-124

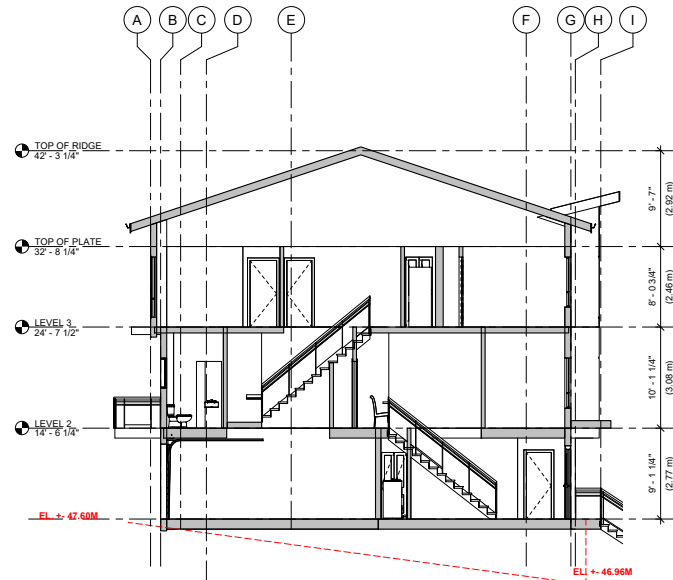
NORTH & WEST ELV.

A 1.21

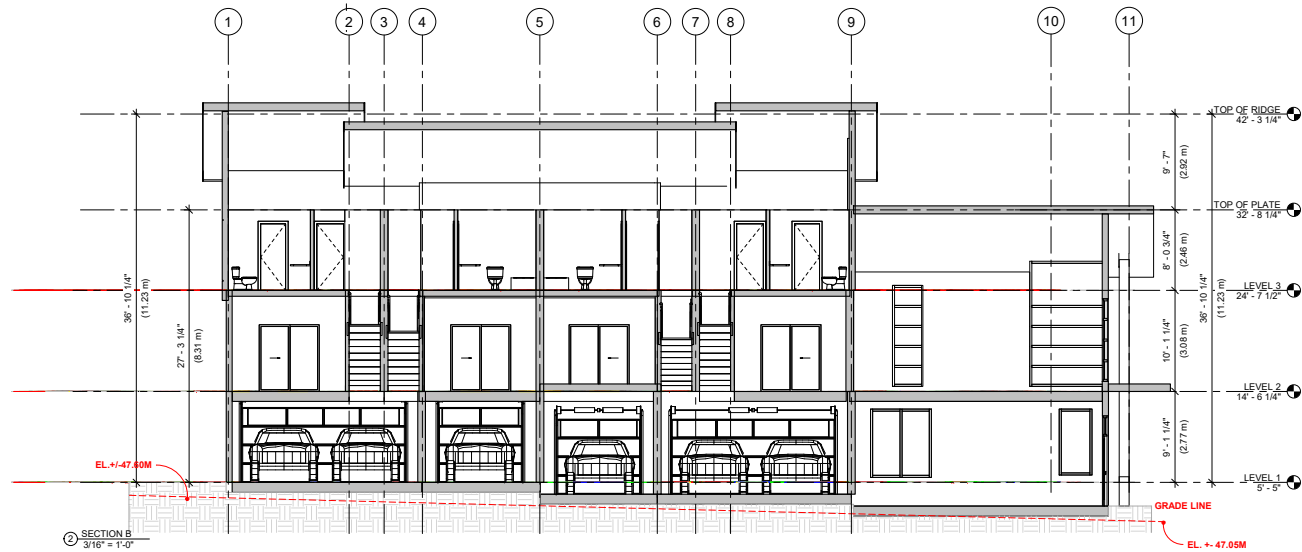
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③ WEST ELEVATION
3/16" = 1'-0"



SECTION A
3/16" = 1'-0"



SECTION B
3/16" = 1'-0"

BLDG 4

NO.	DESCRIPTION	DATE	BY	CHK.
01	ISSUED FOR DP	25/02/19		
02	ISSUED FOR GRIP	28/11/17		

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

BLDG SECTION A & B

A1.22

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BLDG 11

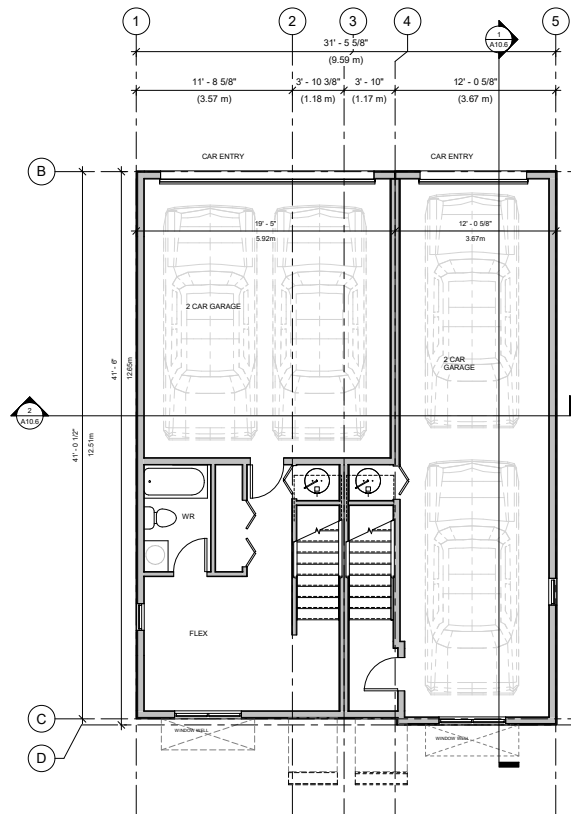
NO.	DESCRIPTION	DATE
1	ISSUED FOR P.P.	05 FEB 19
2	ISSUED FOR O.P.	17-124
3	ISSUED FOR O.P.	
4	ISSUED FOR O.P.	

DATE: 05 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

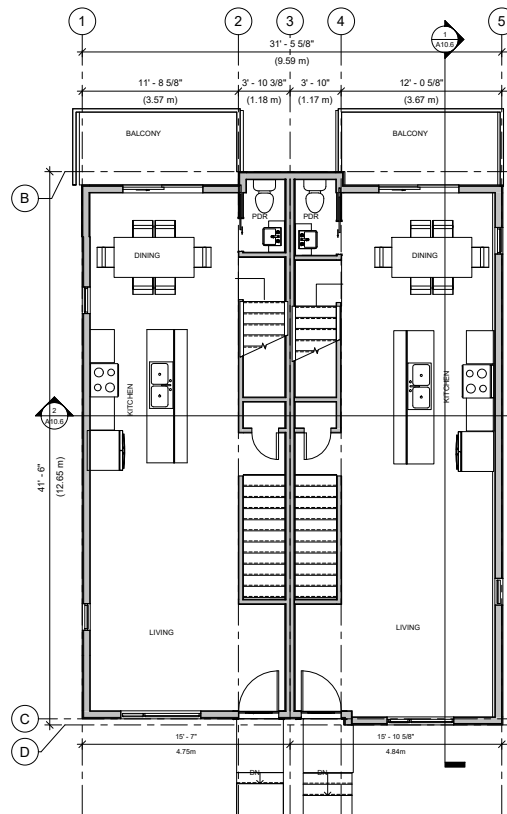
LVL 1, 2 & 3 FLOOR PLANS

A1.23

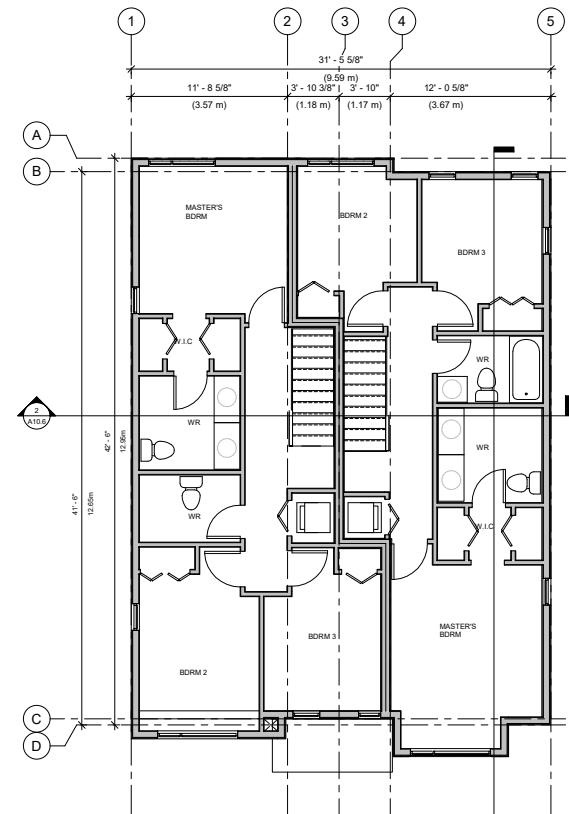
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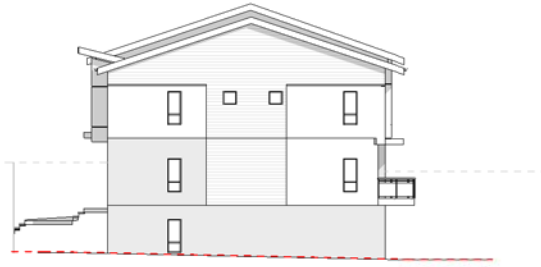
① LEVEL 1-1/8"
1/4" = 1'-0"

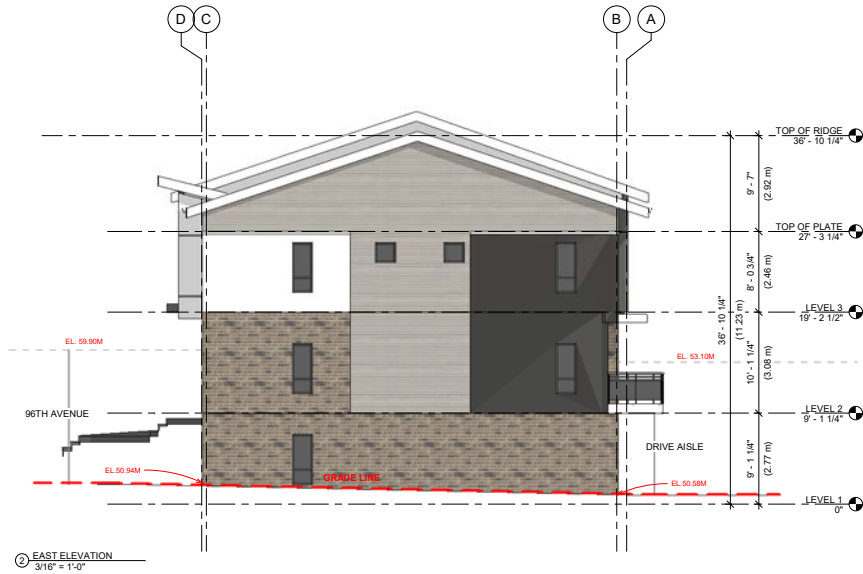


② LEVEL 2-1/8"
1/4" = 1'-0"



③ LEVEL 3-1/8"
1/4" = 1'-0"





2 EAST ELEVATION
3/16" = 1'-0"

MATERIAL FINISHES

- A** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
IRON GREY
- B** HARDIPANEL SIDINGS C/W EASY TRIMS FINISH TO MATCH TRIMS
ARCTIC WHITE
- C** HARDIEPLANK LAP SIDINGS
LIGHT GREY
- D** LONGBOARD ALUMINUM SIDING FINISH
DARK BAMBOO
- E** BRICK BY CASTLEWOOD
SLATE GREY



3 NORTH ELEVATION 1/8"
3/16" = 1'-0"



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BLDG 11

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR DP	20.02.19	TFL
2	ISSUED FOR DP		
3	ISSUED FOR DP		

DATE: 05 FEB 19
SCALE: As Noted
DRAWN BY: PROJECT NO: 17-124

NORTH 7 EAST ELV.

A 1.25

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BLDG 11

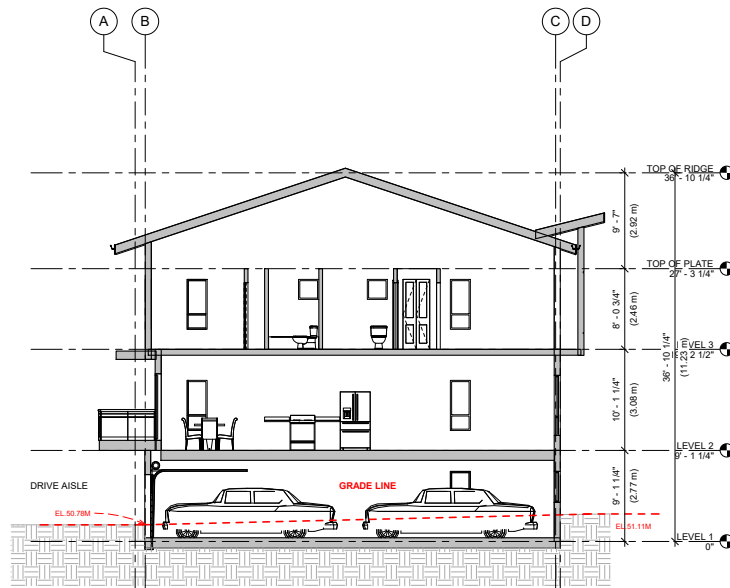
NO.	DATE	DESCRIPTION
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2	06 FEB 19	ISSUED FOR DP
3	06 FEB 19	ISSUED FOR DP

DATE: 06 FEB 19
SCALE: As Noted
PROJECT NO: 17-124

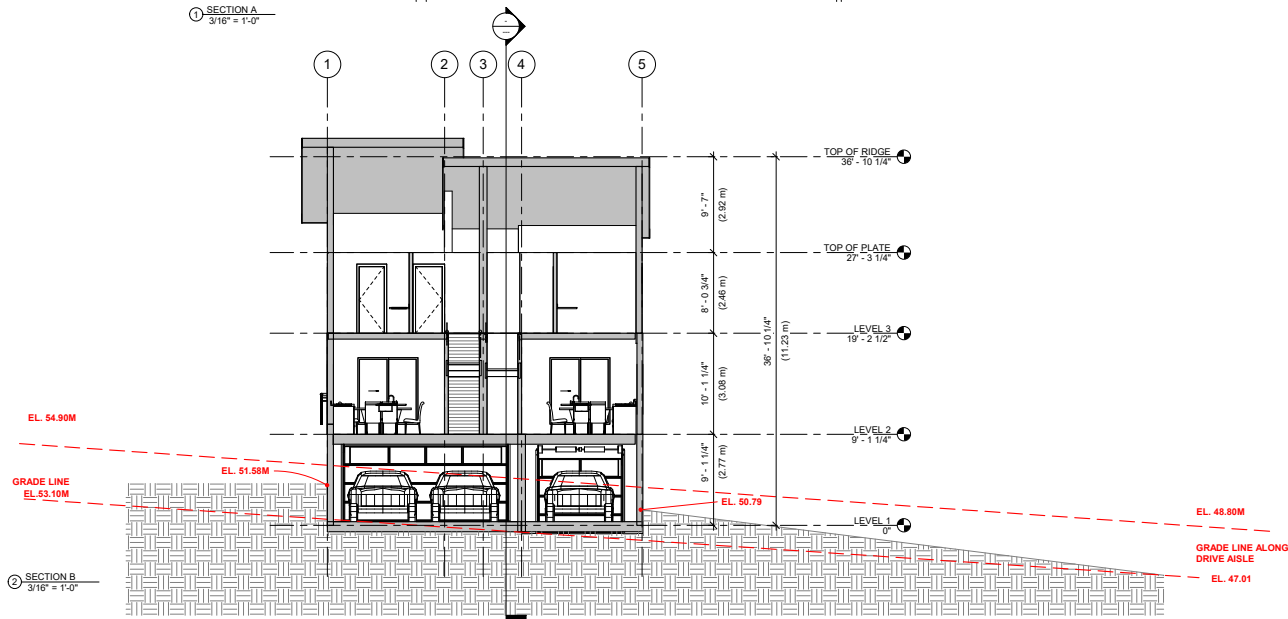
SECTION A & B

A1.26

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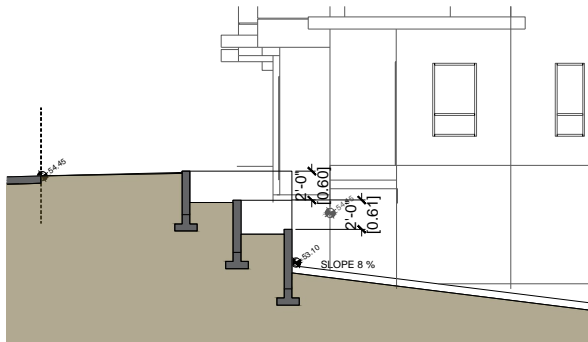
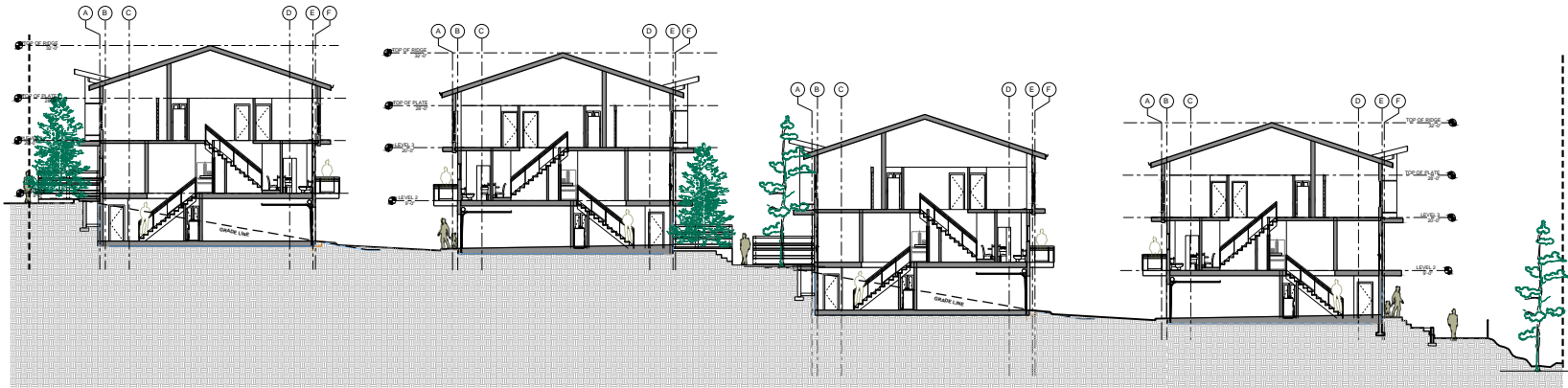


SECTION A
3/16" = 1'-0"

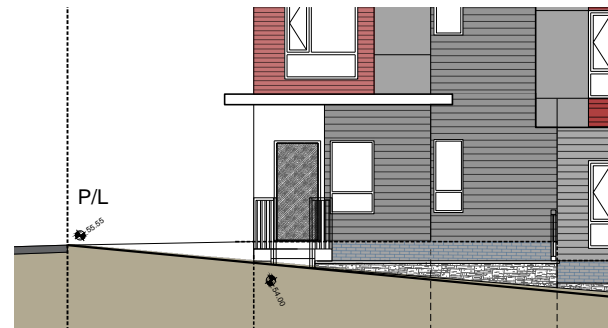


SECTION B
3/16" = 1'-0"

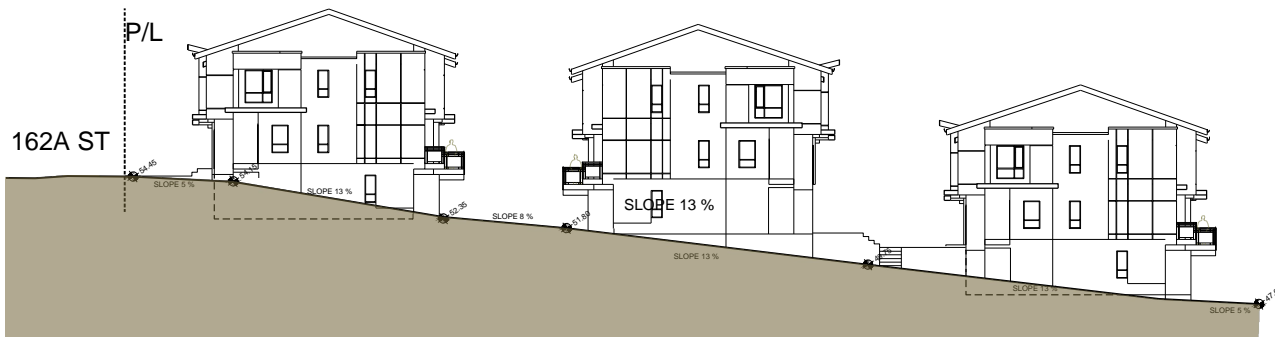
1 TYPICAL SECTION THRU SITE
Scale: 3/32" = 1'



3 SECTION
Scale: 1/4" = 1'



4 SECTION
Scale: 1/4" = 1'



6 MAIN ENTRANCE DRIVEWAY PROFILE SECTION
Scale: 3/32" = 1'

REV	DESCRIPTION	DATE
1	Based on DP	
2	Based on DP	
3	Based on DP	
4	Based on DP	
5	Based on DP	
6	Based on DP	
7	Based on DP	
8	Based on DP	
9	Based on DP	
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50	Based on DP	

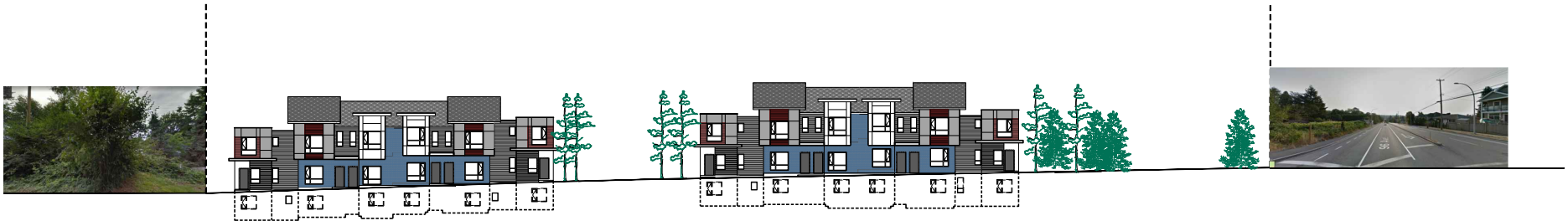
DATE	DESIGNED BY
29 APR 19	
SCALE	PROJECT NO
As Noted	17-124

SECTION A4.0

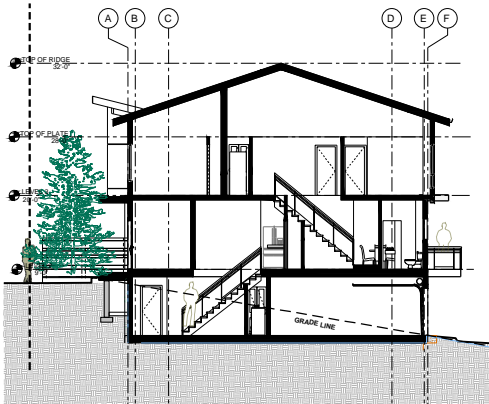
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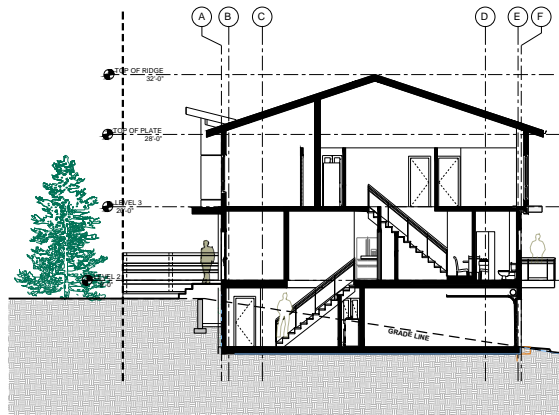
① STREETScape FROM 96 AVE
Scale: 1/16"=1'



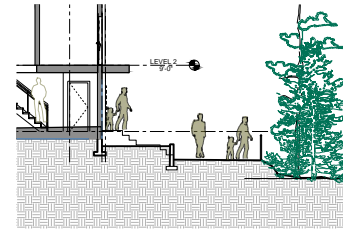
② STREETScape FROM 162A ST
Scale: 1/16"=1'



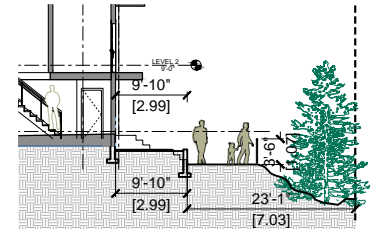
③ BUILDING SECTION- BUILDING 1
Scale: 1/8"=1'



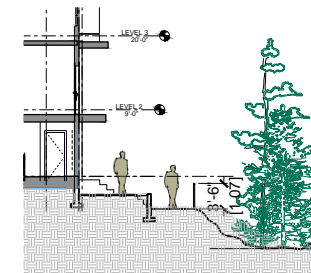
⑦ BUILDING SECTION- BUILDING 10
Scale: 1/8"=1'



⑤ SECTION
Scale: 1/8"=1'



④ SECTION
Scale: 1/8"=1'



⑥ SECTION
Scale: 1/8"=1'

REV	DESCRIPTION	DATE
1	ISSUED FOR D.P.	
2	ISSUED FOR D.P.	
3	ISSUED FOR D.P.	
4	ISSUED FOR D.P.	
5	ISSUED FOR D.P.	
6	ISSUED FOR D.P.	
7	ISSUED FOR D.P.	
8	ISSUED FOR D.P.	
9	ISSUED FOR D.P.	
10	ISSUED FOR D.P.	
11	ISSUED FOR D.P.	
12	ISSUED FOR D.P.	
13	ISSUED FOR D.P.	
14	ISSUED FOR D.P.	
15	ISSUED FOR D.P.	
16	ISSUED FOR D.P.	
17	ISSUED FOR D.P.	
18	ISSUED FOR D.P.	
19	ISSUED FOR D.P.	
20	ISSUED FOR D.P.	
21	ISSUED FOR D.P.	
22	ISSUED FOR D.P.	
23	ISSUED FOR D.P.	
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31	ISSUED FOR D.P.	
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48	ISSUED FOR D.P.	
49	ISSUED FOR D.P.	
50	ISSUED FOR D.P.	

DATE: 29 APR 19
SCALE: As Noted
PROJECT: 17-124

Streetscapes
A4.1

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60 UNITS TOWNHOUSE DEVELOPMENT

SURREY BC



3D SKETCH 1



Unit 209, 6321 King George Blvd. Surrey BC, V3K 1G1
www.flatarchitecture.ca
604-503-4484

PROJECT TITLE
Townhouse Development at
9642, 9654 - 162a St and
16261 16278, 16291- 96Ave
Surrey BC

BLDG 2,4

NO.	DESCRIPTION	DATE
1	ISSUED FOR DP	
2		
3		
4	ISSUED FOR DP	
5		
6		
7		
8		
9		
10		

DATE: 05 FEB 19
SCALE: As Noted

SKETCH 1

A 6.0

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60 UNITS TOWNHOUSE DEVELOPMENT

SURREY BC



3D SKETCH 2



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BLDG 2,4

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR DP		
2	ISSUED FOR DP		
3	ISSUED FOR DP		
4	ISSUED FOR DP		
5	ISSUED FOR DP		

DATE
05 FEB 19

SCALE
As Noted

PROJECT NO.
17-124

SKETCH 2

A6.1

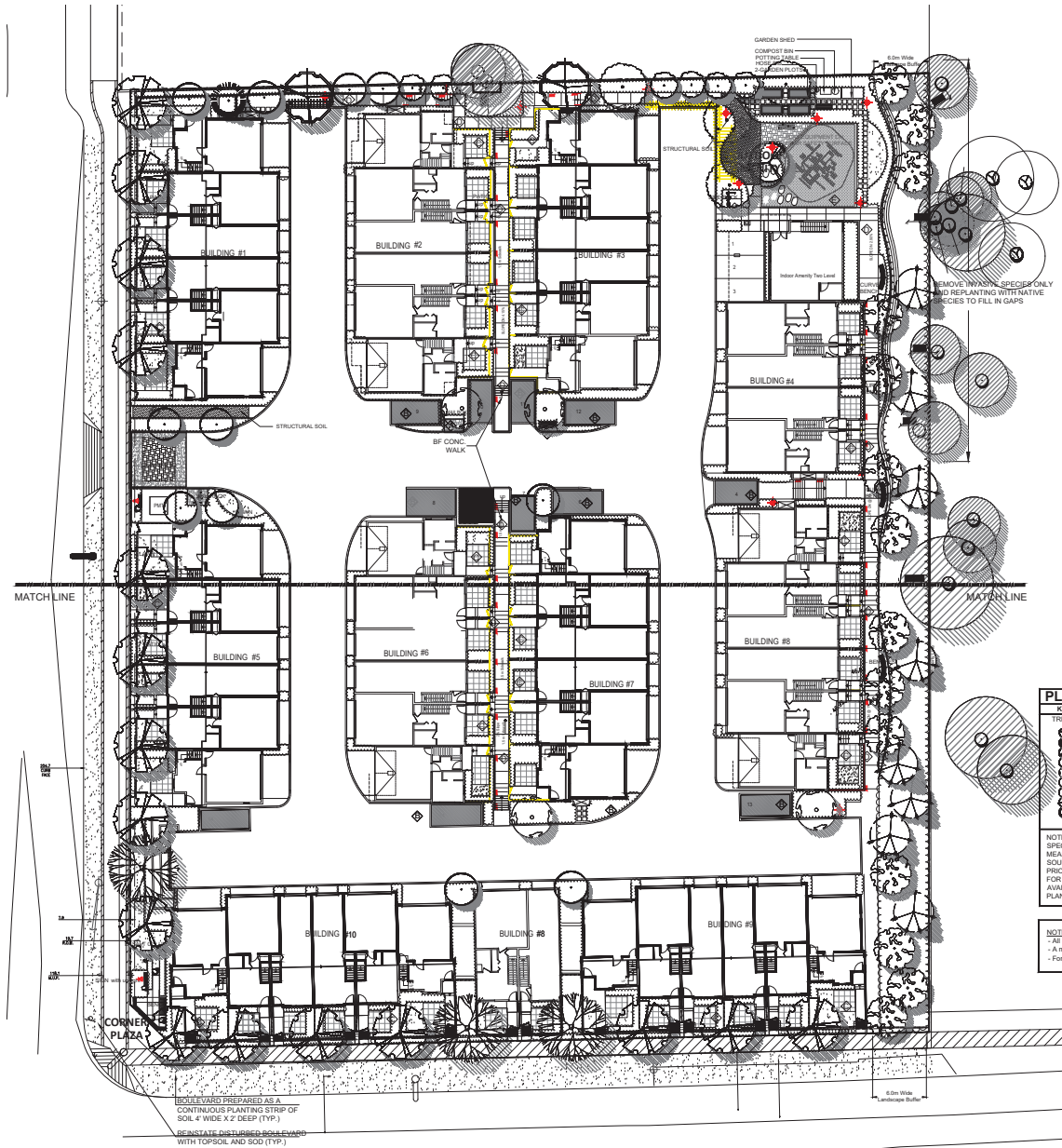
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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G9
p. 604-294-0011 • f. 604-294-0022

SEAL:



FURNITURE :



BIKE RACK: MAGLIN MBR400-5-S
COLOUR: P.C. BLACK 14 FINETEX



MAGLIN BENCH
Wood - MLB720-W



MAGLIN OGDEN BENCH - APC RANGE 6, IPE, LR, LR 112', CANTILEVER LAYT_OGM1900-00044 WITH PEDESTAL LEGS MOUNTED AS PER MANUFACTURER SPECIFICATIONS

NOTE: ALL FURNITURE SURFACE MOUNT TO CONCRETE BASE



SunburyShed3X5_PREFAB_LEAN-TO
Wew World play equipment by HENDERSON
Model : PT 5000
NOTE: INSTALLED AS PER MANUFACTURER SPECIFICATIONS.



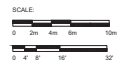
SunburyShed3X5_PREFAB_LEAN-TO

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 18-096	PLANTED SIZE / REMARKS
TREE					
3	2	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNEBEAM	6CM CAL: 1.8M STD: B&B	
3	3	CERCIDIPHYLLUM JAPONICUM	WATERSUR TREES	8CM CAL: 1.8M STD: B&B	
16	6	CERCIS CANADENSIS	EASTERN REDBUD	8CM CAL: B&B	
6	6	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	8CM CAL: B&B	
4	4	FAGUS SYLVATICA 'DANMYKOKI GOLD'	GOLDEN FASTIGIATE BEECH	8CM CAL: 1.8M STD: B&B	
4	4	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL: 2M STD: B&B	
11	11	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8CM CAL: 2M STD: B&B	
1	1	OXYCOCORON ARBOREUM	SOURWOOD	8CM CAL: 1.8M STD: B&B	
1	1	PICEA OMORICA	SERBIAN SPRUCE	3M HT: B&B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. 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 FROSER 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

NOTE:
- All soft landscape areas to be irrigated with automatically installation to I.L.A.B.C. Standards, latest edition.
- A minimum soil depth of 450mm is preferred at all planting locations.
- For grading information please refer to civil and architectural plans.



NO.	DATE	REVISION DESCRIPTION	DR.
1	18 MAY 08	NEW SITE CIVIL PLANS	GD
2	18 MAY 08	NEW SITE CIVIL PLANS	GD
3	18 FEB 08	NEW SITE CIVIL PLANS	GD
4	18 OCT 09	REVISION AS PER CITY COMMENTS	GD
5	18 OCT 09	REVISION AS PER CITY COMMENTS	GD
6	18 OCT 09	REVISION AS PER CITY COMMENTS	GD
7	18 OCT 09	REVISION AS PER CITY COMMENTS	GD
8	18 OCT 09	REVISION AS PER CITY COMMENTS	GD
9	18 OCT 09	REVISION AS PER CITY COMMENTS	GD
10	18 OCT 09	REVISION AS PER CITY COMMENTS	GD

CLIENT: APCON DEVELOPMENTS
WITH: FLAT ARCHITECTURE

PROJECT:
TOWNHOUSE DEVELOPMENT

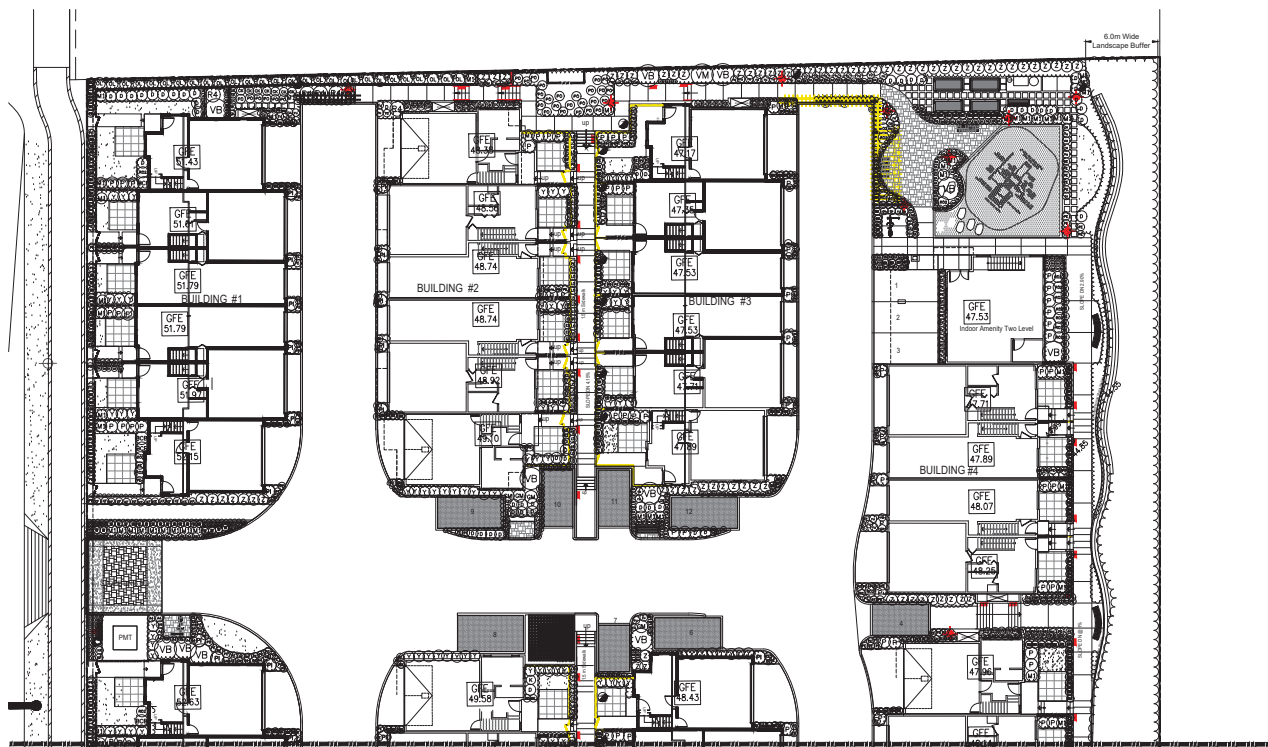
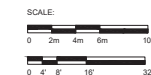
162A STREET AND 96TH AVENUE
SURREY
Surrey Project No. 17-0530

DRAWING TITLE:
LANDSCAPE PLAN

DATE: June 01, 2018
SCALE: 1"=20'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
PROJECT NUMBER: 18-096

L1
OF 10

SEAL:



PLANT SCHEDULE PMG PROJECT NUMBER: 18-096

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
○	33		AZALEA JAPONICA 'HARDIZER'S BEAUTY'	AZALEA; LIGHT PINK	#2 POT; 25CM
○	16		BERBERIS THUNBERGII 'MONOM'	CHERRY BOMB BARBERRY	#2 POT
○	426		BULBUS SEMPERVIRENS GREEN VELVET	BOWWOOD	#3 POT; 40CM
○	12		CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
○	7		CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
○	15		KALMIA LATIFOLIA 'EL'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
○	2		NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
○	42		PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
○	140		PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
○	28		PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
○	71		PRUNUS LAUROCERASUS 'ZABELIANA'	ZABEL'S LAUREL	#2 POT; 30CM
○	68		ROSA 'SCARLET MEDLAND'	SCARLET MEDLAND ROSE	#2 POT; 40CM
○	5		ROSA GYMNOCARPA	BALDHP ROSE	#3 POT; 60CM
○	9		SKIMMIA REEVESIANA	DWARF SKIMMIA	#1 POT
○	4		SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	#2 POT; 40CM
○	140		TAXUS X MEDIA 'HICKSF'	HICKS' YEW	1.2M HT, B&B
○	118		VIBURNUM DAVIDA	DAVID'S VIBURNUM	#2 POT; 30CM
○	3		VIBURNUM P.T. 'MARIESP'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT, B&B
○	20		VIBURNUM X 'BURKWOODDF'	BURKWOOD VIBURNUM	1.0M HT, B&B
○	37		WEIGELA FLORIDA 'MIDNIGHT WINE'	DWARF WEIGELA	#2 POT; 40CM
○	8		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
○	54		CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 POT, HEAVY
○	475		CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
○	9		CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
○	19		FESTUCA OVINA 'SLAUGH'	BLUE FESCUE	#1 POT
○	71		MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
○	15		OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
○	368		PERNISETUM ALOPECUROIDES 'WAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
○	19		ASTILBE x ARENDSII 'RED SENTINEL'	FALSE SPIREA; RED	#1 POT
○	163		LIRIOPE MISCANI	BLUE LILY TURF	11 CM POT
○	125		RUDBECKIA FULGIDA VAR SULLIVANTI 'GOLDBLOCKRUDBECKIA' YELLOW-ORANGE	WESTERN SNOWDRUM	15CM POT
○	53		'COTONEASTER DAMMERI'	BEARBERRY 'COTONEASTER	#1 POT; 25CM
○	43		ELONYMUS JAPONICA 'EMERALD GAIEY'	ELONYMUS; SILVER VARIEGATED	#1 POT; 25CM
○	50		NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF NANDINA	#1 POT
○	72		POLYSTICHUM MUNITUM	WESTERN SNOWDRUM	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
1	19 MAY 08	NEW SITE CIVIL PLANS	CD
4	19 MAR 10	NEW SITE CIVIL PLANS	CD
1	19 FEB 08	NEW SITE CIVIL PLANS / CITY COMMENTS	CD
2	18 OCT 09	REVISION AS PER CITY COMMENTS	CD
1	18 OCT 12	NEW SITE CIVIL PLANS	CD

NO. DATE REVISION DESCRIPTION DR.

CLIENT: APCON DEVELOPMENTS
WITH: FLAT ARCHITECTURE

PROJECT:
TOWNHOUSE DEVELOPMENT
162A STREET AND 96TH AVENUE
SURREY
Surrey Project No. 17-0530

DRAWING TITLE:
SHRUB PLAN

DATE: June 01, 2018 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
OF 10

INTER-OFFICE MEMO

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

FROM: Development Engineer, Engineering Department

DATE: Mar 04, 2019 PROJECT FILE: **7817-0530-00**

**RE: Engineering Requirements
Location: 9642/54 - 162A Street & 16261/79/91/93 - 96 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.2m along 162A Street for the unique local road standard.
- Dedicate varying 2.808m to 3.509m width along 96 Avenue for the ultimate 30.0m arterial road standard.
- Dedicate 5.0m x 5.0m corner cut at the intersection of 162A Street and 96 Avenue.
- Provide 0.5m wide SROW along 162A Street and 96 Avenue site frontages

Works and Services

- Construct 162A Street to unique local road standard.
- Construct 1.8m wide concrete sidewalk along 96 Avenue.
- Complete drainage catchment analysis to determine capacities. Address downstream constraints, if identified.
- Provide lot with meter water, storm and sanitary service connections.
- Register applicable legal documents as determined through detailed design.
- Secure sign-off from Metro Vancouver prior to design drawings acceptance, if applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

HB4

NOTE: Detailed Land Development Engineering Review available on file



Planning

January 7, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0530 00

SUMMARY

The proposed 60 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	15
Secondary Students:	8

September 2018 Enrolment/School Capacity

Serpentine Heights Elementary	
Enrolment (K/1-7):	47 K + 301
Operating Capacity (K/1-7)	38 K + 396
North Surrey Secondary	
Enrolment (8-12):	1415
Capacity (8-12):	1175

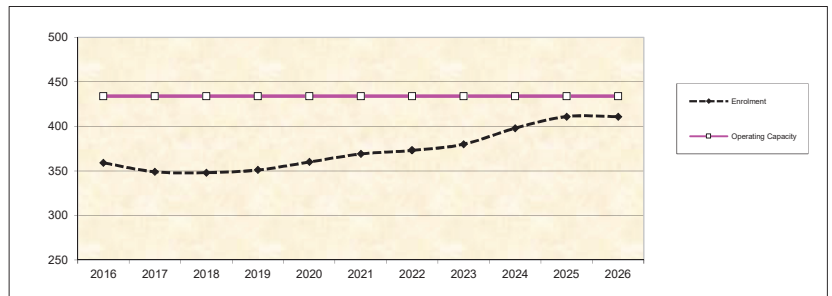
School Enrolment Projections and Planning Update:

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

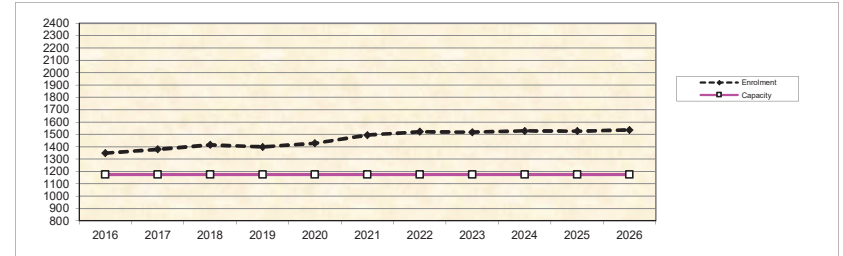
Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available, and whose enrollment is projected to continue at its current level over the next 10 years. However, when city services are extended further into the Port Kells area, this school will be ideally located to accommodate students from the potential new developments in the Anniedale and Tynhead area. As the need to address immediate growth is more urgent in other areas of the District, there are no current capital plan requests for adding additional space in the catchment.

North Surrey Secondary is currently operating at 120%. Over the next 10 years, enrolment is projected to grow by approximately 153 students. As part of the District's 2019/20 Five Year Capital Plan submission, there is a request 325 capacity addition targeted to open September 2022.

Serpentine Heights Elementary



North Surrey Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximal 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: 17-0530-00

Address: 9654 and 9642 - 162A Street and 16261 and 16279 - 96 Avenue

Registered Arborist: Jeff Ross

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)	45
Protected Trees to be Removed	45
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 21 X one (1) = <u>21</u> - All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = <u>48</u> 	69
Replacement Trees Proposed (including buffer)	48
Replacement Trees in Deficit	21
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	14

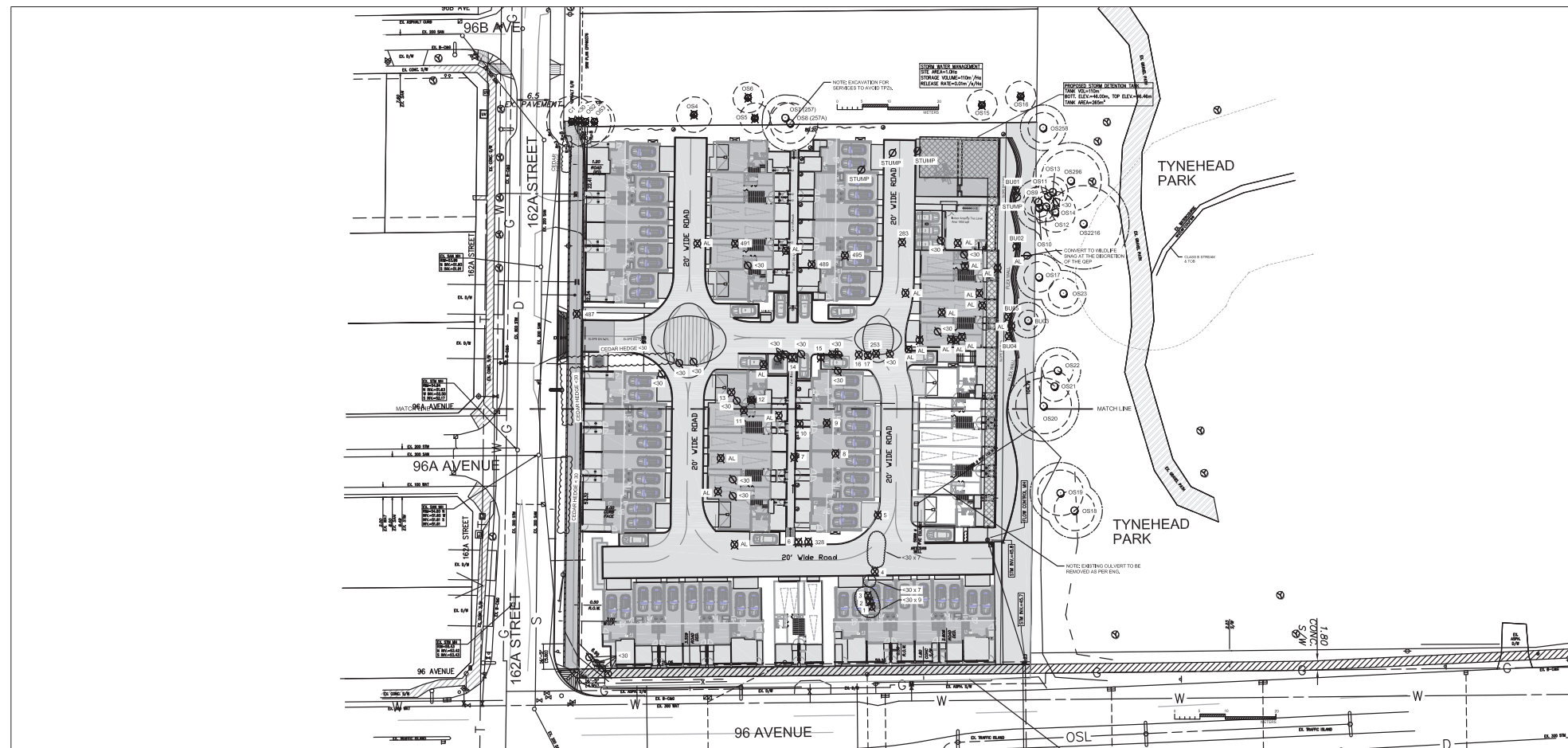
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement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

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










Signature of Arborist:

Date: May 9, 2019





LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  TREE STUMP
-  NON BY-LAW TREE
-  TREE PREVIOUSLY REMOVED
-  TREES NOT ASSESSED
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m EXCAVATION OFFSET
-  TREE TO BE CONVERTED TO WILDLIFE TREE

NOTE: ALL EDGE TREES TO UNDERGO A TREE RISK ASSESSMENT.

NOTE: ALL SWALES AND EXCAVATION FOR UNDERGROUND DRAINAGE PIPES ARE TO AVOID TPZ'S.

NOTE: NO GRADE ALTERATIONS WITHIN THE BUFFER.

NOTE: TREES RECOMMENDED FOR REMOVAL IN THE 6M BUFFER TO BE CONVERTED TO WILDLIFE TREES AT THE DISCRETION OF THE OEP.



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	MAR06/17	MK	AS-BUILT	6	NOV09/17	MK	REVISED SITE PLAN	11	FEB08/19	MK	REVISED SITE PLAN
2	MAR27/17	MK	SITE PLAN	7	MAR01/18	MK	REVISED SITE PLAN	12	MAR15/19	MK	REVISED SITE PLAN & UPDATED SURVEY
3	JUN19/17	MK	REVISED SITE PLAN	8	MAY03/18	MK	REVISED SITE GRADING PLAN	13	APR05/19	MK	REVISED SITE PLAN
4	JUL05/17	MK	ADDITIONAL SURVEY AND REVISIONS	9	MAY21/18	MK	REVISED SITE PLAN	14	APR05/19	MK	REVISED GRADING & SITE PLAN
5	OCT04/17	MK	REVISED SITE PLAN	10	OCT04/18	MK	REVISED SITE GRADING PLAN	15	MAY08/19	MK	REVISED SITE GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 ST
 Surrey, British Columbia
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 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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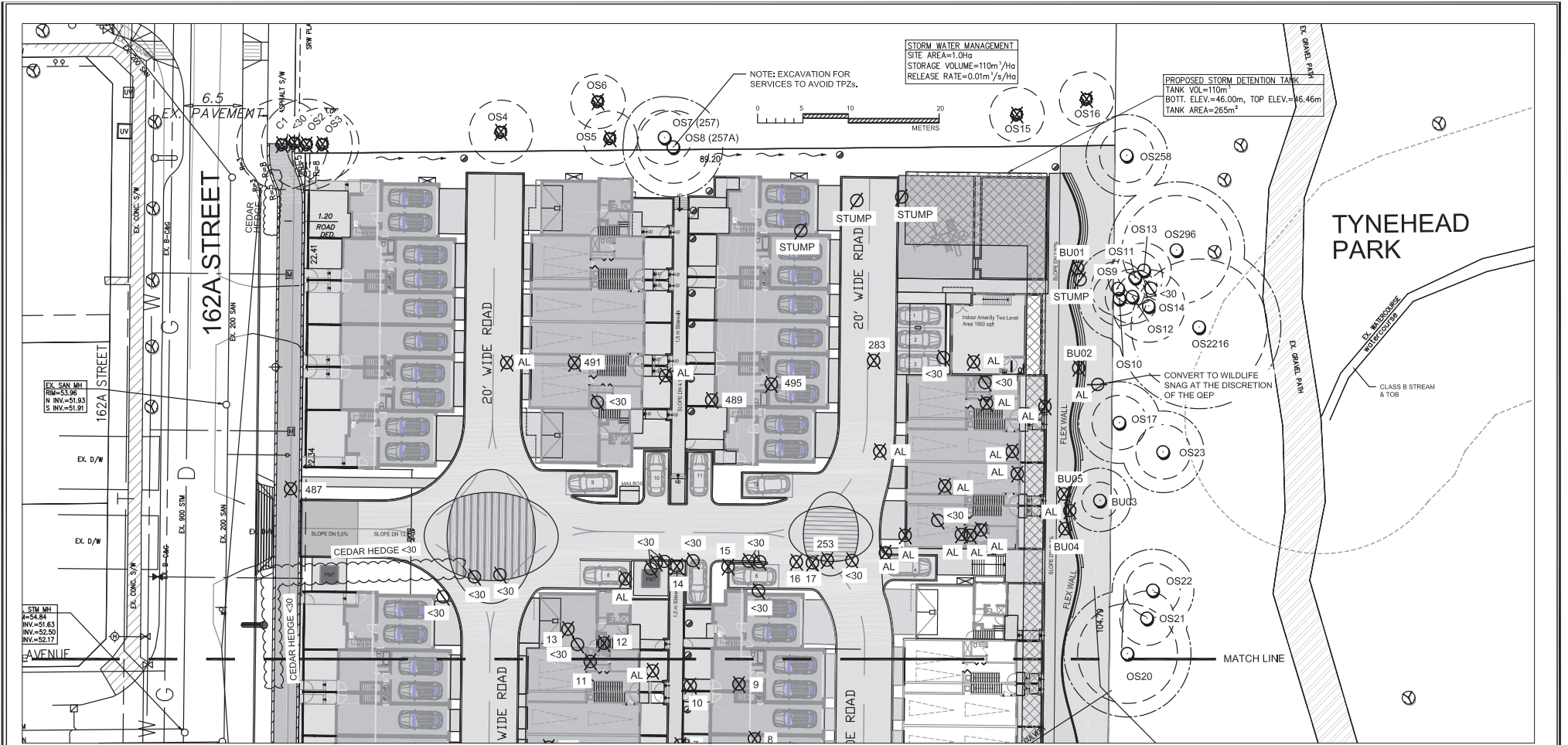
PROJECT TITLE
**9642 9654 162A ST.
 16261 16279 96 AVE.
 SURREY, B.C.**

SHEET TITLE
KEY - TREE REMOVAL AND PRESERVATION PLAN

CLENT

DRAWN MK
 SCALE AS SHOWN
 DATE JANUARY 23, 2017

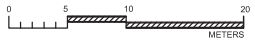
KEY
 SHEET 1 OF 5



STORM WATER MANAGEMENT
 SITE AREA=1.0Ha
 STORAGE VOLUME=110m³/Ha
 RELEASE RATE=0.01m³/s/Ha

PROPOSED STORM DETENTION TANK
 TANK VOL=110m³
 BOTT. ELEV.=46.00m, TOP ELEV.=46.46m
 TANK AREA=265m²

NOTE: EXCAVATION FOR SERVICES TO AVOID TPZs.



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE STUMP
- NON BY-LAW TREE
- TREE PREVIOUSLY REMOVED
- TREES NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- TREE TO BE CONVERTED TO WILDLIFE TREE

NOTE: ALL EDGE TREES TO UNDERGO A TREE RISK ASSESSMENT.
 NOTE: ALL SWALES AND EXCAVATION FOR UNDERGROUND DRAINAGE PIPES ARE TO AVOID TPZs.
 NOTE: NO GRADE ALTERATIONS WITHIN THE BUFFER.
 NOTE: TREES RECOMMENDED FOR REMOVAL IN THE 6M BUFFER TO BE CONVERTED TO WILDLIFE TREES AT THE DISCRETION OF THE OEP.



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	MAR06/17	MK	AS-BUILT	6	NOV09/17	MK	REVISED SITE PLAN	11	FEB08/19	MK	REVISED SITE PLAN
2	MAR27/17	MK	SITE PLAN	7	MAR01/18	MK	REVISED SITE PLAN	12	MAR15/19	MK	REVISED SITE PLAN & UPDATED SURVEY
3	JUN19/17	MK	REVISED SITE PLAN	8	MAY03/18	MK	REVISED SITE GRADING PLAN	13	APR05/19	MK	REVISED SITE PLAN
4	JUL05/17	MK	ADDITIONAL SURVEY AND REVISIONS	9	MAY23/18	MK	REVISED SITE PLAN	14	APR05/19	MK	REVISED GRADING & SITE PLAN
5	OCT04/17	MK	REVISED SITE PLAN	10	OCT04/18	MK	REVISED SITE GRADING PLAN	15	MAY08/19	MK	REVISED SITE GRADING PLAN

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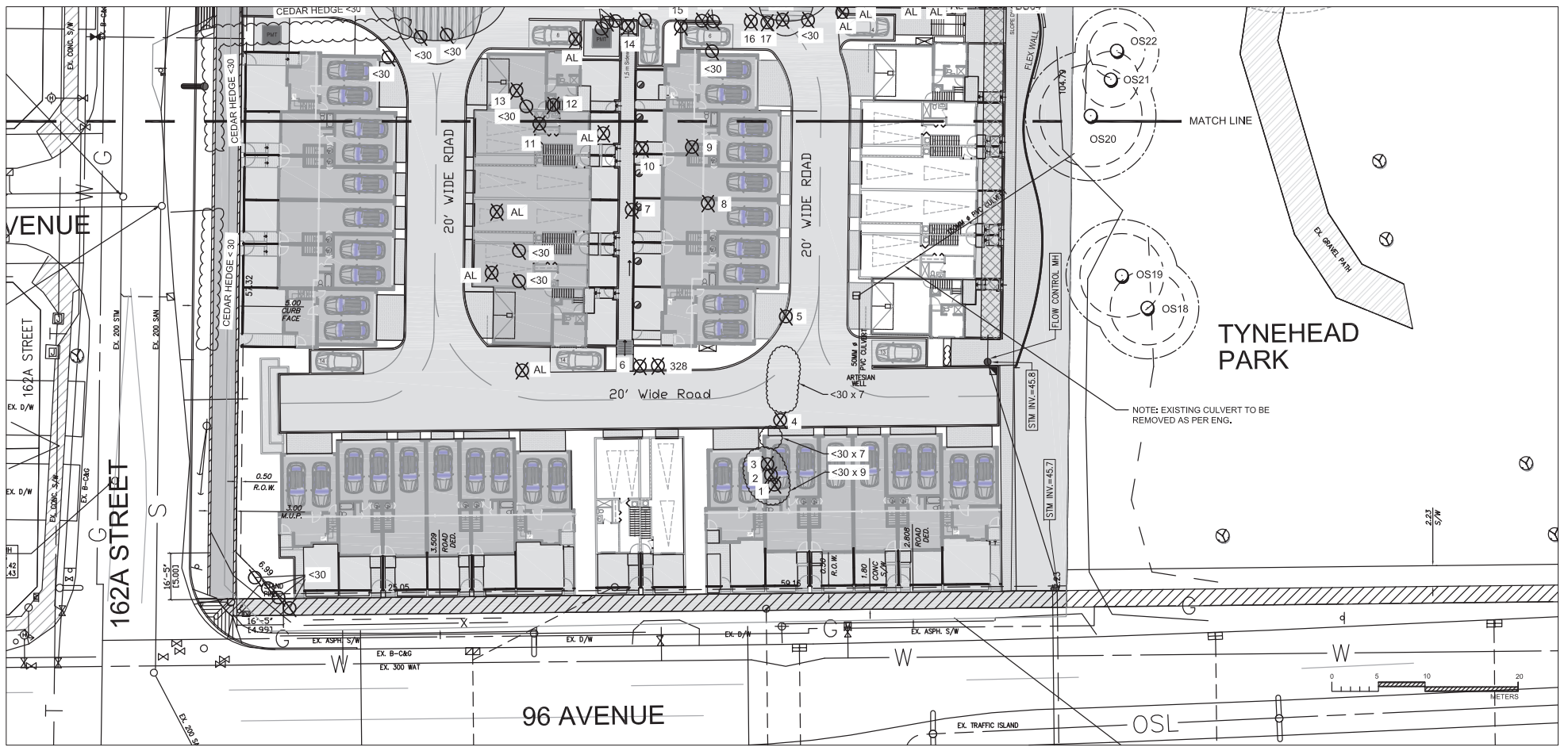
PROJECT TITLE
9642 9654 162A ST.
16261 16279 96 AVE.
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN - NORTH

CLIENT

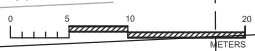
DRAWN MK
 SCALE AS SHOWN
 DATE JANUARY 23, 2017

T-1A
 SHEET 2 OF 5



TYNEHEAD PARK

NOTE: EXISTING CULVERT TO BE REMOVED AS PER ENG.



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE STUMP
- NON BY-LAW TREE
- TREE PREVIOUSLY REMOVED
- TREES NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- TREE TO BE CONVERTED TO WILDLIFE TREE

NOTE: ALL EDGE TREES TO UNDERGO A TREE RISK ASSESSMENT.
 NOTE: ALL SWALES AND EXCAVATION FOR UNDERGROUND DRAINAGE PIPES ARE TO AVOID TPZ'S.
 NOTE: NO GRADE ALTERATIONS WITHIN THE BUFFER.
 NOTE: TREES RECOMMENDED FOR REMOVAL IN THE 6M BUFFER TO BE CONVERTED TO WILDLIFE TREES AT THE DISCRETION OF THE OEP.



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	MAR06/17	MK	AS-BUILT	6	NOV09/17	MK	REVISED SITE PLAN	11	FEB08/19	MK	REVISED SITE PLAN
2	MAR27/17	MK	SITE PLAN	7	MAR01/18	MK	REVISED SITE PLAN	12	MAR15/19	MK	REVISED SITE PLAN & UPDATED SURVEY
3	JUN19/17	MK	REVISED SITE PLAN	8	MAY03/18	MK	REVISED SITE GRADING PLAN	13	APR05/19	MK	REVISED SITE PLAN
4	JUL05/17	MK	ADDITIONAL SURVEY AND REVISIONS	9	MAY23/18	MK	REVISED SITE PLAN	14	APR05/19	MK	REVISED GRADING & SITE PLAN
5	OCT04/17	MK	REVISED SITE PLAN	10	OCT04/18	MK	REVISED SITE GRADING PLAN	15	MAY08/19	MK	REVISED SITE GRADING PLAN

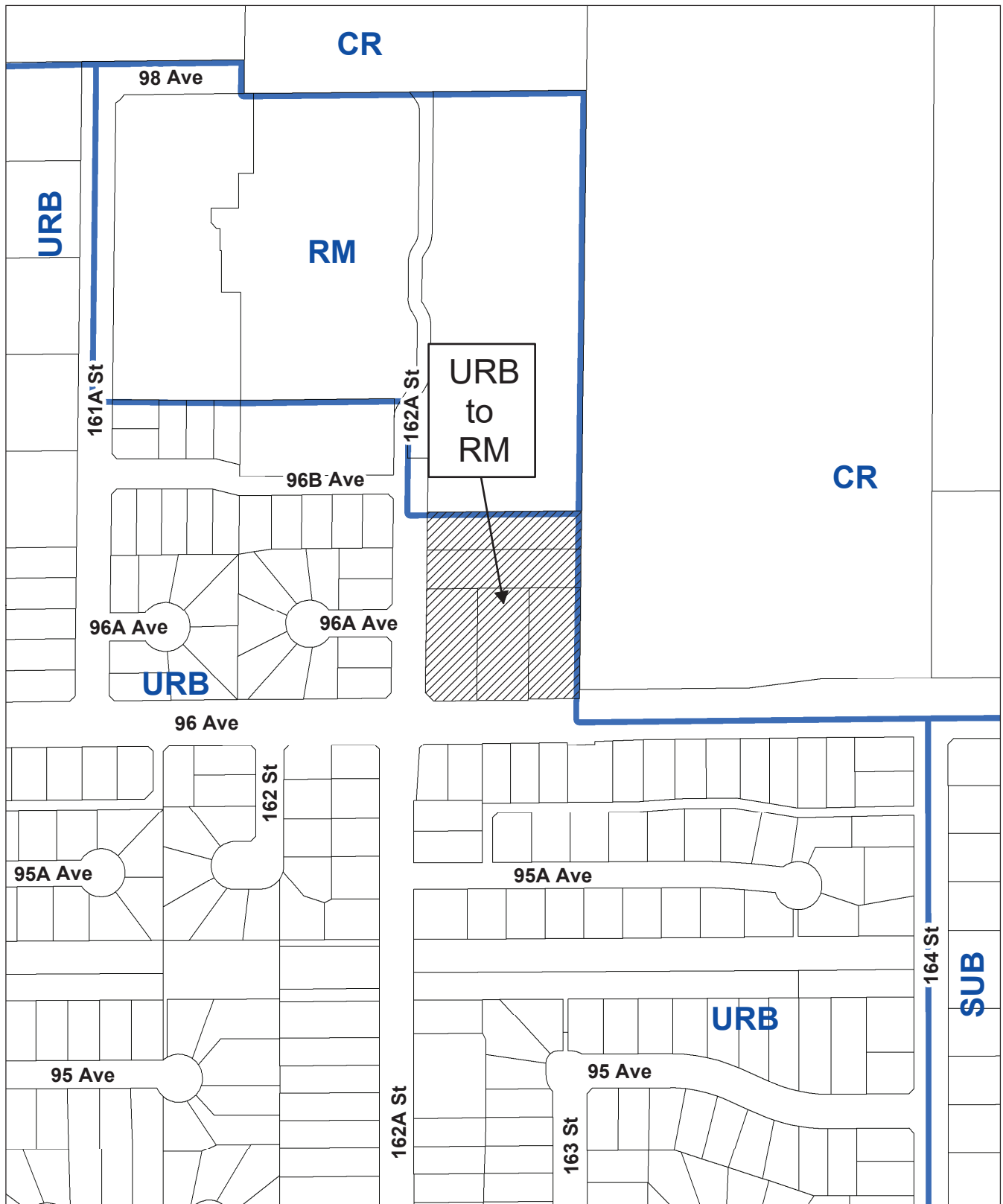
MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS
 #105, 8277 129 St, Surrey, British Columbia V3W 0A6
 Ph: (778) 593-0300 Fax: (778) 593-0302 Email: mfadum@fadum.ca

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PROJECT TITLE
 9642 9654 162A ST. 16261 16279 96 AVE. SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN - SOUTH
CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JANUARY 23, 2017
T-1B
 SHEET 3 OF 5



OCP Amendment 7917-0530-00
Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0530-00

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: 009-327-592

Lot 4 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458 Except the North 220 Feet and Plan BCP47723

16261 - 96 Avenue

Parcel Identifier: 009-327-614

Lot 5 Section 35 Block 5 North Range 1 West New Westminster District Plan 10458 Except the North 220 Feet and Plan BCP46989

16279 - 96 Avenue

Parcel Identifier: 009-327-649

Lot 6 Except: Firstly: The North 220 Feet Secondly: Part Road on Plan 64935; Section 35 Block 5 North Range 1 West New Westminster District Plan 10458

16293 - 96 Avenue

Parcel Identifier: 008-578-826

Lot "B" Section 35 Block 5 North Range 1 West New Westminster District Plan 14259

9654 - 162A Street

Parcel Identifier: 008-780-951
Lot "C" Section 35 Block 5 North Range 1 West New Westminster District Plan 14259

9642 - 162A 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 north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the principal building face;
- (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the principal building face;
- (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.) to the principal building face of Building 9;
- (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the principal building face; and
- (e) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 6 for buildings 9, 10 and 11.

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 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

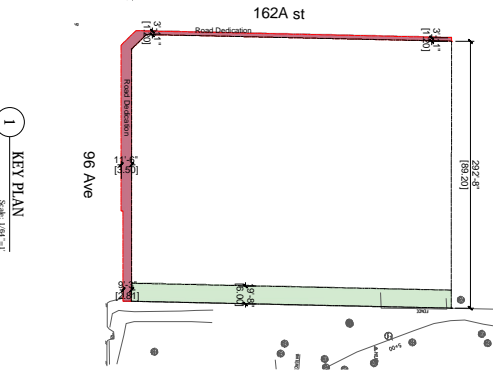
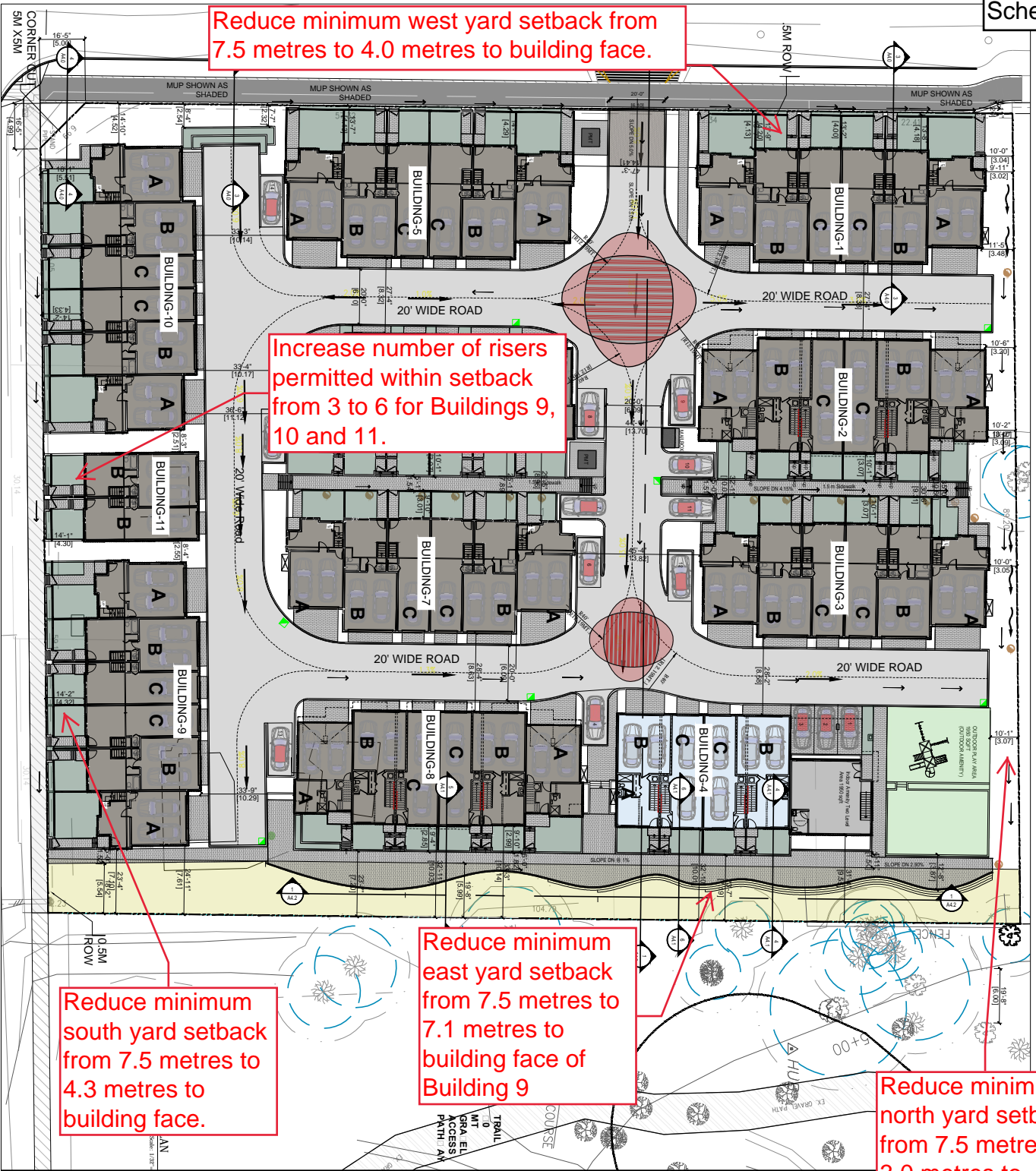
Reduce minimum west yard setback from 7.5 metres to 4.0 metres to building face.

Increase number of risers permitted within setback from 3 to 6 for Buildings 9, 10 and 11.

Reduce minimum south yard setback from 7.5 metres to 4.3 metres to building face.

Reduce minimum east yard setback from 7.5 metres to 7.1 metres to building face of Building 9

Reduce minimum north yard setback from 7.5 metres to 3.0 metres to building face.



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A1.0
SITE PLAN
As noted
17.124

REV	DESCRIPTION	BY	DATE
1	Issued for DP Application	R.W.	03/11/17
2	Issued for Coordination	R.W.	26/02/18
3	Re-issued for DP	R.W.	26/09/18
4	Re-issued for DP	R.W.	11/11/18
5	Re-issued for DP	R.W.	07/02/19
6	Issued for DP REV3	R.W.	13/03/19

Townhouse Development at
96&2, 96&4, 162A St and
162&1, 1627R, 1629R - 96
Ave Sunny Bc.

Unit 209, 6321 King George
Bldg Surrey, BC, V3X 1G1
www.flatarchitecture.ca
061-505-4484
contact@flatarchitecture.ca

