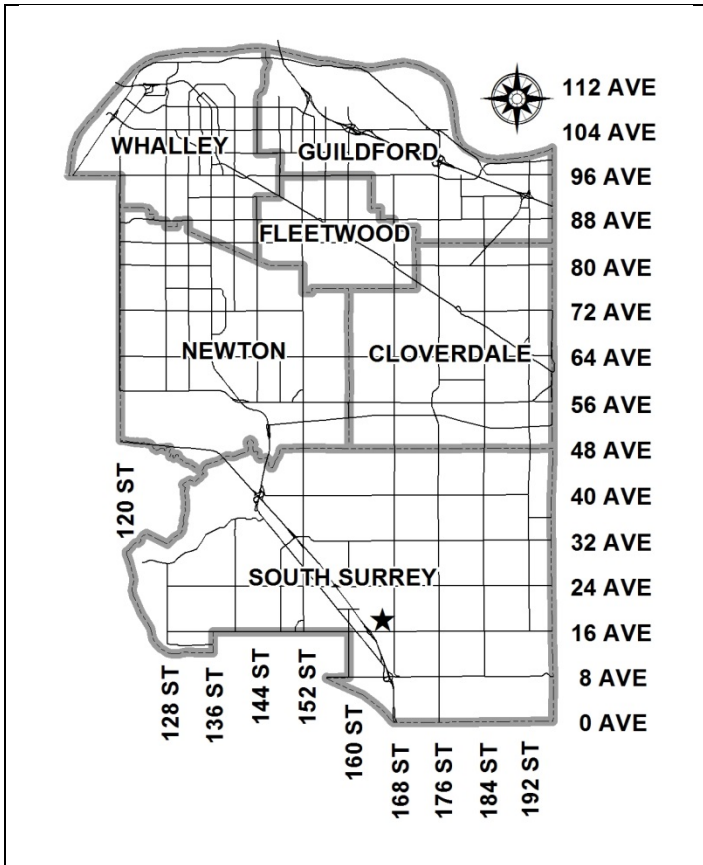


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0603-00

Planning Report Date: July 23, 2018



PROPOSAL:

- **NCP Amendment** for a portion from Cluster Residential 10-15 upa to Cluster Residential 15-20 upa
- **LAP Amendment** for a portion from Commercial/Business Park to Habitat Preservation Area
- **Rezoning** for a portion from RA to CD (based on RM-15)
- **Development Permit**

to permit the development of approximately 152 townhouse units.

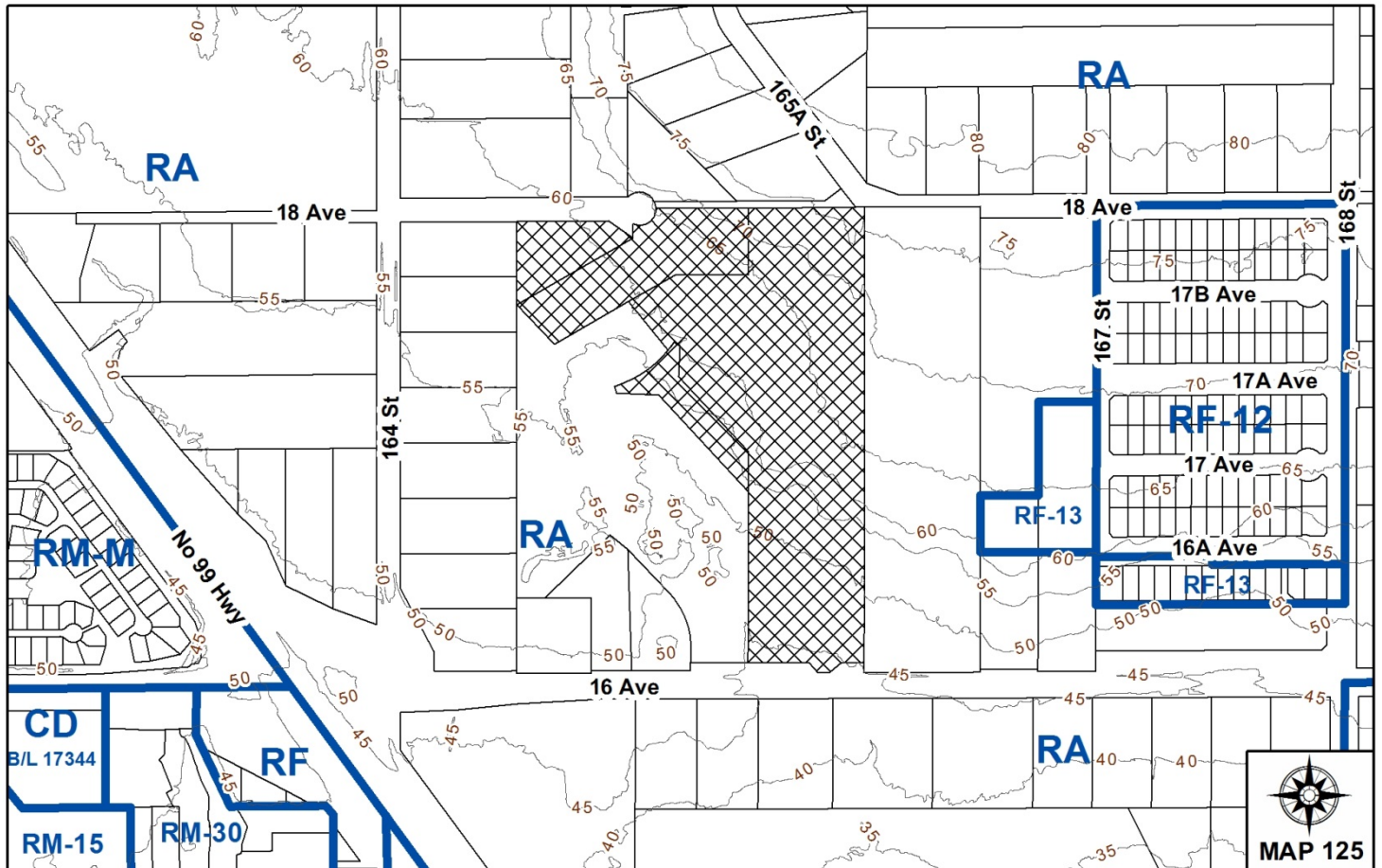
LOCATION: 16470, 16510, 16520, 16558 -18 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Residential 10-15 upa, Grandview Ridge Trail

LAP DESIGNATION: Habitat Preservation Area, Buffers, and Commercial/Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit for Form and Character, Sensitive Ecosystems and Hazard Lands.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to amend the site's designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Cluster Residential 10-15 upa to Cluster Residential 15-20 upa and to amend a small portion of the site that is within the Highway 99 Corridor Local Area Plan (LAP) from Commercial/Business Park to Habitat Preservation Area.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) Designation.
- The proposed Neighbourhood Concept Plan (NCP) amendment for the development portion of the site from Cluster Residential 10-15 upa to Cluster Residential 15-20 upa reflects the proposed density of 45 units per hectare (18 units per acre). The proposal meets the 30% open space provision identified in the NCP's Cluster Residential designation, and is preserving the most valuable tree cluster on the site.
- The proposal achieves the dedication of the Grandview Ridge Trail in the north portion of the site, and also an additional 2 metre (6 ft.) dedication to enlarge the walkway connection from the 18 Avenue cul-de-sac bulb to the Grandview Ridge Trail. The applicant is also proposing to convey to the City, at no cost, the lands under the BC Hydro corridor and also the small riparian area in the southwest corner of the site, for a total conveyance of approximately 1.92 hectares/4.74 acres. The lands under the BC Hydro corridor are designated Habitat Preservation Area and Buffers in the Highway No. 99 Corridor LAP.
- The proposed conveyance of the Grandview Ridge Trail area meets the Biodiversity Conservation Strategy (BCS) Green Infrastructure Network objectives for this site.
- The Class B watercourse in the southwest corner of the site is proposed to be retained, and will be conveyed to the City, along with the associated riparian area. An amendment to Highway 99 Corridor Local Area Plan (LAP) designation is appropriate for this portion of the site, from Commercial/Business Park to Habitat Preservation Area, which is in keeping with the rest of the area within the BC Hydro corridor right-of-way.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portions of the subject site shown as Blocks A, B, C, D and E in the Survey Plan attached in Appendix II from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0603-00 for Form and Character, Sensitive Ecosystems (Biodiversity Conservation Strategy (BCS) corridor), and Hazard Lands (steep slopes), generally in accordance with the attached drawings (Appendix II), the reports prepared by GeoPacific Consultants Ltd. and Terran Geotechnical Group, and an Ecosystem Development Plan to be submitted by the applicant for the BCS corridor.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to ensure the site is developed according to the recommendations contained in the GeoPacific Consultants Ltd. and Terran Geotechnical Group geotechnical reports;
 - (h) 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;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (k) completion of the road closure process for a portion of 18 Avenue, and completion of purchase of a portion of the property located at 16520 – 18 Avenue for inclusion into the townhouse site and for dedication as 164A Street;
 - (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (m) submission of an Ecosystem Development Plan and associated planting plan, cost estimate and bonding for the Biodiversity Conservation Strategy (BCS) corridor to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the portion of the subject site shown as Blocks A, B, C, D and E in the Survey Plan attached in Appendix II from Cluster Residential 10-15 upa to Cluster Residential 15-20 upa, and to redesignate the small portion of the site that is within the Highway 99 Corridor Local Area Plan (LAP) from Commercial/Business Park to Habitat Preservation Area, as shown in Appendix VI, when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>38 Elementary students at Pacific Heights Elementary School 20 Secondary students at Earl Marriott School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the first dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2020.</p>
Parks, Recreation & Culture:	<p>Parks accepts the conveyance of lands under the BC Hydro right-of-way, the Grandview Ridge Trail dedication, and the small riparian area in the southwest corner of the site.</p> <p>Parks support the sale of a portion of 16520 – 18 Avenue to support the implementation of 164A Street. The applicant is required to provide cash-in-lieu for the construction of a viewpoint amenity feature in the Grandview Ridge Trail.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted for one year. Applicant is to provide a Traffic Impact Study to the satisfaction of MOTI.
BC Hydro:	No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential and vacant parcels.

Adjacent Area:

Direction	Existing Use	NCP or LAP Designation	Existing Zone
North (adjacent and across 18 Avenue):	Single family residential.	Multiple Residential 10-15 upa, Multiple Residential 30-45 upa, and Grandview Ridge Trail	RA
East:	Single family residential, under application (Application No. 7917-0506-00; pre-Council) for townhouses and park land.	Cluster Residential 6-10-upa, Park/Open Space, and Grandview Ridge Trail	RA
South (Across 16 Avenue):	Single family residential.	LAP: Commercial/Business Park	RA
West:	Single family residential.	LAP: Commercial/Business Park, Business Park, and Habitat Preservation Area	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to amend the site's designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Cluster Residential 10-15 upa to Cluster Residential 15-20 upa and to amend a small portion of the site that is within the Highway 99 Corridor Local Area Plan (LAP) from Commercial/Business Park to Habitat Preservation Area.
- The proposed Neighbourhood Concept Plan (NCP) amendment for the development portion of the site from Cluster Residential 10-15 upa to Cluster Residential 15-20 upa reflects the proposed density of 45 units per hectare (18 units per acre). The proposal meets the 30% open space provision in the NCP's Cluster Residential designation, and preserves the most valuable tree cluster on the site.
- The proposal achieves the dedication of the Grandview Ridge Trail in the north portion of the site, and also an additional 2 metre (6 ft.) dedication to enlarge the walkway connection from the 18 Avenue cul-de-sac bulb to the Grandview Ridge Trail. The applicant is also proposing to convey to the City, at no cost, the lands under the BC Hydro corridor and also the small riparian area in the southwest corner of the site, for a total conveyance of approximately 1.92 hectares (4.74 acres). Although not on the development portion of the site, this significant amount of open space/park land conveyance is in keeping with the intent of the

Cluster Housing designation. The lands under the BC Hydro corridor are designated Habitat Preservation Area and Buffers in the Highway No. 99 Corridor LAP.

- The Class B watercourse in the southwest corner of the site is proposed to be retained, and will be conveyed to the City, along with the associated riparian area. An amendment to Highway 99 Corridor Local Area Plan (LAP) designation is appropriate for this portion of the site, from Commercial/Business Park to Habitat Preservation Area, which is in keeping with the rest of the area within the BC Hydro corridor right-of-way.

DEVELOPMENT CONSIDERATIONS

- The subject 6.39 hectare (15.79 acre) site consists of 4 properties located at 116470/16510/16520/16558 - 18 Avenue in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area and partially within the Highway 99 Corridor Local Area Plan (LAP). The site is zoned "One-Acre Residential Zone" (RA) and is designated Urban in the Official Community Plan (OCP) and Cluster Residential 10-15 upa and Grandview Ridge Trail in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area and Habitat Preservation Area, Buffers, and Commercial/Business Park in the Highway No. 99 Corridor Local Area Plan (LAP) area.
- The site is sloping from northeast to southwest, and is impacted by a large BC Hydro right-of-way on the western portion of the site. There is a Class B watercourse and associated riparian area in the southwest corner of the site that is proposed to be conveyed to the City.
- As the entire riparian area, and the surrounding lands within the BC Hydro right-of-way are to be conveyed to the City, and the watercourse is quite distant from the development portion of the site, it was determined that a Sensitive Ecosystem Development Permit is not required for the purposes of riparian area protection.
- The applicant is proposing:
 - an amendment to the site's designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Cluster Residential 10-15 upa to Cluster Residential 15-20 upa and an amendment to the small portion of the site that is within the Highway 99 Corridor Local Area Plan (LAP) from Commercial/Business Park to Habitat Preservation Area;
 - to rezone a portion of the site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) (based on "Multiple Residential 15 Zone" (RM-15)); and
 - a Development Permit for form and character to allow the development of approximately 152 townhouse units, a Development Permit for Sensitive Ecosystems for the Biodiversity Conservation Strategy (BCS) corridor, and a Development Permit for Hazard Lands (steep slopes).

- A subdivision plan is required to facilitate the various dedications and the creation of the proposed townhouse parcel. The applicant is proposing to dedicate/convey:
 - 17A Avenue and 164A Street in accordance with the NCP;
 - a 2 metre (6 ft.) wide dedication to enlarge the walkway connection from the 18 Avenue cul-de-sac bulb to the Grandview Ridge Trail;
 - a 14 metre (46 ft.) wide corridor along the northeast boundary of the site, to facilitate the Grandview Ridge Trail, which will bring the Trail to its full 20 metre (66 ft.) width at this location; and
 - approximately 1.73 hectare (4.28 acres) of riparian lands and the lands under the BC Hydro corridor right-of-way to the City as open space. This open space area is proposed to remain zoned RA.

Proposed CD Zone

- The applicant is proposing a "Comprehensive Development Zone" (CD) (based on "Multiple Residential 15 Zone" (RM-15) for the townhouse portion of the site, shown as Blocks A, B, C, D and E in the Survey Plan attached in Appendix II. The table below outlines the difference between the RM-15 Zone and the proposed CD Zone:

	RM-15 Zone	Proposed CD Zone
Maximum Floor Area Ratio (FAR)	0.70	0.72
Maximum Unit Density	37 units per hectare/ 15 units per acre	45 units per hectare/ 18 units per acre
Lot Coverage	45%	35%
Setbacks	7.5 metres from all property lines	North of 17A Avenue: North yard – 2.0 metres (6 ft.); South and West yard – 4.0 metres (13 ft.) for building face and 2.75 metres (9 ft.) for porches/stairs; East yard – 4.3 metres (14 ft.) for building face and 1.6 metres (5 ft.) for balconies. South of 17A Avenue: North yard – 4.0 metres (13 ft.); West yard – 9.2 metres (30 ft.); East yard – 5.7 metres (19 ft.).

- The CD Zone proposes a floor area ratio (FAR) of 0.72, which is slightly higher than the 0.70 FAR permitted in the RM-15 Zone, and a unit density of 45 units per hectare (18 units per acre) which is higher than the 37 units per hectare (15 units per acre) permitted in the RM-15 Zone.
- The CD Zone proposes a lot coverage of 35%, which is lower than the 45% lot coverage permitted in the RM-15 Zone. The lower lot coverage reflects the significant provision of open space on the site.

- The applicant is proposing reduced setbacks along the street frontages which will allow the units to better engage the street and enliven the public realm. The Sunnyside Heights NCP encourages reduced setbacks along streets to assist in surveillance of the public realm. Further, it is noted that a 5.0-metre (16 feet) wide drainage swale is proposed on the northern side of the 17A Avenue road allowance, which will increase the separation of the units from the paved portions of the street.
- The proposed setbacks and orientation of units along the Grandview Ridge Trail and the proposed park site to the east will allow the units to provide surveillance to these public amenities.

Development Permit for Hazard Slopes

- The site is subject to a Development Permit for Hazard Lands in the OCP, due to steep slopes on the subject site. In order to address this requirement, the applicant has submitted a geotechnical report and a peer review to confirm that the site can accommodate the proposed development.
- The geotechnical report, prepared by GeoPacific Consultants Ltd., dated September 28, 2017, and the peer review, prepared by Terran Geotechnical Group, dated February 14, 2018, states that the site can be considered stable under both static and seismic conditions. It also states that detailed field reviews by the geotechnical engineer will be required during the construction phase, to ensure the recommendations in the report are being implemented in accordance with the report.
- The detailed geotechnical report and peer review will be incorporated into the requirements of the Hazard Lands Development Permit (DP). In addition a Section 219 Restrictive Covenant will be registered on title to ensure the site is developed according to the recommendations contained in the GeoPacific Consultants Ltd. and Terran Geotechnical Group geotechnical reports.

Sensitive Ecosystem (Green Infrastructure Network) Development Permit

- The subject site is located within a Development Permit Area for Sensitive Ecosystems for Green Infrastructure Network (GIN) under the Official Community Plan (OCP), as a portion of a Biodiversity Conservation Strategy (BCS) Local Corridor is within the subject site.
- BCS Local Corridor #20, located along the northern portion of the subject site, is proposed to be a 20 metre (66 ft.) wide corridor. Six (6) metres (20 ft.) of this corridor already exists as City-owned park land and the applicant is proposing to convey a further 14 metres (46 ft.) to the City so that the corridor achieves the 20 metre (66 ft.) width proposed in the BCS. This dedication will also facilitate the extension of the Grandview Ridge Trail multi-use pathway, as indicated in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- In order to address this requirement, the applicant is required to submit an Ecosystem Development Plan, including a planting plan and cost estimate. The Ecosystem Development Plan will be reviewed by staff and incorporated into the requirements of the Sensitive Ecosystems Development Permit. Issuance of the DP will be required prior to final adoption of the Rezoning By-law.

DESIGN PROPOSAL AND REVIEW

- The proposed development consists of 26 buildings containing 152 dwelling units and 1 amenity building. The number of units within individual buildings ranges from 3 to 10 units. The proposed units range in size from 134 square metres (1,444 sq.ft.) to 208 square metres (2,243 sq.ft.).
- The site plan reflects an effort to orient as many buildings as possible to be street-facing or multi-use pathway or park-facing, to provide an attractive interface with the public realm. In addition, all of the street-fronting units contain active living space on the ground floor which will promote interaction with the public realm. All of the street-facing units have doors facing the street and a walkway connecting each residence to the street. All of the street-facing or multi-use pathway or park-facing units have windows that provide casual surveillance of the public realm.
- The proposed exterior materials include hardie siding (taupe), hardie board and batten (white), brick (burgundy) and cedar shingle siding (taupe). Asphalt shingles (gray) are proposed for the roof.
- The buildings are designed to step with the grades of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations, and the roof line is broken up through the use of gables and hip roofs.

Amenity Space

- The Zoning By-law requires that 456 square metres (4,910 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 478 square metres (5,145 sq.ft.) of indoor amenity space, which exceeds the requirements in the Zoning By-Law. The indoor amenity building is located centrally on the site, and is adjacent to a large outdoor amenity area. The amenity building is proposed to have two floors. The main floor will have a large multi-purpose room with kitchen facilities, bathrooms, and a workout room. The lower level contains a large double-height gym area, theatre room, yoga room, bathrooms and a multi-purpose room with kitchen facilities.
- The applicant is proposing to provide 4,828 square metres (1.19 acres) of outdoor amenity space, which exceeds the requirements of the Zoning By-law. The outdoor amenity area is divided into two spaces, a 681 square metre (7,330 sq.ft.) area located adjacent to the indoor amenity building in the north portion of the site, and a large 4,147 square metre (1.02 acres) amenity area located in the south portion of the site.
- The north outdoor amenity area contains an open space/lawn area, landscaping areas with decorative pergolas, benches for seating, a rain garden area, and also a natural play area for children. The large south outdoor amenity area is primarily a natural area with retained and planted trees and wildflowers.

Access, Pedestrian Circulation and Parking

- Vehicular accesses to the townhouse site is provided from 17A Avenue and 164A Street. Street-fronting units are proposed to have individual pedestrian access to the street. The applicant is also proposing a series of paths throughout the site, providing good pedestrian connectivity throughout the site and also to adjacent sidewalks and the Grandview Ridge Trail.
- The applicant is proposing to provide 304 resident parking spaces and 30 visitor parking spaces, which meets the minimum parking requirements of the Zoning By-law. One hundred twenty-six (126) of the 152 units (83%) are proposed to have side-by-side double-car garages, with 26 units (17%) proposed to contain a tandem parking arrangement.

Landscaping

- Landscaping plans have been reviewed and found to be generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover, open lawn areas and tree retention areas. A rain garden/river rock bed with seating areas is proposed for the corner of the site at the intersection of 17A Avenue and 164A Street.
- A 1.9 metre (6.3 ft.) high entry sign identifying the name of the development is proposed adjacent to the vehicular entryways along 164A Street and 17A Avenue. Decorative paving is proposed at the vehicular site entrances. Benches for seating are provided throughout the site.
- Three feature rain gardens are proposed on the site. No fences are proposed along the street frontages as the applicant is using landscaping to demarcate the private realm from the public realm. A low 0.9 metre (3 ft.) high wood cedar fence is proposed along the interface with the Grandview Ridge Trail and the neighbouring designated park site.

ADVISORY DESIGN PANEL

The application is not subject to review by the Advisory Design Panel (ADP). The design and landscaping plans were reviewed by staff and found to be generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on May 15, 2018 and staff received 2 responses. One respondent indicated concerns that the proposal would increase traffic in the area and wanted to see a 20 Avenue overpass extended over Highway No. 99.

(The 20 Avenue overpass over Highway No. 99 is in the 10-Year Plan, and is anticipated to be constructed within 4-6years.)

The Little Campbell Watershed Society (LCWS) provided a number of questions to the applicant and the applicant provided responses to the LCWS, as summarized below:

- Q: Does the proposed NCP amendment mean more or less habitat and/or parkland is being provided? A: The Class B watercourse in the southwest corner of the site will be retained and the associated riparian area, along with the other areas on the site that are within the BC Hydro corridor right-of-way (approximately 1.73 hectares/4.28 acres), will be conveyed to the City as open space. The applicant is also providing approximately 30% open space on the townhouse site, including the retention of approximately 28 trees.
- Q: Is the applicant using a water balance methodology (i.e. maintaining existing hydrology on the site)? A: Storm water management features are proposed to maximize storm water infiltration on-site. A Qualified Environmental Professional (QEP) will monitor the implementation of the Erosion and Sediment Control (ESC) Plan. No development is proposed near the Class B watercourse in the southwest corner of the site and flows will be maintained or increased to this watercourse.
- Q: What is the concept for BC Hydro right-of-way corridor area? A: The applicant is conveying the lands under the BC Hydro right-of-way corridor area to the City for open space purposes. The applicant is also proposing wildlife habitat improvements including removal of invasive species and re-vegetation with native species.
- Q: How is the applicant responding to concerns regarding tree canopy loss? A: The applicant is proposing the retention of 28 trees and the replanting of 441 trees and is also proposing 4,959 square metres (1.22 acres) of outdoor amenity space on the townhouse site, which will contain retained and planted trees.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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	157	155	2
Cottonwood	32	32	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf maple	22	13	9
Norway maple	1	1	0
Paper birch	10	10	0
Cherry	1	1	0
Weeping willow	1	1	0
Mountain ash	1	1	0
Coniferous Trees			

Tree Species	Existing	Remove	Retain
Lawson cypress	1	1	0
Shore pine	1	1	0
Austrian pine	2	2	0
Douglas-fir	40	30	10
Giant sequoia	1	1	0
Pacific yew	1	1	0
Western red cedar	22	15	7
Total (excluding Alder and Cottonwood Trees)	104	78	26
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		334	
Total Retained and Replacement Trees		362	
Contribution to the Green City Fund		\$3,600	

- The Arborist Assessment states that there are a total of 104 protected trees on the site, excluding Alder and Cottonwood trees. One hundred eighty-nine (189) existing trees, approximately 65% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 28 trees can be retained as part of this development proposal (including 2 Alder trees). 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 343 replacement trees on the site. The applicant is proposing 334 replacement trees. The deficit of 9 replacement tree 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 redwoods, Douglas-fir, spruce, cedars, maples, ash and sumac.
- In summary, a total of 362 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 December 8, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located within the Sunnyside Heights Neighbourhood Concept Plan (NCP) area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal includes a mixture of 3-bedroom and 4-bedroom townhouse units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Absorbent soils greater than 0.3 metres (1 foot) in depth, roof downspout disconnection, cisterns/rain barrels, rain gardens, and natural landscaping are proposed. The applicant is proposing to retain 28 on-site trees, and to plant 334 replacement trees. A Class B watercourse is to be retained in the southwest corner of the site, and conveyed to the City. Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The site will be connected via walkways to surrounding sidewalks and the Grandview Ridge Trail. Pedestrian-specific lighting is proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Street-fronting townhouses will be oriented to the street, to provide surveillance of the public realm. Indoor and outdoor amenity spaces are proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> Not being provided.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification to area residents occurred, in the form of three (3) development proposal signs being erected on the property and pre-notification letters being mailed out.

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.	Survey Plan, Proposed 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.	NCP/LAP Amendment Map
Appendix VII.	Proposed CD By-law

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total (all 4 lots)		63,881 sq.m.
Road Widening area		
Undevelopable area		
Net Total (townhouse site)		33,599 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	35%	34%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
For Setbacks see Section F. in CD Bylaw (Appendix VII)		
BUILDING HEIGHT (in metres/storeys)		
Principal	11.0m	11.0m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		152
Total		
FLOOR AREA: Residential		24,290 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		24,290 sq.m.

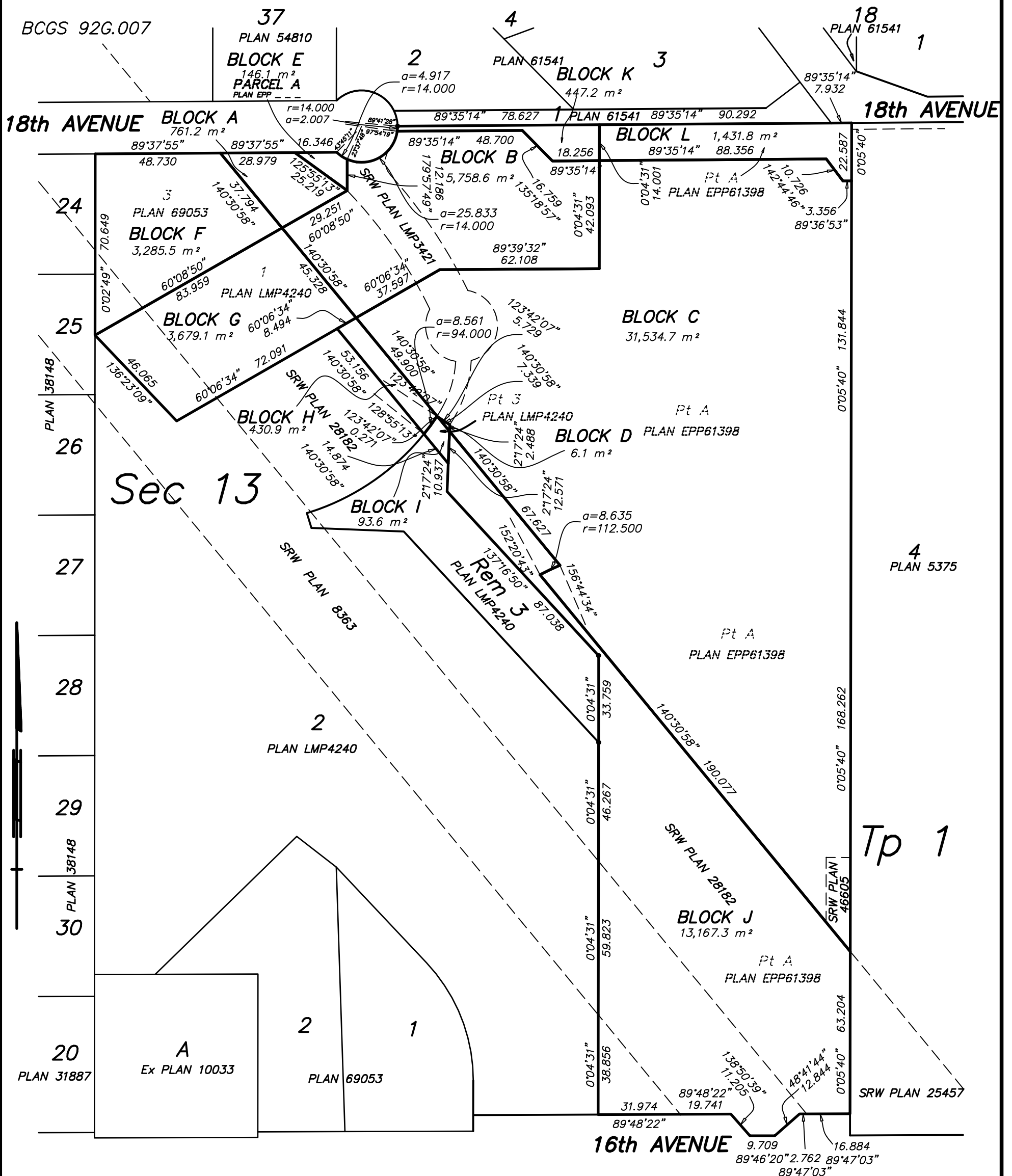
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	45 uph/18 upa	45 uph/18 upa
FAR (gross)		
FAR (net)	0.72	0.72
AMENITY SPACE (area in square metres)		
Indoor	456 sq.m.	478 sq.m.
Outdoor	456 sq.m.	4,828 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	304	304
Residential Visitors	30	30
Institutional		
Total Number of Parking Spaces	334	334
Number of accessible stalls		4
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		26 units/17%
Size of Tandem Parking Spaces width/length		

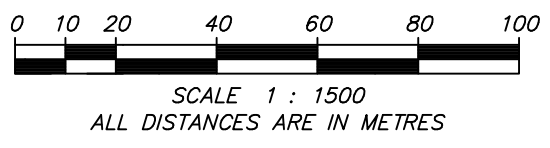
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW
OF LOT 3, PLAN 69053;
LOT 1 AND LOT 3, PLAN LMP4240;
LOT A, PLAN EPP61398;
AND PARCEL A, PLAN EPP_____,
ALL OF SECTION 13, TOWNSHIP 1, NWD**

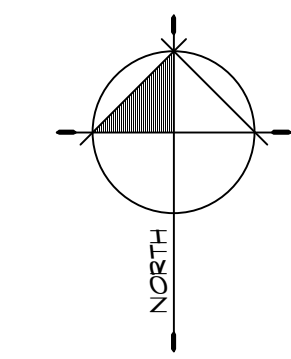


CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 26th DAY OF JUNE, 2018.

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189



B. C. L. S.
FILE 10127-03B



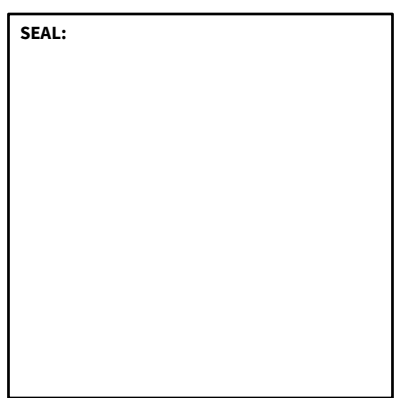
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REVISION:

NO.	DATE	DESCRIPTION

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DATE	DESCRIPTION
2017.12.21	ISSUED FOR D.P.
2018.06.11	RE-ISSUED FOR D.P.
2018.07.16	RE-ISSUED FOR D.P.



CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:

HAZELWOOD

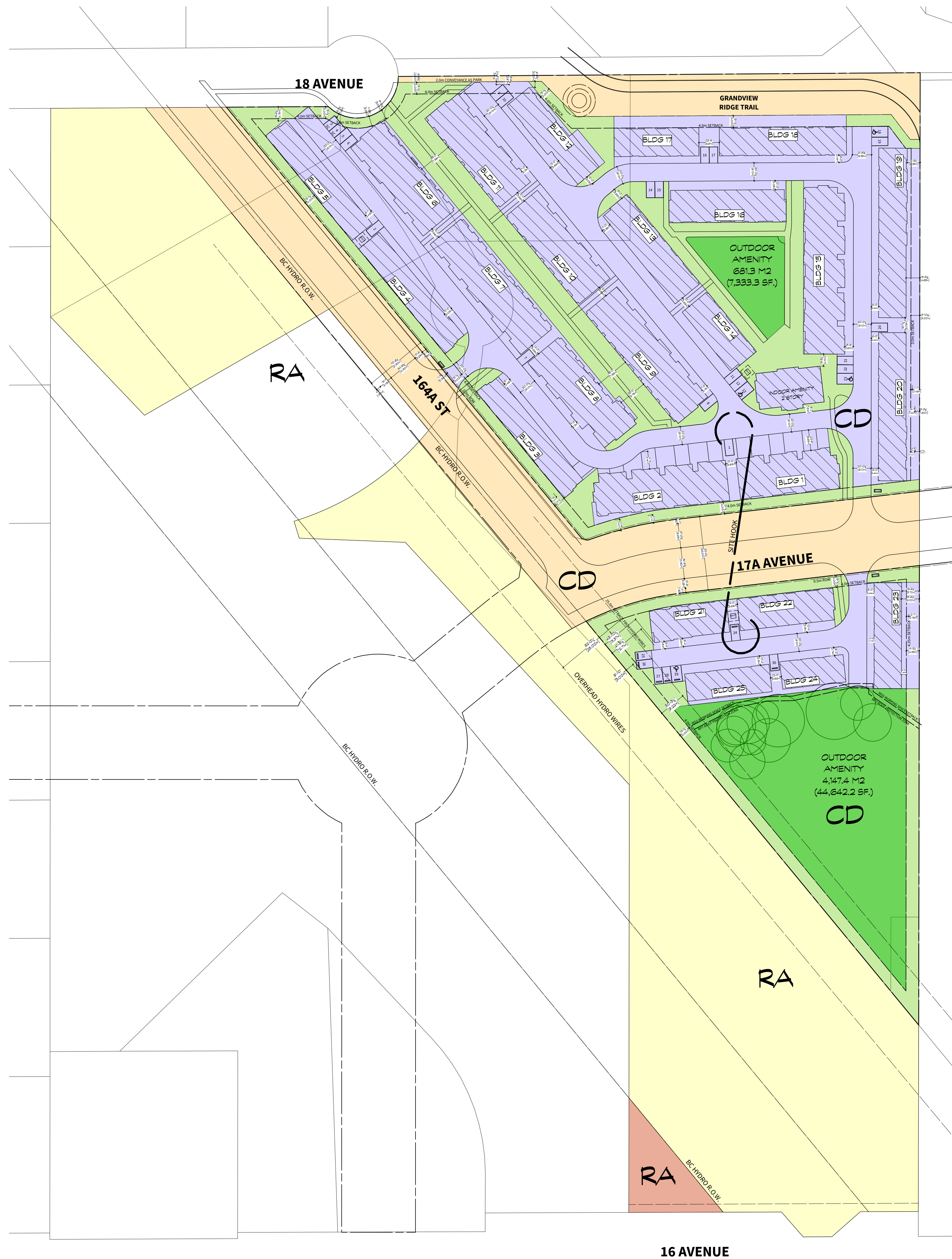
16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

DRAWN: SA	CHECKED BY: RC
SCALE: 1:750	PROJECT NO.: CA 526

SHEET TITLE:

SITE AREA & STATS

REVISION NO.: -	SHEET NO.: A1.00
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SITE STATS:

			NET AREA
CD	DEVELOPABLE AREA:	232968.0 S.F.	= 5.33 ACRE
CD	OPEN SPACE:	128685.6 S.F.	= 2.95 ACRE
CD	ROAD/MUP DEDICATION:	97892.4 S.F.	= 2.24 ACRE
RA	HYDRO ROW:	223007.9 S.F.	= 5.11 ACRE
RA	EXISTING CLASS-B WATERCOURSE TO BE INFILLED & DEVELOPED AT A LATER DATE:	6686.2 S.F.	= 0.15 ACRE
	% of Open Space to Net Area	= 35.58%	(2.95/8.28) *Required to be between 30% to 40%
	UPA:	= 28.49	(152/5.33) *25 to 30 UPA is allowed according to Sunnyside Heights NCP: Section 3.5.8 Cluster Areas

SITE DATA

CIVIC ADDRESS: 16470, 16510, 16558 & 16520 18 AVENUE, SURREY, BC

LEGAL ADDRESS: LOT 3 SECTION 13 TOWNSHIP 1 PLAN NWP69053 NWD PART SE 1/4
LOT 1 SECTION 13 TOWNSHIP 1 PLAN LMP4240 NWD PART SE 1/4
LOT 5 SECTION 13 TOWNSHIP 1 PLAN NWP5373 NWD
LOT A SECTION 13 TOWNSHIP 1 PLAN EPP61398 NWD
LOT 3 SECTION 13 TOWNSHIP 1 PLAN LMP4240 NWD PART SE 1/4

CURRENT ZONING: RA
PROPOSED ZONING: CD/RM-15 CLUSTER

GROSS SITE AREA:	64,033.0 M2	689,245.1 S.F.	15.78 ACRE
ROAD DEDICATION:	7,209.6 M2	77,603.7 S.F.	1.78 ACRE
MUP DEDICATION:	1,884.9 M2	20,288.7 S.F.	0.46 ACRE
HYDRO ROW:	20,718.1 M2	223,007.9 S.F.	5.11 ACRE
EXISTING CLASS-B WATERCOURSE TO BE INFILLED & DEVELOPED AT A LATER DATE:	621.2 M2	6,686.2 S.F.	0.15 ACRE
NET SITE AREA:	33,599.2 M2	361,658.4 S.F.	8.28 ACRE
DEVELOPABLE AREA:	21,643.4 M2	232,968.0 S.F.	5.33 ACRE
OPEN SPACE:	11,955.3 M2	128,685.6 S.F.	2.95 ACRE
% of Open Space to Net Area	= 35.58%	128,685.6/361,658.4	

	ALLOWED/REQUIRED:	PROPOSED:
LOT COVERAGE:	45%	34%
DENSITY		
- UPA:	25-30 CLUSTER	Based on Developable 28.49 (152/5.33)
- UPA:	RM-15	Based on Net 18.35 (152/8.28)
- FSR:	0.6	Based on Net 0.72 (261,454.9/361,658.4)
BUILDING HEIGHT:	11.0 M	11.0 M Max. for all Buildings as noted on Building Elevations
SETBACKS		
NORTH:	7.5 M (GRANDVIEW TRAIL)	4.0 M
NORTH:	7.5 M (17A & 18 AVE)	4.0 M (3.0 M at 18 Ave. Roundabout)
EAST:	7.5 M (PARK)	4.35 M @ NorthEast & 6.0 M @ SouthEast
WEST:	7.5 M (164A STREET)	4.0 M
SOUTH:	7.5 M (17A AVE)	4.0 M
AMENITY		
INDOOR:	3 M2 PER UNIT = 456 M2 (4,908.3 S.F.)	477.8 M2 = 5,142.8 S.F.
OUTDOOR:	3 M2 PER UNIT = 456 M2 (4,908.3 S.F.)	4,828.7 M2 = 51,975.5 S.F.

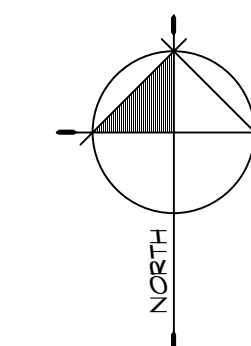
PARKING REQUIREMENTS:

	ALLOWED/REQUIRED:	PROPOSED:
RESIDENT PARKING:	2.0/UNIT 304	252 DOUBLE 83% 52 TANDEM 17%
VISITOR PARKING:	0.2/UNIT 30.4	30
TOTAL PARKING:		334
ACCESSIBLE STALLS:	301 - 400 = 4	4 (VISITOR)
SMALL CARS:	35%	2 (VISITOR)
PARKING/ACCESS AISLE WIDTH:	N/A	6.1 M ACCESS ROAD

UNIT COUNT :

TOTAL # UNITS:	152
TOTAL NET BUILDING AREA:	261,454.9 S.F.

* SITE DATA TO BE CONFIRMED WITH ACTUAL SURVEY CAD DRAWINGS



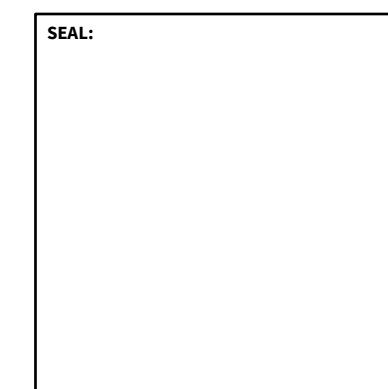
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CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:

HAZELWOOD

16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

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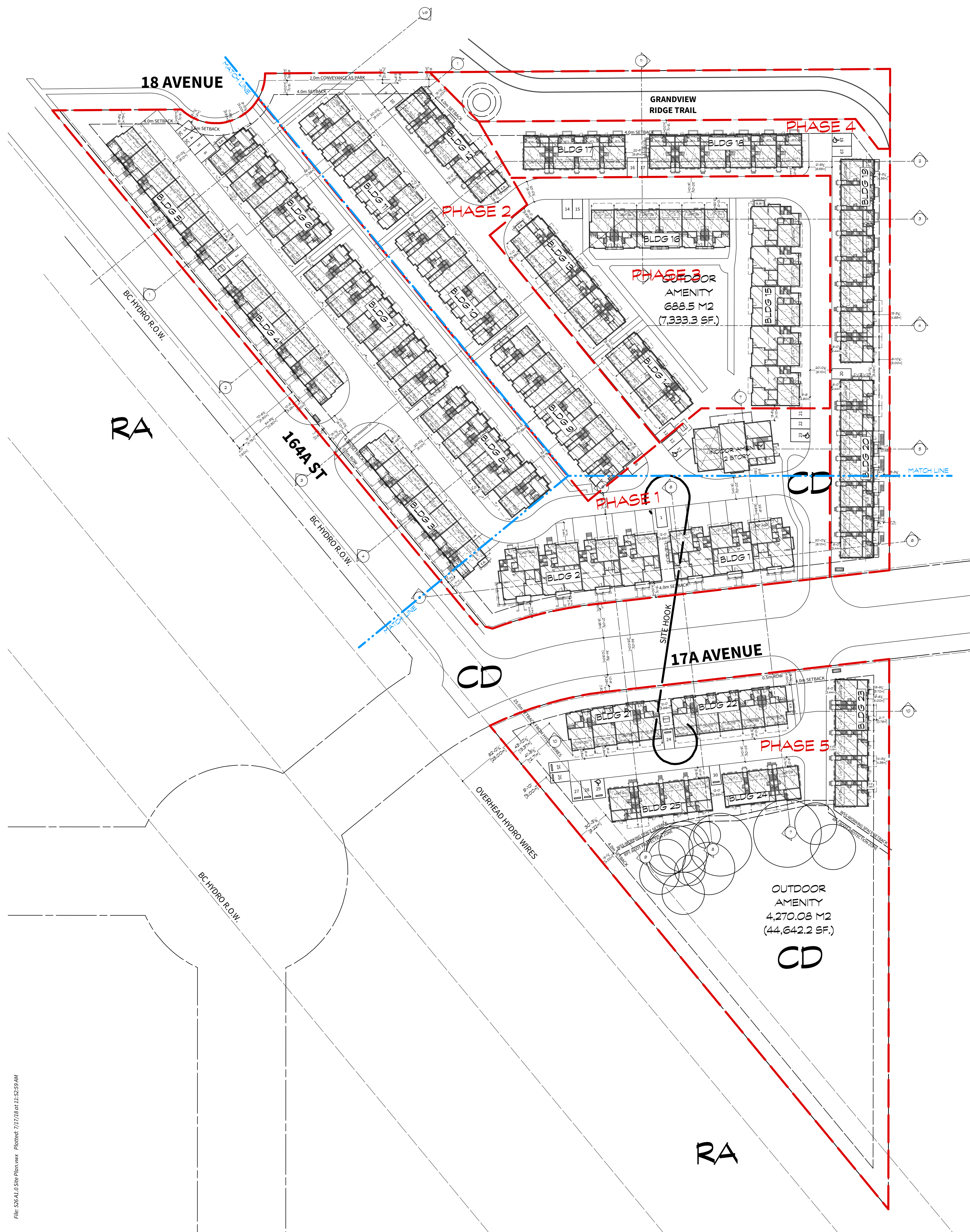
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SHEET TITLE:

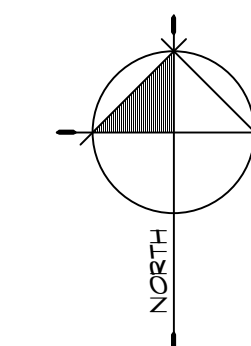
**SITE PLAN
OVERALL
& PHASING**

REVISION NO.: **SHEET NO.:**

- **A1.01**



TYPE:	DESCRIPTION:	PER UNIT AREA (NET):	QTY:	TOTAL AREA PER UNIT TYPE:
UNIT A:	4 BEDROOM+DEN (2 STORY) 37'-0" x 44'-0"	2,177.7 S.F.	4	8,710.8 S.F.
UNIT Ae:	4 BEDROOM+DEN (2 STORY) 37'-0" x 44'-0"	2,233.1 S.F.	1	2,233.1 S.F.
UNIT A2:	4 BEDROOM+DEN (2 STORY) 37'-0" x 44'-0"	2,188.3 S.F.	5	10,941.5 S.F.
UNIT A2e:	4 BEDROOM+DEN (2 STORY) 37'-0" x 44'-0"	2,243.6 S.F.	2	4,487.2 S.F.
UNIT B:	4 BEDROOM 21'-0" x 37'-0"	1,709.1 S.F.	6	10,254.6 S.F.
UNIT Be:	4 BEDROOM 21'-2" x 37'-0"	1,846.5 S.F.	4	7,386.0 S.F.
UNIT Bs:	4 BEDROOM 21'-0" x 37'-0"	1,728.9 S.F.	5	8,644.5 S.F.
UNIT B2:	4 BEDROOM 21'-0" x 37'-0"	1,756.4 S.F.	6	10,538.4 S.F.
UNIT B2e:	4 BEDROOM 21'-2" x 37'-0"	1,893.8 S.F.	2	3,787.6 S.F.
UNIT B2s:	4 BEDROOM 21'-0" x 37'-0"	1,776.2 S.F.	2	3,552.4 S.F.
UNIT C:	3 BEDROOM+FLEX (ROOF DECK) 23'-6" x 30'-0"	1,873.6 S.F.	6	11,241.6 S.F.
UNIT Ce:	3 BEDROOM+FLEX (ROOF DECK) 23'-6" x 30'-0"	1,924.2 S.F.	4	7,696.8 S.F.
UNIT D:	4 BEDROOM 23'-6" x 30'-0"	1,780.2 S.F.	14	24,922.8 S.F.
UNIT De:	4 BEDROOM 23'-6" x 30'-0"	1,830.7 S.F.	7	12,814.9 S.F.
UNIT D2:	4 BEDROOM 23'-6" x 30'-0"	1,793.6 S.F.	8	14,348.8 S.F.
UNIT D2e:	4 BEDROOM 23'-6" x 30'-0"	1,844.2 S.F.	3	5,532.6 S.F.
UNIT E:	4 BEDROOM 21'-2" x 29'-6"	1,485.7 S.F.	14	20,799.8 S.F.
UNIT Ee:	4 BEDROOM 21'-4" x 29'-6"	1,575.0 S.F.	4	6,300.0 S.F.
UNIT Es:	4 BEDROOM 21'-4" x 29'-6"	1,510.0 S.F.	3	4,530.0 S.F.
UNIT F:	4 BEDROOM (INTERLOCK) 15'-8" x 41'-1"	1,703.4 S.F.	11	18,737.4 S.F.
UNIT Fe:	4 BEDROOM (INTERLOCK) 15'-8" x 41'-1"	1,884.6 S.F.	2	3,769.2 S.F.
UNIT F2:	4 BEDROOM (INTERLOCK) 15'-8" x 41'-3"	1,710.9 S.F.	11	18,819.9 S.F.
UNIT F2e:	4 BEDROOM (INTERLOCK) 15'-10" x 41'-3"	1,892.8 S.F.	2	3,785.6 S.F.
UNIT G:	3 BEDROOM (INTERLOCK) 16'-0" x 41'-1"	1,443.7 S.F.	13	18,768.1 S.F.
UNIT G2:	3 BEDROOM (INTERLOCK) 16'-0" x 41'-3"	1,450.1 S.F.	13	18,851.3 S.F.
TOTAL # UNITS:			152	
TOTAL NET BUILDING AREA:				261,454.9 S.F.



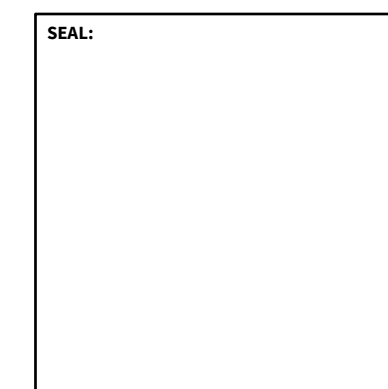
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ARCHITECTURE

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VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

PROJECT:

HAZELWOOD

16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

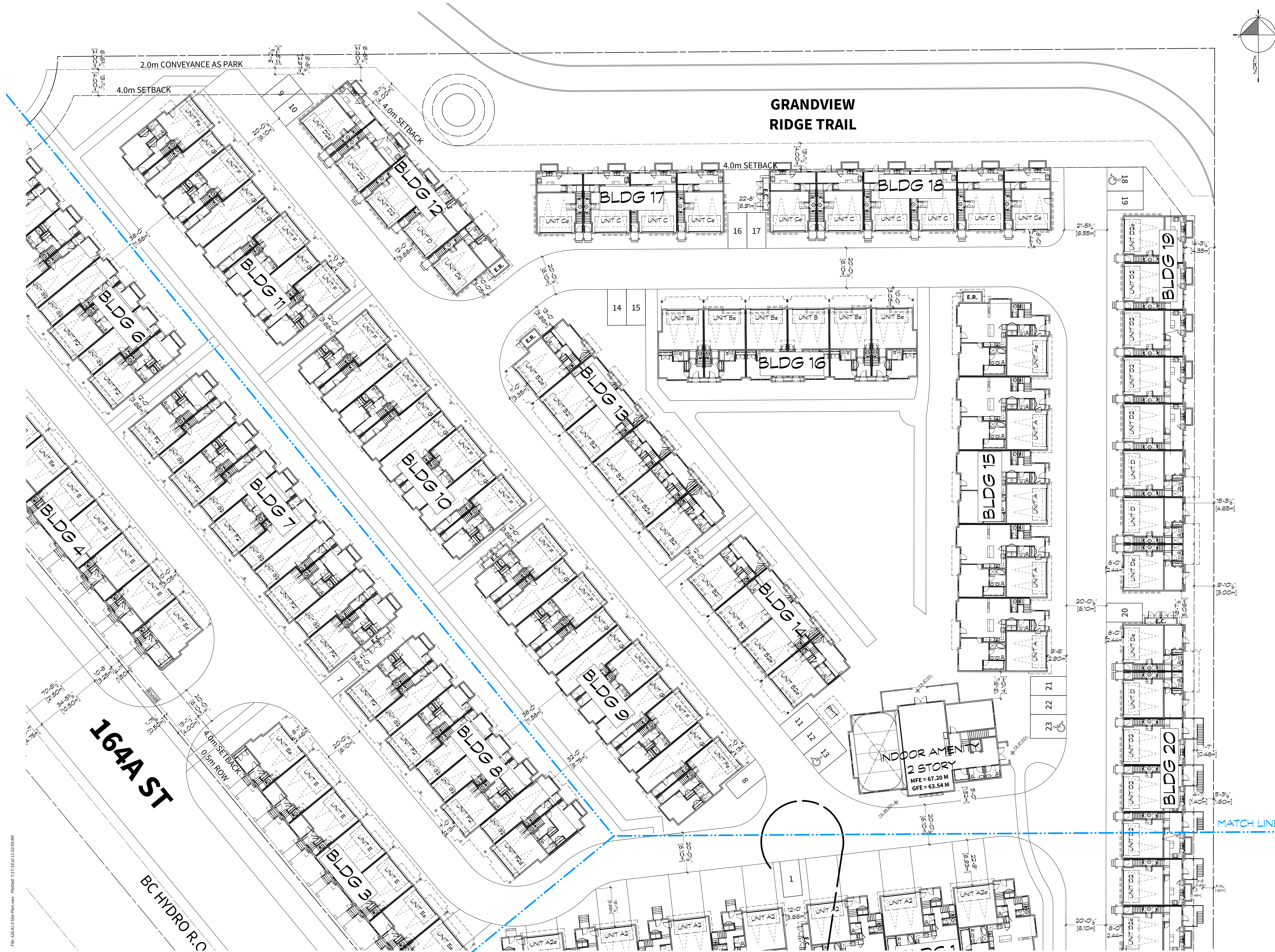
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SCALE: 1:250 **PROJECT NO.:** CA 526

SHEET TITLE:

**SITE PLAN
NORTH EAST**

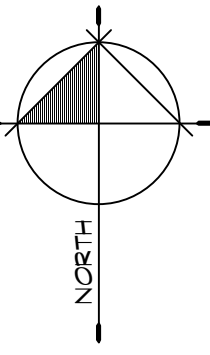
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File: 206 ALD Site Plan.rvt Printed: 2017/10/04 11:52:59 AM

18 AVENUE

GRANI RIDGE



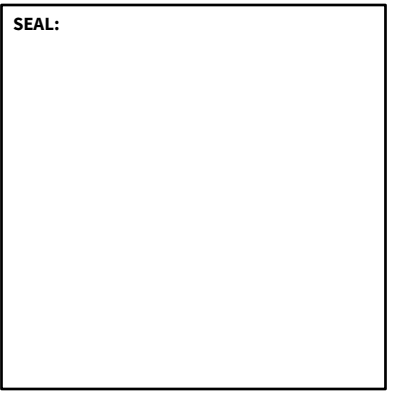
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CICOZZI ARCHITECTURE

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VANCOUVER, B.C.
CANADA V5Y 3Y3
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16520 18 AVENUE
SURREY, BC

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SCALE: 1:250	PROJECT NO.: CA 526

SHEET TITLE:
SITE PLAN
NORTH WEST

REVISION NO.: -	SHEET NO.: A1.03
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1 STREETScape 164A STREET
SCALE: 1:200



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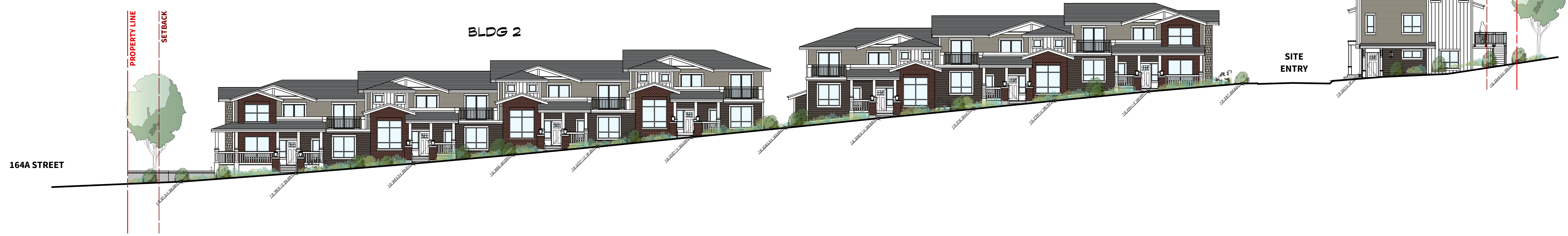
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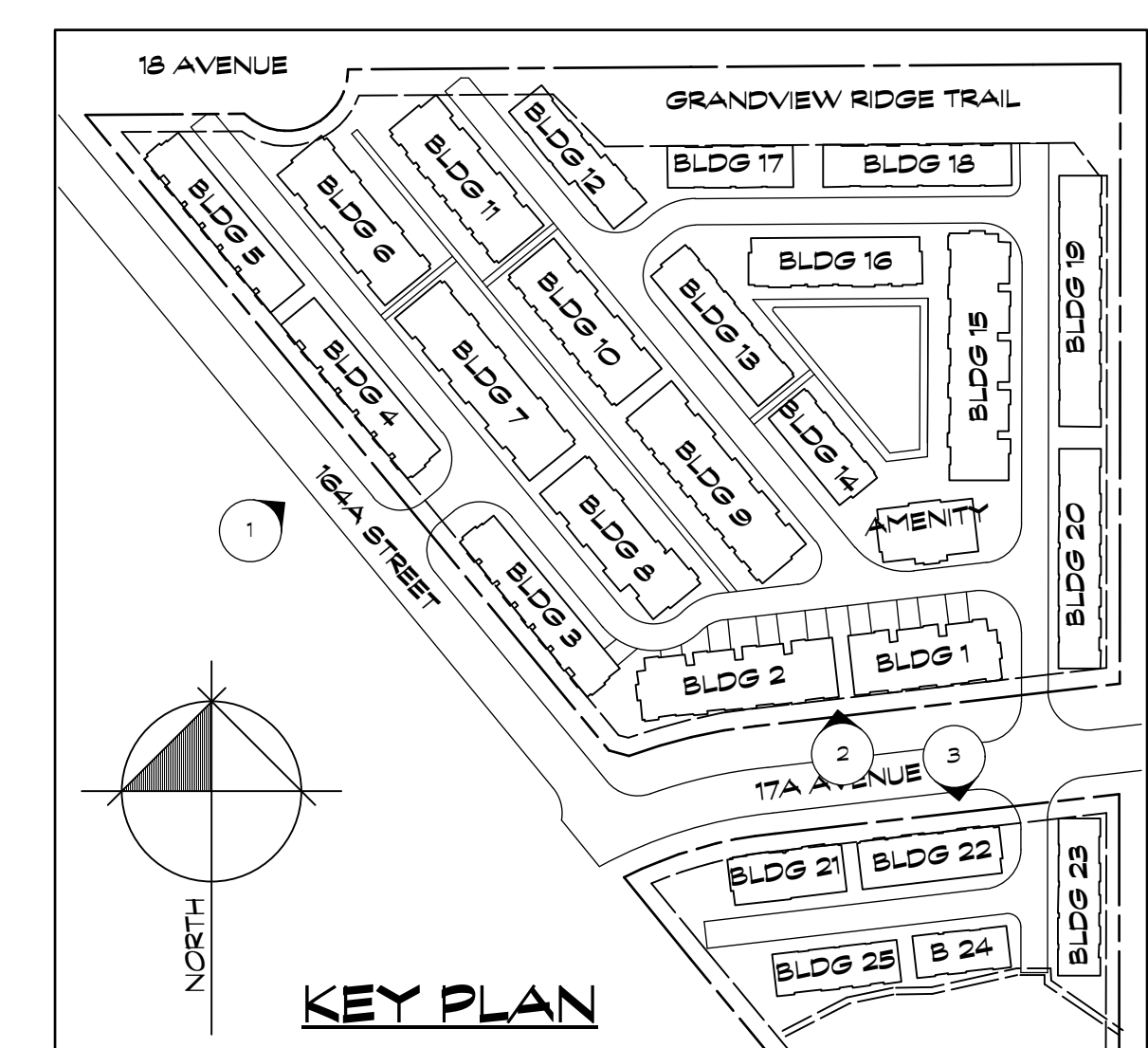
HUNGERFORD
PROPERTIES



2 STREETScape 17A AVENUE - LOOKING NORTH
SCALE: 1:200



3 STREETScape 17A AVENUE - LOOKING SOUTH
SCALE: 1:200



PROJECT:
HAZELWOOD

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16520 18 AVENUE
SURREY, BC

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SCALE: 1:200	PROJECT NO.: CA 526

SHEET TITLE:
STREETScape ELEVATIONS

REVISION NO.: -	SHEET NO.: AO.14
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- A**  **BRICK**
MUTUAL MATERIALS
BURGUNDY
MISSION TEXTURE
- B**  **SHINGLED SIDING**
JAMES HARDIE
PAINTED
BENJAMIN MOORE - CC-696 TAIGA
- C**  **PAINTED VERTICAL BOARD & BATTEN**
JAMES HARDIE
PAINTED
- D**  **HORIZONTAL 4" SIDING**
JAMES HARDIE
PAINTED
BENJAMIN MOORE - CC-696 TAIGA
- E**  **HORIZONTAL 6" SIDING**
JAMES HARDIE
PAINTED
BENJAMIN MOORE - 2137-30 DURANGO
- F**  **PAINTED WOOD TRIMS**
WHITE
- G**  **GARAGE DOOR**
PAINTED
BENJAMIN MOORE - 2134-30 IRON MOUNTAIN
- H**  **ASPHALT ROOF SHINGLES**
OWENS CORNING TRU DEFINITION
ESTATE GRAY
- J**  **CONCRETE**
- K**  **VINYL WINDOWS & SLIDING DOORS**
WHITE
- M**  **ALUMINUM RAILINGS, GUTTERS & DOWNSPOUTS**
WHITE OR BLACK
- N**  **ENTRANCE DOORS**
WHITE

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2018.07.16	RE-ISSUED FOR D.P.

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PROPERTIES

PROJECT:
HAZELWOOD

16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

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SHEET TITLE:
COLOUR BOARD

REVISION NO.:	SHEET NO.:
-	A2.00

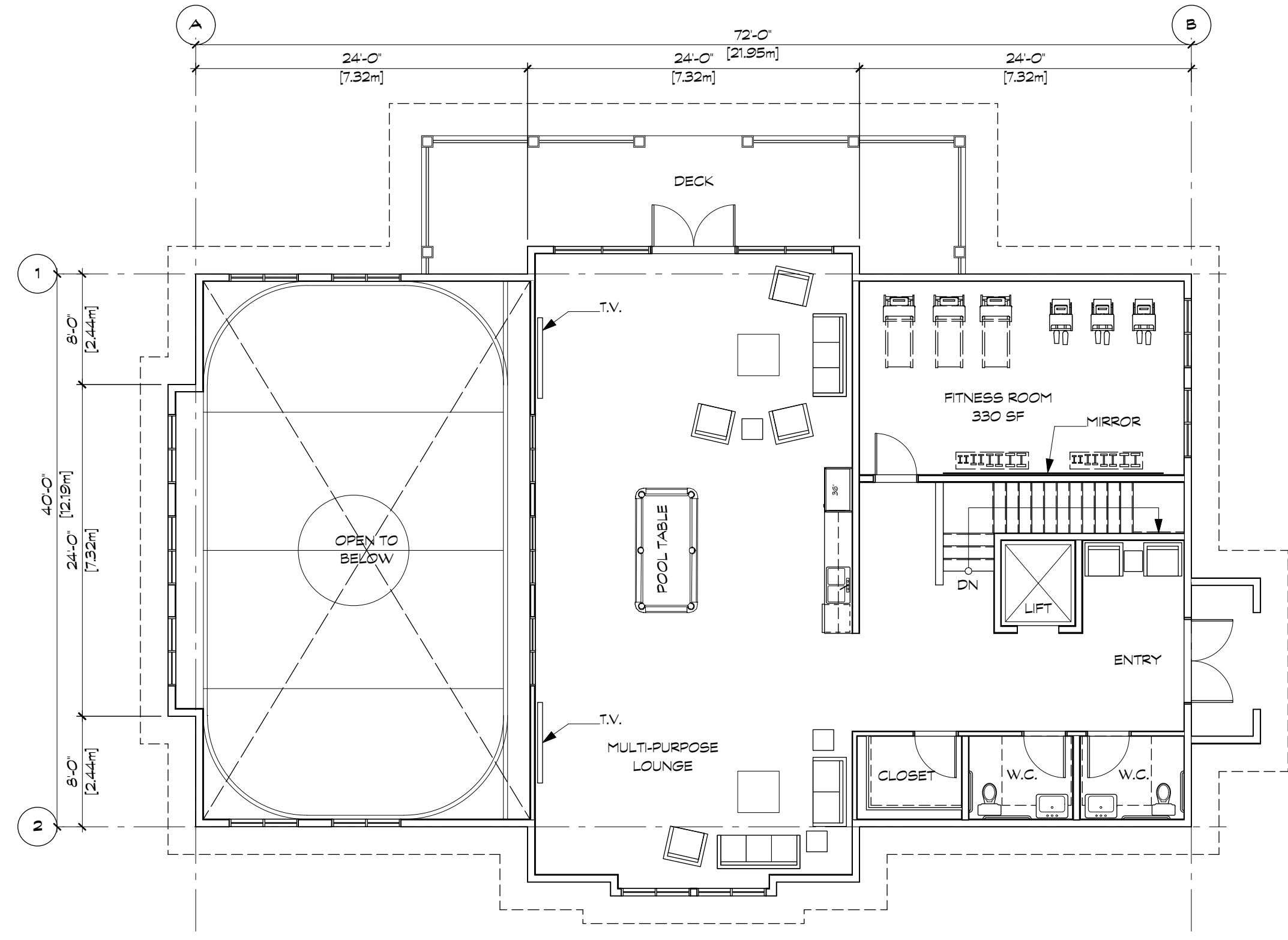


1 FRONT ELEVATION BUILDING 3, 4 & 5
SCALE: 1:30

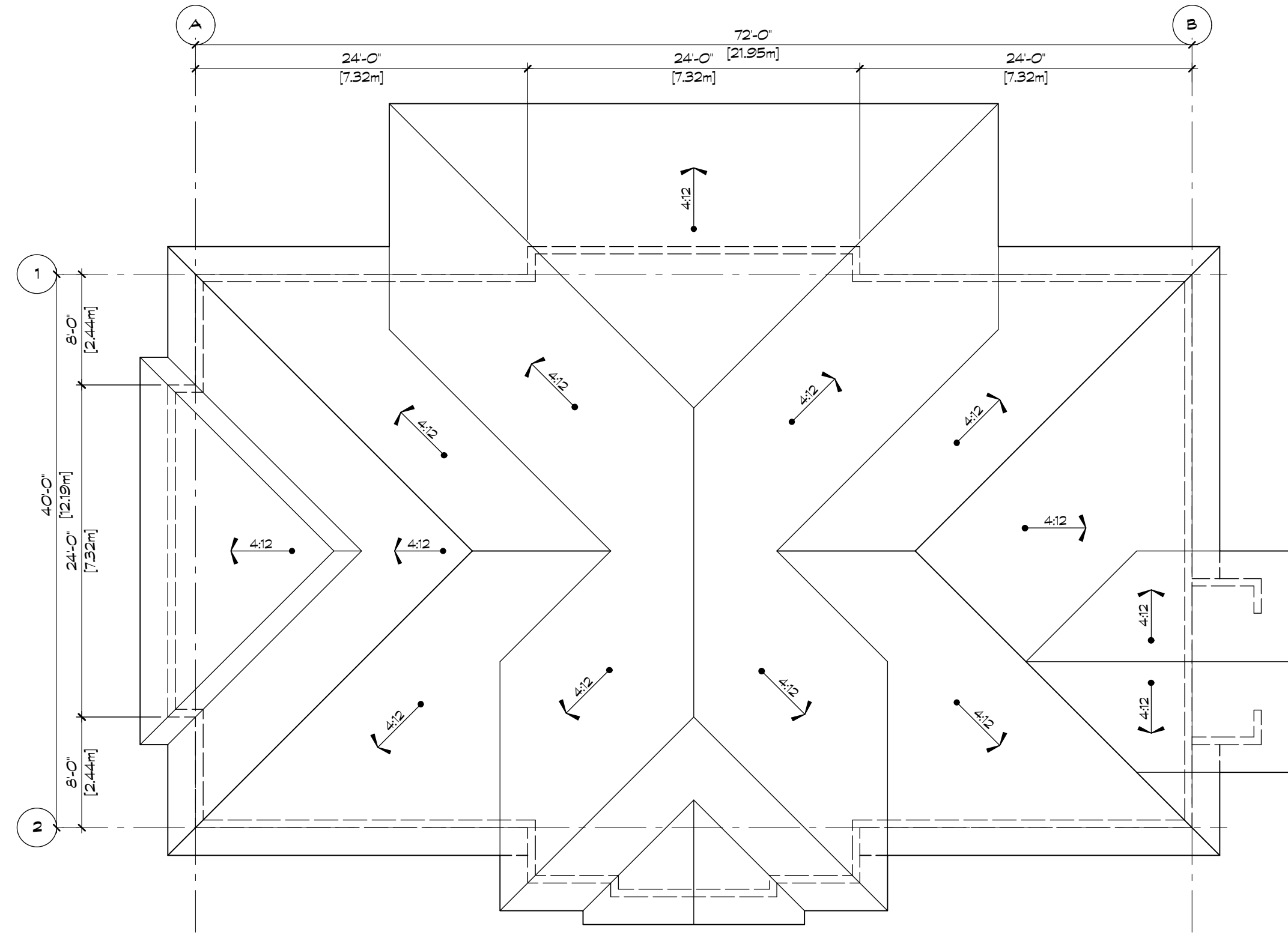


2 REAR ELEVATION BUILDING 3, 4 & 5
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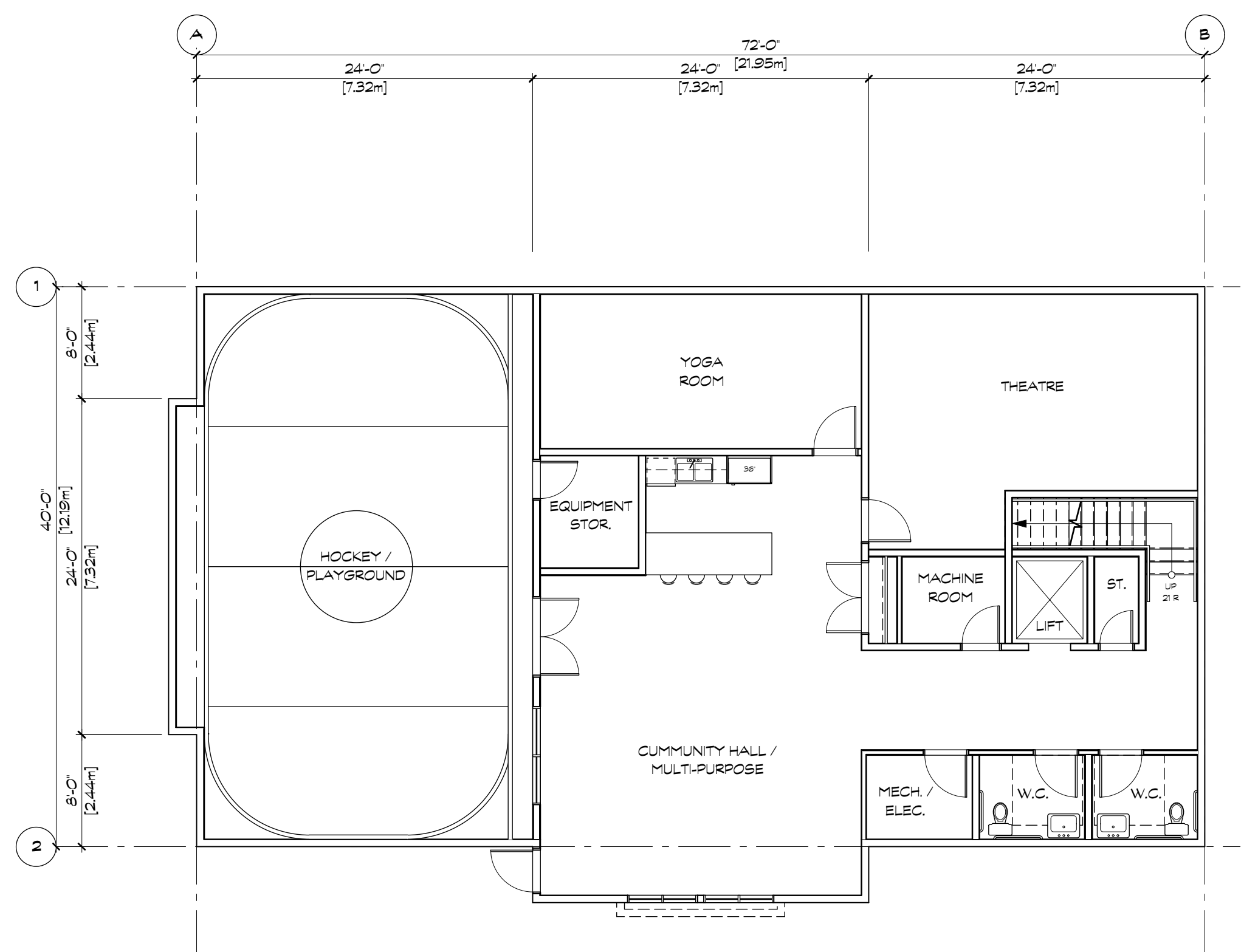
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2 MAIN FLOOR PLAN
SCALE: 1:100

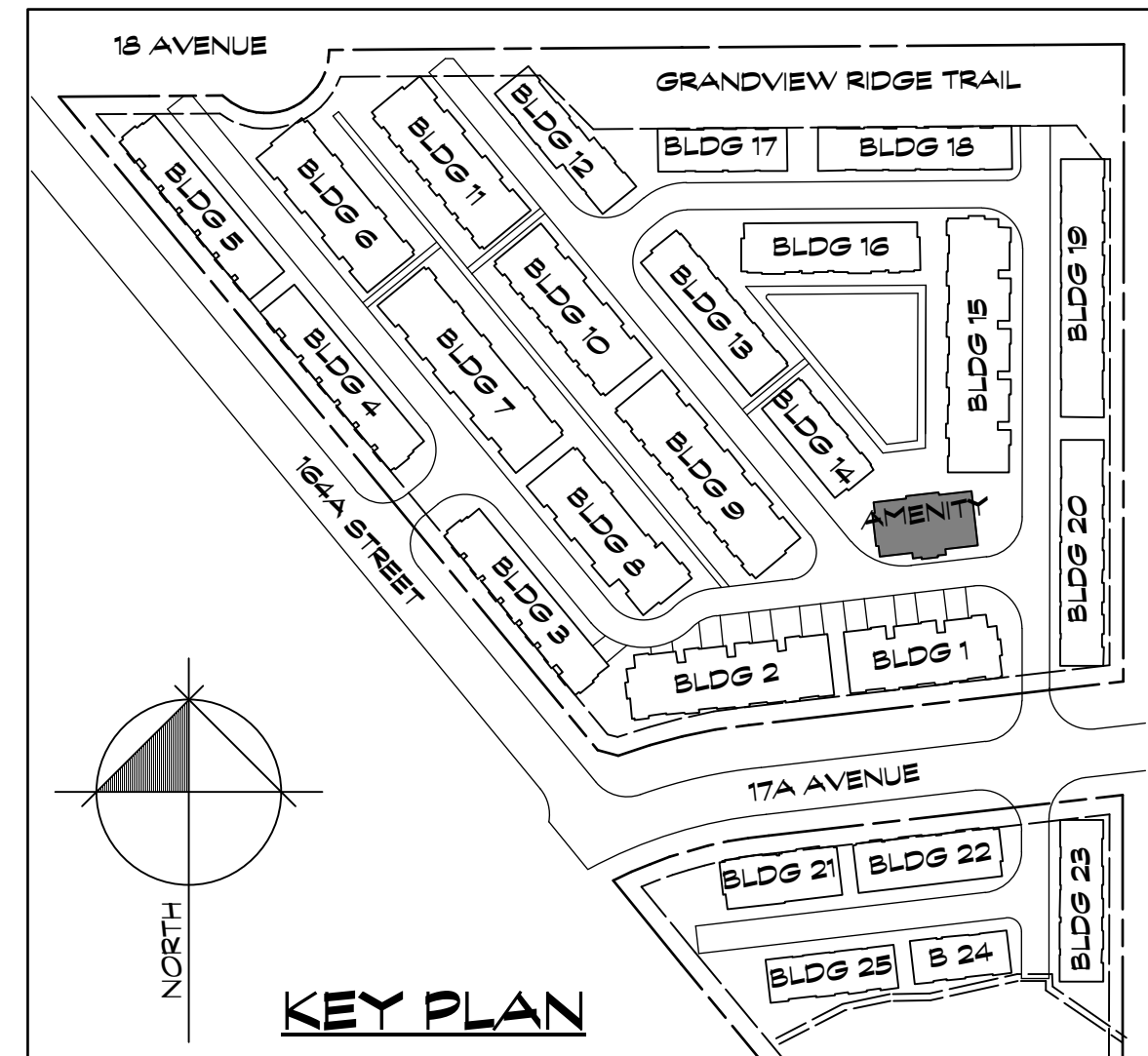


3 ROOF PLAN
SCALE: 1:100



1 GROUND FLOOR PLAN
SCALE: 1:100

AMENITY AREA	M2	S.F.
GROUND LEVEL	280.9 M2	3,024.0 S.F.
UPPER LEVEL	196.8 M2	2,118.8 S.F.
TOTAL NET AREA	477.8 M2	5,142.8 S.F.

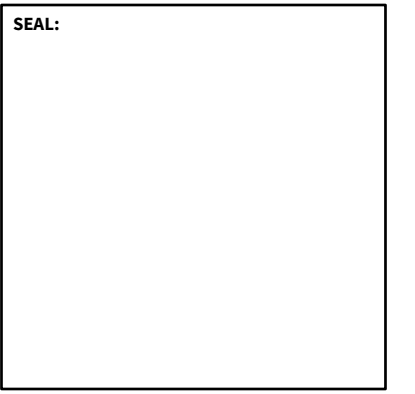


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TEL: (604) 687-4741

HUNGERFORD
PROPERTIES

PROJECT:

HAZELWOOD

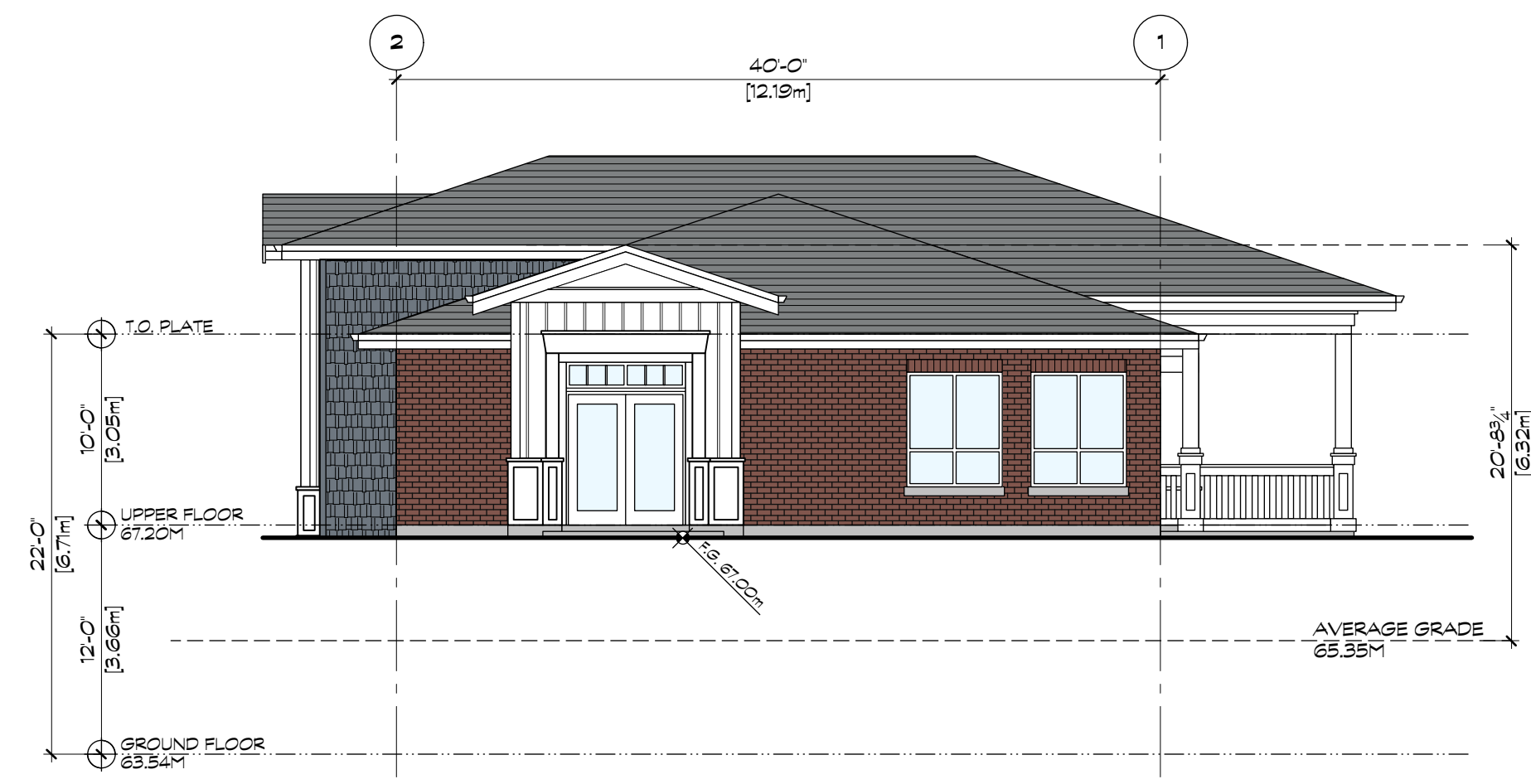
16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

DRAWN: SA	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: CA 526

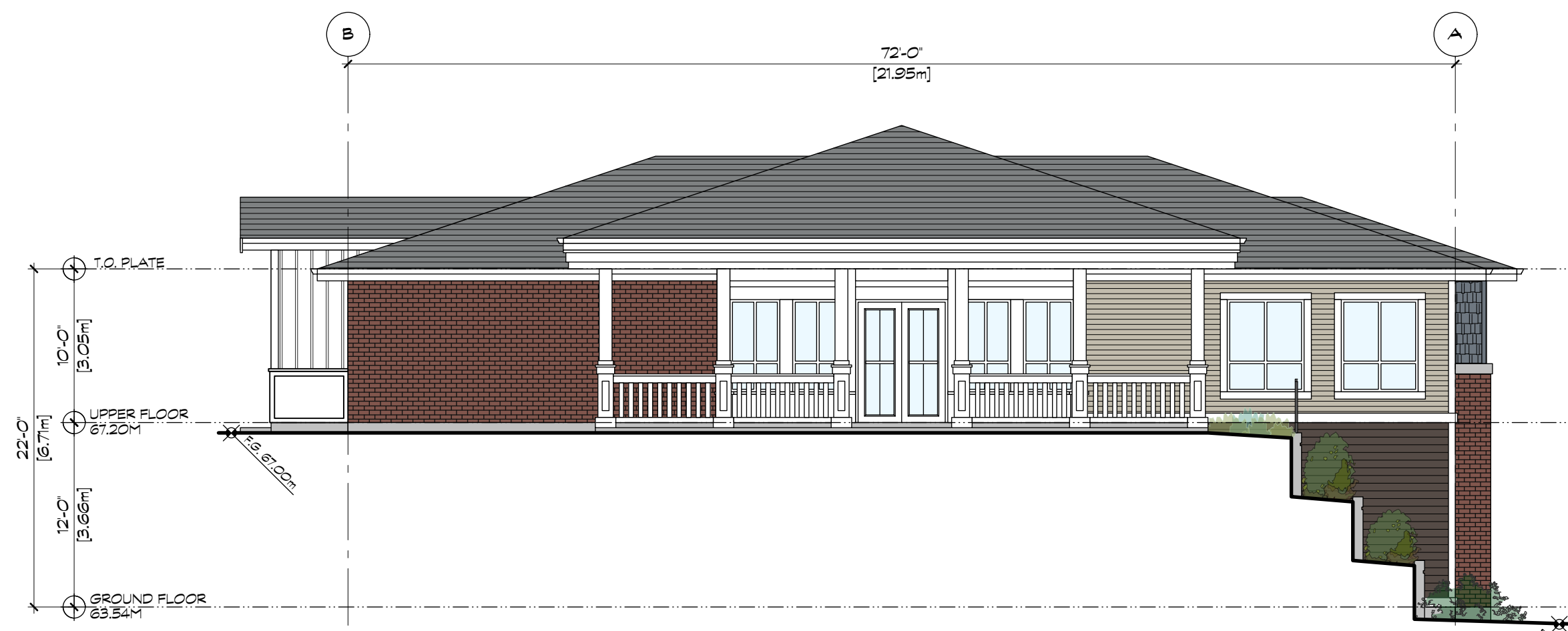
SHEET TITLE:
AMENITY PLANS

REVISION NO.: -	SHEET NO.: A2.00.1
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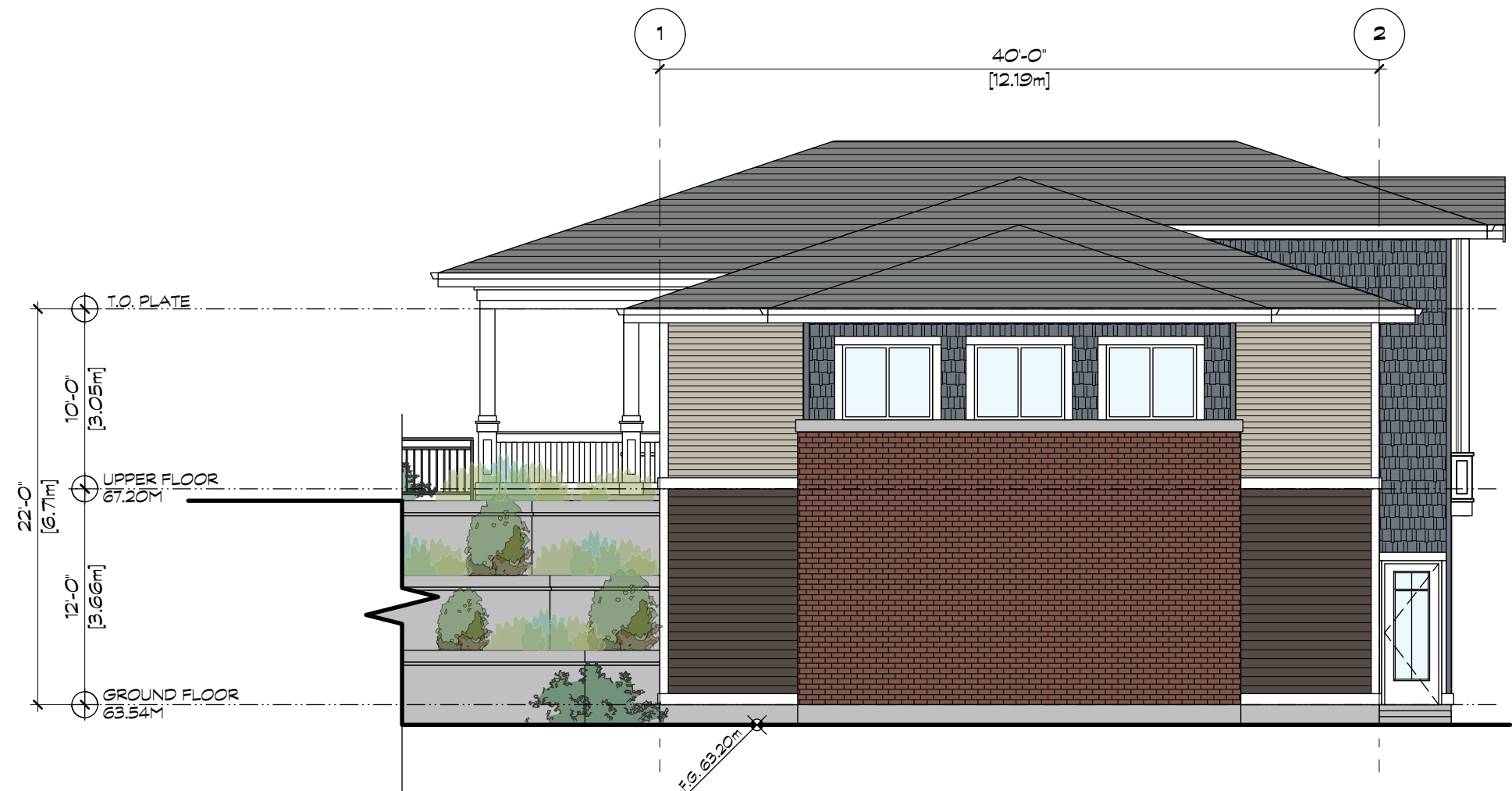
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1 EAST ELEVATION - ENTRY
SCALE: 1:100



2 NORTH ELEVATION - COURTYARD
SCALE: 1:100



3 WEST ELEVATION
SCALE: 1:100



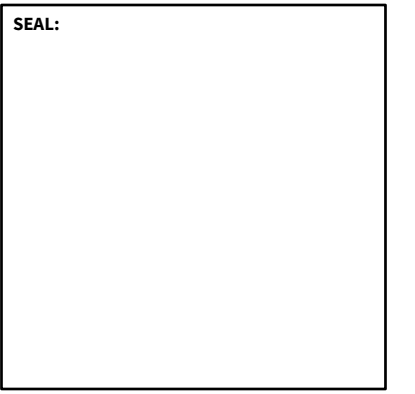
4 SOUTH ELEVATION
SCALE: 1:100

REVISION:

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ISSUE:

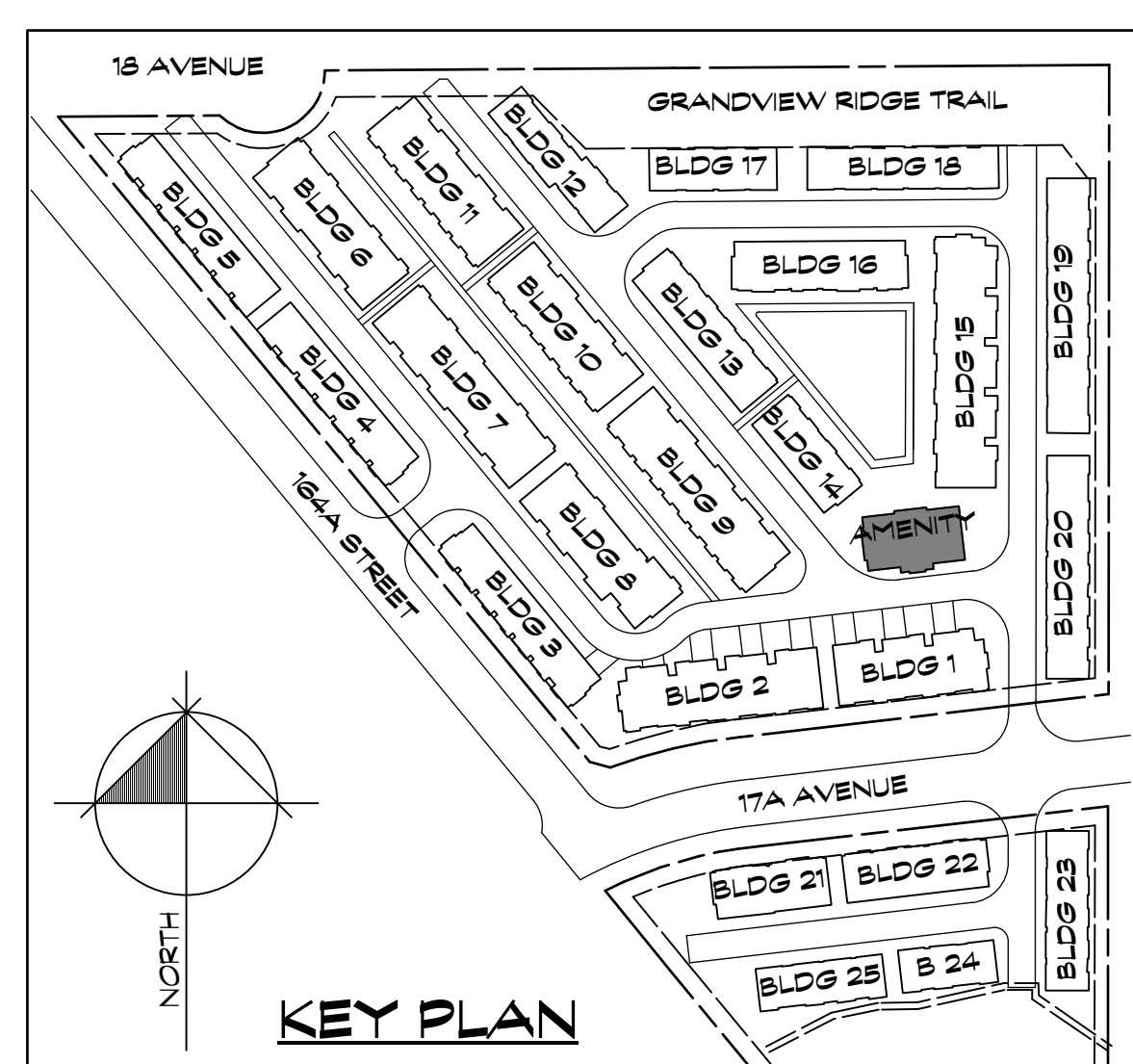
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HUNGERFORD
PROPERTIES



PROJECT:
HAZELWOOD

16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

DRAWN: SA	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: CA 526

SHEET TITLE:
AMENITY ELEVATIONS

REVISION NO.: -	SHEET NO.: A2.00.2
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2017.12.21	ISSUED FOR D.P.
2018.06.11	RE-ISSUED FOR D.P.
2018.07.16	RE-ISSUED FOR D.P.

SEAL:

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HUNGERFORD
PROPERTIES

PROJECT:

HAZELWOOD

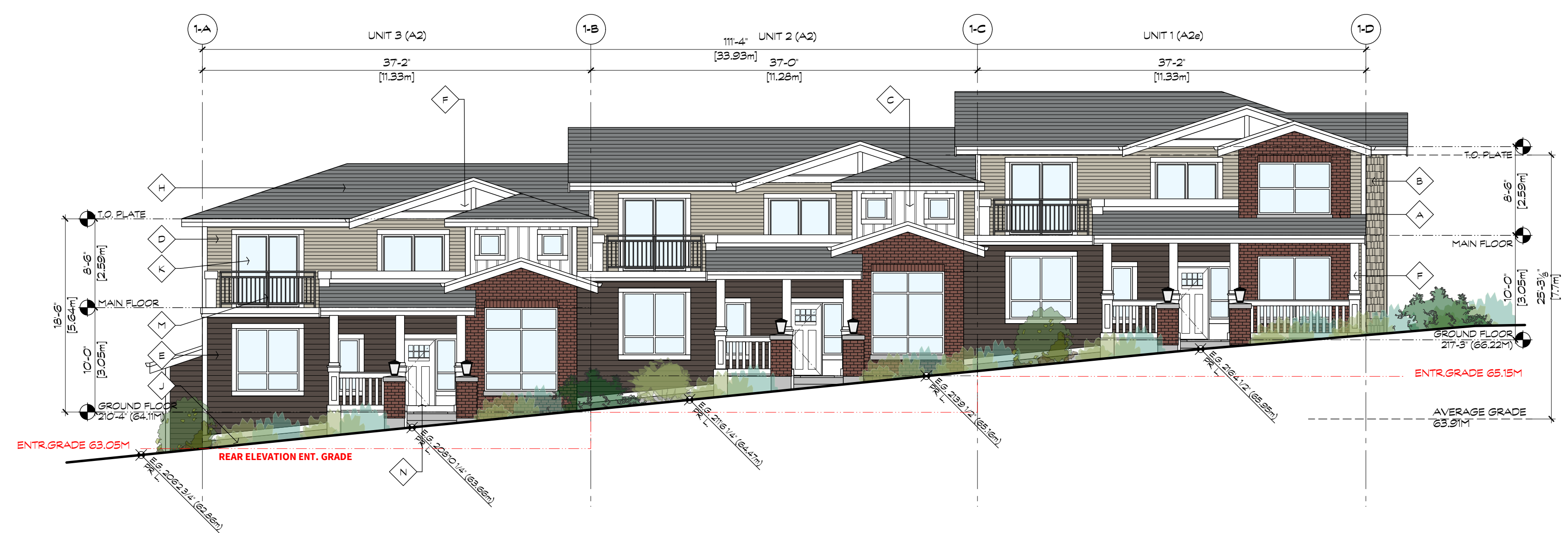
16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

DRAWN: AN CHECKED BY: RC

SCALE: 1:100 PROJECT NO.: CA 526

SHEET TITLE:
**BUILDING 1
ELEVATIONS**

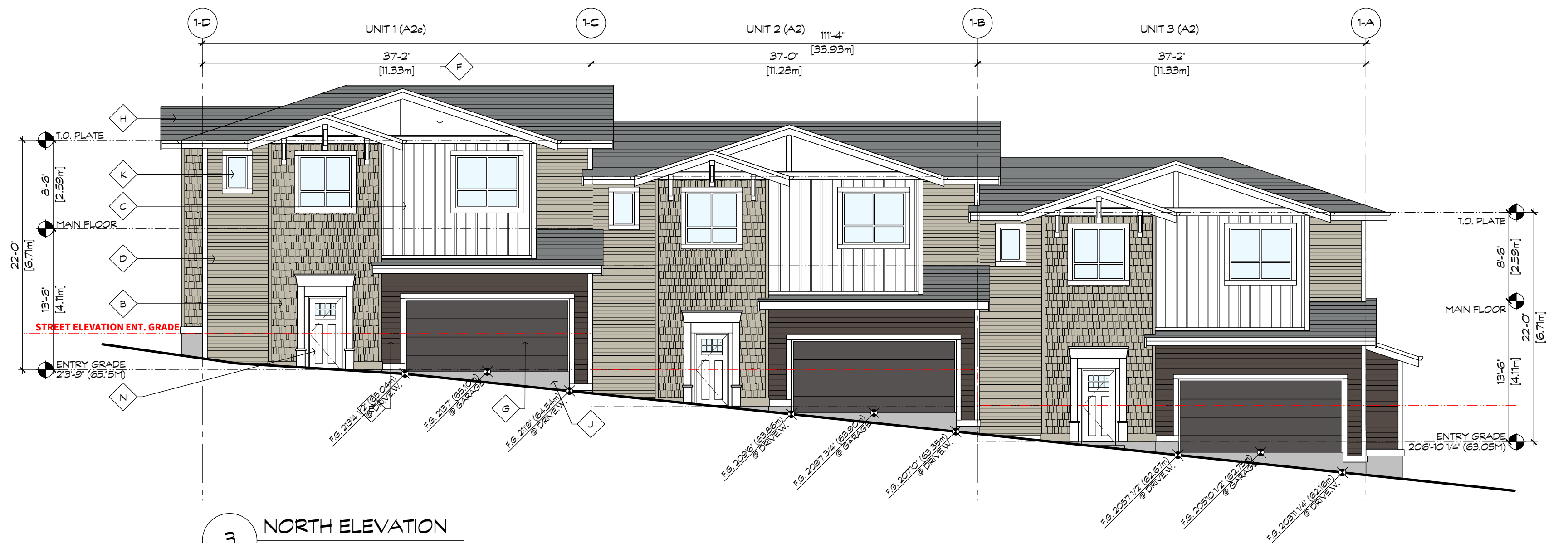
REVISION NO.: - SHEET NO.: A2.01.2



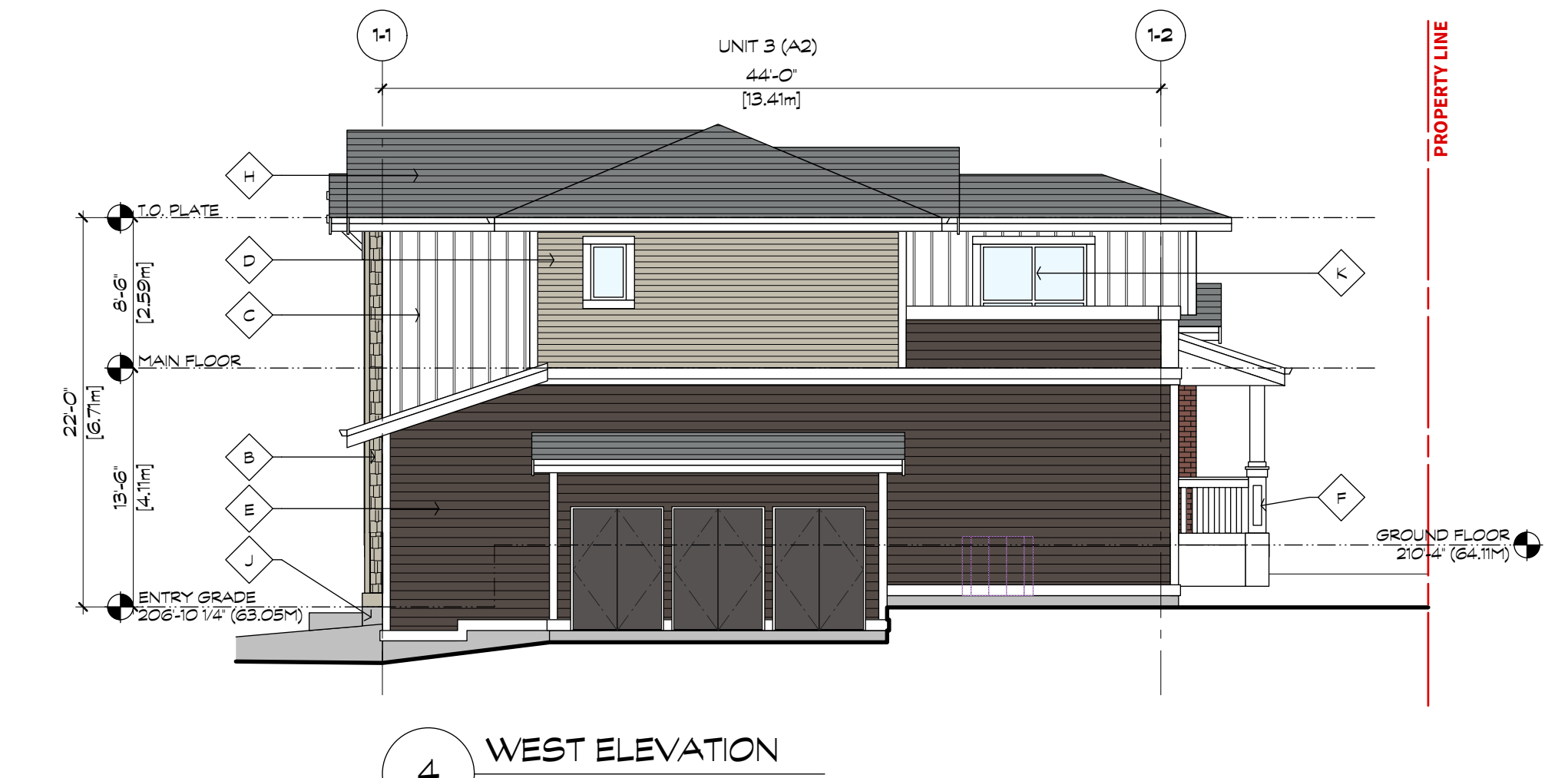
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SCALE: 1:100



2 EAST ELEVATION
SCALE: 1:100

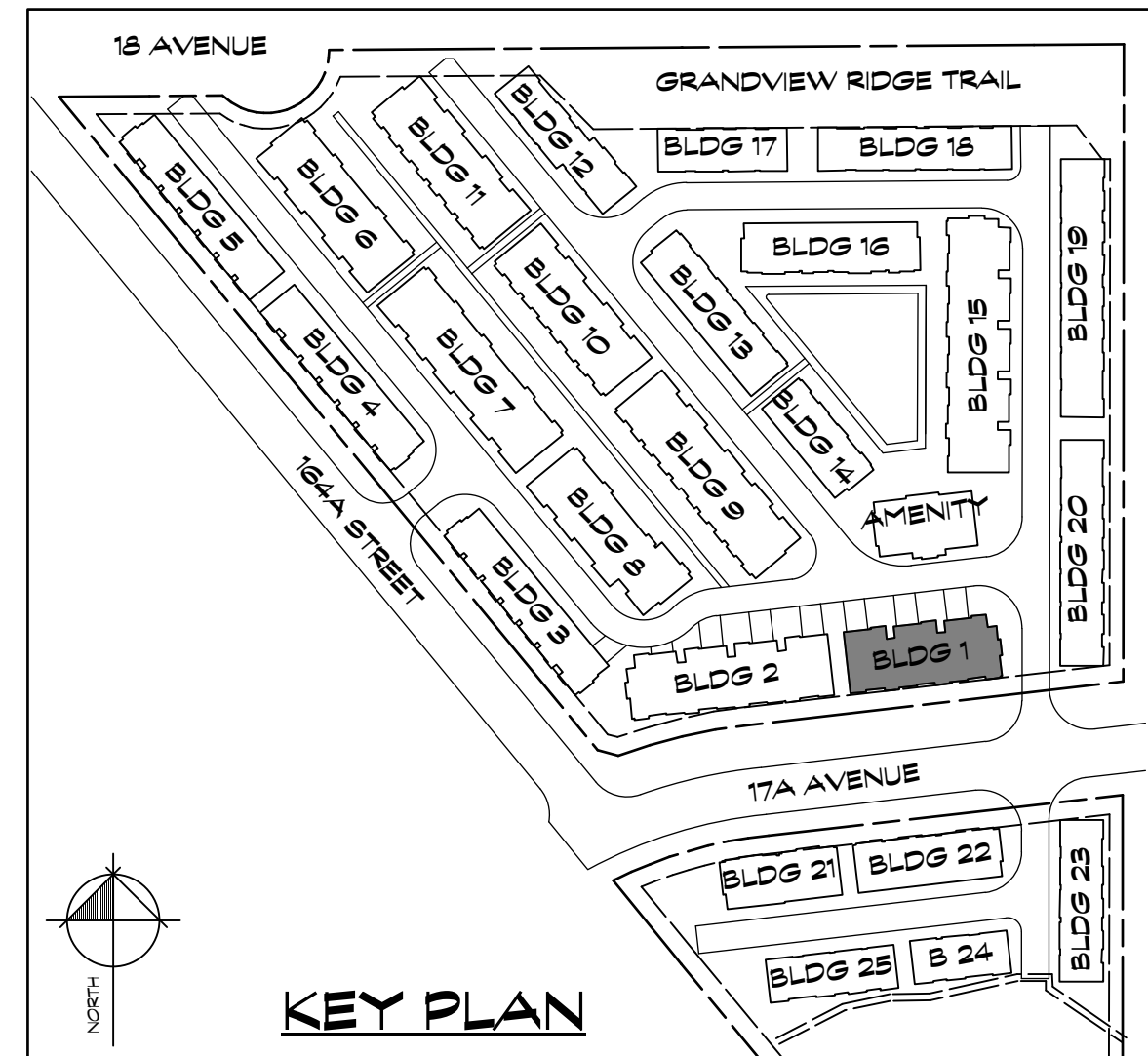


3 NORTH ELEVATION
SCALE: 1:100



4 WEST ELEVATION
SCALE: 1:100

- SCHEME
COLOUR & MATERIAL LEGEND**
- A BRICK - MUTUAL MATERIALS BURGUNDY - MISSION TEXTURE
 - B SHINGLED SIDING - CEDAR SHINGLE
 - C BENUAMIN MOORE CC-696 TAIGA
 - D VERTICAL BOARD & BATTEN - JAMES HARDIE BENUAMIN MOORE OC-121
 - E 4" SIDING - JAMES HARDIE BENUAMIN MOORE CC-696 TAIGA
 - F 6" SIDING - JAMES HARDIE BENUAMIN MOORE 2'37-30 DURANGO
 - G PAINTED WOOD TRIMS & TRIM BOARD WHITE
 - H GARAGE DOOR BENUAMIN MOORE 2'34-30 - IRON MOUNTAIN
 - I ASPHALT ROOF SHINGLES OWENS C. TRU DEFINITION - ESTATE GRAY
 - J CONCRETE
 - K VINYL WINDOWS & SLIDING DOORS WHITE
 - L ALUMINUM RAILINGS, GUTTERS & DOWNSPOUTS WHITE OR BLACK
 - M ENTRANCE DOORS WHITE



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HUNGERFORD
PROPERTIES

PROJECT:
HAZELWOOD

16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

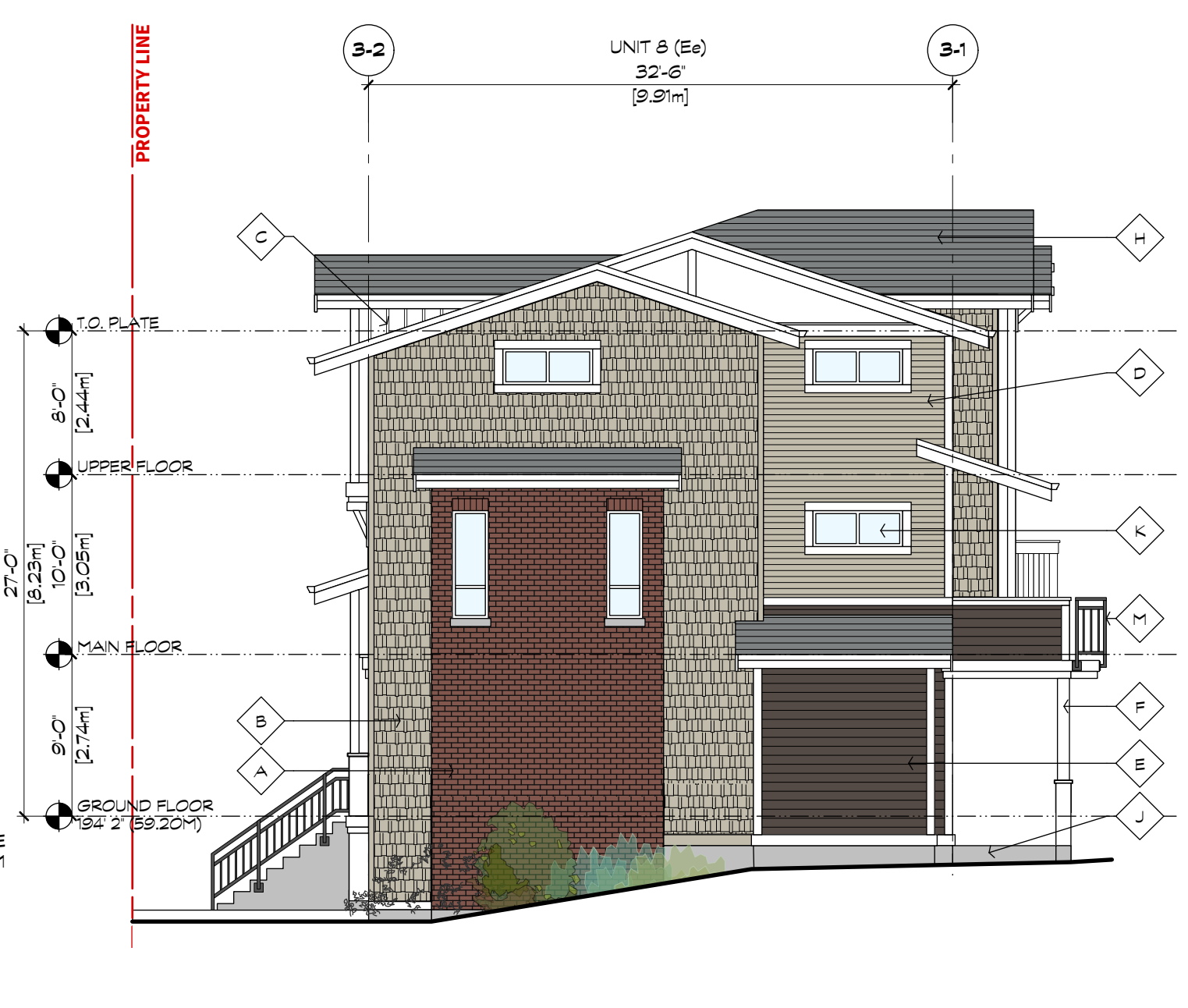
DRAWN: AN	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.:
CA 526	

SHEET TITLE:
BUILDING 3 Elevations

REVISION NO.:	SHEET NO.:
-	A2.03.3



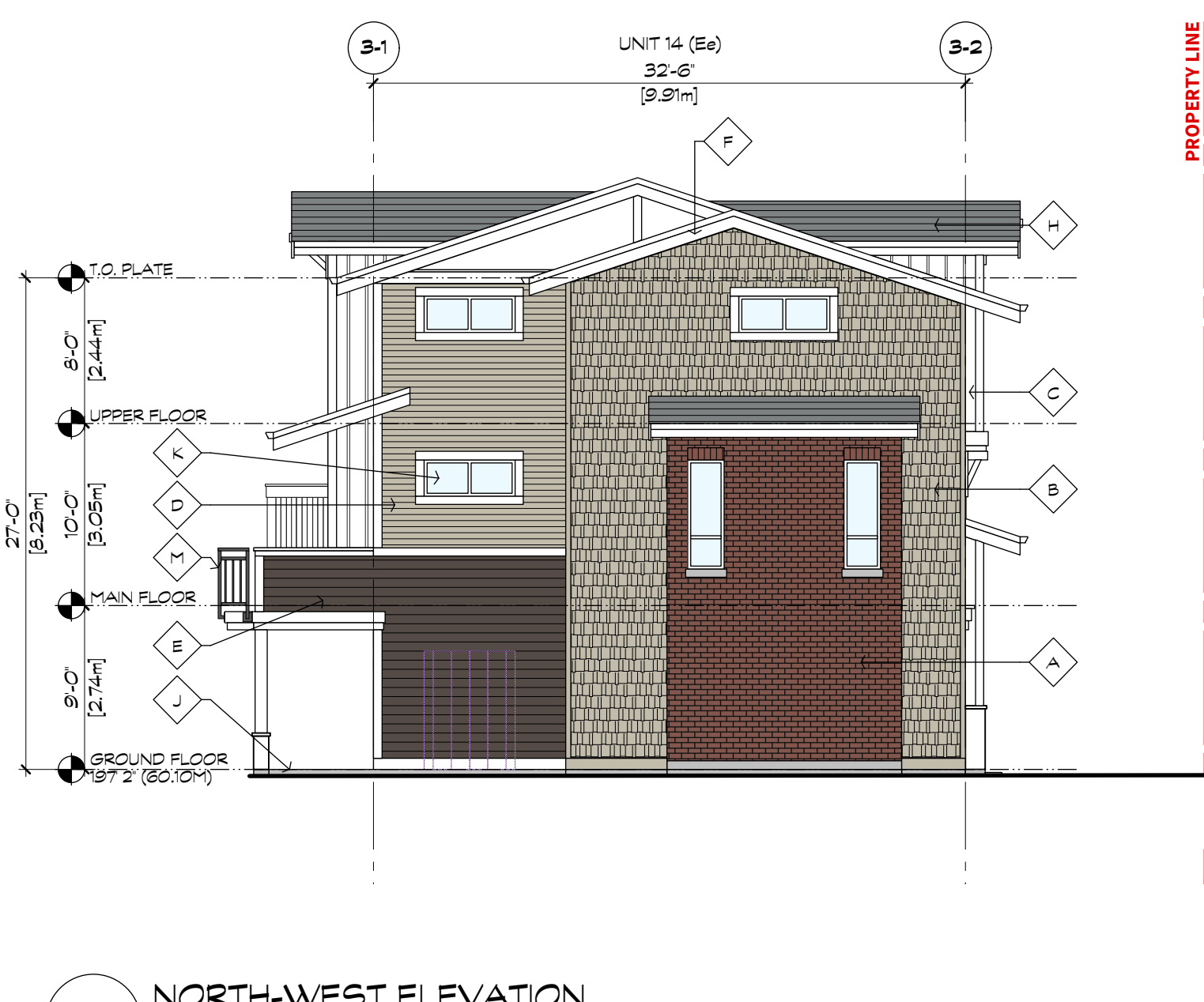
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2 SOUTH-EAST ELEVATION
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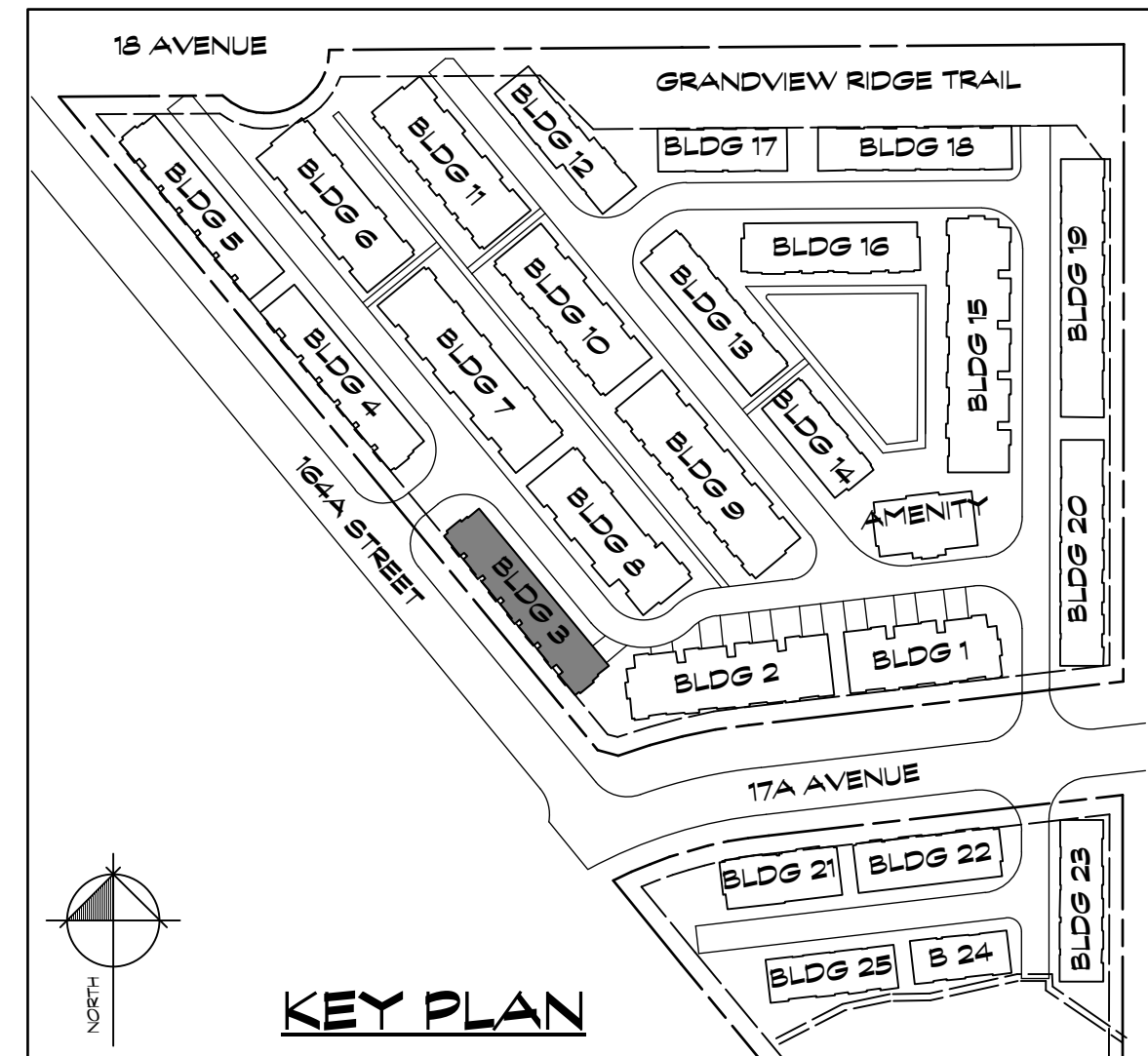


3 NORTH-EAST ELEVATION
SCALE: 1:100



4 NORTH-WEST ELEVATION
SCALE: 1:100

- SCHEME COLOUR & MATERIAL LEGEND**
- A BRICK - MUTUAL MATERIALS
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 - H BENUAMIN MOORE CC-696 TAIGA
 - I 6" SIDING - JAMES HARDIE
 - J BENUAMIN MOORE 2137-30 DURANGO
 - K PAINTED WOOD TRIMS & TRIM BOARD
 - L WHITE
 - M GARAGE DOOR
 - N BENUAMIN MOORE 2134-30 - IRON MOUNTAIN
 - O ASPHALT ROOF SHINGLES
 - P OWENS C. TRU DEFINITION - ESTATE GRAY
 - Q CONCRETE
 - R VINYL WINDOWS & SLIDING DOORS
 - S WHITE
 - T ALUMINUM RAILINGS, GUTTERS & DOWNSPOUTS
 - U WHITE OR BLACK
 - V ENTRANCE DOORS
 - W WHITE



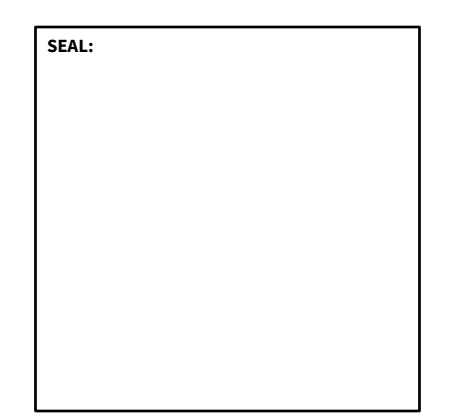
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16470, 16510, 16558 &
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SURREY, BC

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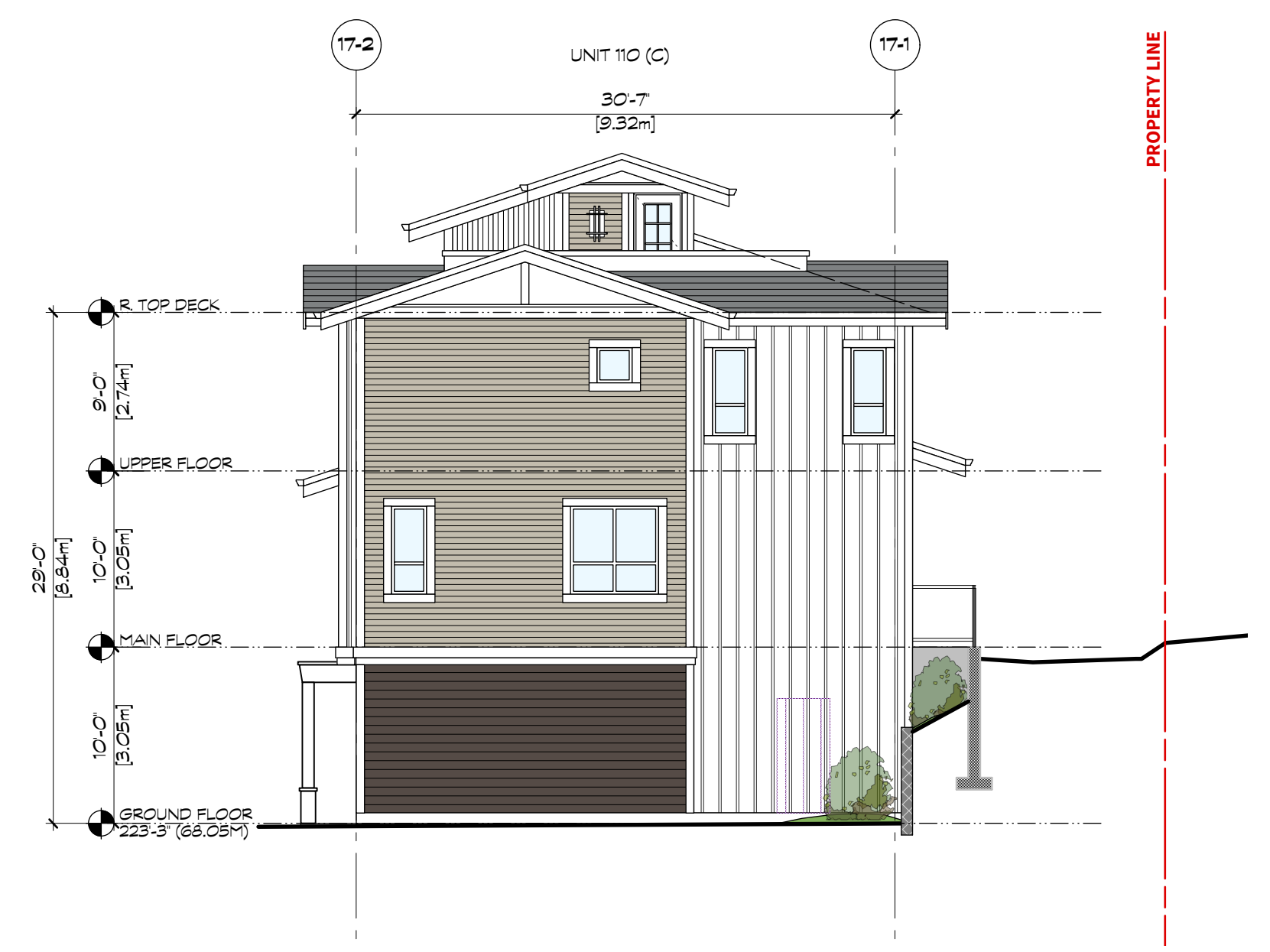
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SHEET TITLE:
BUILDING 17 ELEVATIONS

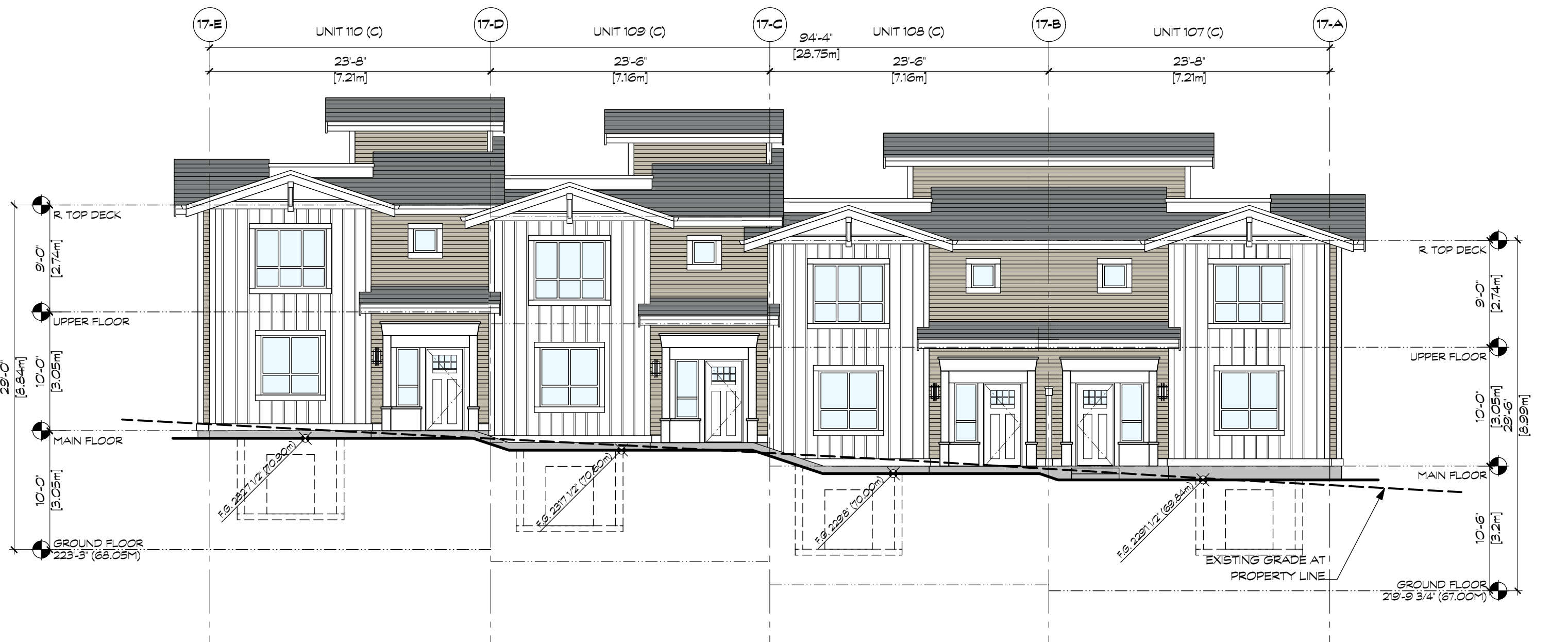
REVISION NO.: - **SHEET NO.:** A2.17.2



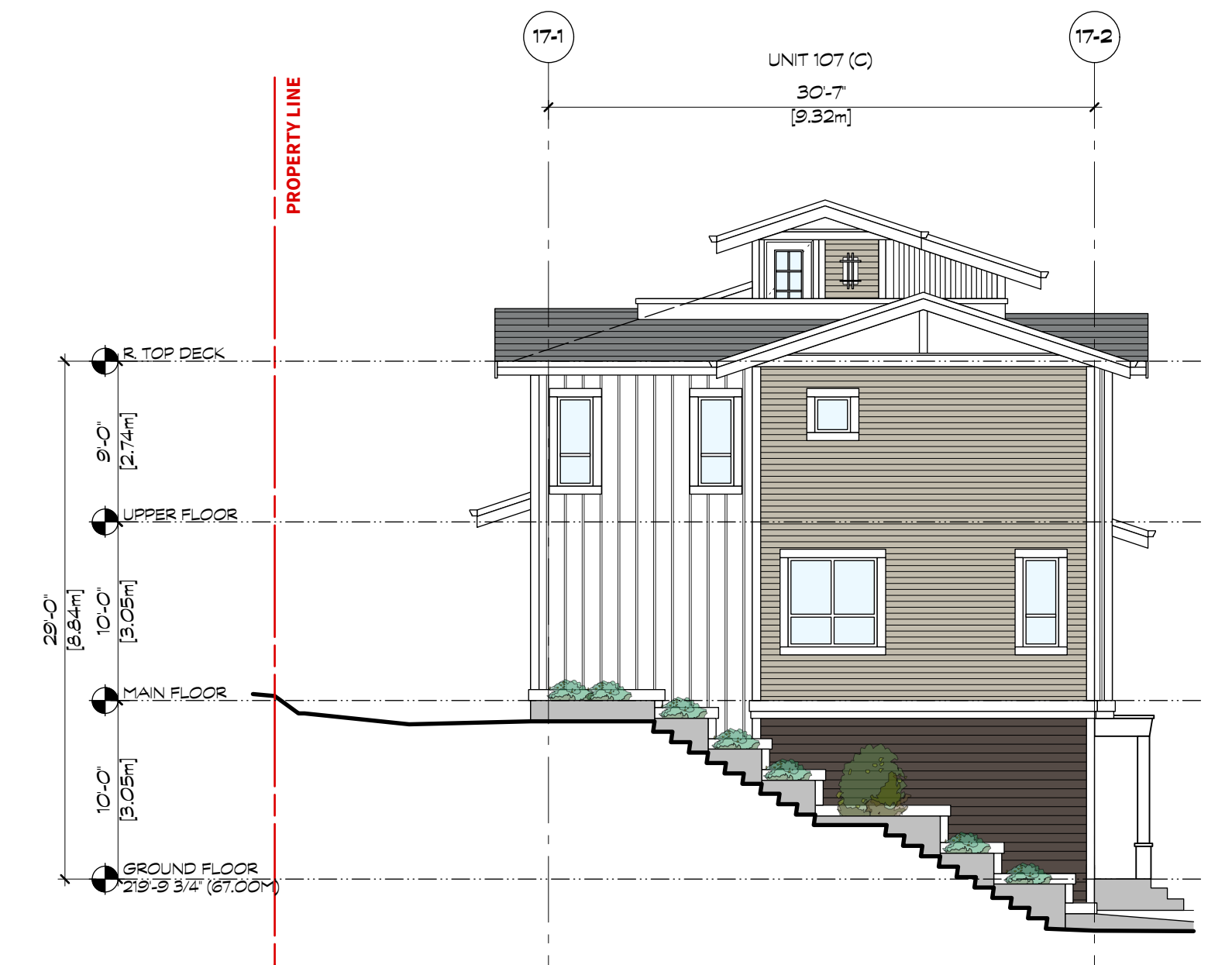
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SCALE: 1:100



2 EAST ELEVATION
SCALE: 1:100

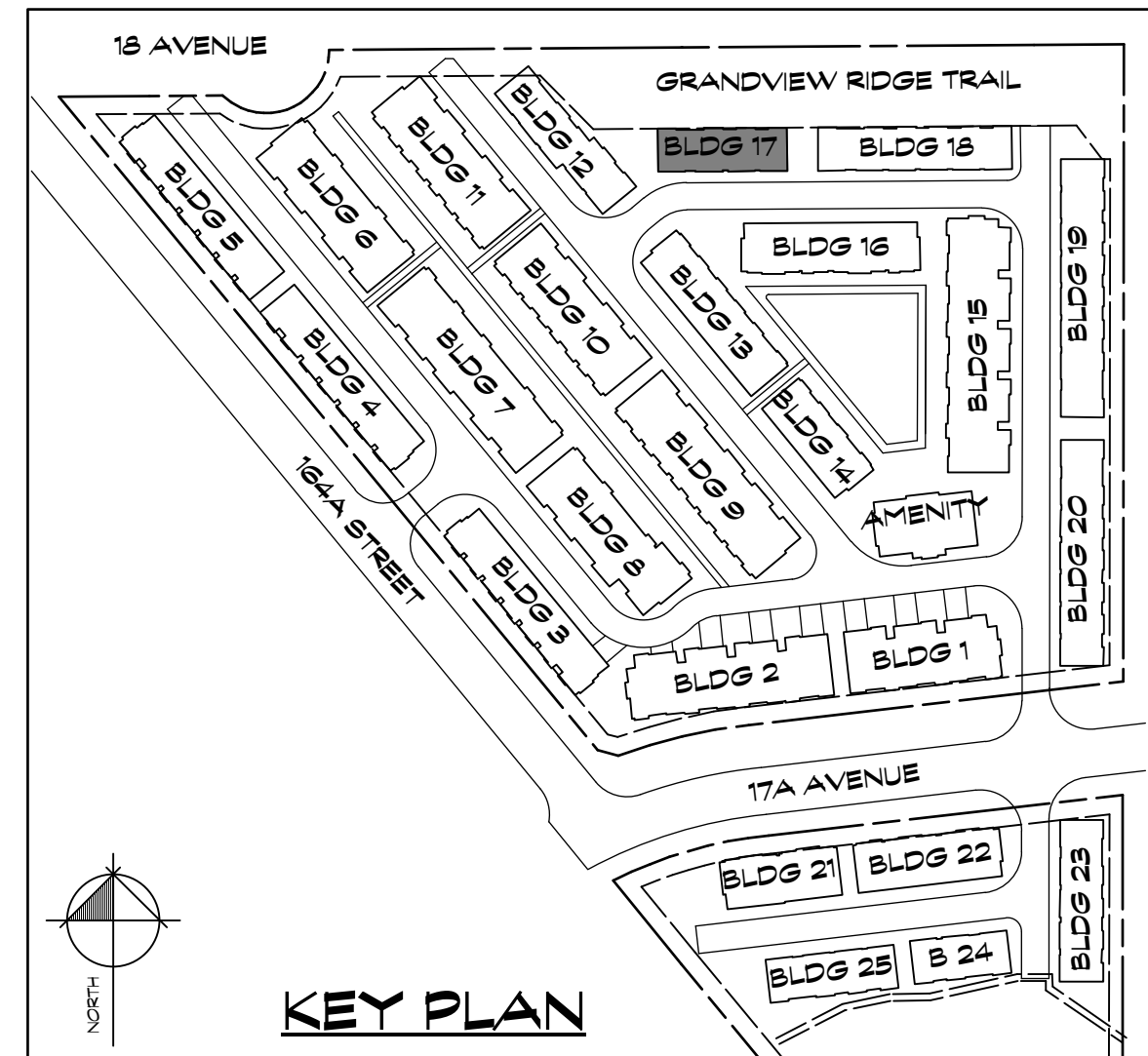


3 NORTH ELEVATION (GRANDVIEW RIDGE TRAIL)
SCALE: 1:100



4 WEST ELEVATION
SCALE: 1:100

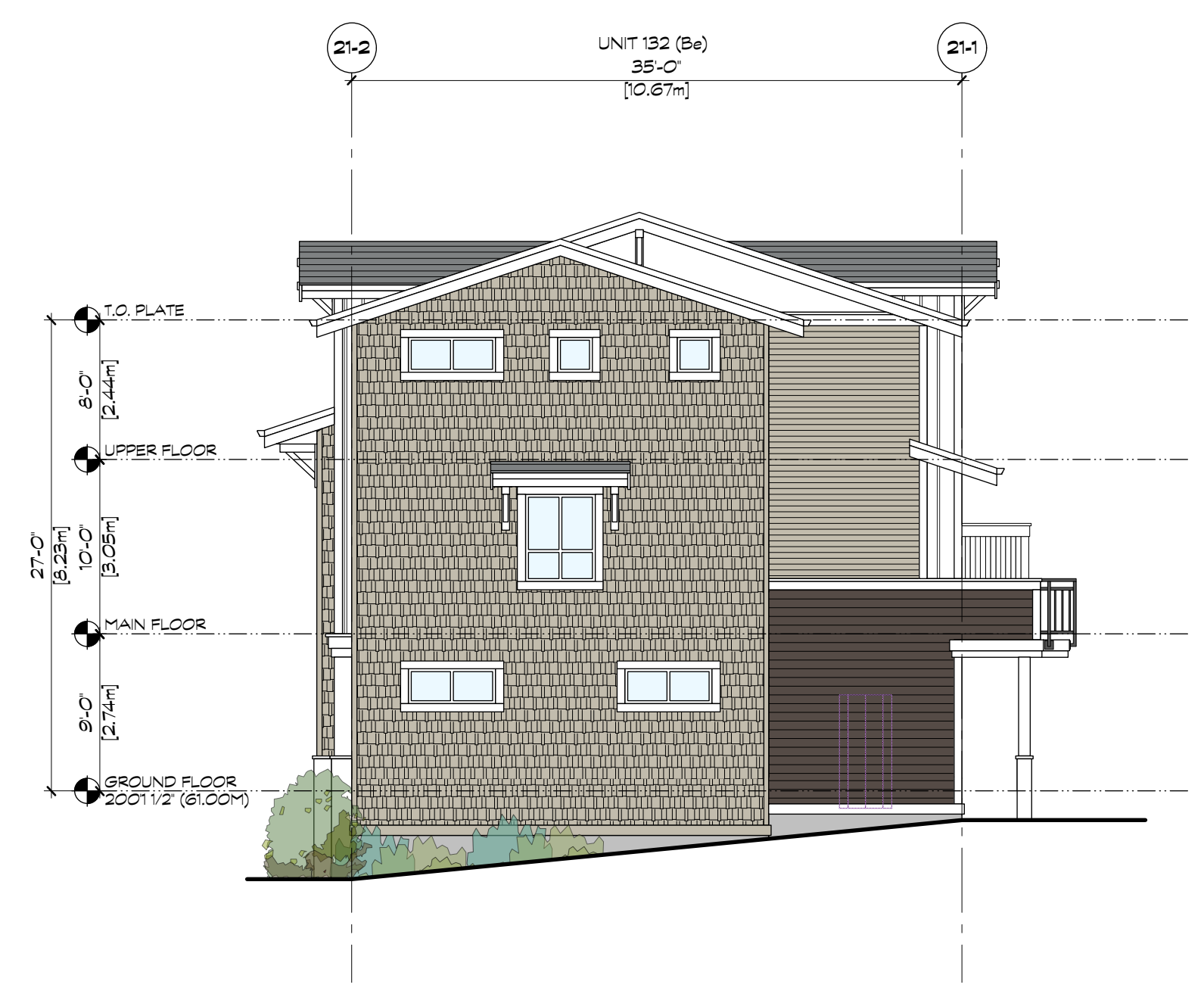
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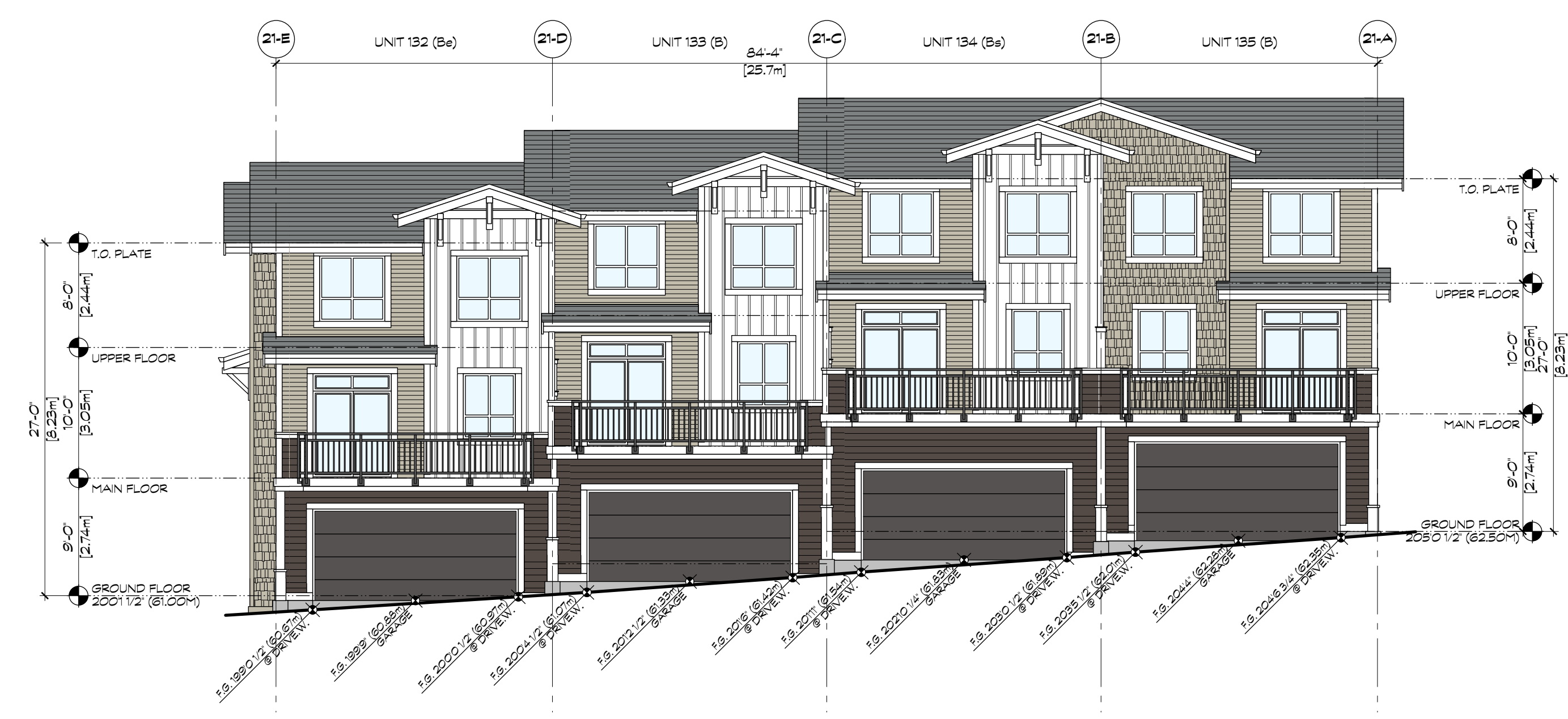
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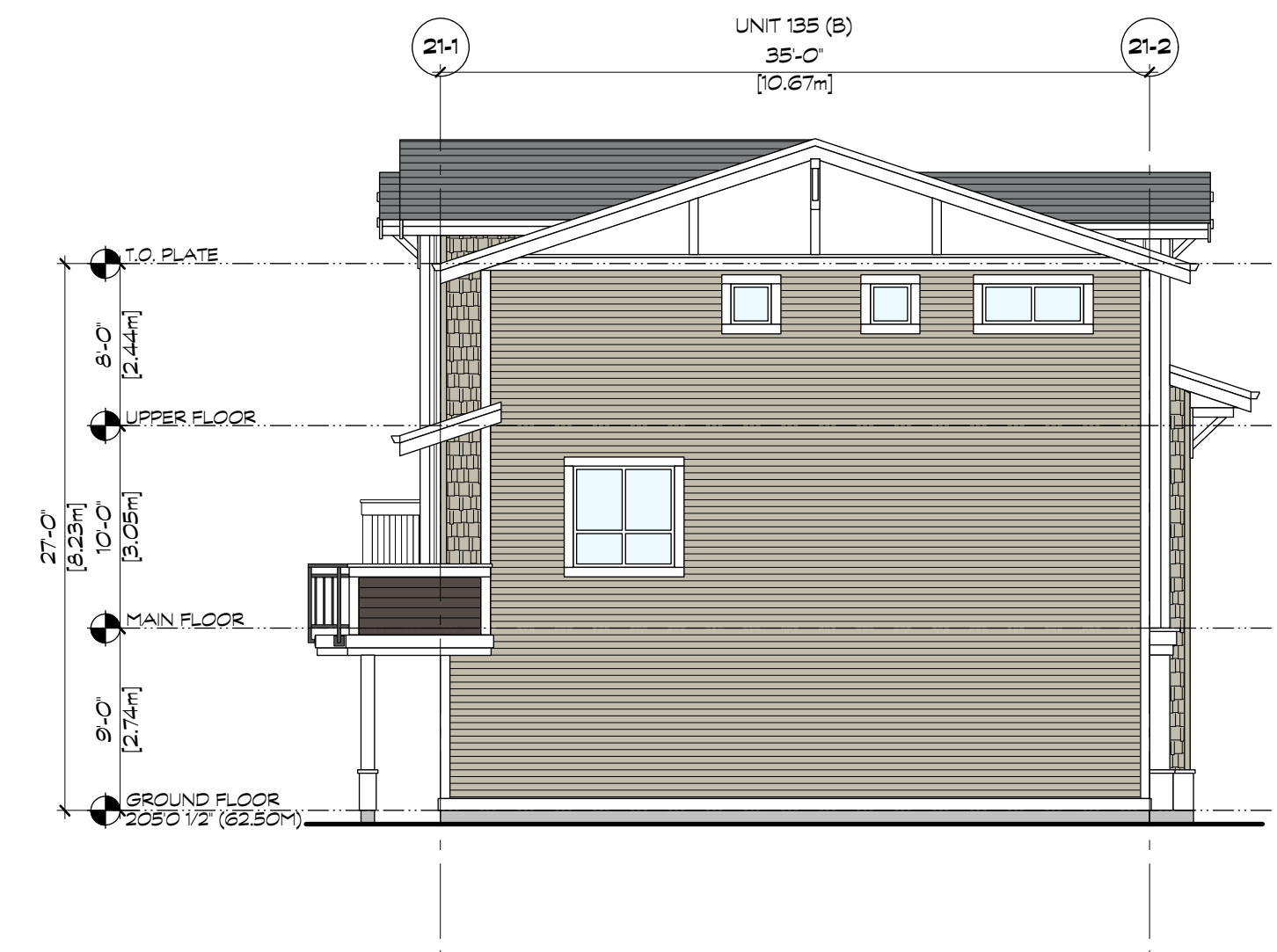
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SCALE: 1/100



2 WEST ELEVATION
SCALE: 1/100



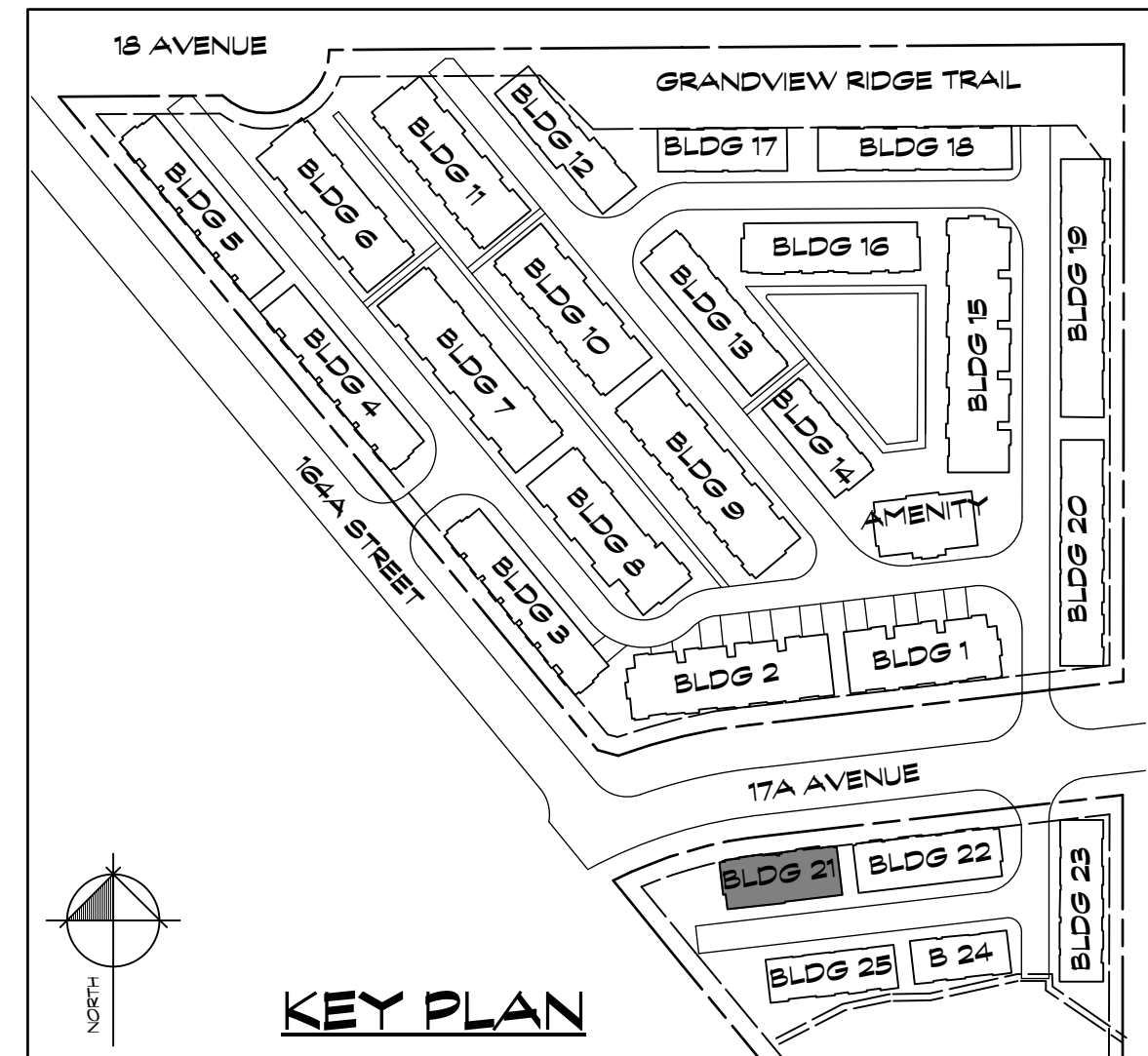
3 SOUTH ELEVATION
SCALE: 1/100



4 EAST ELEVATION
SCALE: 1/100

SCHEME COLOUR & MATERIAL LEGEND

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- C VERTICAL BOARD & BATTEN - JAMES HARDIE BENJAMIN MOORE CC-686 TAIGA
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- E 6" SIDING - JAMES HARDIE BENJAMIN MOORE 2187-30 DURANGO
- F PAINTED WOOD TRIMS & TRIM BOARD WHITE
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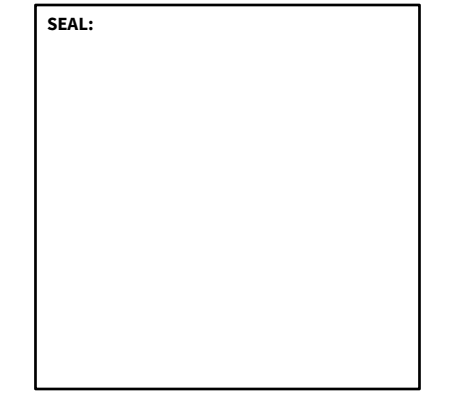


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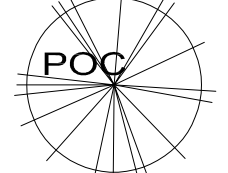
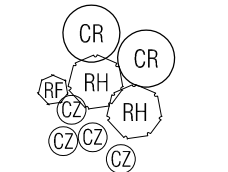

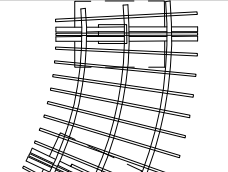
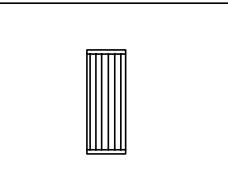
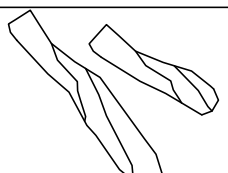
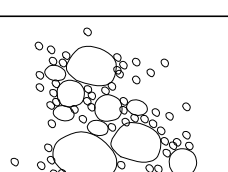
16470, 16510, 16558 &
16520 18 AVENUE
SURREY, BC

DRAWN: SA	CHECKED BY: RC
SCALE: 1/100	PROJECT NO.: CA 526

SHEET TITLE:
BUILDING 21 ELEVATIONS

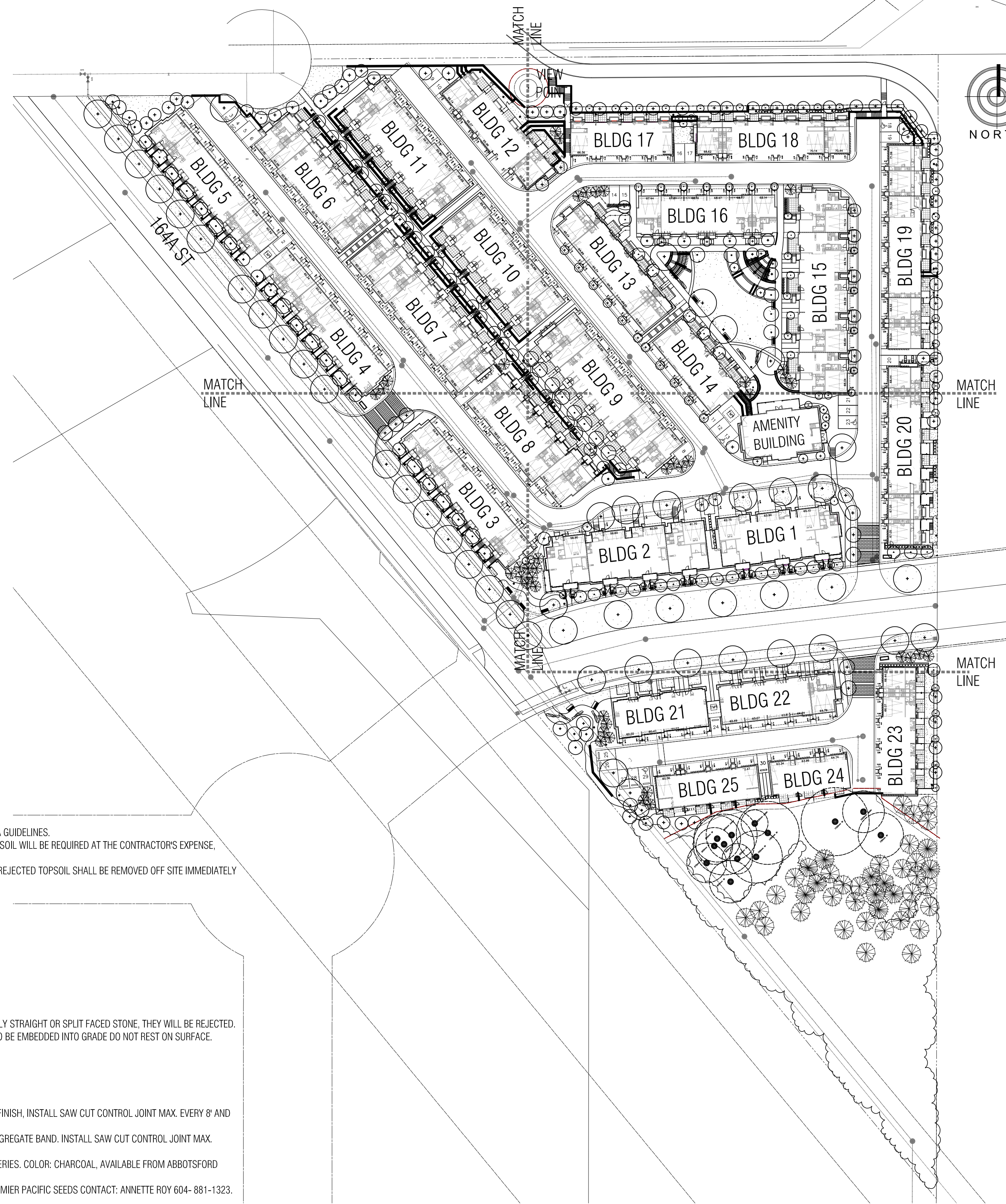
REVISION NO.: -	SHEET NO.: A2.21.2
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LEGEND:

-  DECIDUOUS TREES
-  CONIFEROUS TREES
-  SHRUB & GROUND COVER
-  LAWN
-  WOOD PERGOLA
-  BENCH
-  LOGS
-  RAIN GARDEN RIVER ROCK BED

NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA OR BCCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSSED AREAS: 150MM
 - B. GROUND COVERS: 300MM
 - C. SHRUBS: 450MM
 - D. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
7. 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. IRRIGATION SYSTEM - (AUTOMATIC) SEE IRRIGATION PLANS.
9. ROCK AND BOULDER MATERIALS
 - ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE .JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
 - SIZES: A: 3'-6" TO 4'-6" DIAMETER
 - B: 2'-0" TO 3'-6" DIAMETER
 - C: 1'-0" TO 2'-0" DIAMETER
10. PAVING TYPES AND MATERIALS AS FOLLOWS:
 - OFF SITE SIDEWALKS AND ON SITE WALKWAYS, CAST IN PLACE CONCRETE W/BROOM FINISH. INSTALL SAW CUT CONTROL JOINT MAX. EVERY 8' AND ISOLATE JOINT MAX. EVERY 29'.
 - ON SITE COURTYARDS, CAST IN PLACE CONC. PAVING BROOM FINISH W/ EXPOSED AGGREGATE BAND. INSTALL SAW CUT CONTROL JOINT MAX. EVERY 8' AND ISOLATE JOINT MAX. EVERY 29'.
 - PRIVATE PATIO AREAS: 24"x24" HYDRAPRESSED CONCRETE SLAB, NEW YORK STONE SERIES. COLOR: CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS. PH: 1-800-663-4091
6. LOW GROWING MOUNTAIN MEADOW MIXTURE FOR ALL OPEN SPACE AREAS. SOURCE: PREMIER PACIFIC SEEDS CONTACT: ANNETTE ROY 604- 881-1323.
7. TWO APPLICATIONS REQUIRED AS FOLLOWS:
 - A.) FALL APPLICATION OF PERENNIAL SEED MIXTURE
 - B.) SPRING APPLICATION OF ANNUAL WILDFLOWER SEED MIXTURE, NOTE: CONTRACTOR'S PRICE TO INCLUDE ALL COSTS FOR SPRING APPLICATION IN 2016.
- CONSULT WITH PREMIER PACIFIC SEED CONTACT PERSONNEL FOR FURTHER INSTRUCTIONS AND PROCEDURE OF INSTALLATION. THIS IS A TWO STAGE APPLICATION AS NOTED ABOVE.
8. WILD FLOWER MIXTURE FOR RAIN GARDEN/ ROCK BED AND GRANULAR PATH: FALL INSTALLATION
 - A.) HAND BROADCAST SEED MIXTURE ON ENTIRE SURFACE OF SLOPED EMBANKMENT. (1LB PER 1000SQ. FT. AREA)
 - B.) PERENNIAL WILD FLOWER SEED MIXTURE LOW GROWING. FOR ROCK BED AREA OF EPHEMERAL POND APPLICATION, NO SOIL REQUIRED FOR THIS MIXTURE.
 - C.) A SPRING APPLICATION OF ANNUAL SEED MIXTURE AS DESCRIBED ABOVE NOTE NUMBER 7.B SHALL BE INCLUDED FOR SLOPES.
9. BENCHES: FRANCES ANDREW GARDEN BENCH - SERIES 24, 69-1/2" LONG, IPE WOOD. ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR BRONZE.
10. FINAL SELECTION OF STREET TREES SHALL BE MADE BY THE CITY OF SURREY PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR TO CONTACT CITY ARBORIST TO COORDINATE FINAL LAYOUT OF STREET TREES. INSTALL TO CITY OF SURREY LANDSCAPE REQUIREMENTS.



PLANT LIST (ONSITE):

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
CONIFEROUS TREES					
*PMC	31	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3.5M HT.	B & B
*POC	41	PICEA OMMORICA	SERBIAN SPRUCE	3.5M HT.	B & B
*TPC	5	THUJA PLICATA EXCELSA	EXCELSA RED CEDAR	3.5M HT.	B & B
*THC	6	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	3.5M HT.	B & B
TOC	36	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.8M HT.	B & B
DECIDUOUS TREES					
*ACD	34	ACER CIRINATUM	VINE MAPLE	5 CM CAL.	B & B
*APD	23	ACER PALMATUM	JAPANESE MAPLE	5 CM CAL.	B & B
*ARD	11	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	6 CM CAL.	B & B
*BPD	16	BETULA PAPPYRIFERA	CANOE BIRCH	5 CM CAL.	B & B
*CJD	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6 CM CAL.	B & B
*CCD	10	CERCIS CANADENSIS	RED BUD	5 CM CAL.	B & B
*MXD	17	MAGNOLIA X GALAXY	GALAXY MAGNOLIA	6 CM CAL.	B & B
*PAD	15	PRUNUS AMANAGAWA	AMANAGAWA CHERRY	6 CM CAL.	B & B
*QRD	15	QUERCUS RUBRA	RED OAK	6 CM CAL.	B & B
RTD	36	RHUS TYPHINA DISSECTA	LACELEAF SUMAC	2.0M HT.	B & B
*SJD	28	STYRAX JAPONICA	JAPANESE SNOWBELL	6 CM CAL.	B & B
*SSD	50	SORBUS SITCHENSIS	SITKA MOUNTAIN ASH	5 CM CAL.	B & B
HCD	7	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5M HT.	B & B
HSS	22	HIBISCUS SYRIACUS BLUE SATIN	ROSE OF SHARON, SHRUBBY ALTHEA	1.8 HT.	BLUE OR VIOLET ONLY
*CFD	17	CORNUS FLORIDA CHEROKEE CHIEF	RED FLOWERING DOGWOOD	5 CM CAL.	B & B
*PYD	9	PRUNUS YEDOENSIS AKEBONO	DAYBREAK CHERRY	6 CM CAL.	B & B
SHRUBS					
AJ	3	AUCUBA JAPONICA 'GOLD DUST'	JAPANESE AUCUBA	#3	CONTAINER
AZ	140	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#2	CONTAINER
BM	22	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
BS	18	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3	CONTAINER
CC	29	COTINUS COGGYGRIA	SMOKE BUSH	1.0 M HT.	CONTAINER
CJ	41	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	#3	CONTAINER
CS	44	CORNUS SANGUINEA	BLOODTWIG DOGWOOD	#3	CONTAINER
CR	53	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#3	CONTAINER
CT	59	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3	CONTAINER
EA	125	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
KL	6	KALMIA LATIFOLIA	MOUNTAIN LAUREL	#3	CONTAINER
LP	152	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	237	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
ND	41	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3	CONTAINER
PR	28	PRUNUS REYNVAANII	RUSSIAN LAUREL	#3	CONTAINER
PJ	87	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PO	590	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	715	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#2	CONTAINER
PF	18	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	#3	CONTAINER
RC	10	RHODODENDRON CHEER	CHEER RHODO.	#3	CONTAINER
RD	116	RHODODENDRON DORA AMETEIS	DORA AMETEIS RHODO.	#3	CONTAINER
RR	115	RHODODENDRON HACHMANN'S FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
RH	75	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RU	194	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	165	SPIRAEA BIMALDA 'DART'S RED'	DART'S RED	#3	CONTAINER
SH	46	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	#3	CONTAINER
SJ	92	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
SP	184	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
SR	32	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	#2	CONTAINER
VD	79	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2	CONTAINER
GROUND COVERS					
AC	180	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
AL	127	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	CONTAINER
CA	38	CALAMAGROSTIS ACUTIFLORA OVERDAM	VARIEGATED FEATHER REED GRASS	#3	CONTAINER
CM	30	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	60CM O.C.
CZ	473	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	60CM O.C.
EL	257	ERYSIMUM BOWLES MAUIVE	PURPLE WALLFLOWER	#1	CONTAINER
EC	46	EUPHORBIA CHARACIAS 'WULFENII'	WOOD SPURGE	#1	CONTAINER
GS	224	GAULTHERIA SHALLON	SALAL	#1	CONTAINER
HE	61	HELICTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2	40CM O.C.
HF	147	HOSTA FORTUNEI AUREO MARGINATA	PLANTAIN LILY	#2	CONTAINER
HM	200	HEUCHERA MICRANTHA VAR. DIVERSIFOLIA 'PALACE PURPLE'	CORAL BELLS	#1	45CM O.C.
HS	191	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
HU	10	HOSTA UNULATA MEDIO-VAR.	PLANTAIN LILY	#1	30CM O.C.
LA	38	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
LD	12	LITHODORA DIFFUSA 'HEAVENLY BLUE'	HEAVENLY BLUE LITHODORA	#1	CONTAINER
PA	174	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#3	CONTAINER
MS	32	MISCANTHUS SINENSIS GRACILLIMUS	MAIDEN GRASS	#3	CONTAINER
NW	388	NEPETA WALKER'S LOW	WALKER'S LOW CATMINT	#1	CONTAINER
PE	88	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1	CONTAINER
RF	362	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	40CM O.C.
HC	139	HYPERICUM CALYCNILUM	ST. JOHNS WORT	10CM POT	30CM O.C.
PT	891	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	40CM O.C.

* PROPOSED REPLACEMENT TREE

PLANT LIST (OFFSITE):

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
QRD	34	QUERCUS RUBRA	RED OAK	6 CM CAL.	B & B

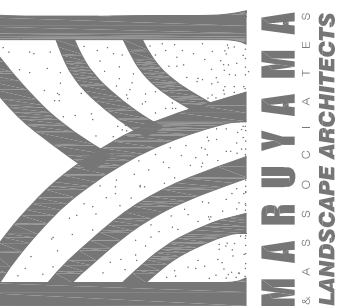
NOTE: FINAL SELECTION OF STREET TREES SHALL BE MADE BY THE CITY OF SURREY PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR TO CONTACT CITY ARBORIST TO COORDINATE FINAL LAYOUT OF STREET TREES. INSTALL TO CITY OF SURREY LANDSCAPE REQUIREMENTS.

LANDSCAPE STATISTICS (TREES):

ON SITE:
 BYLAW PROTECTED TREES TO BE REMOVED: 238
 REPLACEMENT TREE REQUIRED: 303
 REPLACEMENT TREE PROPOSED: 334
 OFFSITE:
 BYLAW PROTECTED TREES TO BE REMOVED: 27
 REPLACEMENT TREE REQUIRED: 36
 REPLACEMENT TREE PROPOSED: 34

REVISIONS ISSUED
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 3. JUL. 16, 2018 - REISSUED FOR D.P.
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PROJECT
HAZELWOOD
 16470, 16510, 16558 & 16520 18 AVENUE, SURREY, B.C.
 DEVELOPER: HUNGERFORD PROPERTIES
 ARCHITECT: CICCOCCHI ARCHITECTURE
 B.P. No.:
 RED: MARUYAMA & ASSOCIATES: 880 C. LEG IN FOOT SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 974-9987 FX: (604) 974-9987 EM: maruyama@telus.net



DATE: SEPT 15, 2017
 DESIGN: JZ, RMM
 DRAWN: JZ
 CHECKED: RMM
 SCALE: 1/8" = 1'
 JOB NO. M017

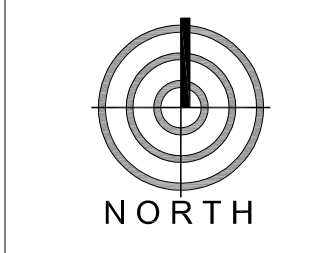
SHEET TITLE: OVERALL LANDSCAPE PLAN
 SHEET NO. L-1



SCHEDULE OF LANDSCAPE ITEMS:

- 1 LAWN
- 2 CONCRETE WALKWAY
- 3 EXPOSED AGGREGATE BAND 14" WIDE
- 4 CONC. UNIT PAVERS
- 5 ROCK RETAINING WALL
- 6 CONC. RETAINING WALL
- 7 ALLAN BLOCK RETAINING WALL
- 8 RAIN GARDEN/ RIVER ROCK BED
- 9 ROCK BORDER
- 10 PLANTING BED
- 11 DECIDUOUS TREE
- 12 CONIFEROUS TREE
- 13 HYDROSEEDING WILDFLOWER SEED MIX
- 14 6' HT. WOOD PRIVACY FENCE
- 15 BENCH
- 16 WOOD PERGOLA
- 17 COLORED CONCRETE DRIVEWAY W/ STAMPED PATTERN
- 18 SINGAGE
- 19 GUARD RAIL
- 20 3HT. WOOD FENCE

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PROJECT
HAZELWOOD
 16470, 16510, 16558 & 16520 18 AVENUE, SURREY, B.C.
 DEVELOPER: HUNGERFORD PROPERTIES
 ARCHITECT: CICCOCZI ARCHITECTURE
 B.P. No.:
 RCD: MARUYAMA & ASSOCIATES 680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 974-9967 FX: (604) 974-9931 EM: maruyama@telus.net

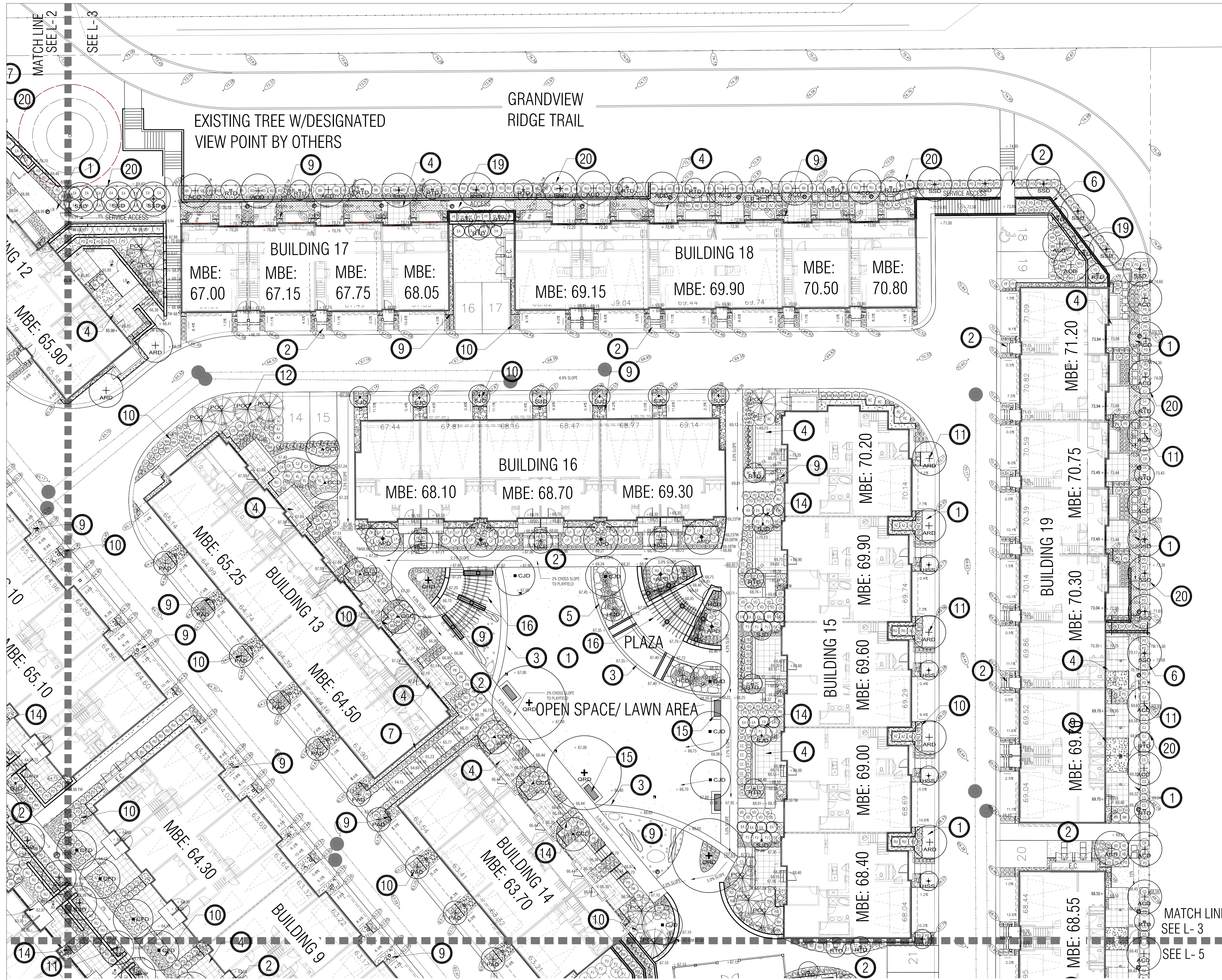


DATE	SEPT 15, 2017
DESIGN	JZ, RMM, JZ
DRAWN	RMM
CHECKED	RMM
SCALE	1/16" = 1'
JOB NO.	M017

1 LANDSCAPE PLAN - NORTHWEST

SCALE: 1/16" = 1'-0"

SHEET TITLE
LANDSCAPE PLAN - NORTHWEST
 SHEET NO.
L-2



SCHEDULE OF LANDSCAPE ITEMS:

- 1 LAWN
- 2 CONCRETE WALKWAY
- 3 EXPOSED AGGREGATE BAND 14" WIDE
- 4 CONC. UNIT PAVERS
- 5 ROCK RETAINING WALL
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PROJECT
HAZELWOOD
 16470, 16510, 16558 & 16620 18 AVENUE, SURREY, B.C.

DEVELOPER: HUNGERFORD PROPERTIES
 ARCHITECT: CICCOCCHI ARCHITECTURE
 B.P. No.:
 ECD: MARUYAMA & ASSOCIATES 680 C. LEG IN FOOT SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 974-9967 FX: (604) 974-9931 EM: maruyama@telus.net

LANDSCAPE ARCHITECTS
MARUYAMA

DATE: SEPT 15, 2017
 DESIGN: JZ, RMM, JZ
 DRAWN: JZ
 CHECKED: RMM
 SCALE: 1/16" = 1'-0"
 JOB NO. M017

SHEET TITLE
LANDSCAPE PLAN - NORTHEAST

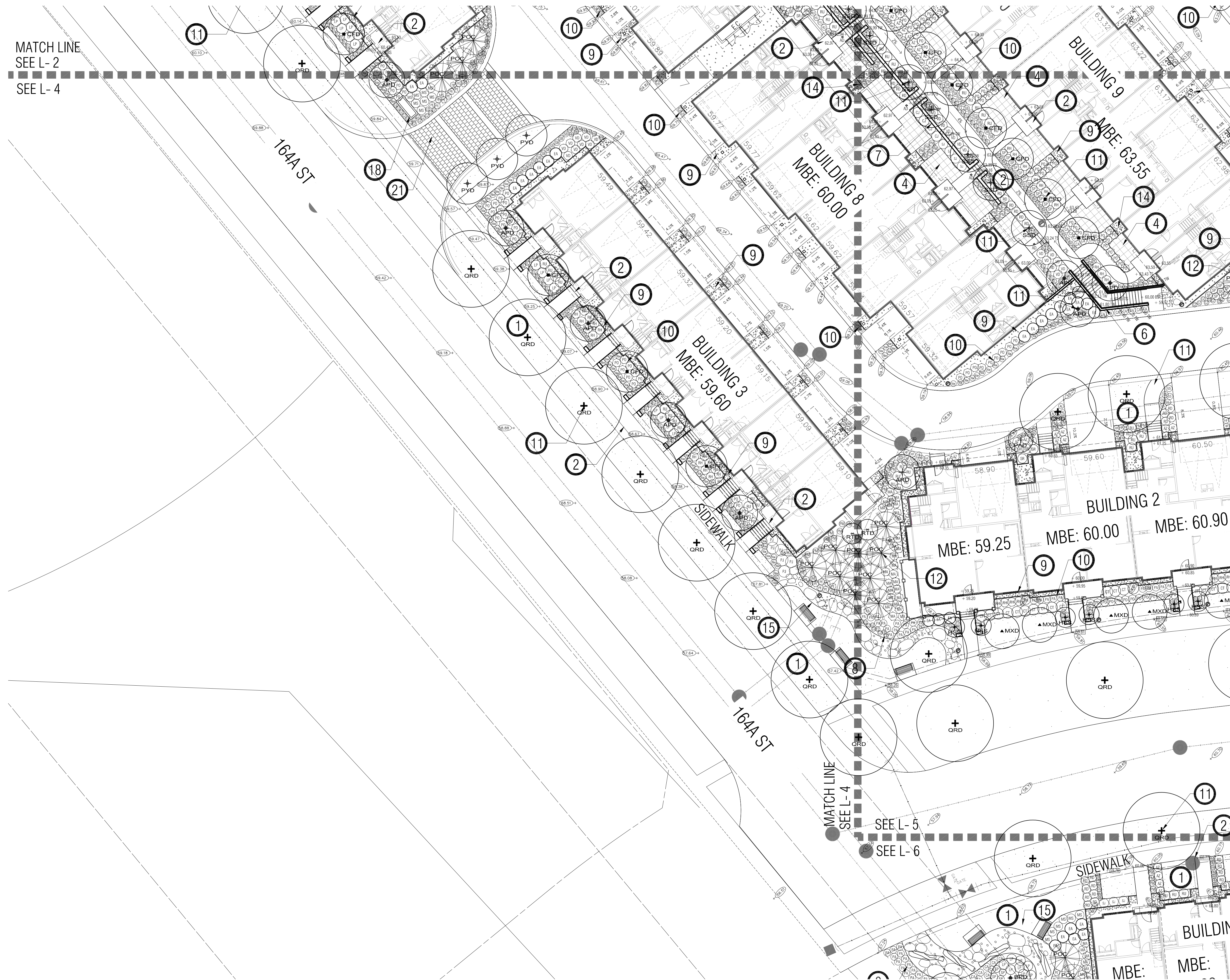
SHEET NO.
L-3



1 LANDSCAPE PLAN - NORTHEAST
 SCALE: 1/16" = 1'-0"

MATCH LINE
 SEE L-3
 SEE L-5

MATCH LINE
SEE L- 2
SEE L- 4



SCHEDULE OF LANDSCAPE ITEMS:

- ① LAWN
- ② CONCRETE WALKWAY
- ③ EXPOSED AGGREGATE BAND 14" WIDE
- ④ CONC. UNIT PAVERS
- ⑤ ROCK RETAINING WALL
- ⑥ CONC. RETAINING WALL
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- ⑰ COLORED CONCRETE DRIVEWAY W/ STAMPED PATTERN
- ⑱ SINGAGE
- ⑲ GUARD RAIL
- ⑳ 3'HT. WOOD FENCE

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 2. JUN. 11. 2018 - RESSUED FOR P.P.
 3. JUL. 16. 2018 - RESSUED FOR P.P.
 4. JUL. 16. 2018 - RESSUED FOR P.P.



PROJECT
HAZELWOOD
 16470, 16510, 16558 & 16520 18 AVENUE, SURREY, B.C.

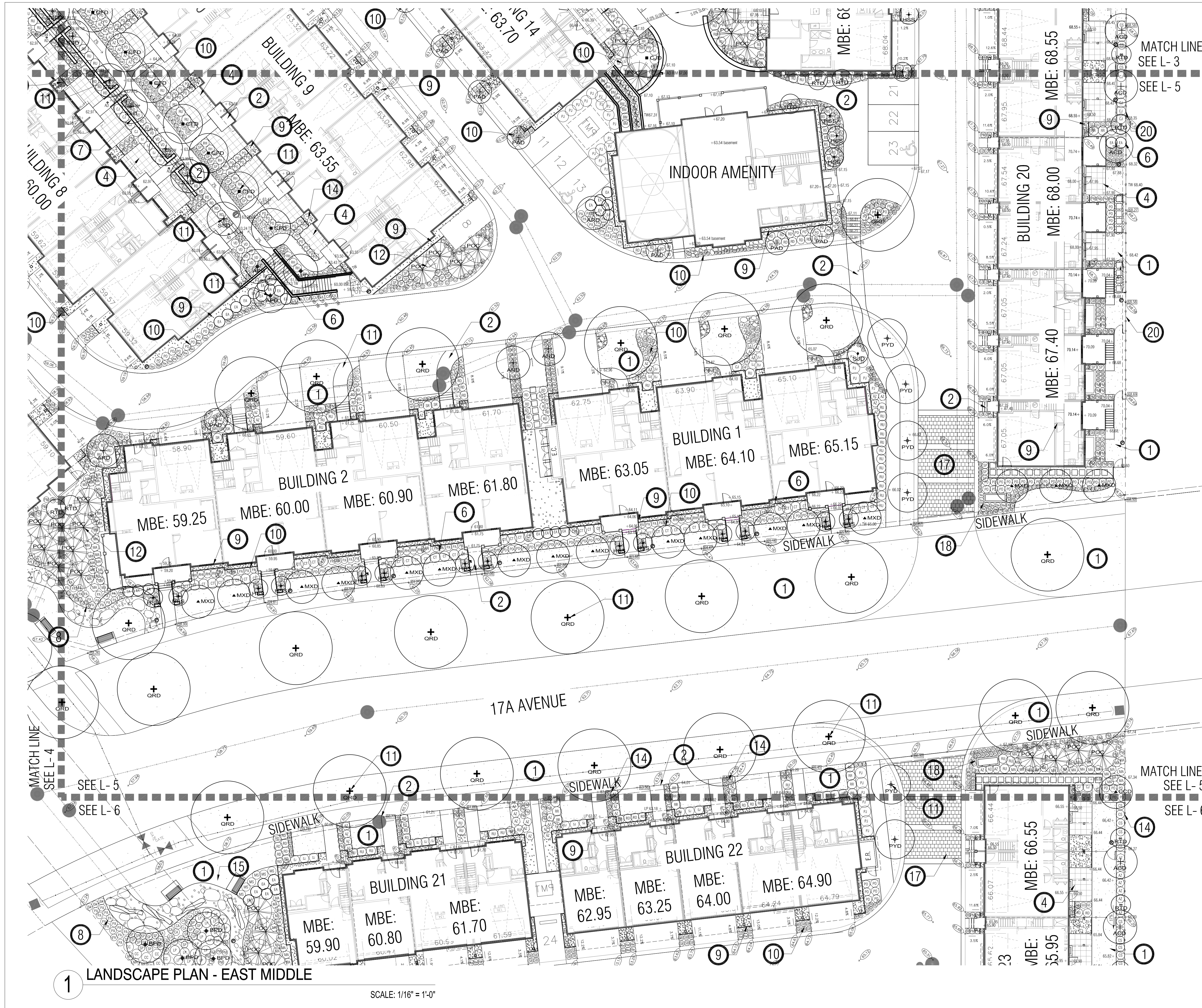
DEVELOPER: HUNGERFORD PROPERTIES
ARCHITECT: CICCOCZI ARCHITECTURE
P.L. No.:
RCD: MARIYAMA & ASSOCIATES 680 C. LEG IN BOUL SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 974-9967 FX: (604) 974-9931 EM: mariyama@telus.net



DATE	SEPT 15, 2017
DESIGN	JZ, RMM, JZ
DRAWN	RMM
CHECKED	RMM
SCALE	1/16" = 1'
JOB NO.	M017

SHEET TITLE
 LANDSCAPE PLAN
 - WEST MIDDLE
SHEET NO.
L-4

1 LANDSCAPE PLAN - WEST MIDDLE
 SCALE: 1/16" = 1'-0"



SCHEDULE OF LANDSCAPE ITEMS:

- ① LAWN
- ② CONCRETE WALKWAY
- ③ EXPOSED AGGREGATE BAND 14" WIDE
- ④ CONC. UNIT PAVERS
- ⑤ ROCK RETAINING WALL
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NORTH

PROJECT
HAZELWOOD
 16470, 16510, 16558 & 16520 18 AVENUE, SURREY, B.C.

DEVELOPER: HUNGERFORD PROPERTIES
 ARCHITECT: CICCOCCHI ARCHITECTURE
 B.P. No.:
 RCD: MARUYAMA & ASSOCIATES 680 C. LEG IN FOOT SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 974-9967 FX: (604) 974-9931 EM: maruyama@telus.net

DATE: SEPT 15, 2017
 DESIGN: JZ, RMM, JZ
 DRAWN: JZ
 CHECKED: RMM
 SCALE: 1/16" = 1'-0"
 JOB NO.: M017

SHEET TITLE
LANDSCAPE PLAN - EAST MIDDLE
 SHEET NO.
L-5

1 LANDSCAPE PLAN - EAST MIDDLE

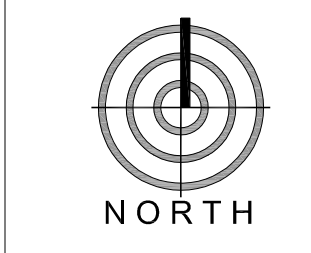
SCALE: 1/16" = 1'-0"



SCHEDULE OF LANDSCAPE ITEMS:

- ① LAWN
- ② CONCRETE WALKWAY
- ③ EXPOSED AGGREGATE BAND 14" WIDE
- ④ CONC. UNIT PAVERS
- ⑤ ROCK RETAINING WALL
- ⑥ CONC. RETAINING WALL
- ⑦ ALLAN BLOCK RETAINING WALL
- ⑧ RAIN GARDEN/ RIVER ROCK BED
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- ⑪ DECIDUOUS TREE
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- ⑭ 6' HT. WOOD PRIVACY FENCE
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PROJECT
HAZELWOOD
 16470, 16510, 16558 & 16520 18 AVENUE, SURREY, B.C.

DEVELOPER: HUNGERFORD PROPERTIES
ARCHITECT: CICCOCZI ARCHITECTURE
B.P. No.: 1800-0000
REG. MARUYAMA & ASSOCIATES: 680 C. LEG IN FOOT SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 974-9967 FX: (604) 974-9931 EM: maruyama@telus.net



DATE	SEPT 15, 2017
DESIGN	JZ, RMM
DRAWN	JZ
CHECKED	RMM
SCALE	1/16" = 1'
JOB NO.	M017

1 LANDSCAPE PLAN - SOUTH

SCALE: 1/16" = 1'-0"

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

FROM: **Development Engineer, Engineering Department**

DATE: **July 17, 2018**

PROJECT FILE: **7817-0603-00**

RE: **Engineering Requirements
Location: 16470/16510/16520/16558 18 Avenue**

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- 16 Avenue: dedicate to provide for 18.5 metres road allowance from centre line, register 2.7 metre SRW for Grandview Ridge Trail, acquire offsite SRW on the adjacent and downstream lands for the required utilities
- 17A Avenue: dedicate 25.0 metre road allowance within Sunnyside NCP area, 20.0 metre road allowance within Highway #99 LAP area, 3.0 by 3.0 metre corner cut at 164A Street, and register 0.5 metre SRW on both sides
- 18 Avenue: register 0.5 metre SRW along property line and discharge existing SRW at 16510 18 Avenue
- 164A Street: dedicate 16.75 metre road allowance, register 3.25 metre SRW within the BC Hydro SRW, 0.5 metre SRW along east side, and purchase partial area of lands being conveyed to the City

Works and Services

- 16 Avenue: construct Grandview Ridge Trail
- 17A Avenue and 164A Street: construct to through local road standard
- 18 Avenue: construct to limited local road standard with concrete sidewalk link to the Grandview Ridge Trail, together with build of the Trail
- extend water main, storm and sanitary sewer to service the site complete with service connections, and implement onsite low impact development features

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/NCP AMENDMENT

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

HAZARD LANDS AND SENSITIVE ECOSYSTEMS DEVELOPMENT PERMIT

The recommendations of the Hazard Lands geotechnical report are to be addressed with the proposed servicing concept, ensuring the proposed on and offsite features correspond with the Sunnyside NCP and Fergus Creek Integrated Storm Water Management Plans.



Tommy Buchmann, P.Eng.
Development Engineer

KMH



Planning

July 19, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0603 00

SUMMARY

The proposed 152 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	38
Secondary Students:	20

September 2017 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	38 K + 256
Addition Operating Capacity (K/1-7) 2020	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

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.

Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

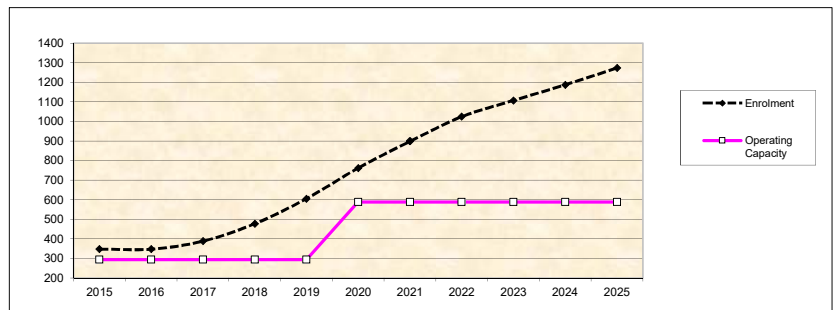
The Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- A 12 classroom addition at Pacific Heights elementary targeted to open September 2019 and
- A new 25 classroom school on Edgewood drive targeted to open September 2020

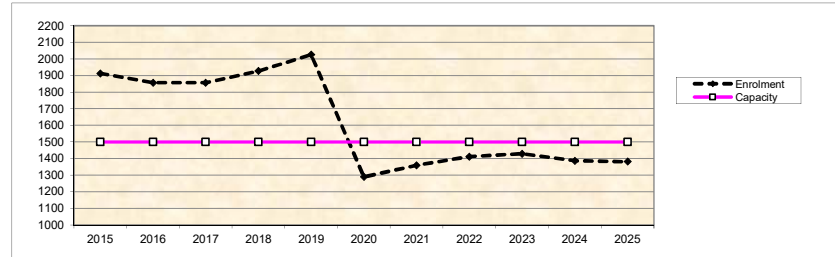
And the purchase of a new elementary school site located on 20th Ave.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

Pacific Heights Elementary

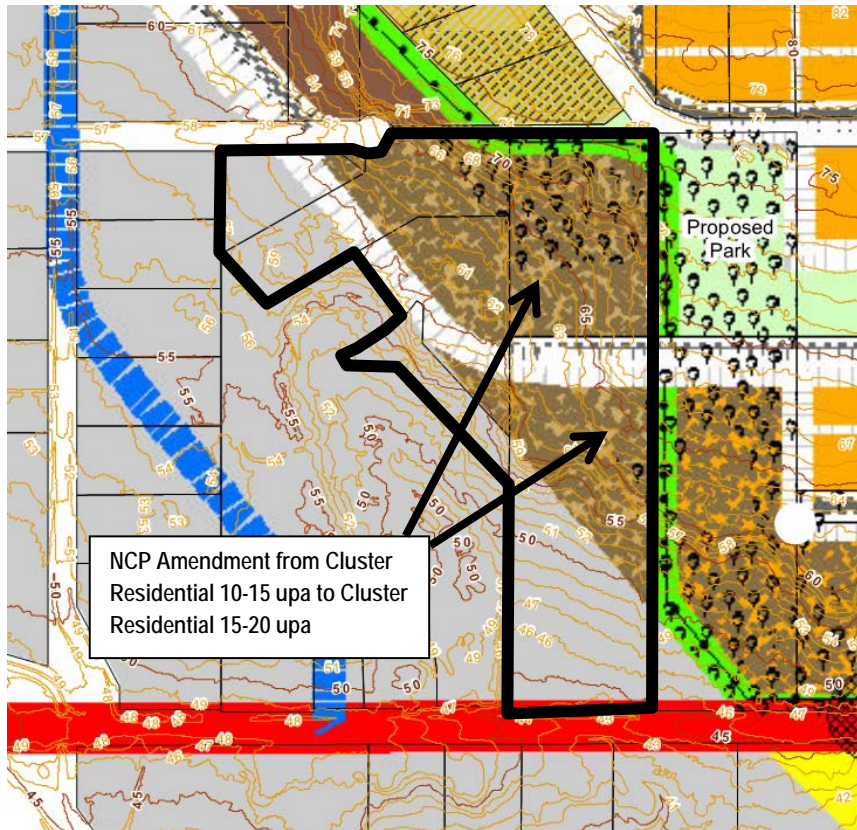


Earl Marriott Secondary

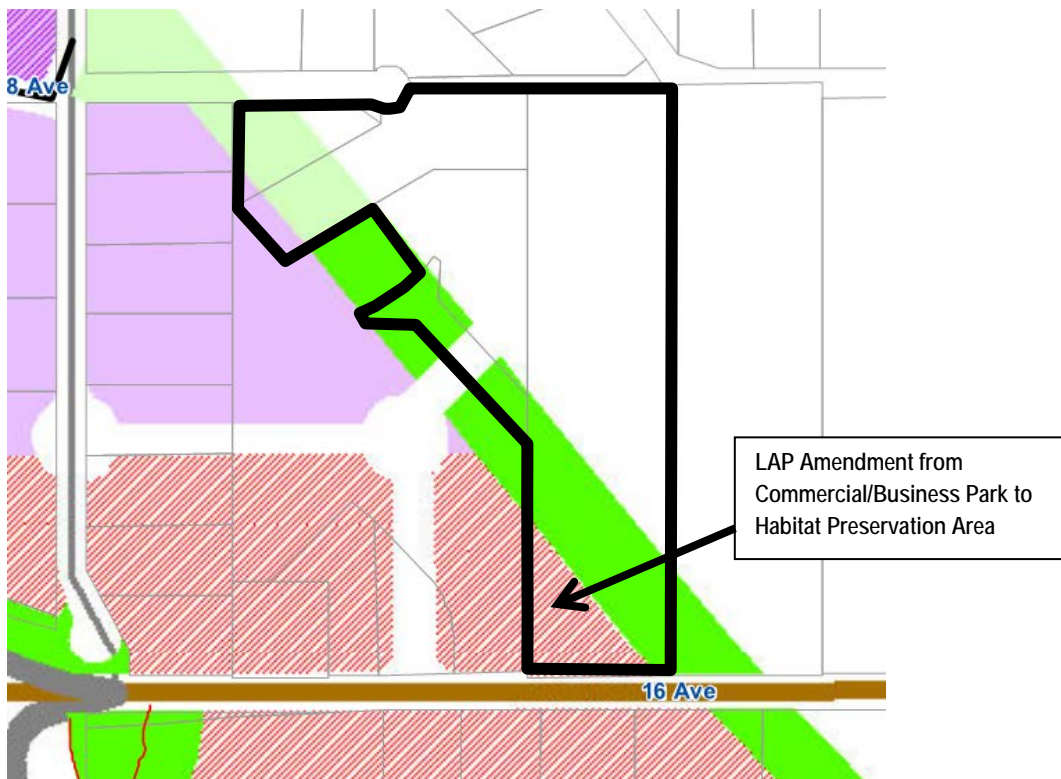


* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Proposed Sunnyside Heights NCP Amendment



Proposed Highway 99 Corridor LAP Amendment



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 001-417-916
 Lot 3 Section 13 Township 1 New Westminster District Plan 69053
 As shown on the Survey Plan attached hereto and forming part of this Bylaw
 as Schedule A, certified correct by Joginder Singh Riar, B.C.L.S. on the 26th day of June, 2018,
 containing 761.2 square metres, called Block A.

Portion of 16470 - 18 Avenue

Portion of Parcel Identifier: 017-756-456
 Lot 1 Section 13 Township 1 New Westminster District Plan LMP4240
 As shown on the Survey Plan attached hereto and forming part of this Bylaw
 as Schedule A, certified correct by Joginder Singh Riar, B.C.L.S. on the 26th day of June, 2018,
 containing 5,758.6 square metres, called Block B.

Portion of 16510 - 18 Avenue

Portion of Parcel Identifier: 030-195-039
 Lot A Section 13 Township 1 New Westminster District Plan EPP61398
 As shown on the Survey Plan attached hereto and forming part of this Bylaw
 as Schedule A, certified correct by Joginder Singh Riar, B.C.L.S. on the 26th day of June, 2018,
 containing 31,534.7 square metres, called Block C.

Portion of 16558 - 18 Avenue

Portion of Parcel Identifier: 017-756-472
Lot 3 Section 13 Township 1 New Westminster District Plan LMP4240
As shown on the Survey Plan attached hereto and forming part of this Bylaw
as Schedule A, certified correct by Joginder Singh Riar, B.C.L.S. on the 26th day of June, 2018,
containing 6.1 square metres, called Block D.

Portion of 16520 - 18 Avenue

Portion of Road (18 Avenue) as shown on the Survey Plan attached hereto and
forming part of this Bylaw as Schedule A, certified correct by Joginder Singh Riar,
B.C.L.S. on the 26th day of June, 2018, containing 146.1 square metres, called Block E.

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of low *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *density* shall not exceed a *floor area ratio* of 0.1 or *building area* of 300 square metres [3,230 sq.ft.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) The *floor area ratio* shall not exceed 0.72; and
(b) The *unit density* shall not exceed 45 *dwelling units* per hectare [18 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1 (b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 35%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

1. For the portion of the *Lands* north of 17A Avenue:

Setback	East Yard	South Yard	North Yard	West Yard
Use				
<i>Principal Buildings</i>	4.3 m.*	4.0 m.**	2.0 m.	4.0 m.**
<i>Accessory Buildings and Structures</i>	[14 ft.]	[13 ft.]	[6 ft.]	[13 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* The east *yard setback* may be reduced to 1.6 metres [5 ft.] for balconies.

** The south and west *yard setback* may be reduced to 2.75 metres [9 ft.] for front porches and stairs.

2. For the portion of the *Lands* south of 17A Avenue:

Setback	East Yard	North Yard	West Yard
Use			
<i>Principal Buildings</i>	5.7 m.	4.0 m.	9.2 m.
<i>Accessory Buildings and Structures</i>	[19 ft.]	[13 ft.]	[30 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 11.0 metres [36 ft.].
2. *Accessory buildings and structures*:
 - (a) *Indoor amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and
 - (b) *Other accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) A maximum of fifty percent (50%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;
 - (b) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (c) Both *tandem parking spaces* must be held by the same owner; and

- (d) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
- 3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
- 4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

- 1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
- 2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq.m. [1 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

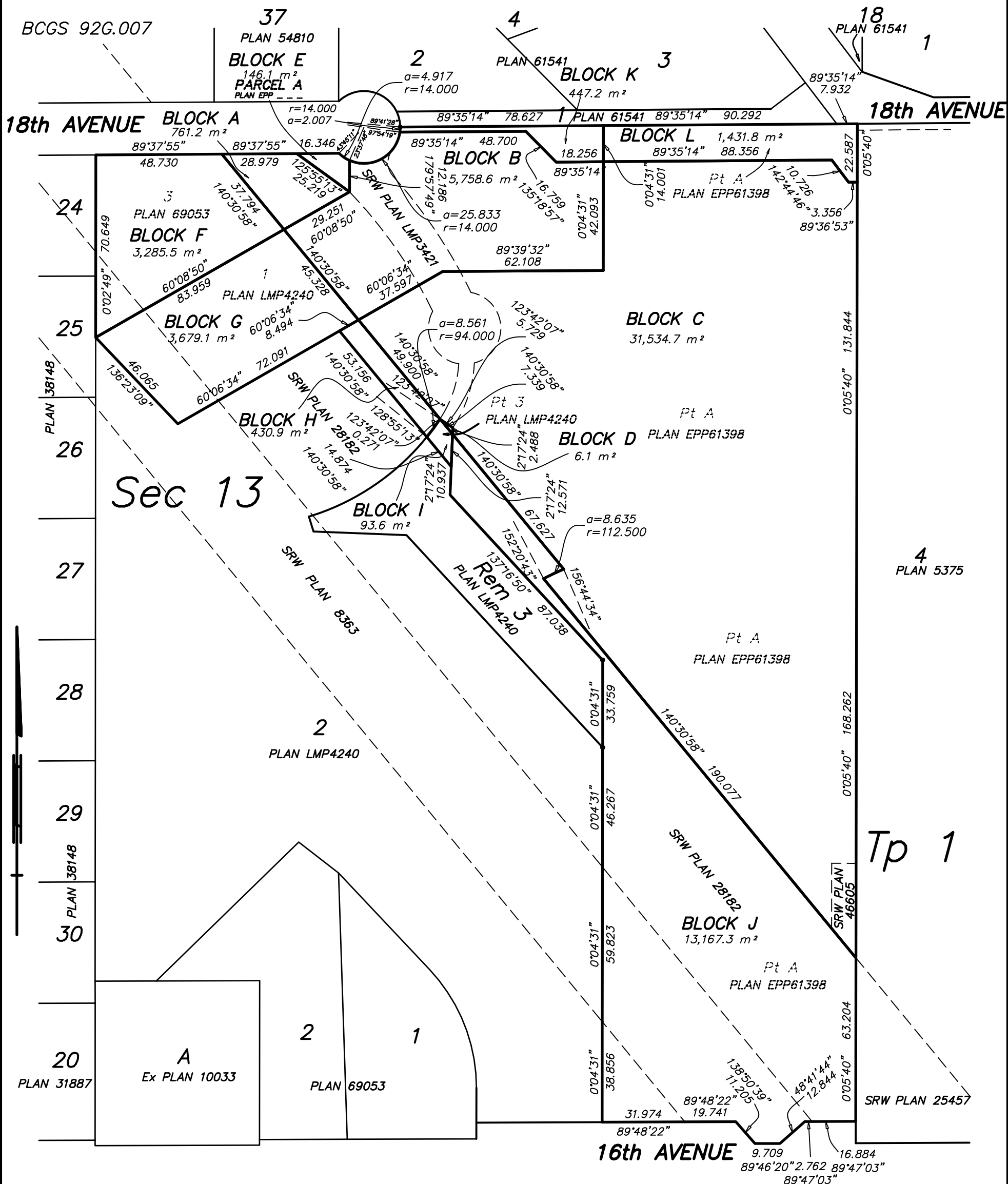
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

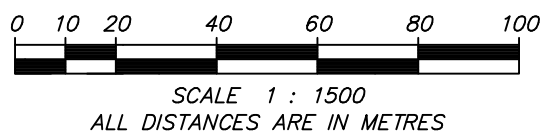
Schedule A

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
OF LOT 3, PLAN 69053;
LOT 1 AND LOT 3, PLAN LMP4240;
LOT A, PLAN EPP61398;
AND PARCEL A, PLAN EPP_____,
ALL OF SECTION 13, TOWNSHIP 1, NWD**



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 26th DAY OF JUNE, 2018.

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189



B. C. L. S.

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