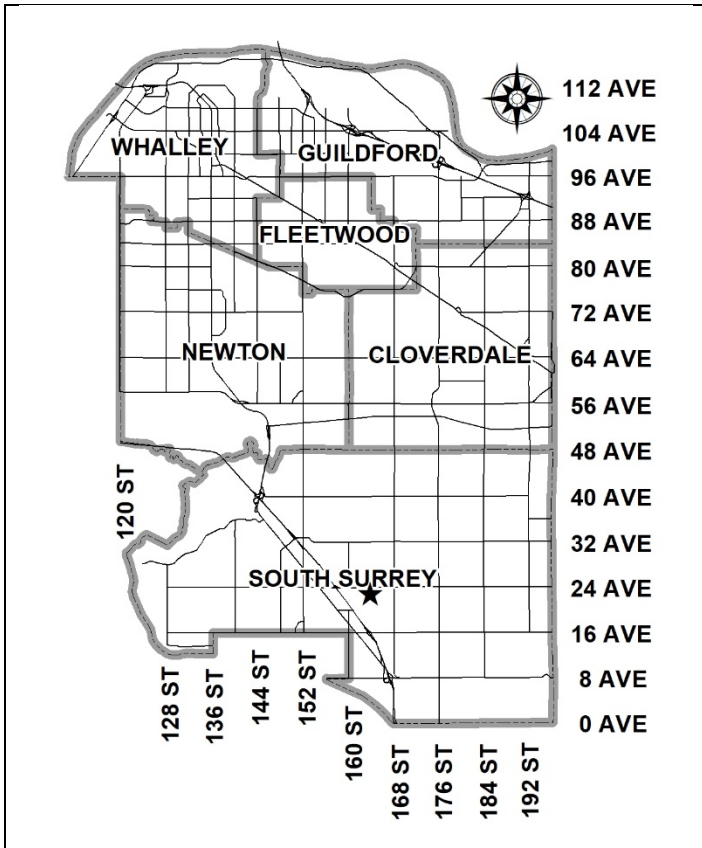


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0175-00

Planning Report Date: September 16, 2019



PROPOSAL:

- **Rezoning** from IA to RM-30
- **Development Permit**
- **Development Variance Permit**

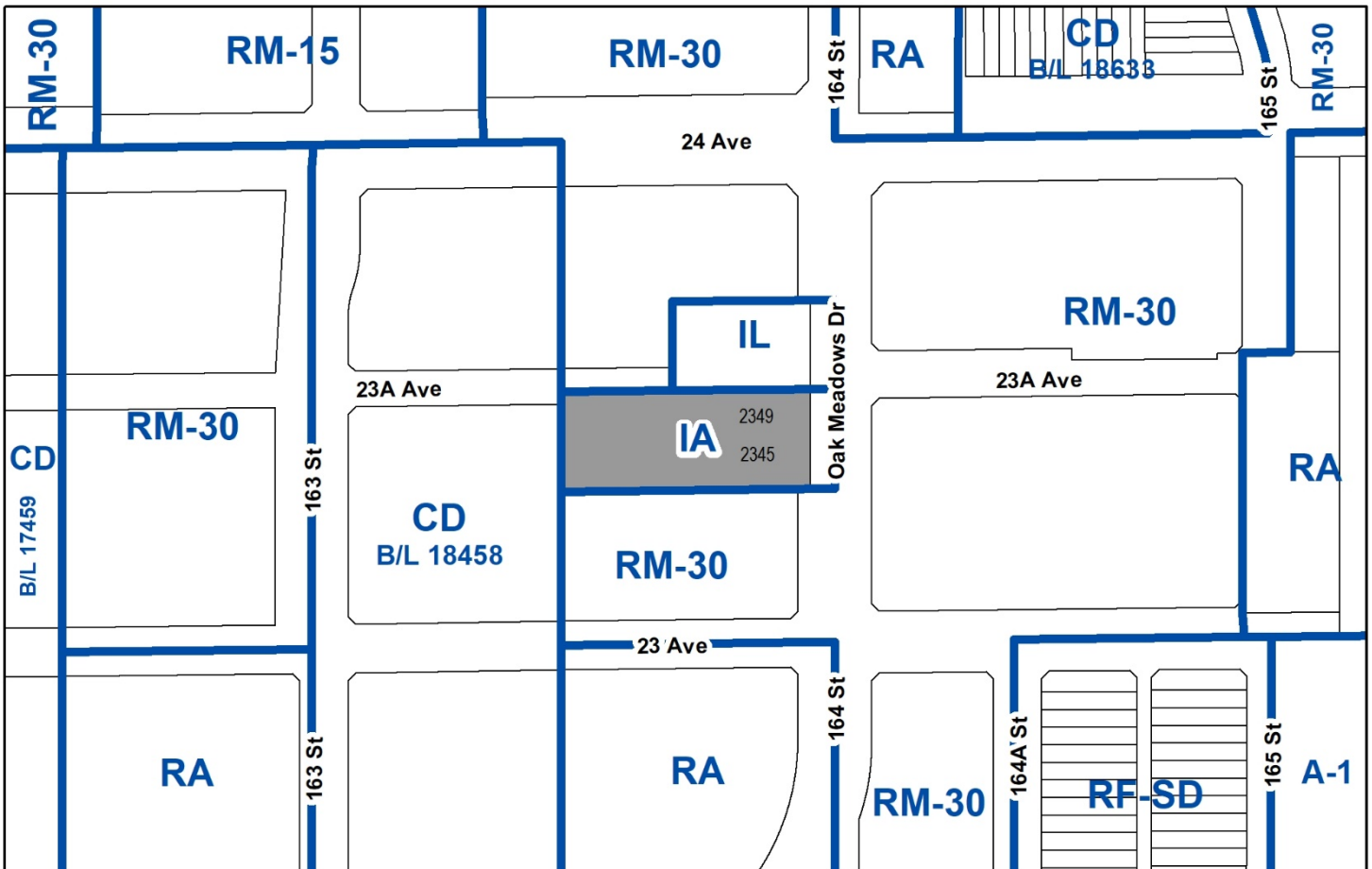
to permit a 22 unit townhouse development.

LOCATION: 2345 - Oak Meadows Drive

ZONING: IA

OCP DESIGNATION: Urban

NCP DESIGNATION: Multiple Residential 15-25 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to a variance to reduce building setbacks.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Urban designation of the Official Community Plan and the site's Multiple Residential 15 – 25 u.p.a. of the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The development proposes high quality design and utilizes materials which are consistent with those found in the area.
- The proposed form and character of the townhouses are appropriate for this area within Sunnyside Heights.
- The proposed setback relaxations on the north and east property lines bring the street-oriented buildings closer to the street while still allowing for appropriate landscaping within the front yards. The proposed setbacks along the west and northerly setback are side yard conditions. The south rear yard setbacks are also acceptable, given that the existing townhouse units on the property to the south are oriented with their side yards adjacent to the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Agriculture-Industrial Zone" (IA) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0175-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0175-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 5, and to 4.0 metres (13 ft.) to building face and 1.5 metres (5 ft.) to stairs for Building 1 and 2;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft) for Building 5, 6.0 metres (20 ft.) for Building 4 and 3, and to 3.0 metres (10 ft.) for the Indoor Amenity Building; and
 - (d) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for building face and 1.5 metres (6 ft.) to electrical closet for Building 1 and 3.
4. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) demotion of existing buildings and structures to the satisfaction of the Planning & Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and

- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

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:**

5 Elementary students at Pacific Heights Elementary School
3 Secondary students at Earl Marriott 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 December 2020.

Parks, Recreation & Culture: No concerns

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Commercial

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Industrial business & Townhouse Residential	Multiple Residential 15 - 25 u.p.a.	IL & RM-30
East (Across Oak Meadow Drive):	Townhouse Residential	Multiple Residential 15 - 25 u.p.a.	RM-30
South:	Townhouse Residential	Multiple Residential 15 - 25 u.p.a.	RM-30
West:	Townhouse Residential	Multiple Residential 15 - 25 u.p.a.	CD (By-law No. 18458)

DEVELOPMENT CONSIDERATIONS

Background/Context

- The subject site consists of one parcel located at 2345 Oak Meadow Drive and has a site area of 0.42 hectares (1.04 acre). The parcel is designated "Urban" in the Official Community Plan (OCP), designated "Multiple Residential 15 – 25 u.p.a" in the Sunnyside Heights Neighbourhood Concept Plan (NCP) and zoned "Agro-Industrial Zone (IA)".
- The property is surrounded by townhouse developments, with the exception of an industrial business on the property to the northeast that is zoned "Light Industrial Zone (IL)".

Current Proposal

- The applicant is proposing to rezone the site from Agro-Industrial Zone (IA) to Multiple Residential (30) Zone and a Development Permit to allow the development of a 22-unit townhouse project.
- A Development Variance Permit is also proposed for reduced setbacks.
- The proposed development has a unit density of 61 units per hectare (25 upa) and has a net density of 0.85 FAR, which is less than the maximum 1.0 FAR permitted under the RM-30 Zone.
- A 5.0 metre (16 ft.) wide strip along the north boundary of the site is to be dedicated to facilitate a 14.5 metre (48 ft.) wide east-west flex road (23A Avenue) in accordance with the NCP. The remainder of 23A Avenue will be achieved upon the future development of 2359 Oak Meadow Drive to the north.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant must resolve this requirement prior to consideration of Final Adoption.

PRE-NOTIFICATION

- Pre-notifications were sent on April 29, 2019, and the development sign was installed on April 4, 2019. To date, staff have received no correspondence from area residents related to the proposed development.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project is comprised of 22 three-bedroom townhouse units that are contained within five three-storey buildings. The units range in size from 135 square metres (1,450 sq. ft.) to 145 square metres (1,564 sq. ft.) excluding the garage.
- The proposal includes an indoor amenity building and outdoor amenity area located between building 3 and 4.
- Individual unit entries are provided for all units that front onto 23A Avenue and 164 Street. The number of dwelling units within each individual building varies from three to six.
- All units are proposed with a side by side double car garage parking arrangement.
- Exterior building cladding consists of high-quality materials including brick, fibre cement panels and siding in light and medium blue and grey colour scheme, with medium and dark blue-grey fibre-glass shingles, and blue entry doors.
- Windows on the top 2 floors and vibrant exterior colours provide each unit with a distinct entry and unique visual identity. The variation of exterior finishes and horizontal and vertical rhythms reinforces the individuality of each unit.
- Private outdoor amenity space, in the form of a ground-level patio is proposed for each unit for the enjoyment of the owners.

Traffic & Circulation

- Access to the subject site will be provided from 23A Avenue via one driveway entrance. 23A Avenue is to be dedicated and constructed along the north portion of the subject development to complete the full road standard and connect to 164 Street.
- The applicant is proposing an east-west pathway on the site that will link the units with the outdoor amenity area and the indoor amenity building to the landscaped areas along 164 Street.
- The applicant is proposing to provide 44 resident parking spaces and 4 visitor spaces, which meets the parking requirements of the Zoning By-law.

Amenity Space

- The Zoning By-law requires that 66 square metres (710 sq.ft.) of both indoor and outdoor amenity space be provided for this project, based on the minimum 3 square metres (32 sq. ft.) per dwelling unit.

- The applicant is proposing to provide 69 square metres (748 sq.ft.) of indoor amenity space which exceeds the Zoning By-law requirement. The amenity building contains a multi-purpose room, and a washroom. The proposed amenity building is adjacent to the outdoor amenity area and a patio seating area is proposed adjacent to the building.
- The applicant is proposing to provide 78 square metres (843 sq.ft.) of outdoor amenity space, which meets the Zoning By-law requirements. The outdoor amenity space is located adjacent to the indoor amenity building. The outdoor amenity area includes various play structures, and benches.

Landscaping

- The proposed landscaping consists of mixture of trees, shrubs, and groundcover, as well as benches, fencing and decorative paving.
- Twenty-three (23) trees are proposed to be planted on the site, including the following varieties: Vine Maple, Japanese Maple, Red Maple, Sweetgum, Spruce, Pine and Oak.
- A corner feature plaza is proposed at the corner of 23A Avenue and 164 Street consisting of benches, decorative paving, trees and shrubs.
- Decorative pavers are proposed at the site's entrance and for the visitor parking spaces.

TREES

- There are no trees on the site, which has been confirmed through a tree survey. The applicant is proposing to plant 23 trees on the site, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Vine Maple, Japanese Maple, Red Maple, Sweetgum, Spruce, Pine and Oak.
- In summary, a total of 23 trees are proposed to be planted on the site with no required contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

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

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located within an NCP area. The application is consistent with the NCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is for 22 ground-oriented townhouse units.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The project includes permeable pavement/surfaces. • 23 trees are proposed to be planted in the development.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposal contains walkways on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The building design provides for active living space at the ground floor facing the street which allows for surveillance. Low fences and shrubs also allow surveillance of the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Area residents are involved in the planning process through the typical development application review process.

ADVISORY DESIGN PANEL

The subject application was not subject to review by the ADP given the nature of the project. The design and landscaping plans were reviewed by staff including the City Architect and found to be generally acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 5, and to 4.0 metres (13 ft.) to building face and 1.5 metres (5 ft.) to stairs for Building 1 and 2;
- (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft) for Building 5, 6.0 metres (20 ft.) for Building 4 and 3, and to 3.0 metres (10 ft.) for the Indoor Amenity Building; and
- (d) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for building face and 1.9 metres (6 ft.) to electrical closet for Building 1 and 3.

(b) Applicant's Reasons:

- The proposed setbacks allow for the efficient use of the site.

(c) Staff Comments:

- The proposed setbacks are considered reasonable from an urban design perspective as they achieve a more urban, pedestrian streetscape along 23A Avenue and 164 Street.
- The proposed setbacks are consistent with the setbacks that have been achieved in the local area.
- The west setbacks for Buildings 1 and 3 are side yard conditions and therefore should have minimal impacts on the rear yard privacy of the adjacent townhouse owners.
- The proposed south rear yard setbacks are appropriate, given that the existing townhouse units on the property to the south are oriented with their side yards adjacent to the subject site. Furthermore, a large portion of this setback is located adjacent to the indoor and outdoor amenity space of the adjacent site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Development Variance Permit No. 7918-0175-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/cm

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,222 sq. m.
Road Widening area		651 sq. m.
Undevelopable area		
Net Total		3,571
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		35%
Paved & Hard Surfaced Areas		26%
Total Site Coverage		61%
SETBACKS (in metres)		
North	7.5 m	4.0 m
East	7.5 m	4.0 m
South	7.5 m	6.5, 6.0 & 3.0 m
West	7.5 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.8 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		22
Total		22
FLOOR AREA: Residential		3,039 sq. m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,039 sq. m.

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

Development Data Sheet cont'd

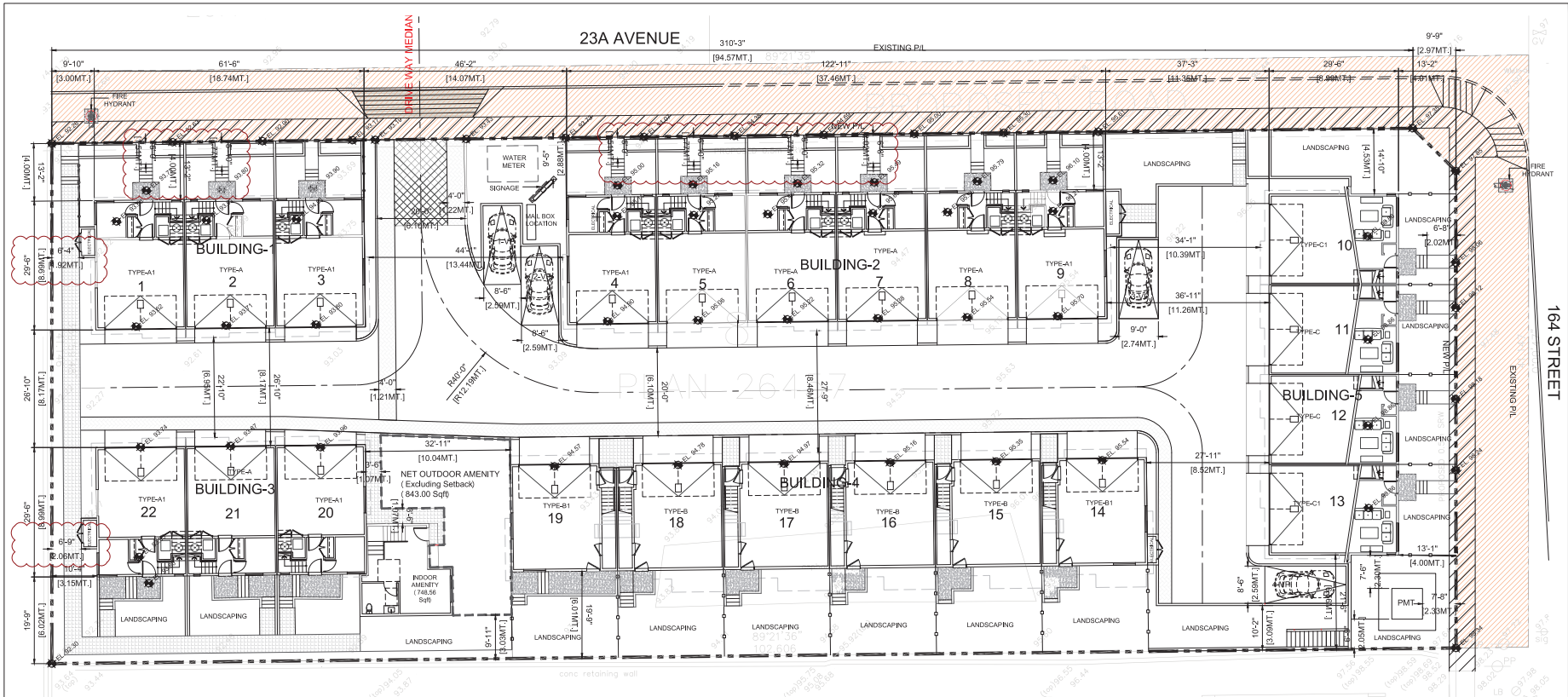
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.71
FAR (net)	1.0	0.85
AMENITY SPACE (area in square metres)		
Indoor	66	69
Outdoor	66	78
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	44	44
Residential Visitors	4.4	4
Institutional		
Total Number of Parking Spaces	48.4	48
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES
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Unit 209, 6321 King George Blvd. Surrey BC, V3X 1G1
www.flatarchitecture.ca
604-503-4848

DRAWING TITLE: MULTI FAMILY RESIDENTIAL Development at 2345 164 ST. SURREY, BC



LEGAL DESCRIPTION:
LOT 8" SECTION 13
TOWNSHIP 1 PLAN 26457 NWD PART NW 1/4

CIVIC ADDRESS:
2345 164 ST.
SURREY, BC

ZONING INFORMATION:

ZONE:
EXISTING : IA -AGRO INDUSTRIAL ZONE
NCP : SUNNYSIDE HEIGHTS
LAND USE : MULTIPLE RESIDENTIAL

PROPOSED: RM-30 MULTIPLE RESIDENTIAL
SITE DENSITY:
ALLOWABLE: 30 UPA
PROVIDED: 22 UNITS (25 UPA)

LOT AREA:
GROSS SITE AREA = 45,448 SFT (4,222.00 SMT) = 1.04 Ac. (0.422 Ha)

DEDICATIONS = 7,012.00 SFT (651.44 SMT)

NET SITE AREA = 38,436 SFT (3,570.82 SMT) = 0.88 Ac.

LOT DENSITY:
FAR: PERMITTED : 0.90
PROPOSED : 32,706.36 SFT(3038.52 Sqm) / 38,436(3570.82 Sqm) = 0.85 (NET)

LOT COVERAGE:
PERMITTED : 45%
PROPOSED : 1,226.5 m² / 3,570.82 m² = 34.30 %
BUILDING HEIGHT:
ALLOWABLE : 43 ft (13.00 M)
PROPOSED : 35'5" ft (10.79 M)

INDOOR AMENITY SPACE:
REQUIRED : 32 SFT PER D.U. = 32 x 22 UNITS = 704 SFT (65.4 Sqm)
PROPOSED : 748.56 SFT (69.54 Sqm)

OUTDOOR AMENITY SPACE:
REQUIRED : 32 SFT PER D.U. = 32 x 22 UNITS = 704 SFT (65.4 Sqm)
PROPOSED : 843 SFT (78.31 Sqm)

SETBACKS:

EAST SIDE : 14'-9" (4.50 M)
WEST SIDE : 10'-0" (3.05 M)
SOUTH SIDE : 19'-8" (6.00 M) & 10' (3.05 M)
NORTH SIDE : 13'-2" (4.00 M)

PARKING:
RESIDENTIAL:
REQUIRED : 2.0STALLS PER UNIT 44.0 STALLS PROVIDED : 44.0 STALLS

RESIDENTIAL VISITOR:
REQUIRED : 0.2 STALLS PER UNIT 4.4 STALLS [SAY 4]
PROVIDED : 4.0 STALLS

TOTAL PROVIDED 48.0 STALLS

UNIT TYPE	GARAGE	LVL 1	LVL 2	AREA	LVL 3	TOTAL	NO.	BEDROOMS	TOTAL FAR
TYPE 'A'	396.6	208.05 Sq Ft.	598.11 Sq Ft.	644.48 Sq Ft.	1,450.64 Sq Ft.	6	3	8,703.84 Sq Ft.	
TYPE 'A1'	396.6	208.05 Sq Ft.	615.11 Sq Ft.	661.48 Sq Ft.	1,484.64 Sq Ft.	6	3	8,907.84 Sq Ft.	
TYPE 'B'	458.92	129.34 Sq Ft.	677.45 Sq Ft.	727.12 Sq Ft.	1,963.83 Sq Ft.	4	3	6,251.64 Sq Ft.	
TYPE 'B1'	458.92	129.34 Sq Ft.	677.45 Sq Ft.	677.45 Sq Ft.	1,484.24 Sq Ft.	2	3	2,968.48 Sq Ft.	
TYPE 'C'	396.6	208.05 Sq Ft.	598.11 Sq Ft.	644.48 Sq Ft.	1,450.64 Sq Ft.	2	3	2,901.28 Sq Ft.	
TYPE 'C1'	396.6	208.05 Sq Ft.	615.11 Sq Ft.	661.48 Sq Ft.	1,484.64 Sq Ft.	2	3	2,945.28 Sq Ft.	

1 SITE LAYOUT
Scale: 3/32"=1'-0"

PROJECT NORTH



NO.	DATE	BY	DESCRIPTION

DATE: 05.09.2019
DRAWN BY: J.G.
SCALE: As Noted
PROJECT NO: 18-214

A-1.1

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REV	DESCRIPTION	DATE	BY

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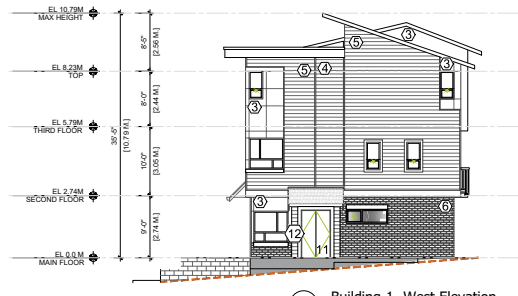
Building-1
Elevations



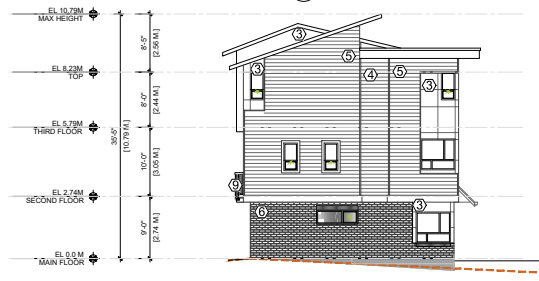
1 Building-1- Facing 23A Ave
Scale: 1/8"=1'-0"



1 Building-1- South Elevation
Scale: 1/8"=1'-0"



1 Building-1- West Elevation
Scale: 1/8"=1'-0"



1 Building-1- East Elevation
Scale: 1/8"=1'-0"

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT			
2	FOR INFORMATION			
3	FOR INFORMATION			
4	FOR INFORMATION			
5	FOR INFORMATION			
6	FOR INFORMATION			
7	FOR INFORMATION			
8	FOR INFORMATION			
9	FOR INFORMATION			
10	FOR INFORMATION			

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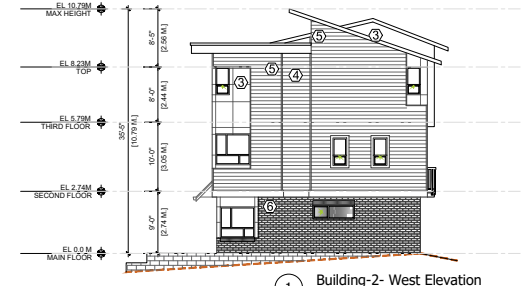
**Building-2
Elevations**



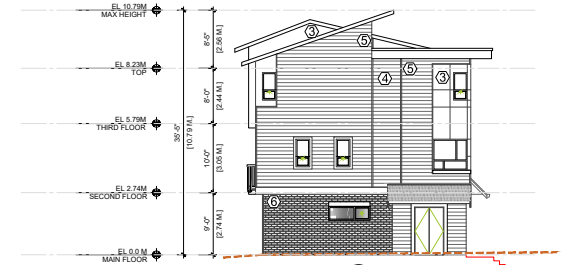
1 Building-2- Facing 23A Ave
Scale: 1/8"=1'-0"



1 Building-2- South Elevation
Scale: 1/8"=1'-0"



1 Building-2- West Elevation
Scale: 1/8"=1'-0"

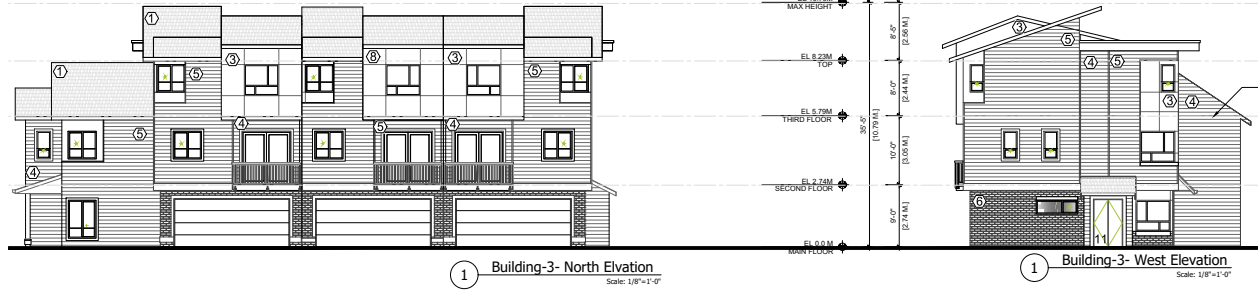


1 Building-2- East Elevation
Scale: 1/8"=1'-0"

NO.	DESCRIPTION	DATE	BY	CHECKED

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**Building-3
Elevations**



1 Building-3- North Elevation
Scale: 1/8"=1'-0"

1 Building-3- West Elevation
Scale: 1/8"=1'-0"

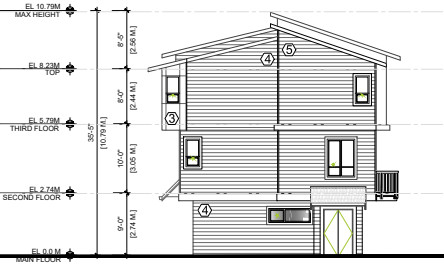


1 Building-3- South Elevation
Scale: 1/8"=1'-0"

1 Building-3- East Elevation
Scale: 1/8"=1'-0"



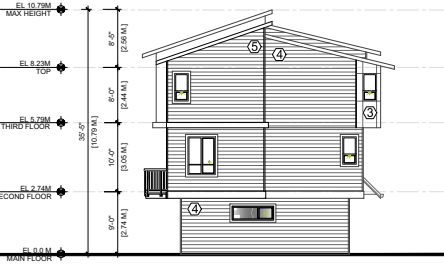
1 Building-4- North Elevation
Scale: 1/8"=1'-0"



1 Building-4- West Elevation
Scale: 1/8"=1'-0"



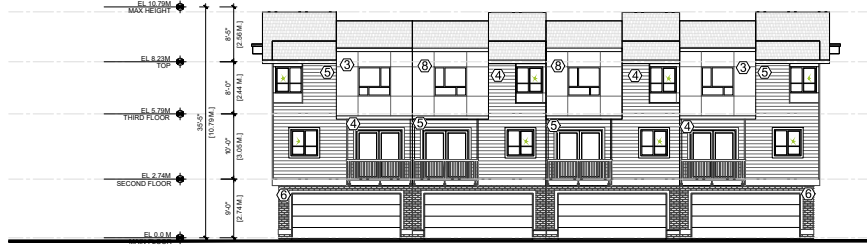
1 Building-4- South Elevation
Scale: 1/8"=1'-0"



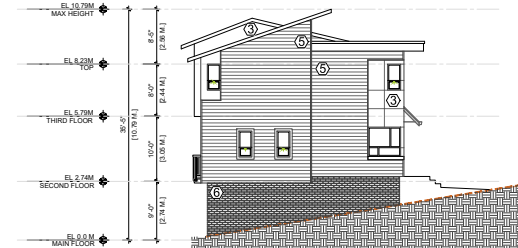
1 Building-4- East Elevation
Scale: 1/8"=1'-0"

NO.	DESCRIPTION	BY	DATE

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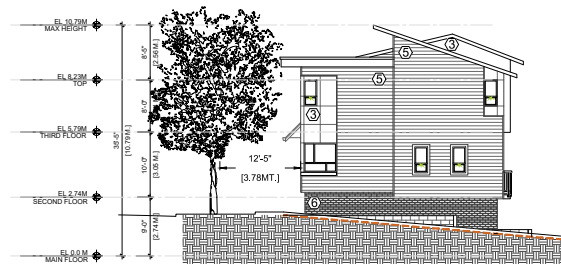
1 Building-5- West Elevation
Scale: 1/8"=1'-0"



1 Building-5-South Elevation
Scale: 1/8"=1'-0"



1 Building-5- Facing Oak Meadow Drive
Scale: 1/8"=1'-0"



1 Building-5- Facing 23A Ave
Scale: 1/8"=1'-0"

NO.	DESCRIPTION	DATE	BY	CHECKED

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Building-5
Elevations

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT			
2	ISSUED FOR PERMIT			
3	ISSUED FOR PERMIT			
4	ISSUED FOR PERMIT			
5	ISSUED FOR PERMIT			
6	ISSUED FOR PERMIT			
7	ISSUED FOR PERMIT			
8	ISSUED FOR PERMIT			
9	ISSUED FOR PERMIT			
10	ISSUED FOR PERMIT			
11	ISSUED FOR PERMIT			
12	ISSUED FOR PERMIT			

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COLOR SCHEME

A.3.6

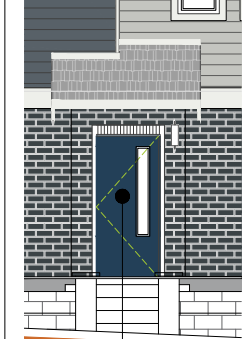
FIBREGLASS SHINGLES
Material: Fabcos Premier
Finish: Driftwood

CORNER SOFFITS
Color: Sherwin Williams
Brevity Brown (SW 6068)

FIBRE CEMENT PANEL
James Hardie Panel
Color: Light Tone
Sherwin Williams - Drift of Mist
(SW9166)
Finish: Smooth
Colour matching trims to the panels

FIBRE CEMENT SIDING
James Hardie Plank Horiz. Siding
Color: Midtone-Gray
Sherwin Williams- Gray Clouds
(SW7856)
Finish: Smooth
c/w 3 x 3 " corner trims
to Match Siding

FIBRE CEMENT SIDING
James Hardie Plank Horiz. Siding
Color: Dark Tone - Blue/Gray
Sherwin Williams Outerspace (SW6251)
Finish: Smooth



1 Building-1

11 FRONT DOOR
Material : Masonite HD Modern Steel Series
Model: 1 side Vertical Lie
Finish: Sherwin Williams
Salty Dog (SW9177)

2 Entrance Door

6 BRICK
Material: Mutual Materials
Finish: Coal Creek

7 TRIM
Finish: Sherwin Williams
-Extra White (SW7006)

8 FIBRE CEMENT PANEL
James Hardie Panel
Color: Dark Tone - Blue/Gray
Sherwin Williams Outerspace (SW6251)
c/w easy trims to color match the Panels

9 GUARDRAIL c/w METAL RAILING
Material: Aluminum
Finish: Prefinished Black

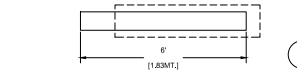
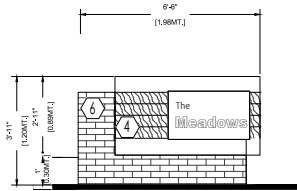
10 Garage Door
Material: Clopay- Canyon Ridge Collection
Modern Series
Model: 6" Plank Long windows Down side
Finish: to Match Trim (SW 7006)

4 Garage Door

11 GARAGE DOOR
Material : Masonite HD Modern Steel Series
Model: 1 side Vertical Lie
Finish: Sherwin Williams
Salty Dog (SW9177)

5 Electrical Closet

12 FIBRE CEMENT SIDING
James Hardie Plank Horiz. Siding
Color: Light Tone
Sherwin Williams- Drift of Mist
Finish: Smooth



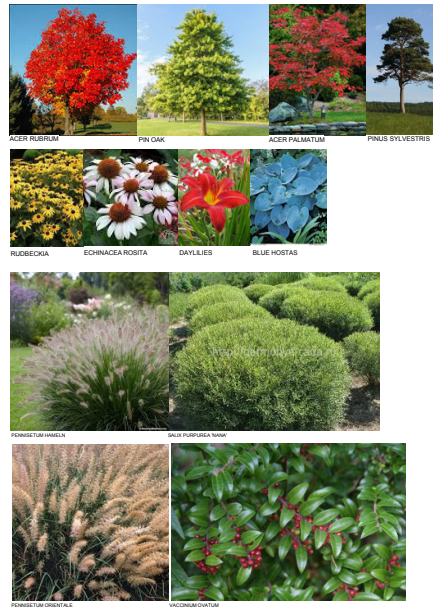
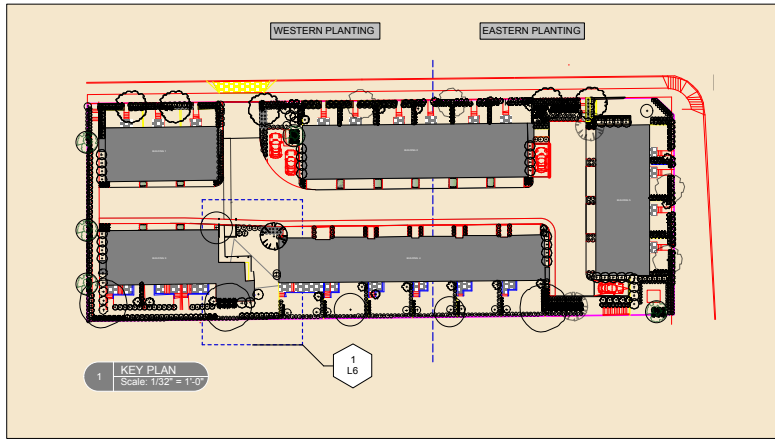
3 Signage
12" x 11"

NO.	DESCRIPTION/REVISION	DATE	BY	CHECKED

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Site Sections





Design Rationale and Summary

Located in the Sunnyside NCP, this project has drawn from the directives of the NCP as well as the dense and sophisticated surrounding townhouse developments. The intent is to provide a good vibrant landscape that respects the surrounding boulevard landscape as well as merges with the adjacent developments (Both existing and proposed)

We are proposing an addition of textural paving distinctions to identify the varied use entrances and accentuation with the built form edge. The multiplicity of use and their respective demarcations have been attempted by allocating a variety of hardscape finishes such as the stained concrete, pavers, cedar landings and in-situ concrete panels directing the movement and circulation.

The boulevard trees have been matched with the adjacent site in this general area (Acer Rubrum) and the flanking street has been given another spectacular species in Acer Circinatum. A number of focal tree species have been used once again to highlight the site zones such as the Acer Palmatum and Quercus.

This development is amidst a rapidly changing area where a number of developments have sprung up in the past few years. Our design concept advocates a sensitive scheme that merges with the general transformation of the area.

The multi-user nature of the residential development demands privacy for the various units and their accessible spaces the element used to define these spaces (private patios from one another) is emerald cedar/Thuja occidentalis smaragd and Taxus. These columnar hedge plants are used in tandem with smaller hedging material such as the Spiraea and the flowering perennials to allow for multiple layers of textural relief.

The flanking and the landscape buffer zones of the site have been very strongly designed in favour of the native trees, shrubs and groundcovers. They are chosen for not only for their low footprint factor but also owing to their mainly evergreen nature and limited maintenance and the leaf litter.

The Outdoor amenity area, has been designed to have a great vegetation sheltered seating area, and a versatile play area affording facility to large range of age groups by including timber log balancing logs. This outdoor amenity is envisaged to have a bit of a vegetative combination of ornamental grasses and colour adding shrubs.

NO TREES ARE BEING RETAINED IN THIS PROPOSAL COMPLETE PROJECT PLANT LIST (Detailed Planting Layout on Dwg. L4 & L5)

Recommended Shrubs

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
A.Kn	125	Arctostaphylos uva-ursi	'Vancouver Jade' Vancouver Jade Kinnikinnick	#1 pot	
cafm	11	Colomatragis x occuliflora	'Karl Foerster Karl Foerster Feather Reed Grass	#2 pot	
E.R	86	Echinacea 'Rosita'	Purple coneflower Rosita (dwarf)	#1 pot	
Wul	5	Eupatorium wulfenii	Evergreen Wulfenii spurge	#1 pot	
H.L.BOG	39	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
H.Ly	171	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#1 pot	
Hv	9	Heuchera vars	Coral bells	#1 pot	
Hb	1	Hibiscus syriacus 'Lucy'	Lucy Rose Of Sharon	1.5 m. ht	
H.D	5	Holodiscus discolor	oceanspray	#3 pot	
H.ba	33	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot	
lav	13	Lavandula vars	Lavender	#1 pot	
LDn	16	Ligularia 'dentata' Brit Marie Crawford'	Brit Marie Crawford Ligularia	#1 pot	
M.Aqf	7	Mahonia aquafolium	Oregon grape	#3 pot	
Ph.HD	22	Pennisetum alopecuroides 'Horneln'	Horneln Dwarf Fountain Grass	#2 pot	
P.O	5	Pennisetum orientale	Oriental Fountain Grass	#3 pot	
Pa.m	83	Polystichum murinum	swordfern	#2 pot	
Rh.VL	19	Rhododendron Vulcan	Red Rhododendron	#7 pot	
R.Sang	41	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot	
Rf	33	Rudbeckia fulgida var. fulgida	Orange Coneflower	#1 pot	
SLN	15	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot	
sp.la	48	Spiraea japonica 'Little Princess'	Little Princess Spiraea	#3 pot	
Tx	163	Taxus sp	Yew, hedge variety	1.5 m. ht.	
'smgd.	240	Thuja occidentalis 'Smaragd'	Emerald Cedar	2.5 m. ht.	
va.th	112	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
	0				

Recommended Trees

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ac.cl	5	Acer ciliatum	Vine maple	3.0m ht.	
Ac.Pf	1	Acer palmatum	Japanese Maple	3.5 m. ht.	Sch D Part 2
A.Ob	2	Acer palmatum 'Oshto-Ben'	Oshto-Ben Japanese Maple	3m ht. 5 cm cal. multi s	
A.Rub	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
Lq.SG	5	Liquidambar styraciflua	American Sweetgum	7 cm. cal.	
P.Glc	1	Picea glauca	White Spruce	3m	
P.Par	2	Pinus parviflora 'Templehof'	Japanese White Pine	3.5 m. ht.	(around
Q.C	3	Quercus coccinea	Scarlet Oak	8 cm cal.	roof balls)

GENERAL NOTES

All materials and workmanship to BCSLA/BCINA Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per 'CNRA Standards'. Both plant size and container size are the minimum acceptable sizes. The installer is advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. Substitutions must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the BC Landscape Standard. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the BCSLA/BCINA standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the Landscape architect.

All plant material to be warranted for one year from date of substantial completion.

All wood fences to be cedar, with one coat of clear penetrating preservative.

DP Application

bent picture
CREATIVE VENTURES LTD.

2345 164 St.
SURREY, BC

1361 129th Street, Surrey, BC, V4A3X7
604 783 1450
ruchirdhall@gmail.com

Key Plan/Layout 18-0175-00 20/08/2019

Drawn By	SD	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP Application
Contractors		Consultants	FLAT Architecture
Authorities	City of SURREY	Documents	DP Application

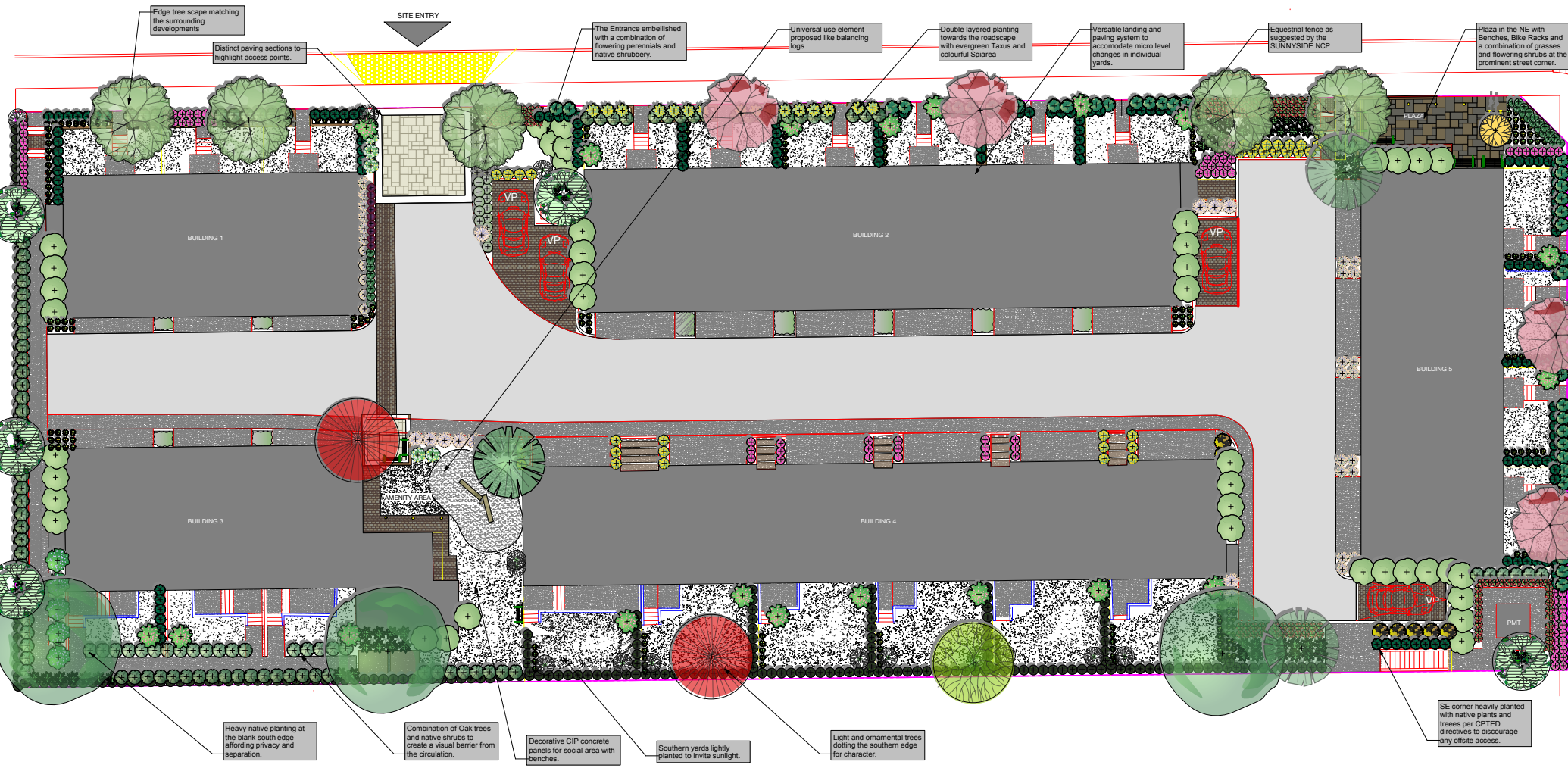
NOTES		
4	20/08/19	DP Package
3	17/07/19	DP Package
2	16/04/19	DP Package
1	26/03/19	DP Package

L1

Scale

0 25 35 45 55 65 FT

N



Heavy native planting at the blank south edge affording privacy and separation.

Combination of Oak trees and native shrubs to create a visual barrier from the circulation.

Decorative CIP concrete panels for social area with benches.

Southern yards lightly planted to invite sunlight.

Light and ornamental trees dotting the southern edge for character.

SE corner heavily planted with native plants and trees per CPTED directives to discourage any offsite access.

1 LANDSCAPE CONCEPT

DP Application

bent picture
CREATIVE VENTURES LTD.

landscape architecture
urban design
planning
architectural design

1361 129th Street, Surrey, BC, V4A3X7

604 783 1450 ruchirdhall@gmail.com

2345 164 St.
SURREY, BC

Landscape CONCEPT
18-0175-00 20/08/2019

Drawn By	SD	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP Application
Contractors		Consultants	FLAT Architecture
Authorities	City of SURREY	Documents	DP Application

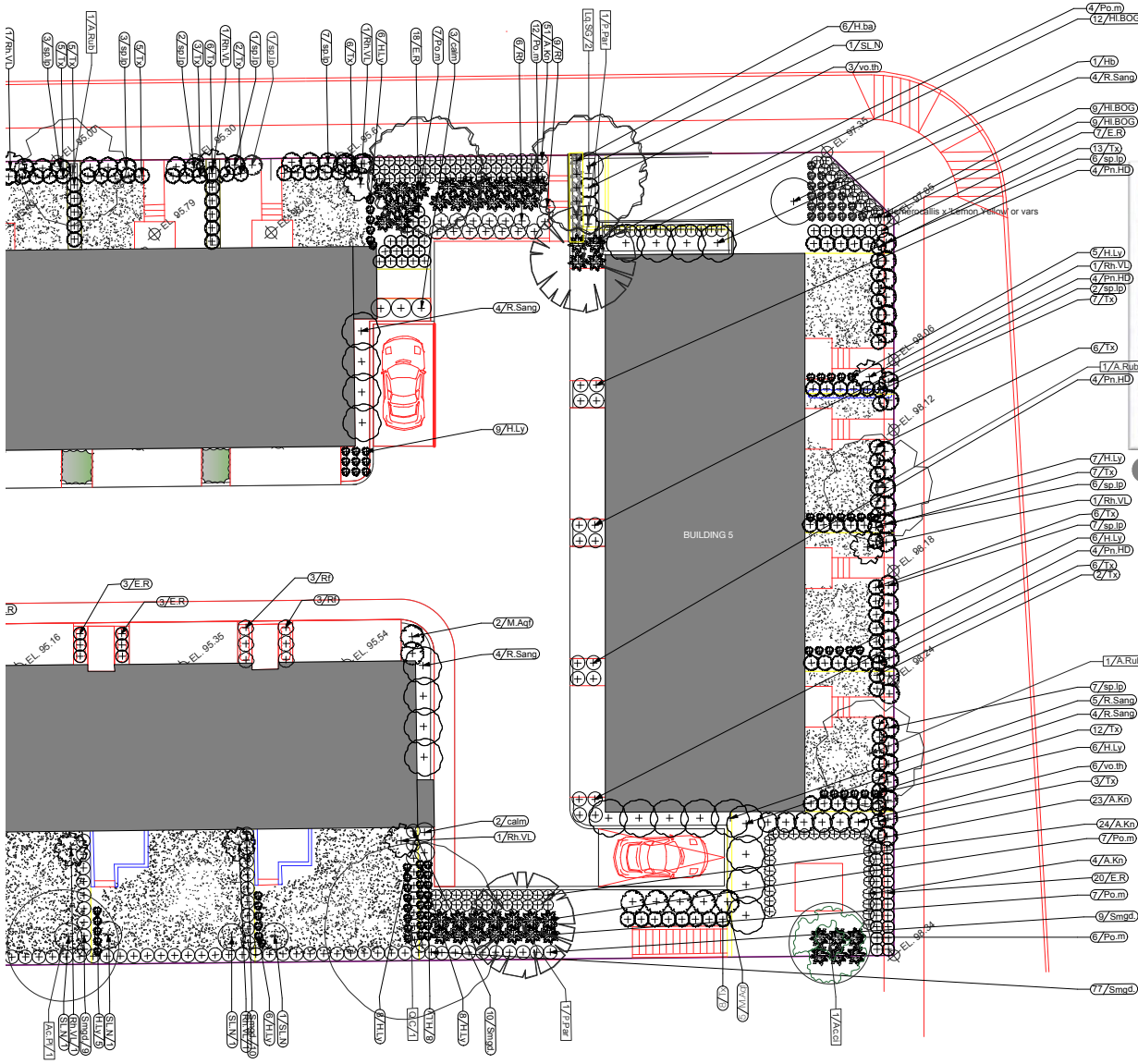
NOTES

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3	17/07/19	DP Package
2	16/04/19	DP Package
1	26/03/18	DP Package

L2

0 10 15 20 25 30 FT

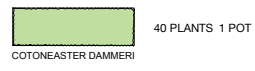
N



2 EQUESTRIAN FENCE DIRECTED BY THE NCP

See Plant Schedules, tables and descriptions on L1

Recommended Groundcover



1 PLANTING PLAN EAST
Scale: 1/8" = 1'-0" DP Application

2345 164 St.
SURREY, BC

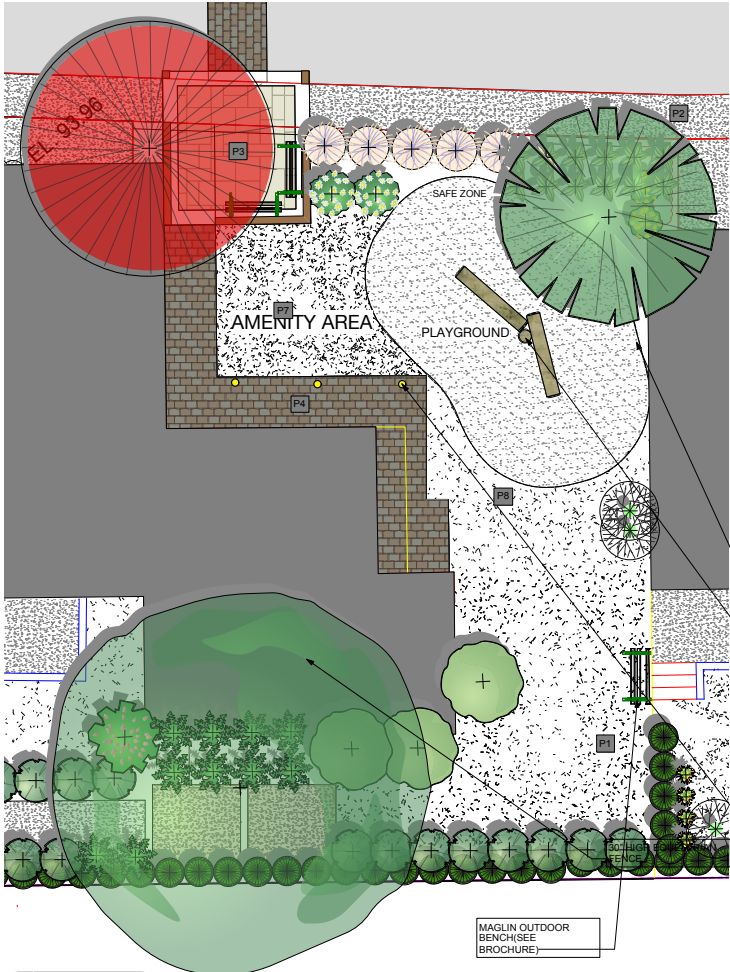
1361 129th Street, Surrey, BC, V4A3X7 604 783 1450 ruchirdhall@gmail.com

Planting Layout
18-0175-00 20/08/2019

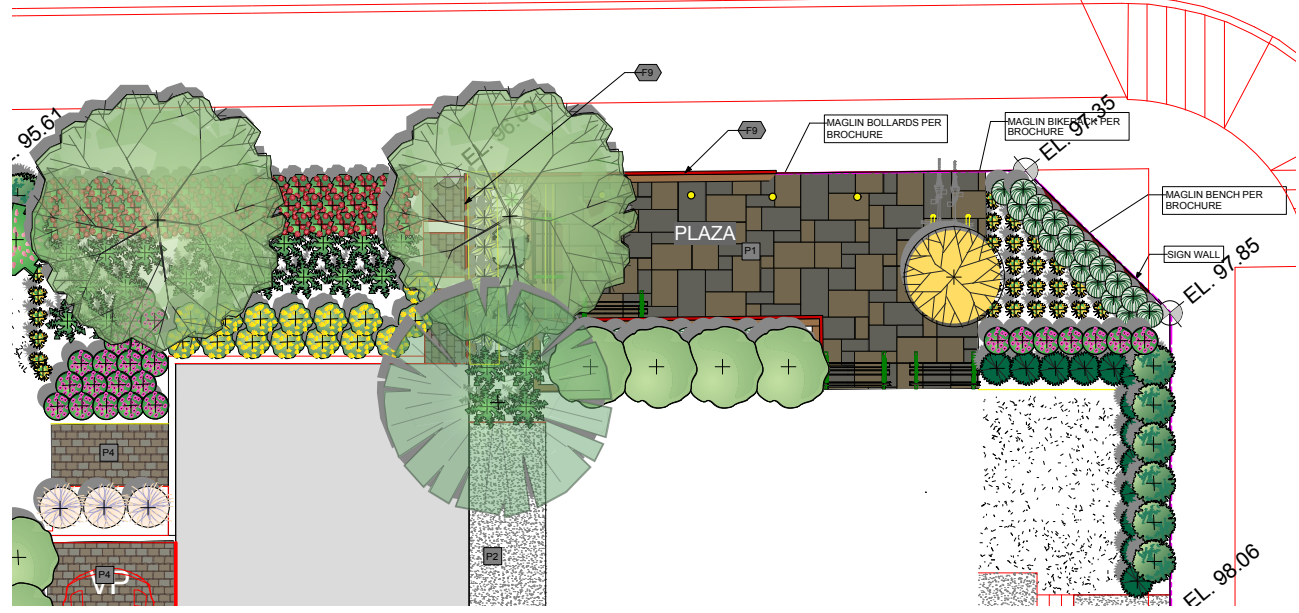
Drawn By	SD	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP Application
Contractors		Consultants	FLAT Architecture
Authorised	City of SURREY	Documents	DP Application

NOTES

4	20/08/19	DP Package
3	17/07/19	DP Package
2	16/04/19	DP Package
1	28/09/18	DP Package



1 Outdoor Amenity Plan
Scale: 1/4" = 1'-0"



2 Plaza Layout
Scale: 1/4" = 1'-0"

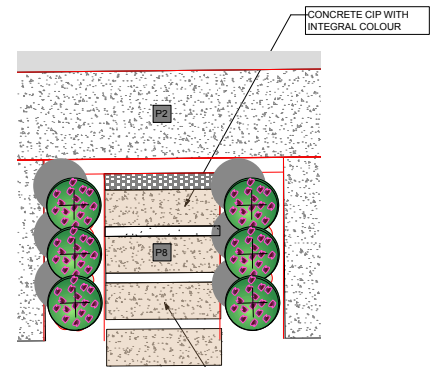
FALL RATED WOOD CHIP SURFACE
CASCADE PACIFIC BALANCING LOGS

MAGLIN ROUND BOLLARDS (SEE BROCHURE)

MAGLIN OUTDOOR BENCH (SEE BROCHURE)



4 CASCADE PACIFIC BALANCING LOGS



3 Open Jointed Paving Detail
Scale: 1/2" = 1'-0"

4" WIDE SYNTHETIC TURF STRIPS

DP Application

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landscape architecture
urban design
planning
architectural design

2345 164 St.
SURREY, BC

1361 129th Street, Surrey, BC, V4A3X7
604 783 1450
ruchirdhall@gmail.com

Outdoor Amenity Plan
18-0175-00 20/08/2019

Drawn By	SD	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP Application
Contractors		Consultants	FLAT Architecture
Authorities	City of SURREY	Documents	DP Application

NOTES		
4	20/08/19	DP Package
3	17/07/19	DP Package
2	16/04/19	DP Package
1	26/09/18	DP Package

L6

N

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

FROM: **Development Services Manager, Engineering Department**

DATE: **August 29, 2019** PROJECT FILE: **7818-0175-00**

RE: **Engineering Requirements
Location: 2345 Oak Meadows Drive**

REZONE

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

- Oak Meadows Drive: dedicate 5.042 metres for ultimate 15.1 metre road allowance from centre line with 3.0 by 3.0 metre corner cut at 23A Avenue. Register 0.5 metre SRW along property line
- 23A Avenue: dedicate 5.0 metres for ultimate 14.5 metre road allowance, and register 0.5 metre SRW along property line.

Works and Services

- construct west side of Oak Meadows Drive to collector road standard
- complete the construction of 23A Avenue to through local standard, at the westerly frontage of the site. Provide cash-in-lieu for the future south half of the roadway, identify and construct the sidewalk and boulevard components that can be completed within the dedication provided
- build storm sewer on 23A Avenue at the westerly frontage of the site, confirm sewer extension within the future 23A Avenue section and provide 50% cash-in-lieu for the sewer
- implement onsite low impact development drainage features
- extend water main on 23A Avenue at the westerly frontage of the site and provide 50% cash-in-lieu for water main within the future 23A Avenue section
- construct sanitary sewer on 23A Avenue at the westerly frontage of the site, confirm sewer extension within the future 23A Avenue section and provide 50% cash-in-lieu for the sewer
- install adequately sized water, sanitary, and drainage service connections to service the site.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT

No private features are to extend into the required SRW and road dedication.



Tommy Buchmann, P.Eng.
Development Services Manager

KMH

NOTE: Detailed Land Development Engineering Review available on file



Planning

June 13, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0175 00

SUMMARY

The proposed 21 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	3

September 2018 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	70 K + 381
Operating Capacity (K/1-7)	76 K + 233
Addition Operating Capacity (K/1-7) 2019	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1851
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 2018, there are 9 portables on site used as enrolling spaces.

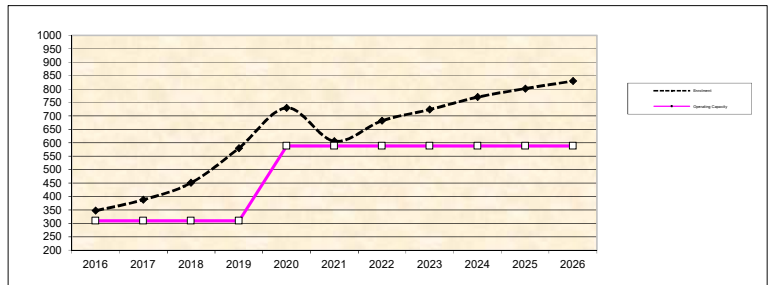
Currently there are two capital construction projects being built in the catchment:

- A 12 classroom addition at Pacific Heights elementary targeted to open September 2020 and
- A new 25 classroom school on Edgewood drive targeted to open 2021

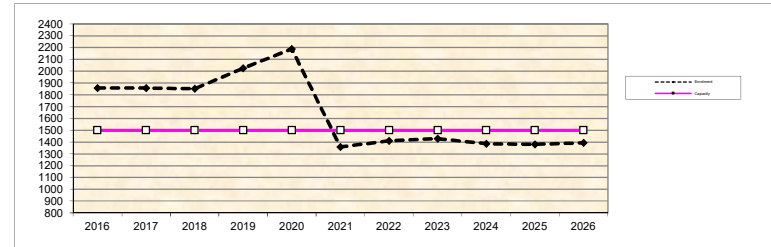
A new elementary school site located on 20th Ave and 165th street was purchased in 2018. It will serve as a second elementary school in the Sunnyside Heights area. Currently the District is working with the Ministry of Education to acquire design and construction funding to build the new school on this site. Until all of these spaces are constructed, portables will be used on various neighbouring school sites to accommodate the growth in the catchment.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in construction; and is also targeted to open for September 2021.

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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0175-00

Issued To: 1076213 BC Ltd.
(the Owner)

Address of Owner: 14565 57 Avenue
SURREY BC V3Z 0L8

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: 008-888-051
Lot 8 Section 13 Township 1 New Westminster District Plan 26457
2345 Oak Meadows Drive

(the "Land")

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

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 5, and to 4.0 metres (13 ft.) to building face and 1.8 metres (6 ft.) to stairs for Building 1 and 2;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);

- (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft) for Building 5, 6.0 metres (20 ft.) for Building 4 and 3, and to 3.0 metres (10 ft.) for the Indoor Amenity Building; and
 - (d) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for building face and 2.0 metres (7 ft.) to electrical closet for Building 1 and 3.
4. This development variance permit applies to only that portion of the buildings and structures on 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.
 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule ____ which is attached hereto and forms part of this development variance permit, is registered in the New Westminister Land Title Office within three (3) years after the date this development variance permit is issued.
 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 8. This development variance permit is not a building permit.

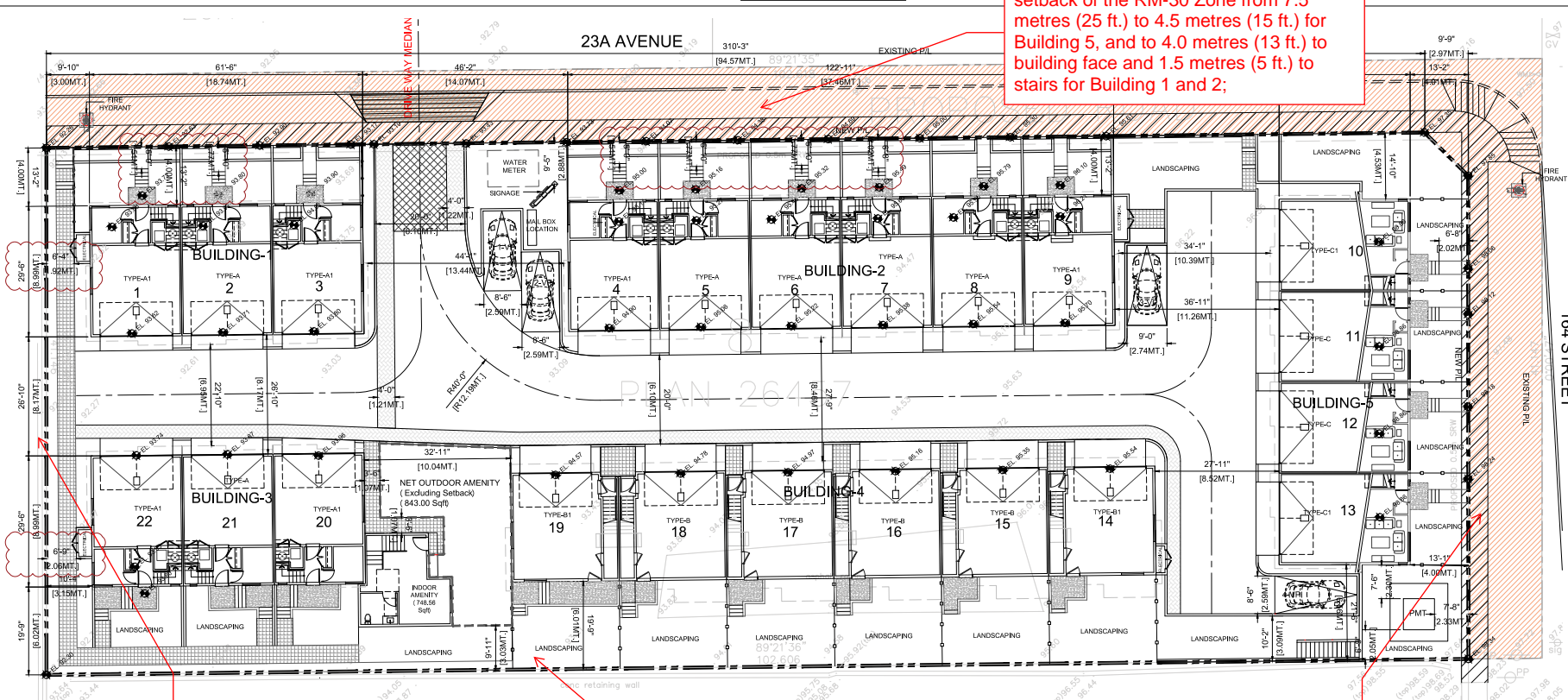
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A

to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 5, and to 4.0 metres (13 ft.) to building face and 1.5 metres (5 ft.) to stairs for Building 1 and 2;



to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for building face and 1.9 metres (6 ft.) to electrical closet for Building 1 and 3.

to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for Building 5, 6.0 metres (20 ft.) for Building 4 and 3, and to 3.0 metres (10 ft.) for the Indoor Amenity Building; and

to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);

LOT DENSITY: FAR:		PERMITTED : 0.90 PROPOSED : 32,706.34	MARKING: RESIDENTIAL: REQUIRED : 2.0 STALLS PER UNIT PROVIDED : 44.0 STALLS	
ZONING INFORMATION:		LOT COVERAGE: PERMITTED : 45% PROPOSED : 1,226.5 m ² / 3,570.82 m ² = 34.30 %	RESIDENTIAL VISITOR: REQUIRED : 0.2 STALLS PER UNIT PROVIDED : 4.4 STALLS (SAY 4) 4.0 STALLS	
ZONE:		BUILDING HEIGHT: ALLOWABLE : 43 ft (13.00 M) PROPOSED : 35'5" ft (10.79 M)	TOTAL PROVIDED : 48.0 STALLS	
EXISTING : IA -AGRO INDUSTRIAL ZONE NCP : SUNNYSIDE HEIGHTS LAND USE : MULTIPLE RESIDENTIAL		INDOOR AMENITY SPACE: REQUIRED : 32 SFT PER D.U. = 32 x 22 UNITS = 704 SFT (65.4 Sqm) PROPOSED : 748.56 SFT (69.54 Sqm)		
PROPOSED: RM-30 MULTIPLE RESIDENTIAL		OUTDOOR AMENITY SPACE: REQUIRED : 32 SFT PER D.U. = 32 x 22 UNITS = 704 SFT (65.4 Sqm) PROPOSED : 843 SFT (78.31 Sqm)		
SITE DENSITY: ALLOWABLE: 30 UPA PROVIDED: 22 UNITS (25 UPA)				
LOT AREA: GROSS SITE AREA = 45,448 SFT (4,222.00 SMT) = 1.04 Ac. (0.422 Ha)				
DEDICATIONS = 7,012.00 SFT (651.44 SMT)				
NET SITE AREA = 38,436 SFT (3,570.82 SMT) = 0.88 Ac.				



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

DRAWING TITLE: MULTI FAMILY RESIDENTIAL Development at 2345 164 ST. SURREY, BC

NO.	DESCRIPTION	DATE

A-1.1

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