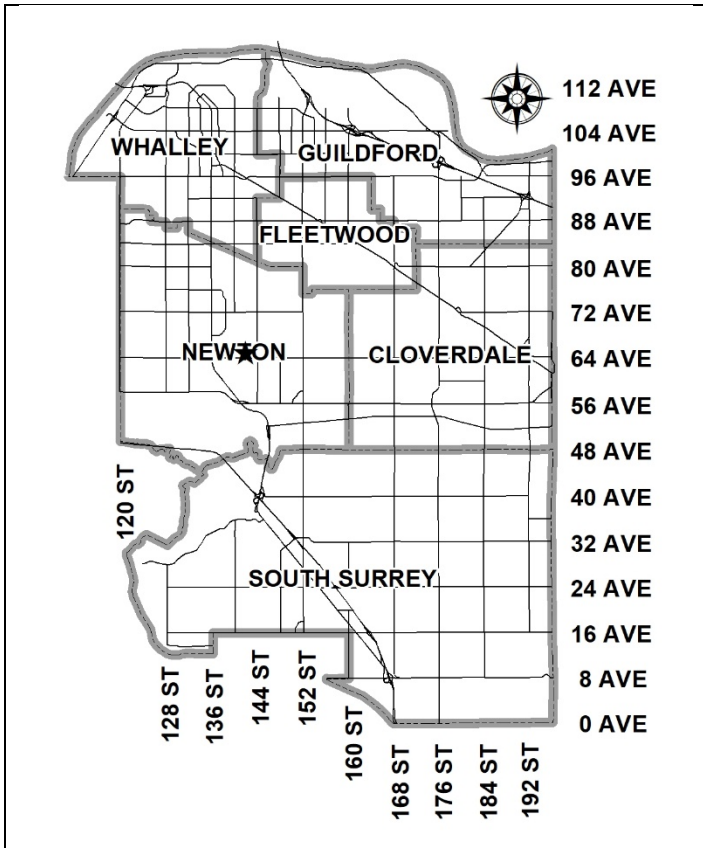


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0055-00

Planning Report Date: December 17, 2018



PROPOSAL:

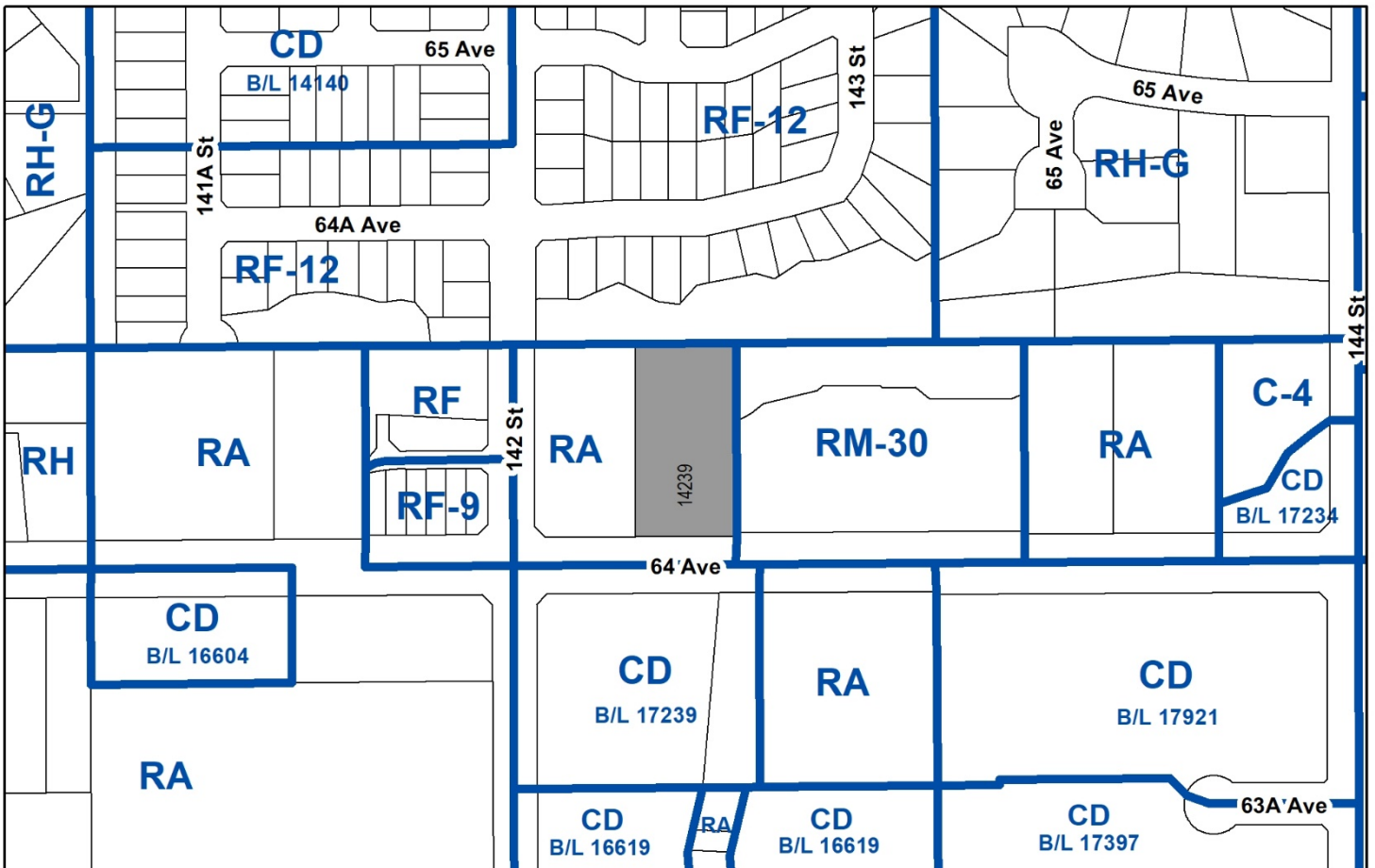
- **NCP amendment** for a portion from 'Townhouse 15 u.p.a. max' to 'Townhouse 20 u.p.a. max'
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit 12 townhouses and one lot for the protection of riparian area.

LOCATION: 14239 - 64 Avenue

ZONING: RA

NCP DESIGNATION: Townhouse 15 upa max and Creeks and Riparian Setback



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the South Newton Neighbourhood Concept Plan (NCP) for a portion of the site from 'Townhouse 15 u.p.a. max' to 'Townhouse 20 u.p.a. max' and for changes to the boundary of the Creeks and Riparian Areas designation.
- Proposed Development Variance Permit (DVP) to permit reduced east, west, south and north yard setbacks, and to permit parking in the required setback area.

RATIONALE OF RECOMMENDATION

- The South Newton NCP is an older plan and since the time that the NCP was created, densities have consistently increased given rising land costs in Surrey. The density and form of development are consistent with the adjacent land use to the east and for development in the general area.
- The proposed amendment to the South Newton NCP reflects the current trend in development in the area and will help utilize the site more efficiently, as approximately 62% of the subject site will be conveyed to the City, without compensation, for the protection of the riparian area.
- An NCP amendment is also required to adjust the boundary of the 'Creeks & Riparian Setbacks' designation. The amendment, which is in part a housekeeping measure, will reflect the actual location of the creek and the minimum required riparian setbacks from the top of bank.
- The proposed building form is appropriate for this part of South Newton and meets the design guidelines in the Official Community Plan (OCP).
- The proposed variance for reduced setbacks and to permit parking in the setback reflect the site constraints resulting from the protection and conveyance of the riparian area to the City, while responding to the applicant's desire for a specific townhouse unit floor area and footprint.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7918-0055-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0055-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1 and to 1.3 metres (4 ft.) for Building 2;
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1 and 2;
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2;
 - (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 1; and
 - (e) to vary Section H.3 of Part 22 of the RM-30 Zone to permit parking in the east side yard setback.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout providing for the conveyance of the riparian area to the City at no cost, plus the required road dedication along 64 Avenue to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

-
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) 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;
 - (i) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (k) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from 'Townhouse Max 15 u.p.a.' to 'Townhouse Max 20 u.p.a.' and to adjust the boundary of the 'Creeks & Riparian Setbacks' designation 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: **Projected number of students from this development:**

3 students at Hyland Elementary School
2 students at Sullivan Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: Parks will accept the riparian area as open space, without compensation. Fencing fronting the riparian area should be low, permeable and on private property.

Surrey Fire Department: The proposed access is not ideal. However, as a legal agreement is in place that protects the access to the site, the design proposal is code compliant.

Addressing should be reflective of the proposed access. The site should be addressed as an extension of 14285 64 Avenue, and a site map should be installed at the entrance of 14285 64 Avenue to ensure an efficient and effective emergency response.

Advisory Design Panel: Referral was not required.

SITE CHARACTERISTICS

Existing Land Use: Single family home with Archibald Creek located along the Northern end of the property.

Adjacent Area:

Direction	Existing Use	South Newton NCP Designation	Existing Zone
North:	Archibald Creek and single-family homes	Single Family Small Lots & Creeks and Riparian Setback	RF-12
East:	Townhouses	Townhouse 25 upa max & Creeks and Riparian Setback	RM-30
South (Across 64 Street):	Townhouses	Townhouse 25 upa max & Creeks and Riparian Setback	CD (By-law No. 17239)
West:	Single family home	Townhouse 15 upa max & Creeks and Riparian Setback	RA

JUSTIFICATION FOR PLAN AMENDMENT

- Under the South Newton Neighbourhood Concept Plan (NCP), the majority of the site is currently designated as 'Townhouses 15 u.p.a. max', while the northern portion of the site is designated 'Creeks & Riparian Setbacks'.
- The South Newton NCP is an older plan and since the time that the NCP was created, densities have consistently increased given the rising costs of land in Surrey. The density and form of development are consistent with adjacent land use and for development in the general area.
- An NCP amendment is proposed to re-designate the developable portion of the site from 'Townhouses 15 upa max' to 'Townhouse 20 u.p.a. max' to allow the development of 12 townhouse units at a proposed net density of 43 units per hectare (17 u.p.a).
- An NCP amendment is also required to adjust the boundary of the 'Creeks & Riparian Setbacks' designation. The amendment, which is in part a housekeeping measure, will reflect the actual location of the creek and the minimum required riparian setbacks from the top of bank.
- The proposal is in keeping with the density that is permitted under the Official Community Plan (OCP) and is consistent with the pattern of development, land uses and densities that have been recently approved in the area.
- The project also provides for a number of significant community benefits, including the conveyance of 2,723 square metres (0.67 acres) of riparian area to the City for conservation purposes. The riparian area representing 62% of the gross site area is to be conveyed to the City at no cost.

PRE-NOTIFICATION

A Development Sign was installed on October 12, 2018 and pre-notification letters were sent on November 27, 2018. To date, one email correspondence has been received in opposition of the proposed development due to concerns of school capacity and lack of street parking

(The application was referred to the School District, and it has been determined that the proposed development will generate 3 elementary students and 2 secondary students. The applicants are providing two parking spaces per unit, and two additional visitor spaces on the subject site, in accordance with the Zoning Bylaw.)

DEVELOPMENT CONSIDERATIONS

- The subject 1.1-acre (4,417 square metres) site is designated "Urban" in the Official Community Plan (OCP) and zoned "One-Acre Residential (RA)". A Class A, red coded watercourse, named Archibald Creek flows east to west through the northern portion of the property.
- Under the South Newton Neighbourhood Concept Plan (NCP), the majority of the site is designated as 'Townhouse Max 15 u.p.a.', while the remainder of the site, containing Archibald Creek is designated "Creek & Riparian Setbacks".

Current Proposal

- The applicant is proposing an amendment to the South Newton NCP to redesignate a portion of the site from "Townhouses 15 u.p.a. max" to "Townhouses 20 u.p.a. max" and to adjust the boundaries of the 'Creek and Riparian Setbacks' NCP designation to reflect the location of Archibald Creek and the riparian area that is to be conveyed to the City.
- The applicant is also proposing to rezone the townhouse portion of the site from "One Acre Residential" (RA) to "Multiple Family Residential (30) Zone" (RM-30) and a Development Permit for Form and Character, and for Hazards Land and Sensitive Ecosystems (Streamside & Green Infrastructure Protection) to allow the development of a 12-unit townhouse project.
- A Development Variance Permit for reduced setbacks is also proposed as part of the subject application.
- The proposed development will have a net floor area of 2,621 square metres (28,212 sq.ft.) which represents a net Floor Area Ratio (FAR) of 0.90 and 17 units per acre which is less than the maximum 1.0 FAR and 30 units per acre permitted under the RM-30 Zone.

Sensitive Ecosystems Development Permit

- The site is within 50 metres of a red-coded watercourse and is therefore subject to a Development Permit for Sensitive Ecosystem. The applicant has submitted an Environmental Report and proposes the conveyance of the riparian area to the City at no cost, for conservation purposes. The riparian area is approximately 30 metres (100 ft.) wide with an area of approximately 2,273 square metres (0.67 acres) and is located along the north portion of the site.

- The applicant is proposing to use the flex provision that is allowed for under Part 7A of the Zoning By-law. Through the use of the flex provision, no variances to the streamside setback are being proposed. These provisions have been used to help "square off" the property, and the habitat area proposed has no net loss.

DESIGN PROPOSAL AND REVIEW

Site Design and Layout

- The proposed development was evaluated based on compliance with the design guidelines in the South Newton NCP and the Official Community Plan (OCP).
- The development will be comprised of two, 3-storey townhouse buildings, which will contain 5 and 7 units arranged around an internal road system.
- The townhouse development will include 12 family-oriented units ranging in size from 150-159 square metres (1,615- 1,711 sq.ft.).
- The proposed townhouse units are designed with high quality design features envisioned for the area. The townhouses adjacent to 64 Avenue are street-oriented with direct and individual entrances and walkways to the street. The entry doors are designed to create visual interest. Overall, the streetscape will create a pedestrian friendly and visually pleasant environment in accordance with CPTED principles. By providing eyes on the street, the orientation of these townhouses allows for natural surveillance of the neighbourhood.
- The buildings will be constructed using a combination of hardie siding and hardie shingles as the primary cladding material, with cultured stone as an accent material. Three colour schemes are proposed using Grey, Brown and Black colours. These colour schemes will provide distinction to the townhouses and will also act as a way-finding aid for visitors and residents.
- The proposed landscape concept is intended to provide an attractive and private green space for residents while ensuring good visibility of the site and comfortable pedestrian access to the adjacent street.

Public Art

- The proposed development application is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant.
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

Access, Pedestrian Circulation & Parking

- Access to the site will be provided from 64 Avenue through the existing townhouse site to the east at 14285 64 Avenue. When this property developed previously (under Development Application No. 7912-0255-00), a reciprocal access easement (CA3963954 & CA3963957) was registered on the property's title to ensure that the subject property could gain access through the neighbouring property upon its further development.
- The applicants have met with the strata corporation for the property to the east at 14285 64 Avenue to discuss the proposed access arrangement. The applicant has provided a letter indicating that the strata is supportive of the subject site utilizing the access from their site through the reciprocal access easement.
- A 3.0 metre (10 ft.) multi-use pathway will be constructed along 64 Avenue as part of this application. All of the street-fronting units are proposed to have individual pedestrian access to the multi-use pathway.
- The applicant is proposing to provide 24 resident parking spaces and 2 visitor parking spaces, which meets the Zoning By-law requirement of 26 spaces for resident and visitor parking.
- All twelve (12) units will have a two-car side-by-side garage configuration.

Amenity Spaces

- The Zoning By-law requires that 36 square metres (388 sq. ft.) of both indoor and outdoor amenity space be provided based on the provision of the 3.0 square metres (32 sq. ft.) of amenity space per dwelling unit.
- The applicant is proposing to provide a total of 41 square metres (441 sq. ft.) of outdoor amenity space, which meets the Zoning By-law requirement. The outdoor amenity area includes a small children's play area and soft landscaping located at the northwest corner of the site.
- The applicant has not proposed an indoor amenity building. Based on the zoning requirements, the amenity building would be 36 square metres (388 sq.ft.), which the applicant feels would be too small to be of practical use. The applicant has thus proposed to provide a monetary contribution of \$14,400 (based on \$1,200 per unit) in accordance with City Policy to address this shortfall.

Landscaping:

- The landscape plan shows a total of 26 replacement trees, to be planted throughout the subject site including Pink Kousa Dogwood, Kobus Magnolia, Magnolia and Serbian Spruce.
- A significant number of shrubs and ground cover species are proposed throughout the site including Hick's Yew, Lenten Ros, Japanese Spruce, Dark Beauty Heather, Rhododendron, and others.

ADVISORY DESIGN PANEL

- The proposal was not referred to the Advisory Design Panel (ADP), but was reviewed by staff, including the Acting City Architect, and found to be satisfactory.

TREES

- Andrew MacLellan, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Manitoba Maple	1	1	0
Cherry	1	1	0
Norway Maple	3	0	3
Red Oak	2	0	2
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	5	5	0
Total (excluding Alder and Cottonwood Trees)	13	8	5
Additional Trees in the proposed Open Space / Riparian Area	37	0	37
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		31	

- The Arborist Assessment states that there are a total of 13 protected trees on the site. There are no Alder and Cottonwood trees. It was determined that 5 offsite boulevard trees can be retained as part of this development proposal.
- Table 1 includes an additional 37 protected trees that are located within the proposed riparian area. 8 of these trees within the riparian area may need to be removed by the project Arborist; however, approval will be determined through detailed design, in consultation with the Environment and Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 16 replacement trees on the site. The applicant has proposed 26 replacement trees on the site.

- In summary, a total of 31 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund being required.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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 in the South Newton Neighbourhood Concept Plan and within close proximity to the Sullivan Heights Park and Secondary School. It is also in close proximity to two elementary schools: McLeod Road Traditional School and Goldstone Park Elementary School.
3. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • None provided.
2. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Approximately 62% of the site is proposed to be conveyed to the City, without compensation, for the protection of the Archibald watercourse located on the property.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is in close proximity to two bus routes: immediately across 64 Avenue and 390 metres (1,280 feet) from bus stops on 144 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Units are oriented to the street with porches and habitable rooms facing streets promoting natural surveillance in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None provided.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None provided.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1 and to 1.3 metres (4 ft.) to Building 2;
- to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1 and 2;

- to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2;
- to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 1; and
- to vary Section H.3 of Part 22 of the RM-30 Zone to permit parking in the east side yard setback.

Applicant's Reasons:

- The gross site area for the property is 4,417 square metres (1.01 acres), however, the site has a significant environmental setback with approximately 2,723 square metres (0.67 acres) of the property being undevelopable due to the creek setback requirements. The developable portion of the site totals 1,621 square metres (17,448 sq.ft.) of land which is located along the south of the property.
- The reduced setback and visitor parking within the setback area is requested to facilitate a viable and efficient layout with a small developable area.
- The proposed 1.3 metre (4 ft.) setback is adjacent to the riparian area and only affected by a small corner of proposed unit 12.

Staff Comments:

- The proposed setbacks are requested to utilize the site more efficiently and the applicant has confirmed that the affected units will have functional and livable outdoor patio areas.
- The proposed rear yard setback of 3.0 metres (10 ft.) is adjacent to the riparian area that is proposed to be conveyed to the city for conservation purposes and thus the proposed setback will have minimal impact.
- The proposed south setback will create visual interest by allowing units to be closer to public realm. The streetscape will create a pedestrian friendly and visually pleasant environment
- The proposed side yard setback along the east property line is similar to the adjacent setback for the townhouse site to the east which has a minimum building setback of 3.8 metres (13 ft.).
- A similar side yard setback of 3.0 metres (10 ft.) along the east property line of the property to the west at 6434 142 Street would be anticipated when this property is considered for development in the future.
- The Zoning By-law does not permit parking in the required setbacks. Due to the restrictions on the placement of buildings and structures, the applicant has proposed to provide one (1) visitor parking stall in the required West side yard and a portion of one (1) visitor parking stall in the required rear yard setback.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation & Tree Plans
- Appendix VI. NCP Amendment Plan
- Appendix VII. Development Variance Permit No. 7918-0055-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,417
Road Widening area		72
Undevelopable area		1,433
Net Total		2,911
LOT COVERAGE (in % of net lot area)		
4.4 Buildings & Structures	45 %	25 %
Paved & Hard Surfaced Areas		11 %
Total Site Coverage		36 %
SETBACKS (in metres)		
South	7.5 m	6.0 m
North	7.5 m	3.0 m
East	7.5 m	3.0 m
West	7.5 m	1.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11.0 m / 3 storeys
Accessory	11 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		12
Total		12
FLOOR AREA: Residential	2,621	1,643
TOTAL BUILDING FLOOR AREA		1,643

Development Data Sheet cont'd

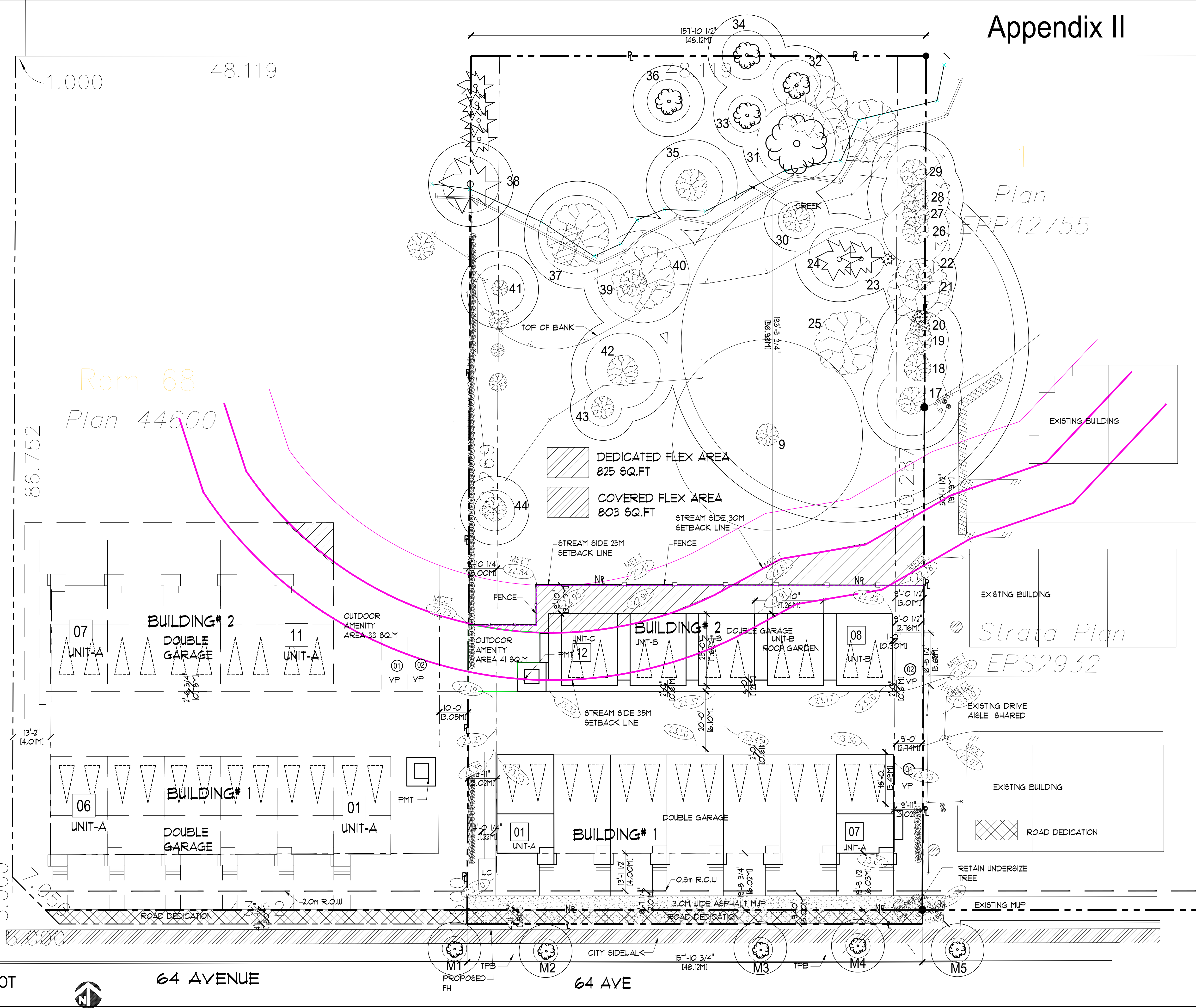
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75 units/hectare & 30 units per acre	41 units/hectare & 16 units per acre
# of units/ha /# units/acre (net)	75 units/hectare & 30 units per acre	43 units/hectare & 17 units per acre
FAR (gross)	0.90	0.56
FAR (net)	0.90	0.60
AMENITY SPACE (area in square metres)		
Indoor	36 square metres	Not provided
Outdoor	36 square metres	36 square metres
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	24	24
Residential Visitors	2	2
Total Number of Parking Spaces	26	26
Number of accessible stalls		n/a
Number of small cars		n/a
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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142 STREET

Appendix II

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Plan
 EP42755

Rem 68
 Plan 44600

Strata Plan
 EPS2932

- DEDICATED FLEX AREA
825 SQ.FT
- COVERED FLEX AREA
803 SQ.FT

MARK	DATE	DESCRIPTION
1	15 SEP. 2017	ISSUED FOR PRELIMINARY DESIGN
2	12 DEC. 2017	ISSUED FOR DP SUBMISSION
3	11 SEPT. 2018	ISSUED FOR DP REVISION

PROJECT: **14239 TOWNHOUSE**
 14239-64 AVE, SURREY, BC
 SHEET DESCRIPTION: **SITE PLAN-ADJACENT LOT**

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

SCALE: 1/8"=1'-0"	PROJECT NO: ---
DATE: 09-15-2017	SHEET: ---
REVISIONS: 3	DP-A-2.31

1 SITE PLAN-ADJACENT LOT
 DP-2.31 SCALE = 1/16" = 1'-0"

64 AVENUE

64 AVE



1 COLORED SOUTH ELEVATION
DP-A-6.21 N.T.S



3 COLORED NORTH ELEVATION
DP-A-6.21 1/8" = 1'-0"



2 COLORED WEST ELEVATION
DP-A-6.21 1/8" = 1'-0"



4 COLORED EAST ELEVATION
DP-A-6.21 N.T.S

MATERIAL LEGEND :

MATERIAL	COLOR NAME	
(FL) FLASHING / GUTTER	DARK GREY	
(GR) GUARD/RAILING	BLACK	
(TR) TRIM	SW-1015 REPOSE GRAY	
(C1) 6" HARDI SIDING	DARK GREY SW 1019	
(C2) 6" HARDI SIDING	NATURAL CEDAR COLOR/ TEXTURE	
(C3) 6" HARDI SIDING	SW -6258 TRICORN BLACK	
(C4) 6" HARDI SIDING	SW -1015	
(HP1) HARDI PANEL	CEDAR COLOR	
(HP2) HARDI PANEL	SW -1019 DARK GREY	
(FA) FASCIA	SW-6258 BLACK	
(RD) ROLL-UP DOOR	SW 1019 DARK GREY	
ENTRY DOOR	SW - 6959 BLUE CHIP	
	SW - 6321 RED BAY	
(RS) ROOF SHINGLES	DARK GREY	
	SW- 6258	
WINDOWS/DOOR	SW 6258 BLACK	

NOTE : COLORS FROM SHERWIN WILLIAMS UNLESS NOTED

NOTE : 1. HARDI PANEL TRIM/ REVEAL SYSTEM COLOR MATCHED TO PANELS.
2. PROVIDED WALL SCONCE WILL HAVE LIGHT UP AND DOWN.

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MARK	DATE	DESCRIPTION
1	15 SEP. 2011	ISSUED FOR PRELIMINARY DESIGN
2	12 DEC. 2011	ISSUED FOR DP SUBMISSION
3	11 SEP. 2019	ISSUED FOR DP REVISIONS

PROJECT: **14239 TOWNHOUSE**
14239-64 AVE, SURREY, BC
SHEET DESCRIPTION: **BUILDING 2 COLORED ELEVATION**

OWNER: -
DOUGLAS R. JOHNSON ARCHITECT LTD.
*314-901 WEST 3RD ST.
NORTH VANCOUVER, BC V1P 3P9
PH: (604) 938-3381
FAX: (604) 938-0211
drjarch@shaw.ca

SCALE: As indicated	PROJECT NO: ---
DATE: 15 SEP, 2011	SHEET: DP-A-6.21
DRAWN:	REVISIONS: 3

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

FROM: **Development Engineer, Engineering Department**

DATE: **Dec 10, 2018** PROJECT FILE: **7818-0055-00**

RE: **Engineering Requirements
Location: 14239 - 64 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE

Property and Right-of-Way Requirements

- dedicate 1.50 m on 64 Avenue for ultimate arterial standard, 15.0 m from centerline;
- register 2.0 m statutory right-of-way to accommodate 3.0 m wide Multi-Use Pathway.

Works and Services

- construct 3.0 m Multi-Use Pathway with concrete banding, pedestrian street lighting, and street trees;
- construct 7.3 m concrete letdown for site access, if shared access is not proposed with adjacent site;
- construct water, storm, and sanitary service connections, complete with inspection chambers, water metre, and backflow preventer, to the site.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Acting Development Services Manager

M51



Planning

December 14, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0055 00

SUMMARY

The proposed 12 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2018 Enrolment/School Capacity

Hyland Elementary	
Enrolment (K/1-7):	58 K + 364
Operating Capacity (K/1-7)	38 K + 373
Sullivan Heights Secondary	
Enrolment (8-12):	1534
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

School Enrolment Projections and Planning Update:

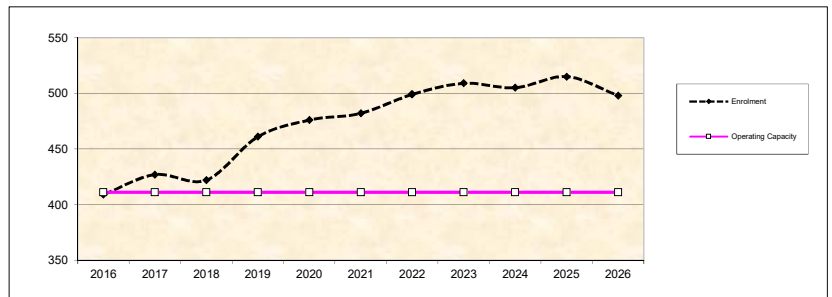
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hyland Elementary enrolment is expected to grow modestly peaking around 2025. Based on the City's housing projections, like enrolment, construction of new housing will start to increase around 2021 and end in 2025. Post 2025, the City does not envision anymore new housing in the catchment. Any modest growth arising from the building spike will easily be accommodated by portables at the school.

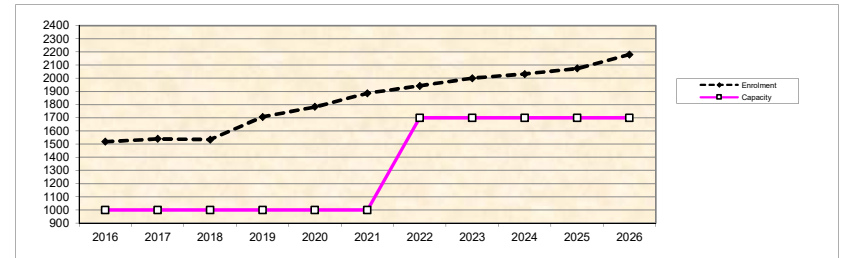
Hyland may be effected by the future revised land use plans for the Newton Town Center and King George Boulevard. Until further work is done on each plan, by the City, to determine new population counts and type and number of high density housing units, the District can not determine the impact these land use plans will have to the surrounding school catchments. The District will continue to monitor these areas to watch how growth and development evolve in the area.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. This is one of 3 projects that are planned to address the overcrowding at the secondary level in the Newton area. The two other projects are on the 2019/2020 Five Year Capital Plan waiting for approval from the Ministry to move to the feasibility stage. They are an addition to Frank Hurt Secondary and building a new 1000 capacity secondary school in the area.

Hyland Elementary



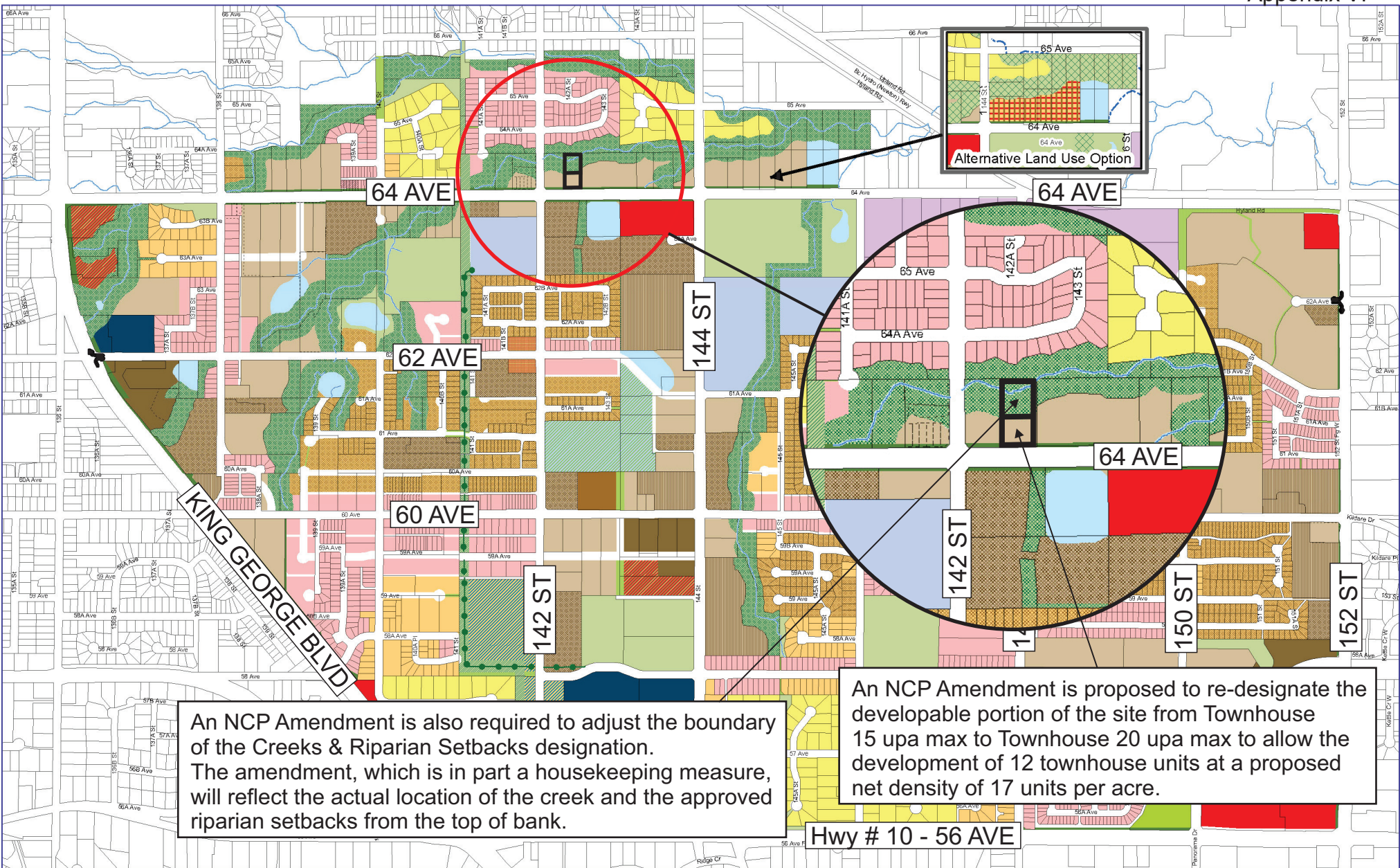
Sullivan Heights Secondary



* 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.

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Manitoba Maple	1	1	0
Cherry spp.	1	1	0
Norway maple 'Crimson King'	3	0	3
Red oak	2	0	2
Coniferous Trees			
Douglas-fir	1	1	0
Western Red Cedar	5	5	0
Total (excluding Alder and Cottonwood Trees)	13	8	5
Additional Trees in the proposed Open Space / Riparian Area	37	8	29
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		60	



An NCP Amendment is also required to adjust the boundary of the Creeks & Riparian Setbacks designation. The amendment, which is in part a housekeeping measure, will reflect the actual location of the creek and the approved riparian setbacks from the top of bank.

An NCP Amendment is proposed to re-designate the developable portion of the site from Townhouse 15 upa max to Townhouse 20 upa max to allow the development of 12 townhouse units at a proposed net density of 17 units per acre.

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|-----------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Small Lots | Commercial | Proposed School and Park | Buffers |
| Apartments 45 upa max | Row Housing | Institutional | Parks | Detention Ponds |
| Townhouses 30 upa max | Single Family Residential Flex 6 to 14.5 | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 25 upa max | Single Family Residential | Industrial | Recreational | WALKWAY |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Schools | Creeks and Riparian Set-back | |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Proposed School | | |
| | Mixed Com/Res Townhouse | | | |



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0055-00

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: 007-571-518

Lot 69 Except: Part Dedicated Road on Plan BCP17225; Section 16 Township 2 New Westminster District Plan 55600

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1 and to 1.3 metres (4 ft.) to Building 2;

- (b) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1 and 2;
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2;
 - (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20ft.) for Building 1; and
 - (e) to vary Section H.3 of Part 22 of the RM-30 Zone to permit parking in the east side yard setback.
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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

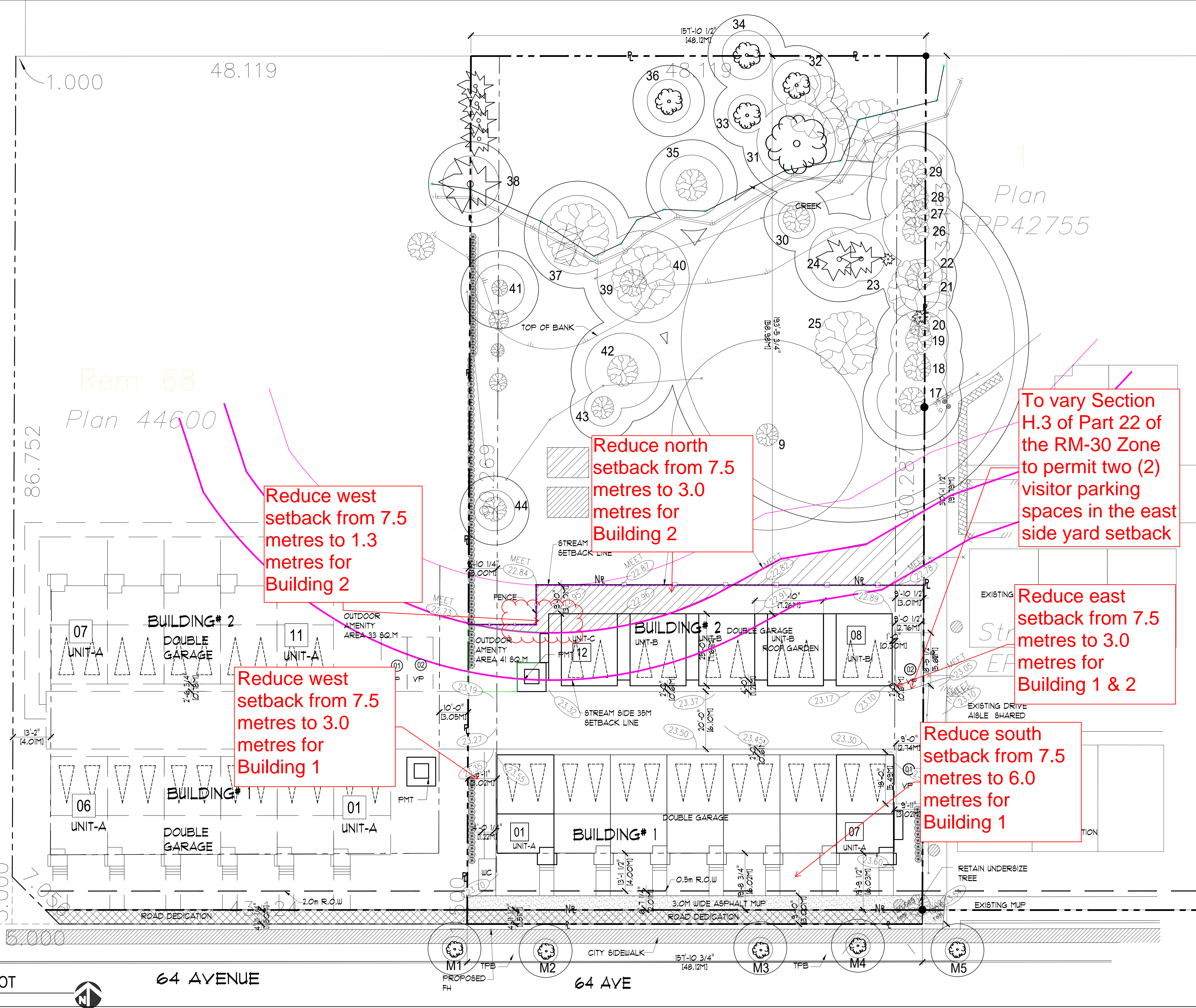
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk

SCHEDULE A 142 STREET



Reduce west setback from 7.5 metres to 1.3 metres for Building 2

Reduce west setback from 7.5 metres to 3.0 metres for Building 1

Reduce north setback from 7.5 metres to 3.0 metres for Building 2

To vary Section H.3 of Part 22 of the RM-30 Zone to permit two (2) visitor parking spaces in the east side yard setback

Reduce east setback from 7.5 metres to 3.0 metres for Building 1 & 2

Reduce south setback from 7.5 metres to 6.0 metres for Building 1

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MARK	DATE	DESCRIPTION
1	15 SEP. 2017	ISSUED FOR PRELIMINARY DESIGN
2	12 DEC. 2017	ISSUED FOR DP SUBMISSION
3	11 SEPT. 2018	ISSUED FOR DP REVISION

PROJECT: **14239 TOWNHOUSE**
14239-64 AVE, SURREY, BC
SHEET DESCRIPTION: **SITE PLAN-ADJACENT LOT**

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

SCALE: 1/8"=1'-0"	PROJECT NO: ---
DATE: 09-15-2017	SHEET: ---
DRAWN: ---	REVISIONS: 3
DP-A-2.31	

1 SITE PLAN-ADJACENT LOT
DP-2.31 SCALE = 1/16" = 1'-0"



64 AVENUE

64 AVE