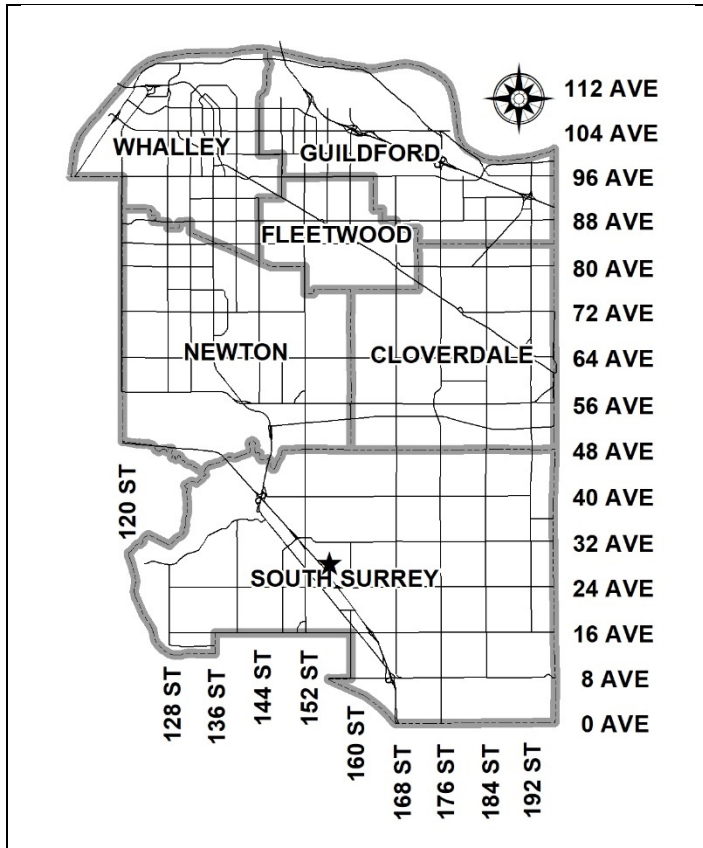


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0237-00

Planning Report Date: April 1, 2019



PROPOSAL:

- **NCP Amendment** from Cluster Housing (6-8 upa) to Multiple Residential (15-25 upa)
- **Rezoning** from RA to CD
- **Development Permit**

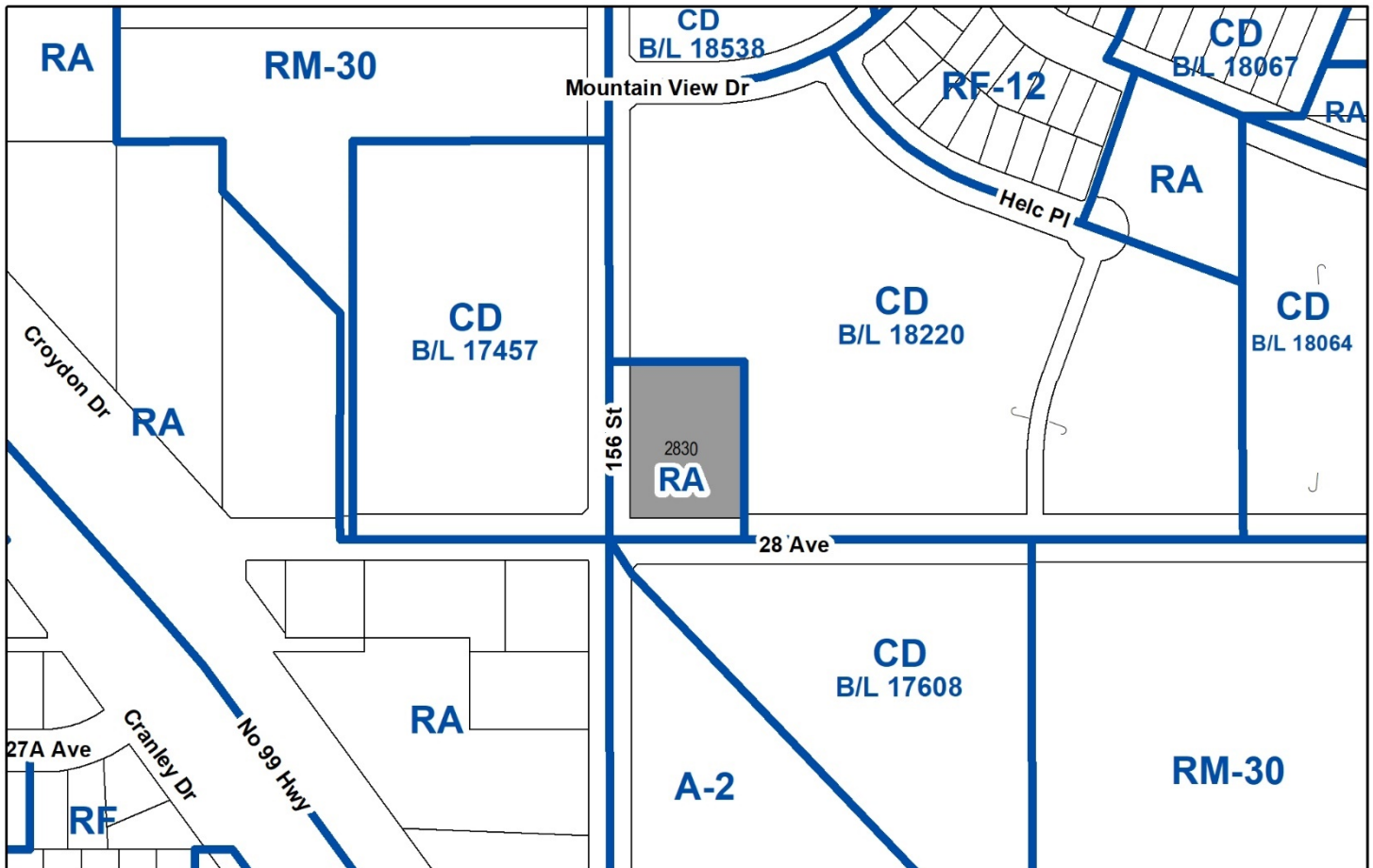
to permit the development of a 16 unit townhouse project.

LOCATION: 2830 - 156 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Housing 6-8 u.p.a.



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.
- Approval to eliminate the required indoor amenity space.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an NCP Amendment from "Cluster Housing (6-8 upa)" to "Multiple Residential (15-25 upa)".

RATIONALE OF RECOMMENDATION

- The proposed development complies with the property's OCP land use designation of "Urban".
- The proposed townhouse design is high quality and is in keeping with the form, character, and density of neighbouring townhouse developments.
- The subject property is the last remaining undeveloped property along 28 Avenue, between 156 Street and 160 Street. This proposal completes the pattern of development in this portion of the North Grandview NCP.
- The applicant is providing for significant tree retention and open space in the southern portion of the site.
- The proposal to eliminate the required indoor amenity space is due to the scale of the project. The applicant proposes to pay cash-in-lieu to address this in accordance with City policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" 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. 7918-0237-00 generally in accordance with the attached drawings (Appendix II).
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) 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;
 - (h) 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; and
 - (i) the applicant adequately address the impact of no indoor amenity space.
5. Council pass a resolution to amend North Grandview Heights NCP to redesignate the land from "Cluster Housing (6-8 upa)" to "Multiple Residential (15-25 upa)" 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:**

Four (4) students at Sunnyside Elementary School
Two (2) students at Semiahmoo 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 Fall 2020.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Townhouses.	Townhouse 15 upa max	CD (By-law No. 18220)
East:	Townhouses.	Townhouse 15 upa max	CD (By-law No. 18220)
South (Across 28):	Townhouses.	10-15 upa Medium Density	CD (By-law No. 17608)
West (Across):	Townhouses and apartments.	Multiple Residential (15-25 upa)	CD (By-law No. 17457)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 2830 – 156 Street and is approximately 0.405 hectares (1 ac.) in gross area.

- The property is designated "Urban" under the Official Community Plan (OCP), "Cluster Housing (6-8 upa)" under the North Grandview Neighbourhood Concept Plan (NCP), and is zoned "One-Acre Residential Zone (RA)".
- The applicant had attempted to acquire the subject lot when developing the property to the north and east under Development Application No. 7913-0083-00 but was unsuccessful at that time. As such, the property is the last undeveloped lot along 28 Avenue between 156 Street and 158 Street.

Proposal

- In order to develop the subject property into 16 townhouse units, the applicant is proposing the following:
 - NCP amendment to redesignate the property from "Cluster Housing (6-8 upa)" to "Multiple Residential (15-25 upa)";
 - Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-15); and
 - Development Permit for form and character.
- The proposed 16 unit townhouse development has a net density of 41.9 units per hectare (16.9 upa), a Floor Area Ratio of 0.85, and covers approximately 39.5% of the lot.
- The applicant will maintain approximately 764 square metres (8,221 sq. ft.) of the site as open space to retain 12 significant trees along the 28 Avenue frontage. This open space accounts for approximately 20% of the net site area. An additional five (5) trees will be retained in the boulevard along 156 Street.
- The applicant has provided 48.3 square metres (520 sq. ft.) of outdoor amenity space which meets the Zoning Bylaw requirements of 48 square metres (516 sq. ft.). This area is programed with a children's natural play area and a communal picnic table. In addition to the required outdoor amenity space, the applicant is proposing communal garden plots in the north-east corner of the subject site.
- While the outdoor space has been adequately provided, the applicant is seeking to eliminate the 48 square metre (516 sq. ft.) indoor amenity requirement.
- The applicant is providing 35 parking spaces onsite, 32 resident spaces and three (3) visitor spaces. Of the 32 residential spaces provided, 12 spaces are proposed to be in a tandem configuration which accounts for 38% of the resident parking onsite. Both the total number of parking spaces and the number of allowable tandem parking spaces meet the requirements of the Zoning By-law for onsite parking.

CD Zone

- The applicant is proposing a CD Zone, based on the RM-15 Zone, for the subject site. The table below outlines the differences between the RM-15 Zone and the proposed CD Zone:

Regulation	RM-15 Zone	Proposed CD Zone
Maximum Unit Density	37 units per hectare (15 upa)	42 units per hectare (17 upa)
Floor Area Ratio (FAR)	0.70	0.85
Lot Coverage	45%	40%
Building Height	11 metres (36 ft.)	11.8 metres (39 ft.)
Setbacks	7.5 metres (25 ft.) from all property lines	West side yard reduced to 4.9 metres (16 ft.). East side yard reduced to 6.0 metres (20 ft.).

- The net unit density of 42 units per hectare (17 upa) and FAR of 0.85 proposed in the CD Zone is between the permitted RM-15 Zone densities of 37 units per hectare (15 upa) and 0.70 FAR and the RM-30 Zone densities of 75 units per hectare (30 upa) and 1.0 FAR. The regulations under both the RM-15 and RM-30 zones promote ground-oriented multiple residential buildings which are in line with the current townhouse proposal.
- The proposed gross unit density, which is the density approach used in the North Grandview NCP, is 39 units per hectare (16 upa) which necessitates the NCP amendment to "Multiple Residential (15-25 upa)". While this NCP designation has an upper density limit of 25 upa, the gross density on this site will be capped at 17 upa through the CD Zone.
- The CD Zone includes a maximum lot coverage of 40%, which is less than the maximum lot coverage of 45% under the RM-15 Zone.
- Setback relaxations are proposed along 156 Street and the internal east side yard of the development. The proposed 4.9 metres (16 ft.) along 156 Street bring the buildings closer to the road and create a better street presence. This setback reduction is consistent with the 4.5 metre (15 ft.) setbacks of the building on the property to the north. The proposed setback of 6.0 metres (20 ft.) for the internal east side yard creates a more efficient site plan while still providing adequate yard space for the future owners of Building 2. Furthermore, the existing townhouse units within the existing townhouse complex to the east are situated with side yards adjacent to the subject site, versus their rear yard areas, thus minimizing the impact on privacy of the adjacent owners.
- The proposed height of the townhouse units is 11.8 metres (39 ft.), which is greater than the 11.0 metre (36 ft.) height permitted under the RM-15 Zone but less than the 13.0 metres (43 ft.) permitted under the RM-30 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on March 8, 2019 to the owners of property within 100 metres (328 sq. ft.) of the subject site. In total, 415 notification letters were sent. Development proposal signs were installed along the property's 156 Street and 28 Avenue frontages on March 15, 2019.

To date, staff have received one (1) phone call and three (3) correspondence. The comments expressed by the neighbouring residents are summarized below:

- All residents noted that traffic, congestion at the 156 Street and 28 Avenue intersection, and parking were concerns in this neighbourhood. It was expressed by two individuals that the traffic and congestion from the additional units would create increased risk to pedestrians and would further degrade the community's air quality.

(Staff note that 156 Street north of the 156 Street and 28 Avenue intersection and 28 Avenue east of the intersection are currently in their ultimate condition. These segments were dedicated and constructed under previous development applications. The road segments to the south and east of the 156 Street and 28 Avenue intersections will be upgraded upon development of adjacent lands.)

- One resident expressed concern with the general level of development and tree removal in the area.

(Staff note that 12 significant trees are being retained in an open space area along the southern portion of the development site)

- One resident expressed concern that the neighbourhood does not have enough recreational play areas and suggested that the lot be converted into City parkland.

(Staff advised the resident that this property is within the North Grandview NCP area which has other sites identified for parkland that have been, or will be, purchased by the City or dedicated through development.

Staff also note that the applicant is proposing to retain significant trees along the 28 Avenue frontage and would be maintaining this portion of the site as open space on private property. The open space is proposed to be programed with a children's play area outside the tree protection zones.)

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an amendment to the North Grandview Neighbourhood Concept Plan (NCP) to redesignate the subject property from "Cluster Housing (6-8 upa)" to "Multiple Residential (15-25 upa)" in order to permit the 16 unit townhouse development.
- The proposed gross unit density, which is the density approach used in the NCP, is 39.5 units per hectare (16 upa) and requires the higher NCP designation of "Multiple Residential (15-25 upa)". While this NCP designation has an upper density limit of 25 upa, the gross density on this site will be capped at 17 upa through the CD Zone.

- The form, character, and density of the proposed townhouse development is in keeping with the neighbouring townhouse developments to the north and east. The current applicant is the same developer of those neighbouring properties. The applicant had attempted to acquire the subject lot when developing the neighbouring properties under Development Application No. 7913-0083-00 but was unsuccessful at that time.
- The subject property is the last remaining undeveloped property along 28 Avenue, between 156 Street and 160 Street. The proposed application completes the development form along this block.
- The applicant has created an efficient site plan while also maintaining approximately 20% open space on the property and retaining significant trees along 28 Avenue.

DESIGN PROPOSAL AND REVIEW

- The proposal consists of 16 three-storey townhouse units within two (2) buildings; each unit contains four (4) bedrooms.
- The buildings are primarily clad with a horizontal siding made of fiber-cement board painted slate-blue (krimson lake). The building is accented with fiber-cement board shingles painted light grey (light silver sage) at the third-storey. Visual articulation along the building elevation is created using white (swiss white) board and batten treatments around the window projects at the second and third storey.
- The building design utilizes peaked roofs and gables, which is in keeping with the surrounding development to the north and east.
- The front door of those units fronting 156 Street and corner units facing 28 Avenue are oriented towards the street or multi-use pathway. This orientation provides for a continuation of the streetscape along 156 Street and 28 Avenue and adheres to the Crime Prevention Through Environmental Design (CPTED) principles of providing eyes on the street.

Access and Parking

- Only one vehicular access is proposed for the site and is taken from 156 Street.
- All street-fronting units are proposed to have individual pedestrian access to the street.
- The existing multi-use path way along the 28 Avenue frontage, which was constructed in conjunction with the neighbouring development (7913-0083-00), is proposed to remain in its current alignment in order to retain the significant trees along the southern portion of the site.
- All units provide two (2) parking spaces for residents. 12 of the 32 residential parking spaces are in a tandem configuration, which accounts for 38% of the residential parking on site. Both the total number of parking spaces and those spaces in a tandem arrangement meet the Zoning By-law residential parking requirements.

- The applicant is proposing three (3) visitor parking spaces which meets the Zoning By-law requirements for visitor parking.

Amenity Space

- The Zoning By-law requires 48 square metres (516 sq. ft.) for both indoor and outdoor amenity spaces, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 48.3 square metres (520 sq. ft.) of outdoor amenity space. The outdoor amenity space is proposed in the south-east corner of the site and is to be programed with a children's natural play area and a communal picnic table. While it cannot be formally counted as outdoor amenity space as it is in the building setbacks, the applicant is proposing additional 113 square metres (1,216 sq. ft.) of communal outdoor space in the form of garden plots in the north-east corner of the site.
- The applicant is requesting to eliminate the 48 square metre (516 sq. ft.) indoor amenity space requirement due to the scale of the proposed development.
- After speaking with industry peers, various strata corporations, and home owners, the applicant has provided the following rational for requesting to eliminate the indoor amenity space:
 - Small amenity buildings are underutilized and result in increased strata fees due to required repairs and potential break-ins;
 - Homeowners preferred larger outdoor amenity spaces. On this site, the outdoor amenity area is supplemented with open space and tree retention in the southern portion of the property;
 - Previous developments with 20 or more units have not provided indoor amenity spaces, setting a precedent for this 16 unit development; and
 - Neighbouring properties typically rent out their amenity spaces should the residents of the subject development require a meeting room or gathering place.
- The applicant will be required to pay a cash-in-lieu contribution for the elimination of the indoor amenity area in accordance with City policy.

TREES

- Michael Mills, ISA Certified Arborist of Michael J. Mills 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
Deciduous Trees			
Big Leaf Maple	1	1	0
Japanese Maple	2	2	0
Parotia	5	0	5
Black Walnut	1	1	0
Coniferous Trees			
Douglas Fir	16	4	12
Total	25	8	17
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees		37	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 25 protected trees on the site. It was determined that 17 trees (12 trees in the proposed open space and 5 boulevard trees) can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of the multi-use pathway along 28 Avenue was altered in order to maximize tree preservation on the site.
- 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 is proposing 20 replacement trees, exceeding the City requirements.
- The new trees on the site will consist of a variety of trees including dogwood, spruce, magnolia, apple and pear trees.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site with a no required contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 22, 2019. 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"> • Property located within the North Grandview Heights NCP • Propose development is consistent with adjacent projects to the north, east, and west of the subject site.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Seeking NCP amendment to "Multiple Residential (15-25 upa)". • Application includes 113 square metres (1,216 sq. ft.) of communal garden space and each unit has 10 square metres (108 sq. ft.) of back yard space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Climate appropriate, drought-tolerant, and native or adapted plant species are proposed in order to reduce irrigation requirements for onsite landscaping. • 17 trees are proposed to be retained with 20 trees proposed to be planted on site. • Recycling pick-up made available on site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Garages have 20 amp service outlets for level 1 electric vehicle charging. • Connected to off-site pedestrian and multi-use paths. • Storage area within unit garages are available for bicycles.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Ground-oriented townhouses have individual entries facing streets which provides "eyes on the street" surveillance and resident "ownership" of public areas fronting their unit. • Low fencing provided on public streets with higher fencing on remainder of site perimeter. • Shrubs next to entries and patios will be kept at a low height to maintain visibility. • Project provides a playground space and outdoor community gathering areas.
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.

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
Appendix VI.	NCP Amendment Plan
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Bernard Decosse Architect Inc. and PMG Landscape Architects, respectively, dated March 22, 2019.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Required	Proposed
LOT AREA* (in square metres)		
Gross Total		4,051 square metres (1 acre)
Road Widening area		229 square metres (2,465 sq. ft.)
Undevelopable area		
Net Total		3,822 square metres (0.95 acres)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (south)		8.9 metres
Rear (north)		10.4 metres / 7.9 metres
Side #1 (east)		6.0 metres
Side #2 (west)		4.9 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 metres / 3 storeys	11.7 metres / 3 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		16 units
Total		16 units
FLOOR AREA: Residential		
		3,262 square metres
DENSITY		
# of units/ha /# units/acre (gross)		39.5 uph / 16 upa
# of units/ha /# units/acre (net)		41.9 uph / 16.9 upa
FAR (gross)		0.81 FAR
FAR (net)		0.85 FAR
AMENITY SPACE (area in square metres)		
Indoor	3 sq. m. x 16 = 48 sq. m.	0 sq. m.
Outdoor	3 sq. m. x 16 = 48 sq. m.	48.3 sq. m.

Required Development Data	Required	Proposed
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	2.0 x 16 = 32 spaces	32 spaces
Residential Visitors	0.2 x 16 = 3.2	3 spaces
Total Number of Parking Spaces	35 spaces	35 spaces
Number of accessible stalls	N/A	N/A
Number of small cars	1 space	0 spaces
Tandem Parking Spaces: Number / % of Total Number of Units	16 spaces / 50% of 16 units	12 spaces / 37.5% of the units
Size of Tandem Parking Spaces width/length	3.2 metres / 6.1 metres	3.2 metres / 6.1 metres

PROJECT DATA

CIVIC ADDRESS:	2830 - 156 STREET, SURREY BC.
LEGAL DESCRIPTION:	LOT 6, SECTION 23, TOWNSHIP 1, PLAN NWP38924 NWD
LOT AREA:	GROSS: 4,050.9m ² (0.409ha) NET: 3,821.7m ² (0.382ha)
LOT COVERAGE:	BUILDINGS: 1,510.3m ² (39.5%) PAVED/HARD SURFACE: 1,054.1m ² (27.6%) TOTAL: 2,564.4m ² (67.1%)
ZONING:	PROPOSED: CD EXISTING: RA
UNIT TYPES:	10 DOUBLE GARAGE UNITS 6 TANDEM GARAGE UNITS TOTAL = 16 UNITS
BUILDING SETBACKS:	
NORTH:	10.4m / 7.2m
EAST:	6.0m
WEST:	4.9m (156 STREET)
SOUTH:	8.9m / 15.2m (28 AVENUE)
BUILDING HEIGHT:	BLDG. 1: 11.6m, BLDG. 2: 11.7m (13.0m ALLOWED)
DENSITY:	GROSS: 39.5 UNITS/ha NET: 41.9 UNITS/ha
TOTAL BUILDING FLOOR AREA:	3261.7m ²
FAR:	GROSS: 0.81 NET: 0.85
AMENITY:	OUTDOOR: 48.0m ² REQUIRED, 48.3m ² PROVIDED INDOOR: 48.0m ² REQUIRED, NONE PROVIDED
RESIDENT PARKING:	2.0 UNIT = 2.0x16 = 32 SPACES
VISITOR PARKING:	0.2 UNIT = 0.2x16 = 3 SPACES TOTAL = 35 SPACES, 35 PROVIDED

SEAL:

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DATE	ISSUE/REVISION
24/08/18	DRAFT
25/01/19	REZONING & DEVELOPMENT PERMIT APPLICATION
22/03/19	REVISED & REISSUED REZONING & DEVELOPMENT PERMIT APPLICATION
25/03/19	REVISED & REISSUED REZONING & DEVELOPMENT PERMIT APPLICATION
25/03/19	REVISED & REISSUED REZONING & DEVELOPMENT PERMIT APPLICATION

CONSULTANT:

BERNARD DECOSSÉ
ARCHITECT INC.
113 - 118 West Pender St. Vancouver, BC, V6B 1S5
Tel: 604 682 3301 E-Mail: info@decosse.ca

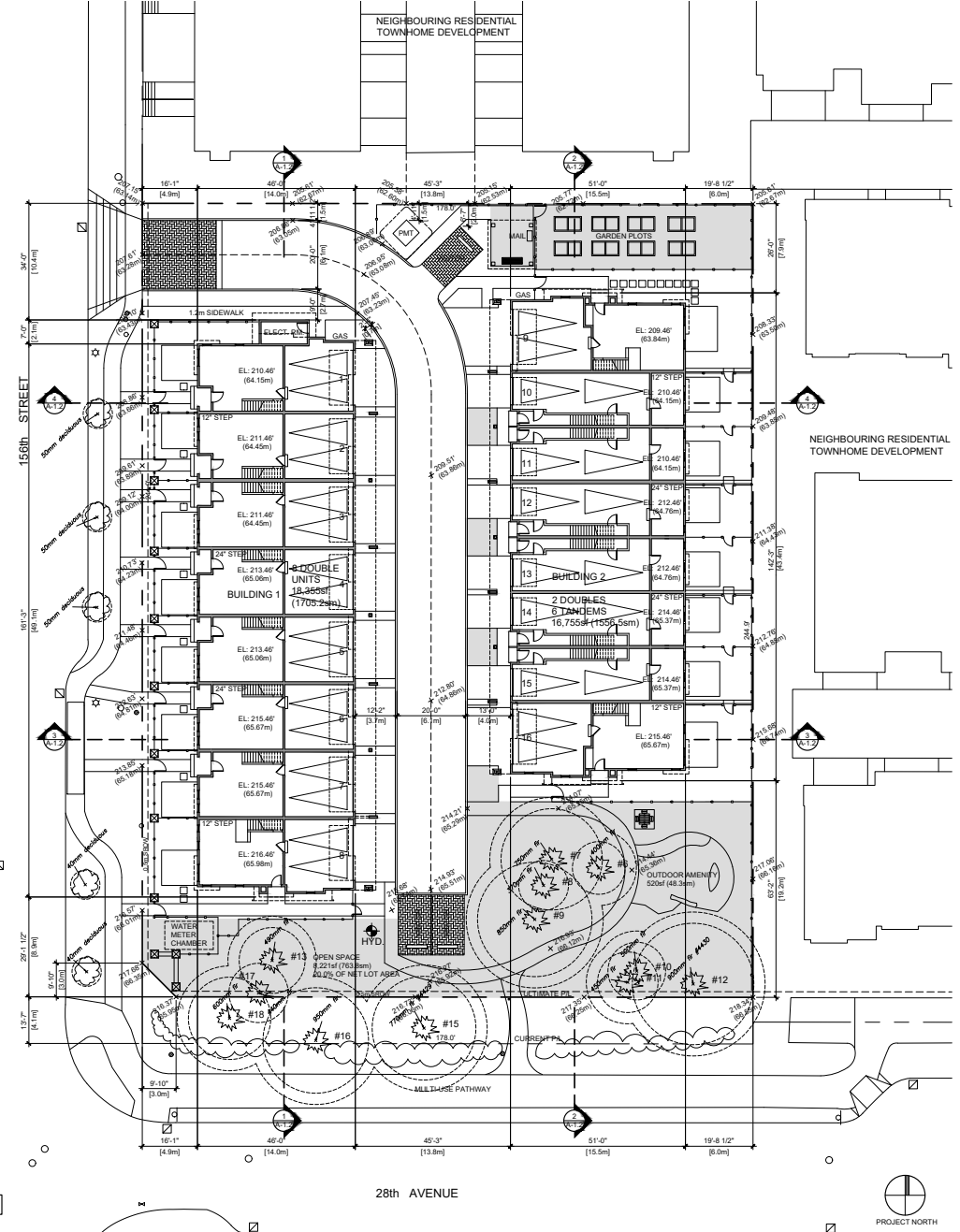
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RESIDENTIAL DEVELOPMENT
2830 - 156th St
Surrey, BC

SHEET TITLE:

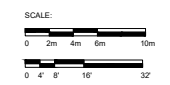
SITE PLAN
PROJECT DATA

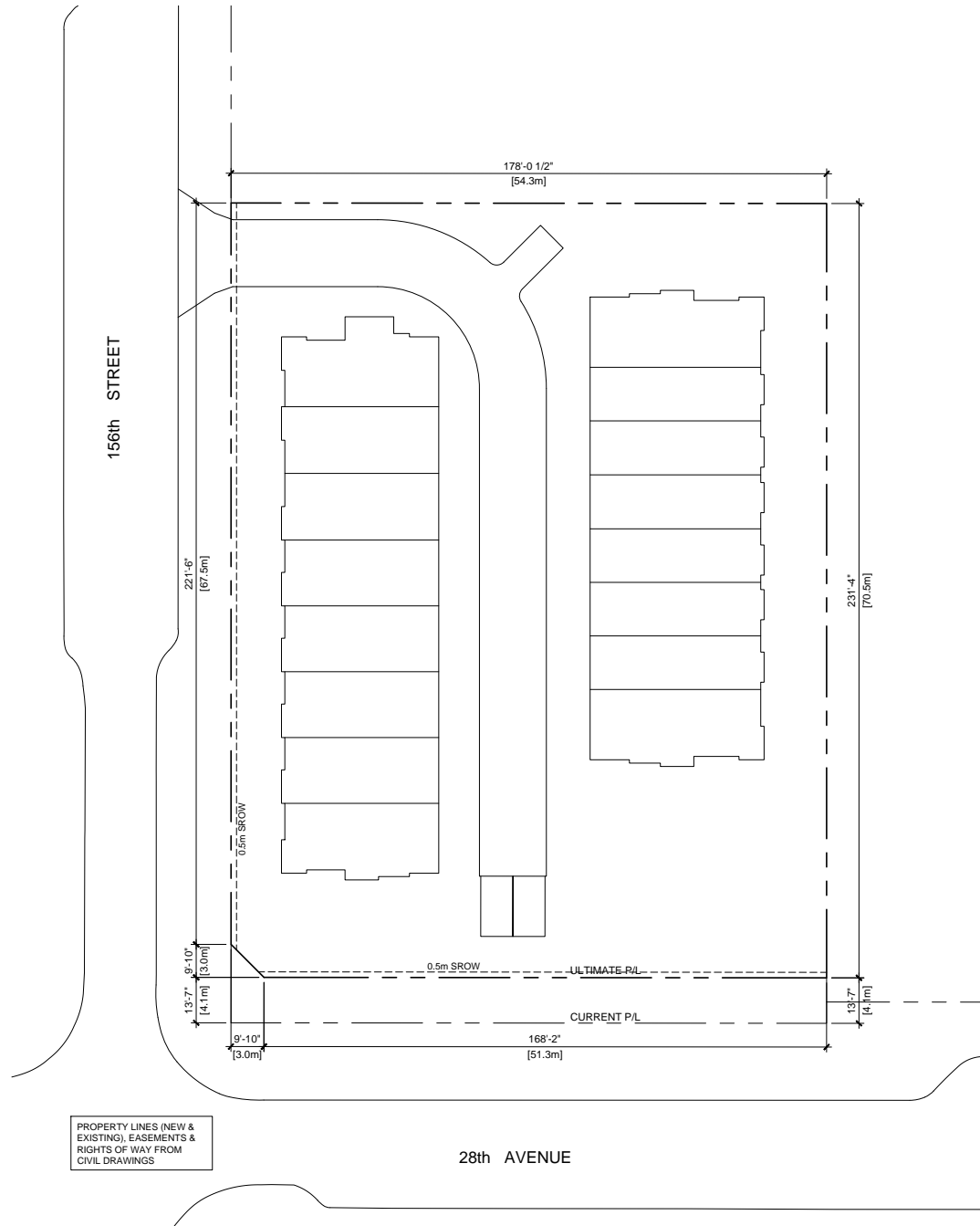
PROJECT NO.:	17-260
START DATE:	DECEMBER 2017
SCALE:	AS NOTED
REVISION NO.:	
SHEET NO.:	A-1.0



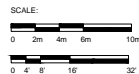
SITE PLAN

28th AVENUE





PROPERTY LINES (NEW & EXISTING), EASEMENTS & RIGHTS OF WAY FROM CIVIL DRAWINGS



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DATE	ISSUE/REVISION
24/08/18	REZONING & DEVELOPMENT PERMIT APPLICATION
25/01/19	REVISED & REISSUED REZONING & DEVELOPMENT PERMIT APPLICATION
22/02/19	REVISED & REISSUED REZONING & DEVELOPMENT PERMIT APPLICATION

CONSULTANT:

BERNARD DECOSSE
ARCHITECT INC.

113 - 119 West Pender St. Vancouver, BC, V6B 1S5
Tel: 604 682 3301 E-Mail: info@bdarch.ca

PROJECT TITLE:

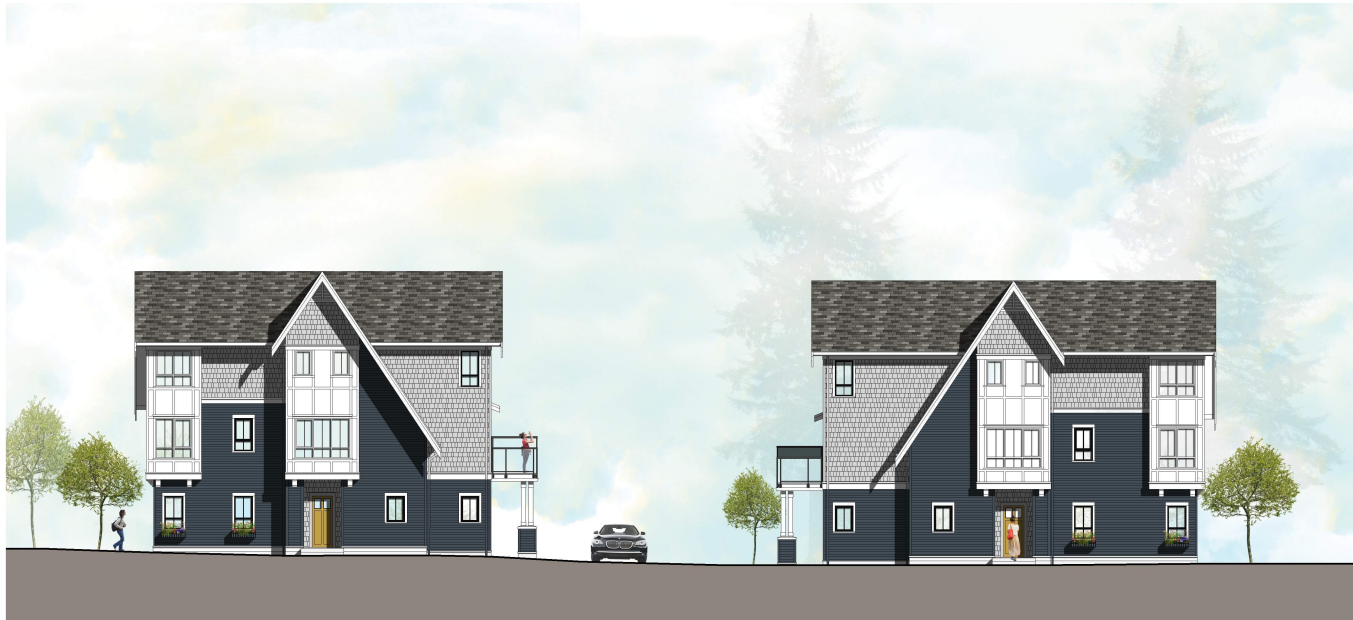
RESIDENTIAL DEVELOPMENT
2830 - 156th St
Surrey, BC

SHEET TITLE:

PROPERTY LINES

PROJECT NO.:	17-260
START DATE:	DECEMBER 2017
SCALE:	1/16" = 1'-0"
REVISION NO.:	
SHEET NO.:	

A-1.0a



SOUTH ELEVATION (28TH AVENUE)



WEST ELEVATION (156TH STREET)

BERNARD DECOSSE
ARCHITECT INC.

111 West Pender St. Vancouver, BC, V6B 1B5
Tel: 604 682 2301 E-Mail: info@berndecosse.ca

PROJECT TITLE:

RESIDENTIAL
DEVELOPMENT
2830 - 156th St
Surrey, BC

SHEET TITLE:

RENDERED ELEVATIONS

PROJECT NO.: 17-260

START DATE: DECEMBER 2017

SCALE: 1/8" = 1'-0"

REVISION NO.:

SHEET NO.:

A-1.1

24 AUG/18

DATE LAST REVISED



2 STREETScape 2 - 28TH AVENUE
SCALE: 1/16"=1'-0"



1 STREETScape 1 - 156TH STREET
SCALE: 1/16"=1'-0"

SEAL

THIS DRAWING HAS NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND
LEVELS FROM THE CONTRACT DOCUMENTS AND SHALL BE RESPONSIBLE
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DATE	ISSUE/REVISION
08/17	DATE
24/08/18	REZONING & DEVELOPMENT PERMIT APPLICATION
25/01/19	REVISED & RESUBMITTED REZONING & DEVELOPMENT PERMIT APPLICATION
22/03/19	REVISED & RESUBMITTED REZONING & DEVELOPMENT PERMIT APPLICATION

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

113 - 119 West Pender St. Vancouver, BC, V6B 1S5
Tel: 604 682 3301 E-Mail: info@bdarch.ca

PROJECT TITLE:

RESIDENTIAL DEVELOPMENT
2830 - 156th St
Surrey, BC

SHEET TITLE:

STREETSCAPES

PROJECT NO.:	17-260
START DATE:	DECEMBER 2017
SCALE:	AS NOTED
REVISION NO.:	
SHEET NO.:	

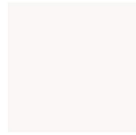
A-1.3



① FIBER-CEMENT BOARD HORIZONTAL SIDING - PAINTED (4" EXPOSURE)
W/ PAINTED CORNER BOARDS TO MATCH - KRIMSON LAKE (90BG 08/075)



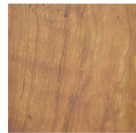
② FIBER CEMENT BOARD SHINGLES: PAINTED
W/ PAINTED CORNER BOARDS TO MATCH - LIGHT SILVER SAGE (90YY 73/040)



③ FIBER CEMENT BOARD & BATTENS - PAINTED
PAINTED CORNER BOARDS & BATTENS TO MATCH - SWISS WHITE (30BG 72/017)



④ ASPHALT ROOF SHINGLES: IKO CAMBRIDGE WEATHERWOOD



⑤ SOLID CORE WOOD DOOR: STAINED - NATURAL TRANSLUCENT STAIN



⑥ DOUBLE-GLAZED VINYL FRAMED WINDOWS:
MANUFACTURER'S BLACK OR WHITE W/ WOOD TRIM



⑦ DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS:
MANUFACTURER'S BLACK W/ WOOD TRIM



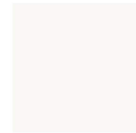
⑧ WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS,
WOOD CLAD POSTS, WOOD BRACKETS - PAINTED
- SWISS WHITE (30BG 72/017)



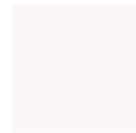
⑨ PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS:
POWDER COATED - BLACK



⑩ PREFINISHED OVERHEAD GARAGE DOOR:
MANUFACTURER'S WHITE



⑪ PAINTED METAL DOOR IN METAL FRAME
AT ELECTRICAL ROOM - SWISS WHITE (30BG 72/017)



⑫ PREFINISHED ALUMINUM GUTTERS & RAIN WATER LEADERS
- COLOUR TO MATCH FIELD COLOUR

BERNARD DECOSSE
ARCHITECT INC.

113 - 119 West Pender St. Vancouver, BC V6B 1S5
Tel: 604 682 3301 E-Mail: info@bernarddecosse.ca

PROJECT TITLE:

RESIDENTIAL
DEVELOPMENT
2830 - 156th St
Surrey, BC

SHEET TITLE:

MATERIALS AND COLOURS

PROJECT NO.: 17-260
START DATE: DECEMBER 2017

SCALE:

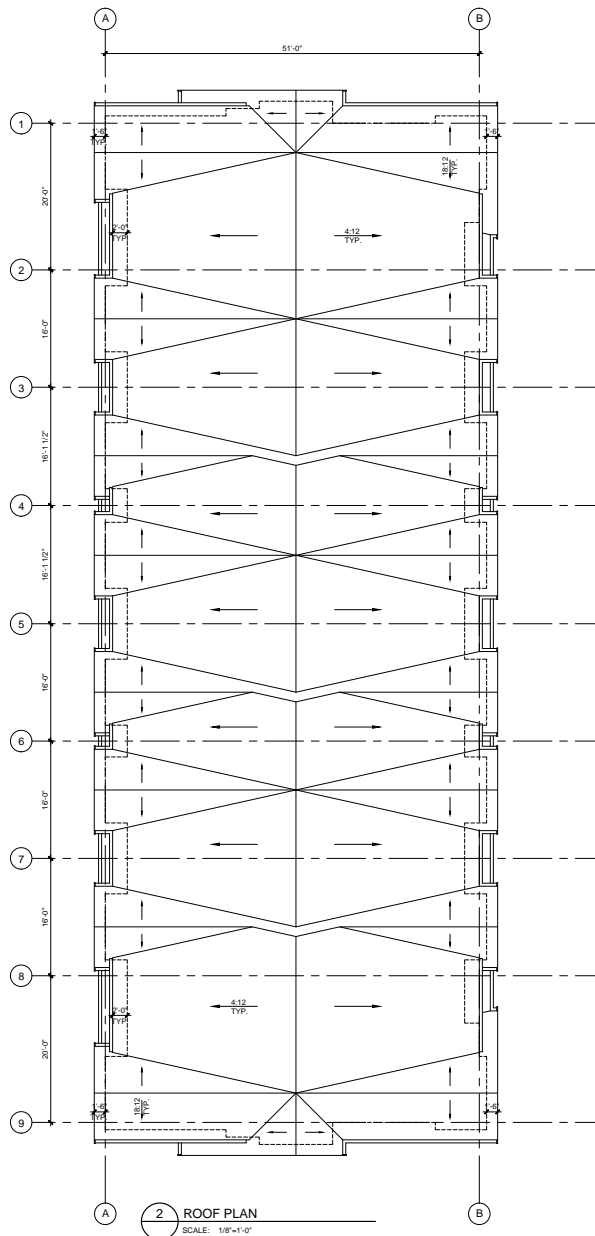
REVISION NO.:

SHEET NO.:

A-1.4

24 AUG/18

DATE LAST REVISED



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DATE	ISSUE/REVISION
DRAFT	
24/08/18	REZONING & DEVELOPMENT PERMIT APPLICATION
25/01/19	REVISED & REISSUED REZONING & DEVELOPMENT PERMIT APPLICATION
22/02/19	REVISED & REISSUED REZONING & DEVELOPMENT PERMIT APPLICATION

CONSULTANT:

BERNARD DECOSSE
 ARCHITECT INC.

113 - 118 West Pender St. Vancouver, BC, V6B 1S5
 Tel: 604 682 3301 E-Mail: info@bdarch.ca

PROJECT TITLE:

RESIDENTIAL
 DEVELOPMENT
 2830 - 156th St
 Surrey, BC

SHEET TITLE:

BUILDING 2
 LEVEL 3 PLAN
 ROOF PLAN

PROJECT NO.:	17-260
START DATE:	DECEMBER 2017
SCALE:	AS NOTED
REVISION NO.:	
SHEET NO.:	

A-2.4



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DATE:	ISSUE/REVISION
24/09/18	REZONING & DEVELOPMENT PERMIT APPLICATION
25/01/19	REVISED & REISSUED REZONING & DEVELOPMENT PERMIT APPLICATION
22/03/19	REVISED & REISSUED REZONING & DEVELOPMENT PERMIT APPLICATION

MATERIAL KEY

- 1 FIBER-CEMENT BOARD HORIZONTAL SIDING - PAINTED (4" EXPOSURE)
- 2 W/ PAINTED CORNER BOARDS TO MATCH
- 3 FIBER-CEMENT BOARD SHINGLES - PAINTED
- 4 W/ PAINTED CORNER BOARDS TO MATCH
- 5 FIBER-CEMENT BOARD & BATTENS - PAINTED
- 6 PAINTED CORNER BOARDS & BATTENS TO MATCH
- 7 ASPHALT ROOF SHINGLES
- 8 SOLID CORE WOOD DOOR - STAINED
- 9 DOUBLE-GLAZED VINYL FRAMED WINDOWS W/ WOOD TRIM
- 10 DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS, W/ WOOD TRIM
- 11 WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS, WOOD CLAD POSTS, WOOD BRACKETS - PAINTED
- 12 PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
- 13 PREFINISHED OVERHEAD GARAGE DOOR
- 14 PAINTED METAL DOOR IN METAL FRAME AT ELECTRICAL ROOM
- 15 PREFINISHED ALUMINUM GUTTERS & RAIN WATER LEADERS - COLOUR TO MATCH FIELD COLOUR
- 16 PREFINISHED METAL LOUVERED ATTIC VENT

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

113 - 119 West Pender St. Vancouver, BC, V6B 1S5
Tel: 604 682 3301 E-Mail: info@bdarch.ca

PROJECT TITLE:

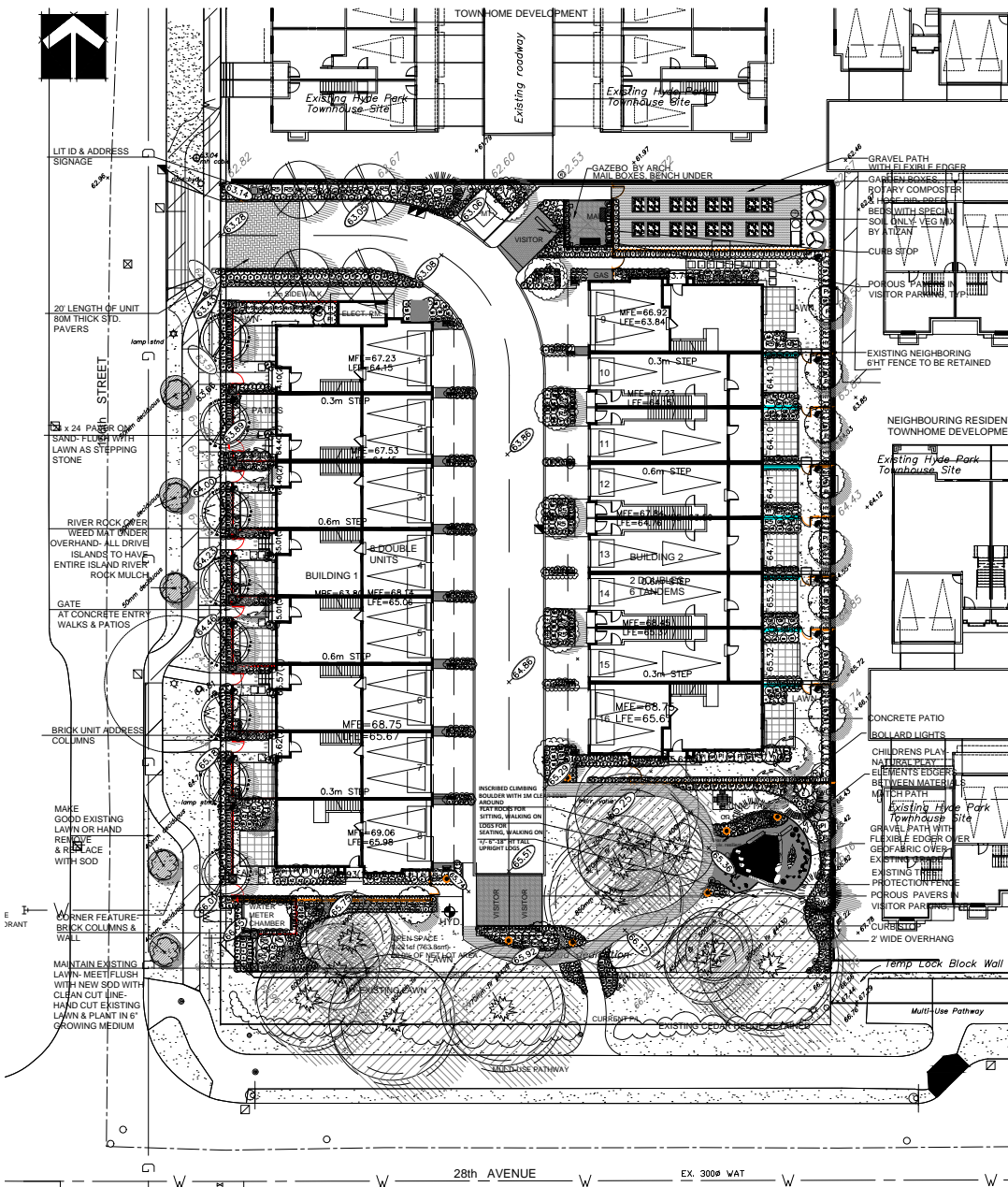
RESIDENTIAL DEVELOPMENT
2830 - 156th St
Surrey, BC

SHEET TITLE:

BUILDING 2 ELEVATIONS

PROJECT NO.:	17-260
START DATE:	DECEMBER 2017
SCALE:	AS NOTED
REVISION NO.:	
SHEET NO.:	

SEAL:



PLANT SCHEDULE

NO.	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 18-008
1	1	ABIES FRASERI	FRASER FIR	3M HT. B&B
2	1	AMELANCHIER X GRANDIFLORA PRINCESS DIANA	PRINCESS DIANA SERVICEBERRY	3M HT. B&B
3	1	CORNUS KOUSA 'SATOM'	PINK KOUSA DOGWOOD	3M HT. B&B
4	1	DWARF MULTI TYPE APPLE TREES	APPLE VARS	2M HT
5	1	MAGNOLIA GRANDIFLORA LITTLE GEM	COLUMNAR EVERGREEN MAGNOLIA	6CM CAL. 1.5M STD. B&B
6	1	MAGNOLIA 'YELLOW BIRD'	'YELLOW BIRD' MAGNOLIA	5CM CAL.
7	1	PIRUS GALEYANA 'SHANTICLEER'	SHANTICLEER PEAR	5CM CAL. 1.5M STD. B&B
8	1	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA, RED VIOLET	42 POT. 25CM
9	1	BUXUS SEMPERVIRENS 'GREEN VELVET'	GREEN VELVET BOXWOOD	43 POT. PRUNE TO HEDGE
10	1	HYDRANGEA PANDICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA, LIMEGREEN PINK	43 POT. 50CM
11	1	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	43 POT. 50CM
12	1	RHOODOENDRON 'PJM'	RHOODOENDRON	43 POT. 50CM
13	1	RHOODOENDRON 'KEU JANEK'	RHOODOENDRON, PINK	43 POT. 50CM
14	1	RHOODOENDRON CATAWBIENSE 'ALBUM'	WHITE CATAWBA RHOODOENDRON	43 POT. 80 CM
15	1	SHIMADA JAPONICA 'MAGNOPHYLLA'	LARGE LEAF JAPANESE SHIMADA	43 POT. 50CM
16	1	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIRAEA	41 POT. 25CM
17	1	TAXUS X MEDIA 'HICKSI'	HICKS YEW	1.5M
18	1	VIBURNUM 'F.T. SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	43 POT. 50CM
19	1	HAKONECHLOA MACRA 'AUROREA'	VARIEGATED JAPANESE FOREST GRASS	41 POT.
20	1	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAINE HAIR GRASS	41 POT.
21	1	PENISTETUM ALDOPEUROIDES LITTLE BUNNY	DWARF FOUNTAIN GRASS	41 POT.
22	1	STIPA TENISSIMA	MEXICAN FEATHER GRASS	41 POT.
23	1	DIANTHUS 'LITTLE JOCK'	EVERGREEN DIANTHUS, PINK	15 CM POT.
24	1	HOSTA 'BEBOLDIANA ELEGANS'	HOSTA, LARGE, BLUE	41 POT, 1 EYE
25	1	NEPETA 'FAASSEN' DROMOPOR'	BLUE CATMINT	15CM POT.
26	1	SAVIA OFFICINALIS 'PURPUREA'	PURPLE LEAVED SAGE	11 CM POT.
27	1	SEDUM TELEPHUM 'HERBSTFREUDE'	AUTUMN JOY STENOPOD	5CM POT.
28	1	EUCONYMUS JAPONICA 'EMERALD 'N GOLD'	EUCONYMUS, GOLD VARIEGATED	41 POT. 25CM
29	1	GAULTHERIA SHALLOON	SALAL	41 POT. 30CM
30	1	POA VETCHIKUM MANTUM	WESTERN SWORD FERN	41 POT. 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND BUY MAKE PLANT MATERIAL AVAILABLE FOR OPTICAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINTLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO BE VERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION.

FENCE KEY

42" HT FENCE WITH GATE	
STREET FRONT FENCE	
6' HT WOOD FENCE	

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
	EXTERIOR BOLLARD
	EXTERIOR LANDSCAPING UP-LIGHT

NO.	DATE	REVISION DESCRIPTION	DR.
1	19 MAR 20	REVISION AS PER CLIENT REQUEST	SD
2	19 MAR 21	FOR ISSUE, NEW SITE PLAN	PC/D
3	19 MAR 21	NEW SITE PLAN	SD
4	19 MAR 21	NEW STRIKING PLANS	SD
5	19 MAR 21	NEW WATER METER CHAMBER	SD
6	19 MAR 21	DP SUBMISSION	PC

CLIENT: ZENTERRA GRANDVIEW LP

WITH: BERNARD DECOSSE ARCHITECT INC.

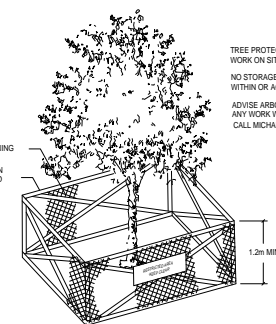
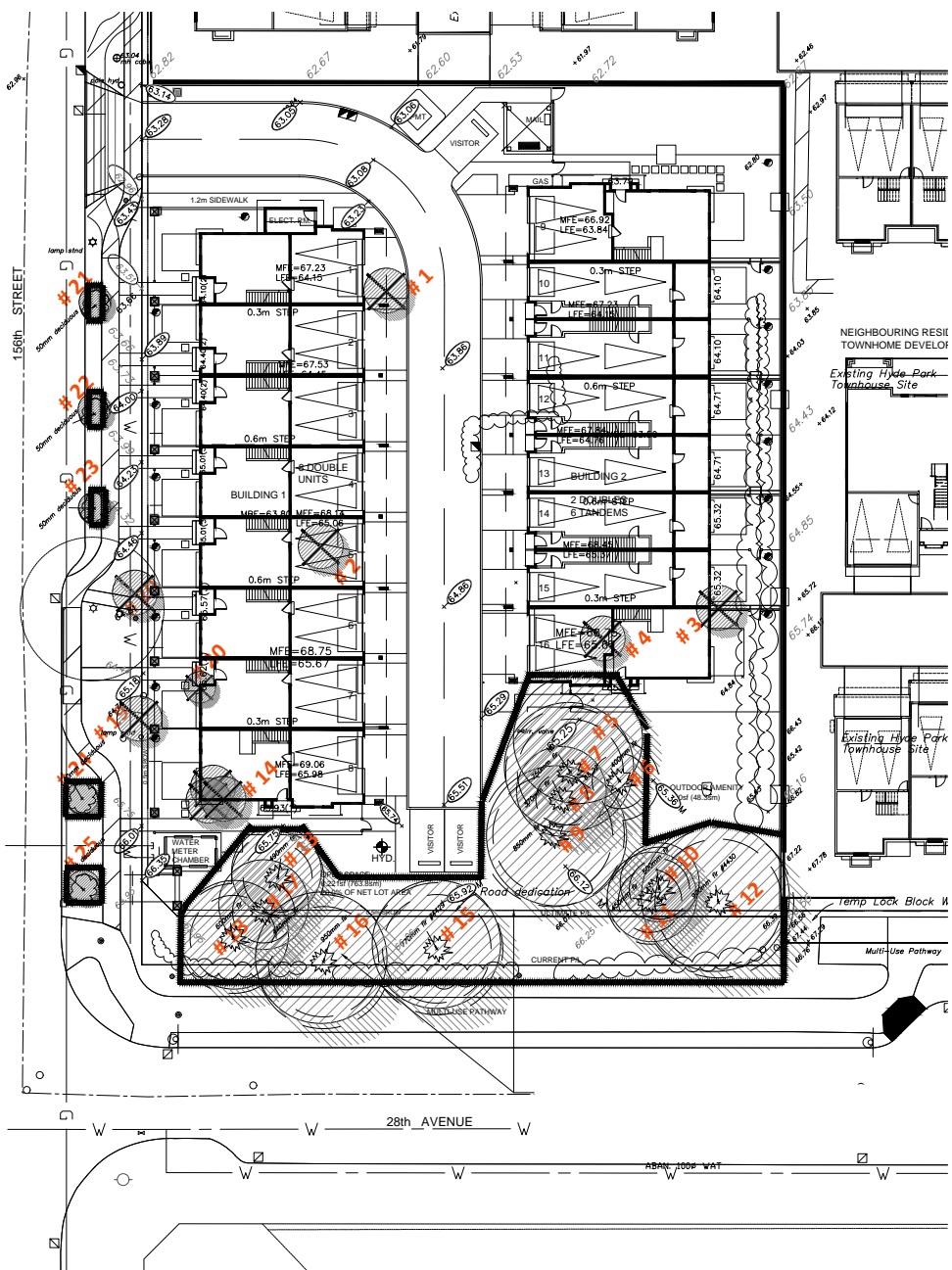
PROJECT:
HYDE PARK PHASE 2 TOWNHOUSE DEVELOPMENT

2830 - 156TH STREET SURVEY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: June 27, 2018 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD/PC
CHKD: PCM
L1
OF 3

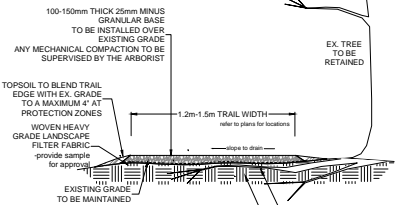
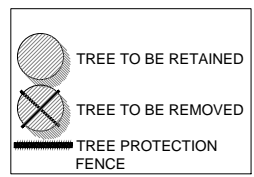
SEAL:



TREE PROTECTION TO BE IN PLACE PRIOR TO ANY WORK ON SITE. CALL CITY OF SURREY FOR REVIEW.
NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER
ADVISE ARBORIST WITH 3 DAYS NOTICE OF ANY WORK WITHIN THE PROTECTED AREA CALL MICHAEL MILLS AT 604-230-4711

PLASTIC MESH SCREENING
SOLID 2x4 CONSTRUCTION WITH CROSS BRACING AND TOP AND BOTTOM RAILS

1A TREE PROTECTION BARRIER



100-150mm THICK 25mm MINUS GRANULAR BASE TO BE INSTALLED OVER EXISTING GRADE
ANY MECHANICAL COMPACTION TO BE SUPERVISED BY THE ARBORIST

TOPSOIL TO BLEND TRAIL EDGE WITH EX. GRADE TO A MAXIMUM 4" AT PROTECTION ZONES
WOVEN HEAVY GRADE LANDSCAPE FILTER FABRIC—provides sample for approval
EXISTING GRADE TO BE MAINTAINED

EX. TREE TO BE RETAINED

THIS DETAIL SHALL APPLY TO ALL SECTIONS OF TRAIL THAT PASS WITHIN EXISTING TREE PROTECTION ZONES OR EXISTING TREE CANOPIES. FOR ALL TREES MARKED FOR RETENTION (REFER TO ARBORIST'S REPORT).

FINAL TRAIL ALIGNMENT WITHIN TREE PROTECTION ZONES TO BE FLAGGED BY LANDSCAPE ARCHITECT IN THE FIELD TO MINIMIZE DISTURBANCE TO EXISTING TREES.

FINAL TRAIL ALIGNMENT TO BE REVIEWED AND OK'D BY THE LANDSCAPE ARCHITECT AND ARBORIST PRIOR TO INSTALLATION.

ALL WORK WITHIN TREE PROTECTION AREAS TO BE UNDER THE DIRECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT AND ARBORIST.

GRAVEL PATHWAY - tree preservation zones

NO.	DATE	REVISION DESCRIPTION	DR.
1	19 MAR 25	REVISION AS PER CLIENT REQUEST	SD
2	19 MAR 25	FOR ISSUE, NEW SITE PLAN	PC/DO
3	19 MAR 27	NEW SITE PLAN	SD
4	19 MAR 27	NEW STRIKING PLANS	SD
5	19 JUN 23	NEW STRIKING PLANS	SD
6	25 JAN 25	NEW WATER METER CHAMBER	SD
7	18 AUG 24	DP SUBMISSION	PC

CLIENT: ZENTERRA GRANDVIEW LP

WITH: BERNARD DECOSSE ARCHITECT INC.

PROJECT:
HYDE PARK PHASE 2 TOWNHOUSE DEVELOPMENT

2830 - 156TH STREET SURREY

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: June 27, 2018 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD/PC
CHKD: PCM

L3
OF 3

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

FROM: **Development Engineer, Engineering Department**

DATE: **Mar 26, 2019** PROJECT FILE: **7818-0237-00**

RE: **Engineering Requirements
Location: 2830 156 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE

Property and Right-of-Way Requirements

- Dedicate 4.142 m along 28 Avenue for ultimate 24.0 m Collector Road Standard with a multi-use pathway (MUP);
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 28 Avenue and 156 Street; and
- Register a 0.5 m SRW along 28 Avenue for service connections and sidewalk maintenance.

Works and Services

- Construct north side of 28 Avenue to a unique Collector Road Standard for tree retention;
- Widen the existing MUP fronting the development along 28 Avenue to 4.0 m wide and provide an ultimate R=5.0 MUP transition, design to include a cycling ramp and pavement marking to the east of the proposed development;
- Remove existing driveways along 156 Street and construct a 7.3 m wide concrete letdown along 156 Street;
- Construct on-site storm and sanitary main within easement (E114-0071) to connect to the existing 375 mm CP and 200 mm CP mains on Mountain view Drive;
- Abandon all existing service connections to City Standard;
- Provide an adequately-sized water metered service connection with a backflow preventer for service connections that have a fire line;
- Provide on-site sustainable drainage features as per the North grand View Heights Neighborhood Concept Plan (NCP) and Old logging Ditch and Burrow's Ditch Integrated Stormwater Management Plan (ISMP) requirements; and
- The applicant must pay all applicable charges and levies as a condition of the servicing agreement.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Acting Development Services Manager
SC

NOTE: Detailed Land Development Engineering Review available on file



Planning

January 30, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0237 00

SUMMARY

The proposed 16 townhouse units are estimated to have the following impact on the following schools:

16 townhouse units

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2018 Enrolment/School Capacity

Sunnyside Elementary	
Enrolment (K/1-7):	99 K + 556
Operating Capacity (K/1-7)	95 K + 326
Semiahmoo Secondary	
Enrolment (8-12):	1684
Capacity (8-12):	1300

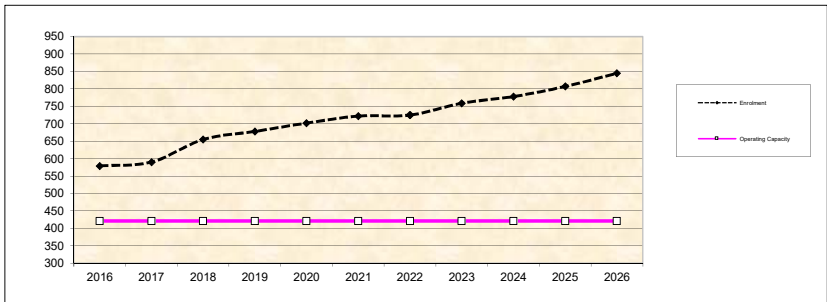
School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new Sunnyside Elementary was opened September 2013 on the east side of Highway 99. As of September 2018, there are currently 9 portables on site used for enrolling classroom space. As part of the District's 2019/20 Five Year Capital Plan Submission to Ministry of Education, the District is requesting a 200 capacity addition targeted to open 2021. The project has not received Ministry approval to move to design and construction. Even with this proposed addition, some portable may be required to remain on site to meet projected longer term growth in the catchment.

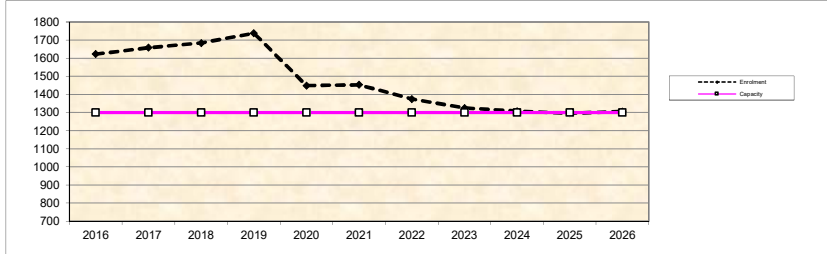
In March 2018, the Ministry of Education approved the funding to design and build a new 655 capacity elementary school, Edgewood Drive, located at 23rd Avenue and 166th Street. The school is targeted to open September 2021 and may provide some enrolment relief to Sunnyside.

The District is currently in design and construction on a new 1500 capacity high school, Grandview Heights Secondary, to be located in the Grandview area which is targeted to open September 2021. This new secondary is intended to provide enrolment relief to Earl Marriott Secondary.

Sunnyside Elementary



Semiahmoo 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.

August 24th, 2018

16 Unit Townhouse Development (Hyde Park II)
 2830 156th Street, Surrey
 MJM File # 1802

Tree Preservation Summary

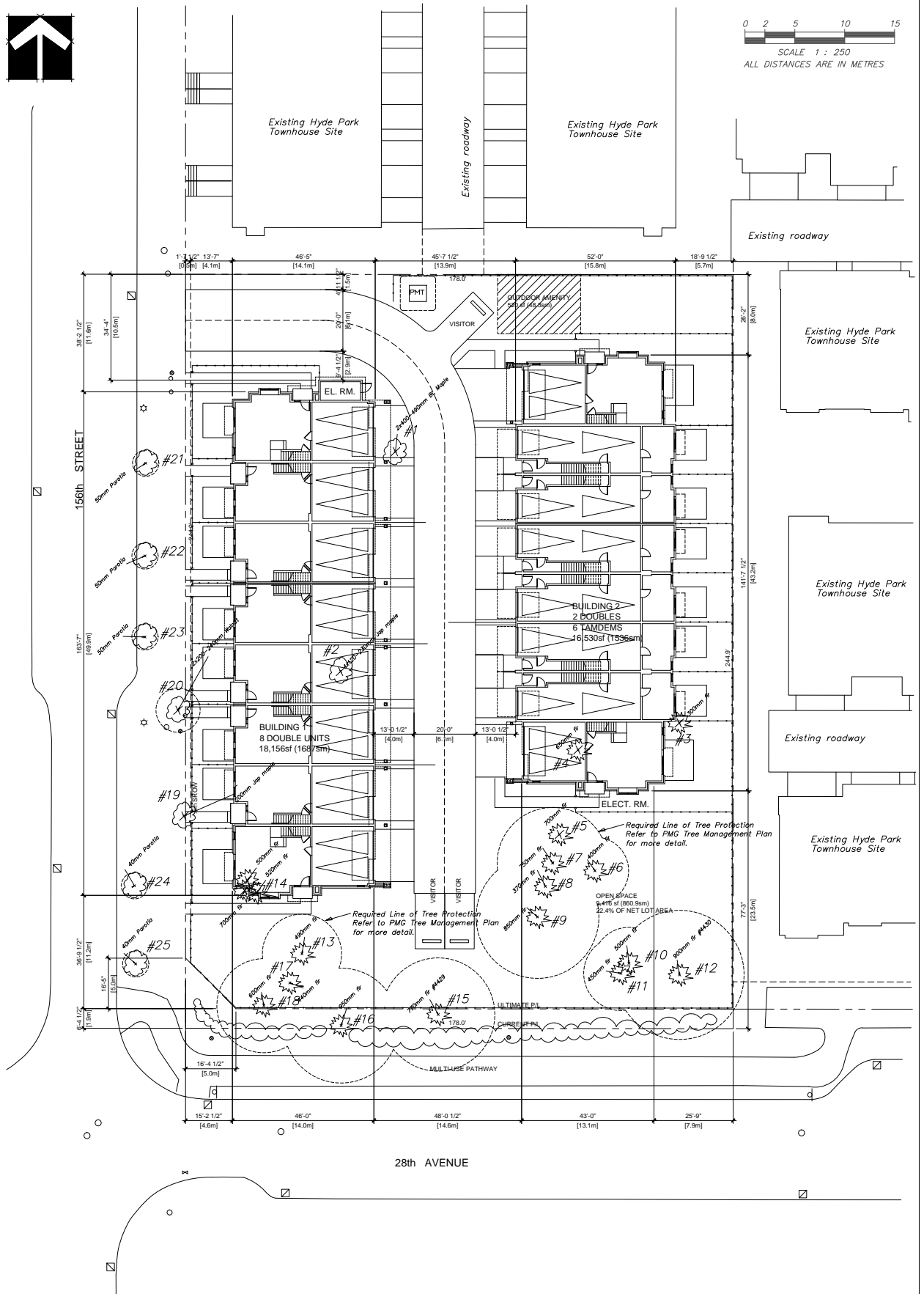
Surrey Project : ?
Address: 2830 – 156th Street Surrey
Registered Arborist: Michael Mills, for PMG

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	25
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	17
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 8 </u> X two (2) = 16	16
Replacement Trees Proposed (refer to PMG Landscape)	20
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	None
Replacement Trees Proposed	n/a
Replacement Trees in Deficit	n/a



0 2 5 10 15
 SCALE 1 : 250
 ALL DISTANCES ARE IN METRES



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Site plan information Provided by Bernard Decosse Architect Inc.

Survey information Provided by Murray and Associates BCLS
 File No. 9243-TOPO3
 Field work completed on Nov 16, 2017

**MICHAEL J MILLS CONSULTING
 CERTIFIED ARBORIST**

PROJECT:
**Hyde Park II
 16 Unit Townhouse Development**

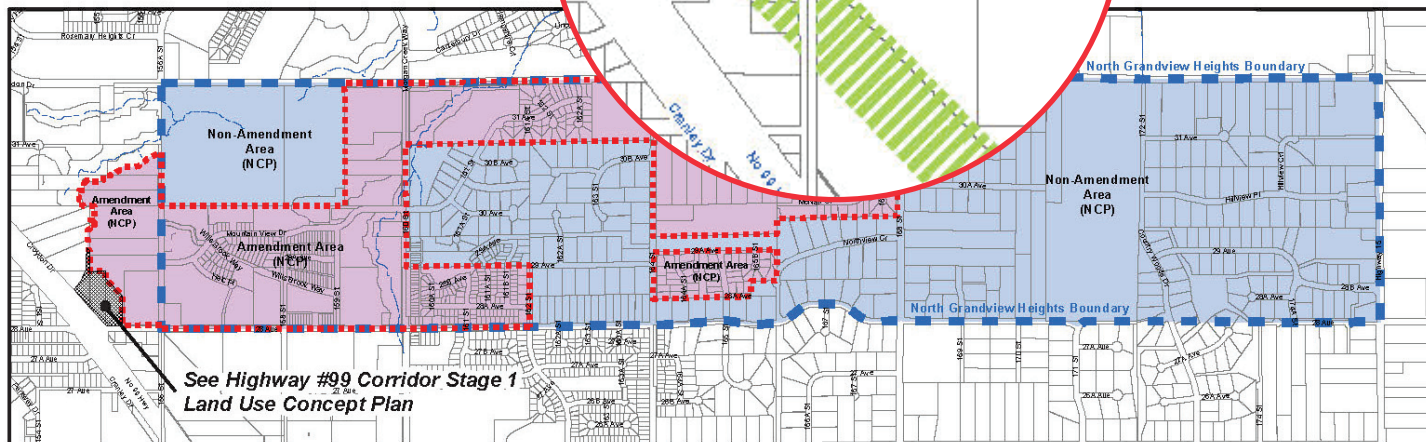
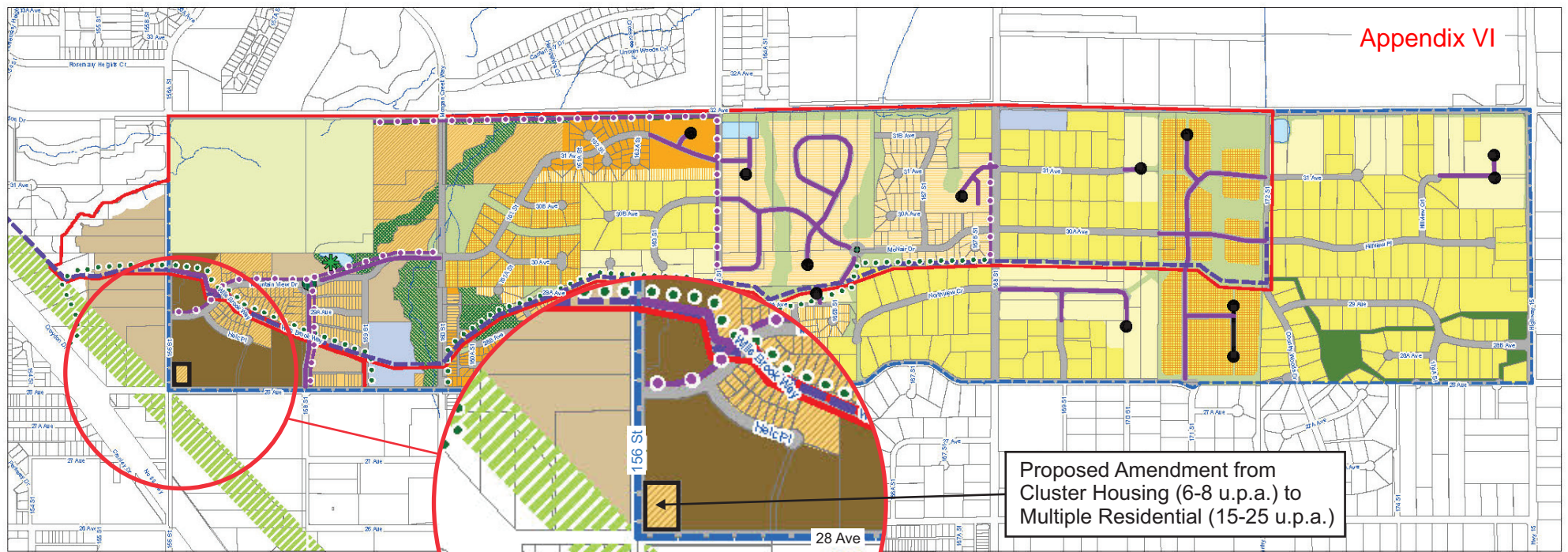
**2830 156th Street
 SURREY**

LEGEND

- Surveyed tree location
- Denotes tree size and species
- Denote Arborist ref #
- Denotes tree to be removed

DRAWING TITLE:
ARBORIST REPORT SITE PLAN

DATE: AUGUST 24, 2018
 SCALE: 1 / 250
 DRAWN: MJM
 DESIGN:
 CHKD: **1 OF 1**
 MJM PROJECT NUMBER: **1802**



Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

- Proposed One Acre Residential (RA)
- Proposed One Acre Residential Cross Density (RA-G)
- Single Detached (2 u.p.a.)
- Single Detached (3-4 u.p.a.)
- Larger Transition Lots (2-3 u.p.a.)
- Single Detached (4-6 u.p.a.)
- Cluster Housing (6-8 u.p.a.)
- Single Detached (7 u.p.a.)
- Single Family Small Lots
- Multiple Residential (15-25 u.p.a.)

- Townhouse 15 u.p.a. max
- Existing One Acre & Half Acre Lots
- Environmental Area
- Proposed Open Space / Linear Open Space
- Existing Elementary School
- Existing Cemetery
- Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage)

- Study Area Boundary
- Plan Area-NCP Area Boundary
- Hydro Right of Way / Greenway
- Proposed North Grandview Interceptor
- Creeks
- Proposed Roads

- Enhanced Sidewalk/Walkway
- Linear Park / Multi-use Trail
- Round-About
- Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage)



NORTH GRANDVIEW HEIGHTS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: January 11, 1999 Amended 14 A/Jn 2019

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

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)

Parcel Identifier: 007-445-369
Lot 6 Section 23 Township 1 New Westminster District Plan 36924

2830 - 156 Street

(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 *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* in existing *urban* areas.

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 *unit density* shall not exceed 1 *dwelling unit* per acre. 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 0.85; and
 - (b) The *unit density* shall not exceed 42 *dwelling units* per hectare [17 u.p.a.].

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i> (south)	<i>Rear Yard</i> (north)	<i>Side Yard</i> (east)	<i>Side Yard on Flanking Street</i> (west)
<i>Principal Buildings</i>		8.9 metres [29 ft.]	7.9 metres [26 ft.]	6.0 metres [20 ft.]	4.9 metres [16 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 11.8 metres [39 ft.].

2. Accessory Buildings: The height of accessory buildings and structures 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 forty percent (40%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;
 - (b) *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;
 - (c) *Tandem parking spaces* must be attached to each *dwelling unit*; and
 - (d) Both *tandem parking spaces* must be held by the same owner.

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>
2,000 sq.m. [0.5 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" and the "Surrey Development Cost Charge By-law", as amended.
8. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
10. 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