

ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0252-00
7918-0252-01

Planning Report Date: September 27, 2021

Development Variance Permit

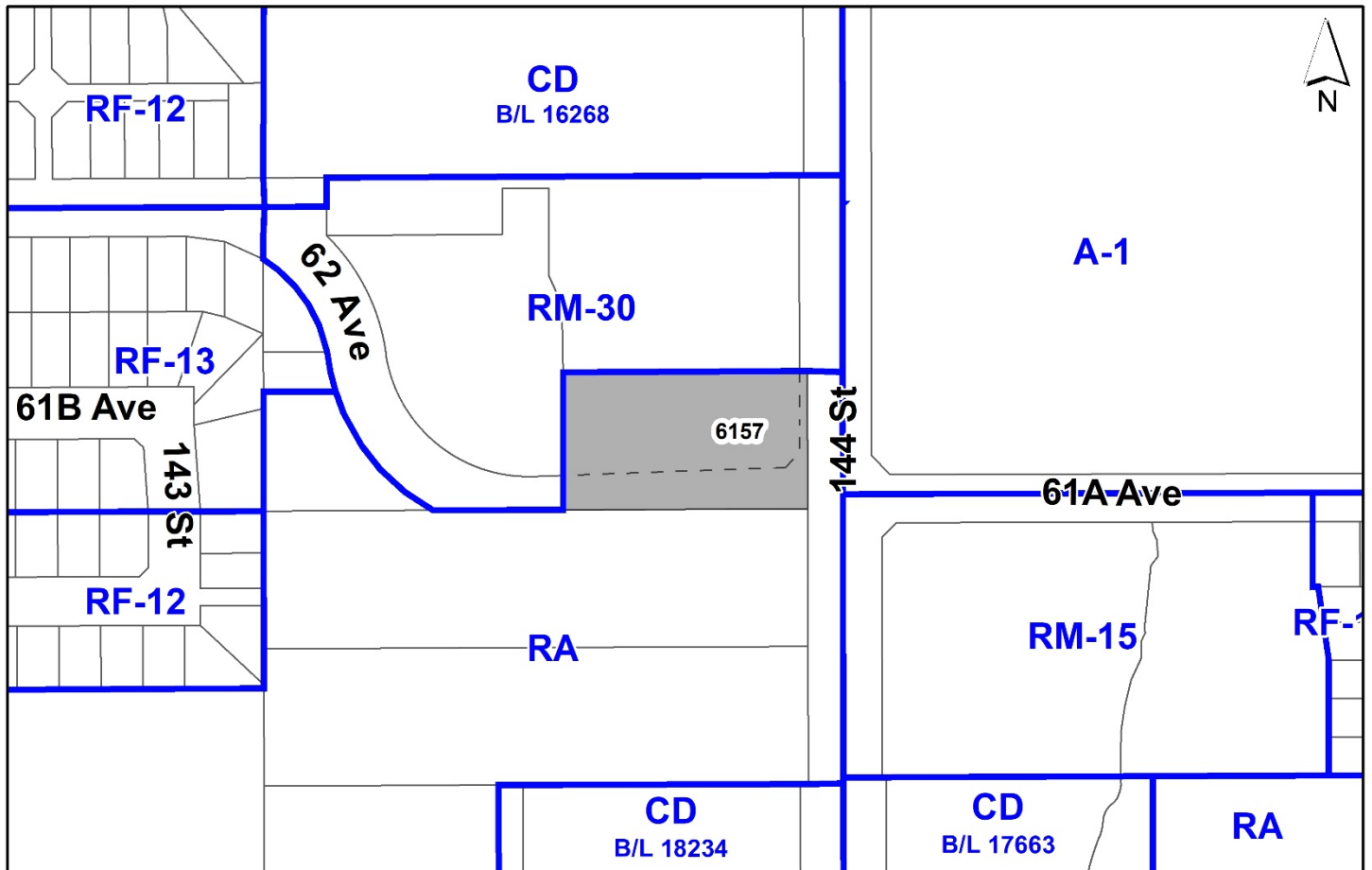
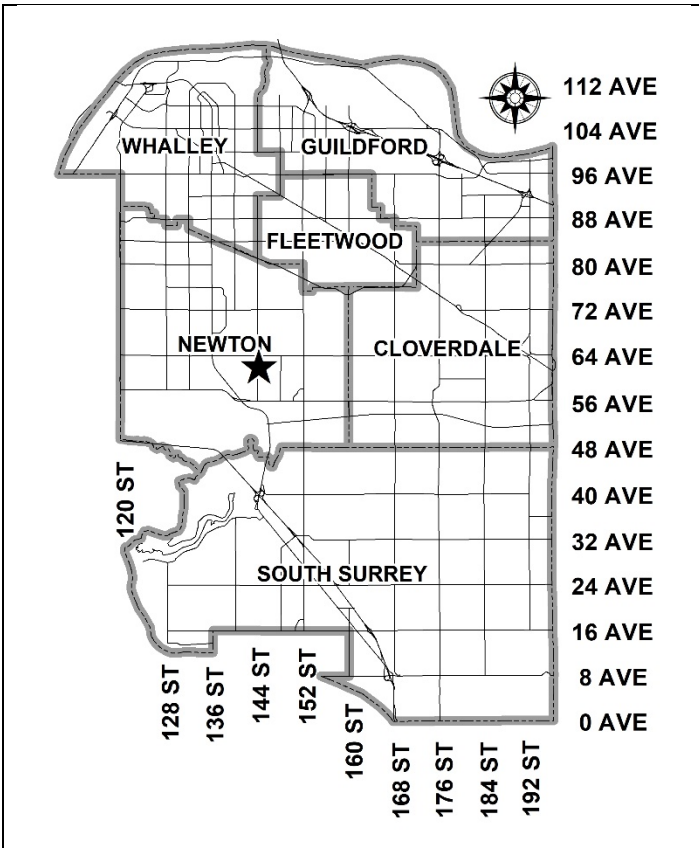
- to reduce the minimum required indoor amenity space for a 19-unit townhouse development located in the South Newton Neighbourhood Concept Plan area

LOCATION: 6157 - 144 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (15 upa) & Detention Ponds



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary Part 4 "General Provisions" of the Surrey Zoning By-law to reduce the minimum indoor amenity space required for a 19-unit townhouse development from 37 square metres to 0 square metres (0 sq.ft.).

RATIONALE OF RECOMMENDATION

- On April 15, 2019, Council considered Planning and Development Report No. 7918-0252-00, proposing a Neighbourhood Concept Plan Amendment, Rezoning, Development Permit and Development Variance Permit in order to permit the development of 19 townhouse units on the subject site. Following a Public Hearing on April 29, 2021, Council granted third reading for the Rezoning Bylaw to rezone the site to the "Multiple Residential 30 Zone (RM-30)" and approved the applicant's request to eliminate the required indoor amenity space, among other things.
- On November 18, 2019, Council gave final adoption to Text Amendment By-law No. 19945 (Corporate Report R206; 2019) which included amendments to add minimum indoor and outdoor amenity space requirements to various multiple residential zones within the Surrey Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)".
- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 57 square metres of indoor amenity space. As per the 2019 amendments to the Zoning By-law, for ground-oriented multiple unit residential projects proposing 11 to 24 units, the minimum required physical indoor amenity space is 37 square metres. A cash-in-lieu contribution may be considered to address any shortfall between the required and minimum indoor amenity space requirements.
- The applicant is proposing to provide no indoor amenity space, given the scale of the proposed development.
- The proposal includes approximately 62.7 square metres of outdoor amenity space, exceeding the requirements of the Zoning By-law which requires a minimum of 57 square metres of outdoor amenity space (3.0 square metres per dwelling unit).
- The applicant has agreed to provide a monetary contribution of \$38,000 (based on \$2,000 per unit) to address the shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0252-01 (Appendix II), to reduce the minimum indoor amenity space required for a 19-unit townhouse development from 37 square metres to 0 square metres, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling.	Townhouses (15 upa max) /Detention Pond	RA
North/West:	Townhouses under construction (Development Application No. 7915-0337-00 received Final Approval on Reading on October 21, 2019)	Townhouses 20 up	Rm-30
East (Across 144 Street):	Sullivan Heights Secondary School	Existing & Future School / Creeks & Riparian Setbacks	A-1
South:	Single family dwelling (Development Application No. 7919-0011-00 at Initial Review proposes to develop 55 townhouses and one park lot)	Townhouses (15 upa max)/ Proposed School & Parks	RA

Context & Background

- On April 15, 2019, Council considered Planning and Development Report No. 7918-0252-00, proposing a Neighbourhood Concept Plan Amendment, Rezoning, Development Permit and Development Variance Permit in order to permit the development of 19 townhouse units on the subject site. Following a Public Hearing on April 29, 2021, Council granted third reading for the Rezoning Bylaw to rezone the site to the "Multiple Residential 30 Zone (RM-30)" and approved the applicant's request to eliminate the required indoor amenity space, among other things.

- On November 18, 2019, Council gave final adoption to Text Amendment By-law No. 19945 (Corporate Report R206; 2019) which included amendments to add minimum indoor and outdoor amenity space requirements to various multiple residential zones within the Surrey Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)".
- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 57 square metres of indoor amenity space.
- As per the recent amendments to the Zoning By-law, for ground-oriented multiple unit residential projects proposing 11 to 24 units, the minimum required physical indoor amenity space is 37 square metres. A cash-in-lieu contribution may be considered to address any shortfall between the required and minimum indoor amenity space requirements.
- The applicant is proposing to provide no indoor amenity space given the scale of the proposed development and is exceeding the minimum outdoor amenity space provision.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the minimum indoor amenity space required for a 19-unit townhouse development from 37 square metres to 0 square metres.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Proposing to vary Part 4, General Provisions, of the Surrey Zoning By-law to reduce the minimum indoor amenity space required for a 19-unit townhouse development from 37 square metres to 0 square metres.

Applicant's Reasons:

- Council previously approved a request to eliminate the required indoor amenity space on the subject application on April 29, 2019.

Staff Comments:

- The proposal includes approximately 62.7 square metres outdoor amenity space, exceeding the Zoning By-law requirement of 3.0 square metres per dwelling unit.
- The applicant has agreed to provide a monetary contribution of \$38,000 (based on \$2,000 per unit) to address the shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.
- Staff support the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

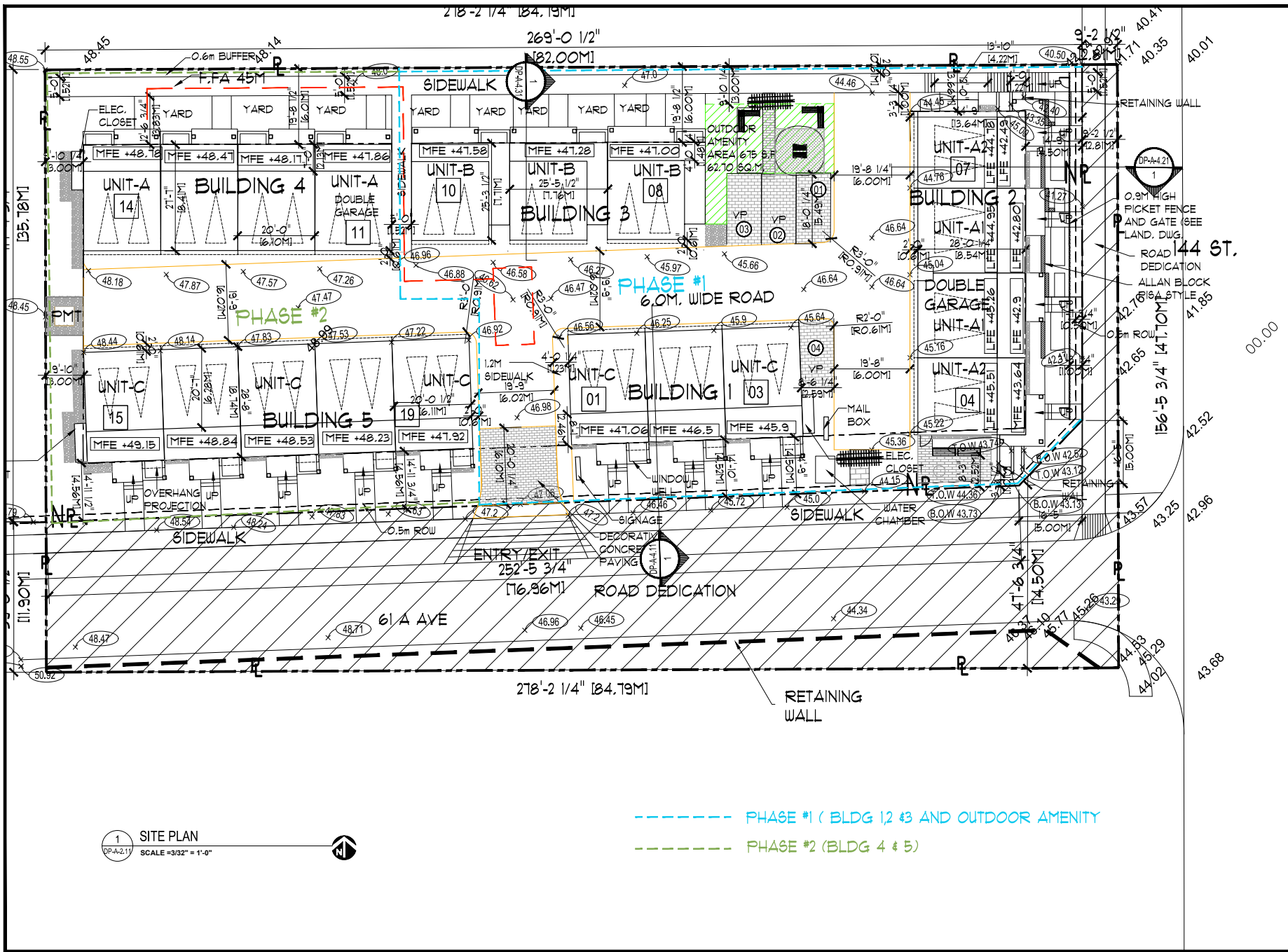
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7918-0252-01
- Appendix III. Planning and Development Report No. 7916-0063-00

approved by Shawn Low

Rémi Dubé
Acting General Manager
Planning and Development

BD/cm



WITHOUT WRITTEN CONSENT, WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	18 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	19 MAY 2018	ISSUED FOR PERMIT APPLICATION
3	20 MAY 2018	ISSUED FOR PERMIT APPLICATION
4	26 MAY 2018	ISSUED FOR PERMIT APPLICATION

PROJECT: **6157 TOWNHOUSE**
 6157-444 ST, SURREY, B.C.
 SHEET DESCRIPTION: **SITE PLAN**

OWNER: **DOUGLAS R. JOHNSON ARCHITECT LTD.**
 #374-901 WEST 3RD AVE.
 NORTH VANCOUVER, BC V7P 3P5
 PH: (604)998-3381
 FAX: (604)998-0217
 drjarch@shaw.ca

SCALE: 1/8"=1'-0"	PROJECT NO: -----
DATE: 03-23-2018	SHEET: -----
DRAWN: -----	REVISIONS: DP-A-2.11

1 SITE PLAN
 DP-A-2.11

SCALE = 3/32" = 1'-0"



--- PHASE #1 (BLDG 1,2 & 3 AND OUTDOOR AMENITY)
 --- PHASE #2 (BLDG 4 & 5)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0252-01

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-340-828
 Lot 1 Section 9 Township 2 New Westminster District Plan 60041
 6157 - 144 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section B.1 of Part 4 "General Provisions" the minimum required indoor amenity space is reduced from 37 square metres to 0 square metres for a 19-unit townhouse development on the Land.

5. 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.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

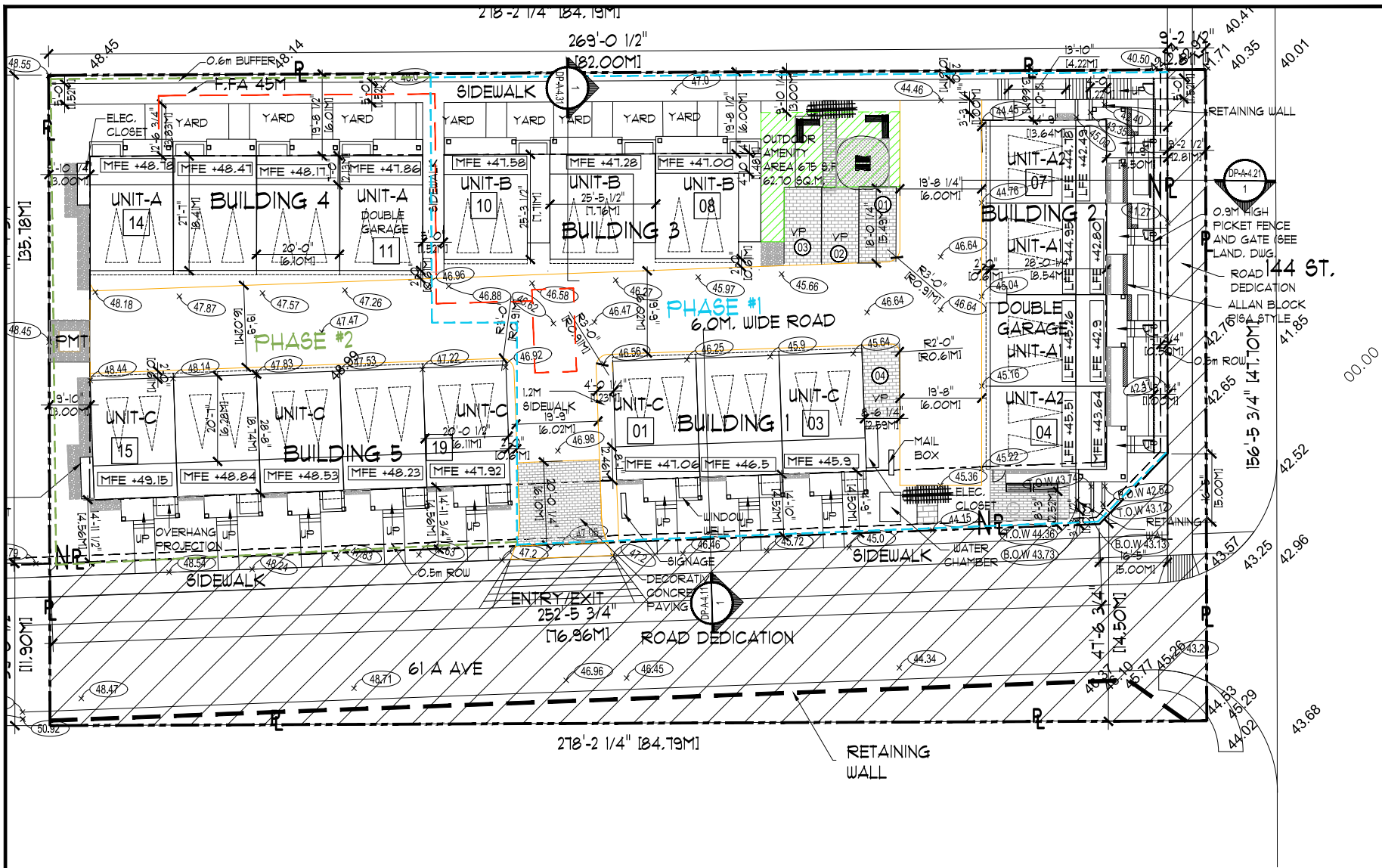
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



Schedule A

MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	18 MAR 2018	ISSUED FOR PRELIMINARY DESIGN
2	07 MAY 2018	ISSUED FOR PERMIT APPLICATION
3	07 MAY 2018	ISSUED FOR PERMIT APPLICATION
4	26 MAR 2019	ISSUED FOR PERMIT APPLICATION

PROJECT:	6157 TOWNHOUSE
OWNER:	
SHEET DESCRIPTION:	SITE PLAN

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD AVE.
 NORTH VANCOUVER, BC V7P 3P5
 PH: (604)998-3381
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SCALE:	1/8"=1'-0"	PROJECT NO.:	
DATE:	03-23-2018	DRAWN:	
REVISIONS:		SHEET:	
			DP-A-2.11

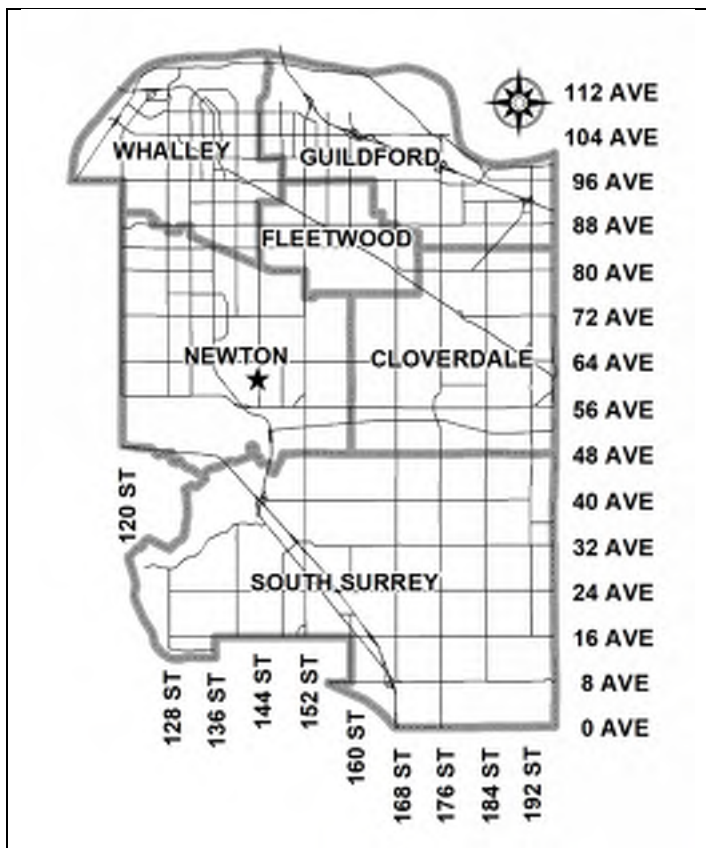
1 SITE PLAN
 DP-A-2.11 SCALE = 3/32" = 1'-0"

--- PHASE #1 (BLDG 1 & 2) Development Variance Permit to reduce the minimum required indoor amenity space from 37 square metres to 0 square metres for a 19-unit townhouse development.
 --- PHASE #2 (BLDG 4 & 5)

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0252-00

Planning Report Date: April 15, 2019



PROPOSAL:

- **NCP Amendment** to redesignate the subject site from "Detention Ponds" and "Townhouses (15 upa max)" to "Townhouses (25 upa max)"
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

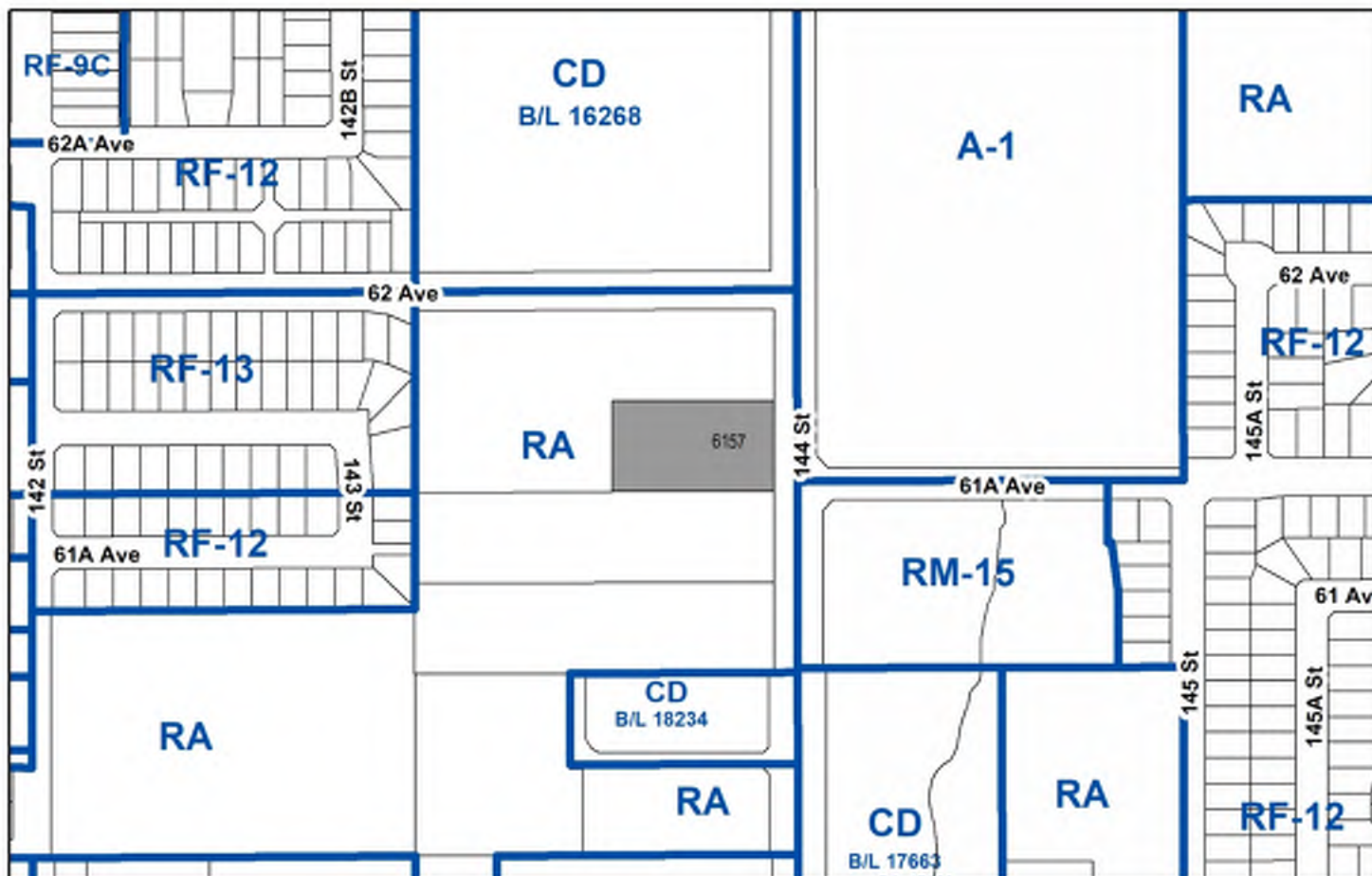
to permit the development of 19 townhouse units.

LOCATION: 6157 - 144 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (15 upa) & Detention Ponds



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.
- Approval to eliminate the required indoor amenity space.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to amend the South Newton Neighbourhood Concept Plan (NCP) designation for the site from Detention Ponds and Townhouses (15 upa max) to Townhouses (25 upa max).
- The applicant proposes to reduce the required setbacks of the Multiple Residential 30 Zone (RM-30).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) Designation of the site.
- It was determined through review of Development Application No. 7915-0337-00, on the property to the north and west at 6173 – 144 Street, that the detention pond is no longer required.
- The subject site was originally envisioned to be consolidated and developed in conjunction with the property to the north and west at 6173 – 144 Street. As the owner of 6173 – 144 Street was unable to acquire the subject property, Development Application No. 7915-0337-00 proceeded independently and received Third Reading on October 3, 2016 to permit the development of 57 townhouses, 2 single family small lots, and one park lot. The proposed density for the townhouse portion of Development Application No. 7915-0337-00 was 47.4 units per hectare (19.2 upa).
- As the consolidation with the property at 6173 – 144 Street was never achieved, development of the subject property is now required to provide the dedication for the extension of 61A Avenue along the site's southern boundary independently.
- While the applicant was aware of this road dedication requirement, the applicant understood the road dedication to be split evenly between the subject site and the property to the south at 6133 – 144 Street, as is shown in the South Newton NCP. However, upon further discussions with Transportation, it was determined that additional road dedication would be required from the subject site in order to achieve an acceptable alignment with 61A Avenue to the east across 144 Street.

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- Had the subject site developed comprehensively with the lands associated with Development Application No. 7915-0337-00 as originally envisioned, the net density is 51.3 units per hectare (20.8 upa), which is compatible with approved densities in the area. Given this, the proposal to redesignate the site to Townhouses (25 upa max) is supportable.
 - The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the South Newton Neighbourhood Concept Plan.
 - The applicant's request to eliminate the required indoor amenity space is reasonable given the relatively small scale of the project. The applicant is required to provide cash-in-lieu in accordance with Council 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 "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7918-0252-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0252-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (b) to reduce the minimum side yard flanking street (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (c) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (d) to reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3 and 4 and to 3.6 metres (12 ft.) for Building 2.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to 144 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) 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
 - (k) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Detention Ponds" and "Townhouses (15 upa max)" to "Townhouses (25 upa max)", as illustrated in Appendix VI, when the project is considered for final adoption.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- School District: **Projected number of students from this development:**
 5 Elementary students at Goldstone Park Elementary School
 2 Secondary students at Sullivan Heights Secondary School
 (Appendix IV)
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy between November 2021 and February 2022, after the opening of the Sullivan Heights Secondary School addition, which is projected for September 2021.
- Parks, Recreation & Culture: Parks have some concerns about the pressure the proposed increased density will place on parks amenities in the area. The applicant has agreed to providing an amenity contribution of \$300 per unit to address Parks' concern.
- Surrey Fire Department: No concerns. A site map, including unit number identification and hydrant location (if applicable), will be required to be installed at the principal entrance to the site.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North/West:	Single family dwelling (Development Application No. 7915-0337-00 received Third Reading on October 3, 2016 to permit the development of 57 townhouses, two single family small lots, and one park lot)	Detention Ponds/Proposed School & Parks/ Townhouses (15 upa max) (Conditionial Approval to redesignate to Townhouses (20 upa) and Single Family Residential Flex 6-14 upa)	RA (Conditional Approval to rezone to RF-12 and RM-30)
East (Across 144 Street):	Sullivan Heights Secondary School	Existing & Future School / Creeks & Riparian Setbacks	A-1
South:	Single family dwelling (Development Application No. 7919-0011-00 at Initial Review proposes to develop 55 townhouses and one park lot)	Townhouses (15 upa max)/ Proposed School & Parks	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Townhouses (15 upa max) and Detention Ponds in the South Newton Neighbourhood Concept Plan (NCP). The application proposes an amendment to redesignate the site to Townhouses (25 upa max) to permit development of 19 townhouse units.
- It was determined through the review of Development Application No. 7915-0337-00, on the property to the north and west at 6173 – 144 Street, that the detention pond is no longer required.
- The subject site was originally envisioned to be consolidated and developed in conjunction with the property to the north and west at 6173 – 144 Street. As the owner of 6173 – 144 Street was unable to acquire the subject property, Development Application No. 7915-0337-00 proceeded independently and received Third Reading on October 3, 2016 to permit the development of 57 townhouses, 2 single family small lots, and one park lot. The proposed density for the townhouse portion of Development Application No. 7915-0337-00 was 47.4 units per hectare (19.2 upa).
- As the consolidation with the property at 6173 – 144 Street was never achieved, development of the subject property is now required to provide the dedication for the extension of 61A Avenue along the site's southern boundary independently.

- While the applicant was aware of this road dedication requirement, the applicant understood the road dedication to be split evenly between the subject site and the property to the south at 6133 – 144 Street, as is shown in the South Newton NCP. However, upon further discussions with Transportation, it was determined that additional road dedication would be required from the subject site in order to achieve an acceptable alignment with 61A Avenue to the east across 144 Street.
- Had the subject site developed comprehensively with the lands associated with Development Application No. 7915-0337-00 as originally envisioned, the net density is 51.3 units per hectare (20.8 upa), which is compatible with approved densities in the area. Given this, the proposal to redesignate the site to Townhouses (25 upa max) is supportable.

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The subject site is 0.40 hectares (1.0 ac.) in area and is located at 6157 – 144 Street in South Newton.
- The site is designated Urban in the Official Community Plan (OCP), Detention Ponds and Townhouses (15 upa max) in the South Newton Neighbourhood Concept Plan (NCP), and is zoned One-Acre Residential Zone (RA).
- The applicant is proposing the following:
 - An amendment to the South Newton NCP to redesignate the site from Detention Ponds and Townhouses (15 upa max) to Townhouses (25 upa max);
 - To rezone the site from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30);
 - A Development Permit for Form and Character, to permit the development of 19 townhouses; and
 - A Development Variance Permit to reduce the required setbacks under the RM-30 Zone (discussed in the By-law variance section of this report).
- The site will be bounded by 144 Street to the east, 61A Avenue to the south, and townhouses to the north and west.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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-notification letters were sent on December 18, 2018 to 396 properties within 100 metres (300 ft.) of the subject site and to the Panorama Neighbourhood Association and the Sullivan Amateur Athletic and Community Association. A development proposal sign was also installed on site on April 1, 2019.
- To date, staff have not received any correspondence related to the proposed development.
- On April 2, 2019, the applicant voluntarily held a Public Information Meeting (PIM) to elicit feedback from surrounding residents regarding the proposal. Only one resident attended the PIM and provided feedback. The resident was not in favour of the proposed development or development within the area in general, however, no specific comments were provided, or concerns raised.
- Additionally, the applicant provided eight letters of support (representing six properties) and a petition of support with 17 signatures (representing 24 properties). The letters and petition cited that support was based on the proposed increase in density helping with housing affordability and that the proposed extension of 61A Avenue would improve connectivity and help to alleviate traffic.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project is comprised of 19 three-bedroom townhouse units that are contained within five three-storey buildings. The units range in size from 117 square metres (1,260 sq. ft.) to 138 square metres (1,485 sq. ft.) excluding the garage.
- The proposal includes an outdoor amenity area located to the east of proposed Building 3.
- The applicant is proposing to eliminate the required indoor amenity space, due to the small scale of the project.
- Individual unit entries are provided to both 61A Avenue and 144 Street. The number of dwelling units within each individual building varies from three to five.
- All units are proposed with a side by side double car garage parking arrangement.
- Building materials include hardie wall shingles and hardie siding, with asphalt shingles for the roof. The colour scheme is proposed in light and medium grey siding, with medium and dark grey wall shingles, and black entry doors.

- An acoustical report is required for the units facing 144 Street. Recommendations from the report are to be incorporated onto the drawings before issuance of the Development Permit.

Vehicular Access & Parking

- Access to the subject site will be provided from 61A Avenue via one driveway entrance. 61A Avenue is to be dedicated and constructed along the south portion of the subject development and will connect to 144 Street to the east.
- The applicant is proposing to provide 38 resident parking spaces and four visitor parking spaces, which meets the parking requirements of the Zoning By-law.

Amenity Space

- The Zoning By-law requires that 57 square metres (614 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on the requirement of 3.0 square metres (32 sq.ft.) per dwelling unit.
- The applicant is proposing to provide 62.7 square metres (675 sq. ft.) of outdoor amenity space to the east of Building 3, consisting of benches for seating, a children's playhouse, a wood arbour trellis, trees, and landscaping.
- The applicant is proposing to eliminate the required indoor amenity space due to the small scale of the project (19 townhouse units). As a result, the applicant will be required to provide cash-in-lieu in the amount of \$1,200 per unit, as per City policy.

Landscaping

- The proposed landscaping consists of a mixture of trees, shrubs, and groundcover, as well as benches, a children's playhouse, fencing, and decorative paving.
- Thirty-four (34) trees are proposed to be planted on site, including the following varieties: Fraser Fir, Japanese Maple, Green Japanese Maple, Raywood Ash, and Persian Ironwood.
- A corner plaza feature is proposed at the corner of 144 Street and 61A Avenue consisting of benches, decorative paving, a large, decorative bowl planter, trees, and shrubs.
- Decorative pavers are proposed at the site's entrance and for the visitor parking spaces.

TREES

- Eryn Buzza, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	1	1	0
Red Maple	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
Scots Pine	1	1	0
Serbian Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	5	5	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		32	
Total Retained and Replacement Trees		32	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of five (5) protected trees on the site, excluding Alder and Cottonwood trees. There are no Alder or Cottonwood trees located on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 10 replacement trees on the site. The applicant is proposing 32 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Fraser Fir, Japanese Maple, Green Japanese Maple, Raywood Ash, and Persian Ironwood.
- In summary, a total of 32 trees are proposed to be replaced 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 on July 10, 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 proposal complies with the site's OCP land use designation. • The subject property is located within the South Newton Neighbourhood Concept Plan (NCP) area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposed gross density (before road dedication) of 47 units per hectare (19 upa) and net density (after road dedication) of 68 units per hectare (27 upa). • The proposal is for 19 ground-oriented townhouse units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDS) have been incorporated into the project through: vegetated swales, sediment control devices, and permeable paving. • The development will include compost pickup, recycling pickup, and organic waste pickup.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposal includes the extension of 61A Avenue connecting to 144 Street. • The development will include direct pedestrian linkages to transit stops on 144 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles will be incorporated through natural surveillance (eyes on the street) facing 144 Street and 61A Avenue, with windows overlooking sidewalks and appropriate landscape design. • The proposal provides space for different age groups, including a playground space and outdoor community gathering space.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None provided.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A public open house was held on April 2, 2019 to share information with residents of the community about the proposal. • A sustainable features document will be created and given to new occupants at the time of sale.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setbacks of the RM-30 Zone as follows:
 - Front yard (east) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - Side yard flanking street (south) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - Rear yard (west) setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - Side yard (north) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3 and 4 and to 3.6 metres (12 ft.) for Building 2.

Applicant's Reasons:

- The proposed setbacks are consistent with other townhouse developments in the area.
- The units along 144 Street and 61A Avenue will assist in adding additional site lines to the neighbourhood as they will be closer to the street, allowing for more "eyes on the street" to increase safety.

Staff Comments:

- The proposed setbacks are considered reasonable from an urban design perspective as they achieve a more urban, pedestrian streetscape.
- The proposed setbacks create a consistent interface with the townhouse site to the north and west at 6173 - 144 Street. In particular:
 - The east yard setback along 144 Street is reduced to 4.5 metres (15 ft.) to the building face, which is consistent with Building 2 on the subject site;
 - The south yard setback (abutting the subject site to the north) is reduced to 6.0 metres (20 ft.) for the rear yard condition, which is consistent with Buildings 3 and 4 on the subject site;
 - The south yard setback (abutting the subject site to the north) is reduced to 3.0 metres (10 ft.) for the side yard condition, which is similar to Building 2 on the subject site; and
 - The east yard setback (abutting the subject site to the west) is reduced to 3.0 metres (10 ft.) for the side yard condition, which is consistent with Buildings 4 and 5 on the subject site.

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.	Proposed NCP Amendment
Appendix VII.	Development Variance Permit No. 7918-0252-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by Douglas R. Johnson Architect Ltd. dated April 10, 2019
- Complete Set of Landscape Plans prepared by M2 Landscape Architecture, dated April 9, 2019

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

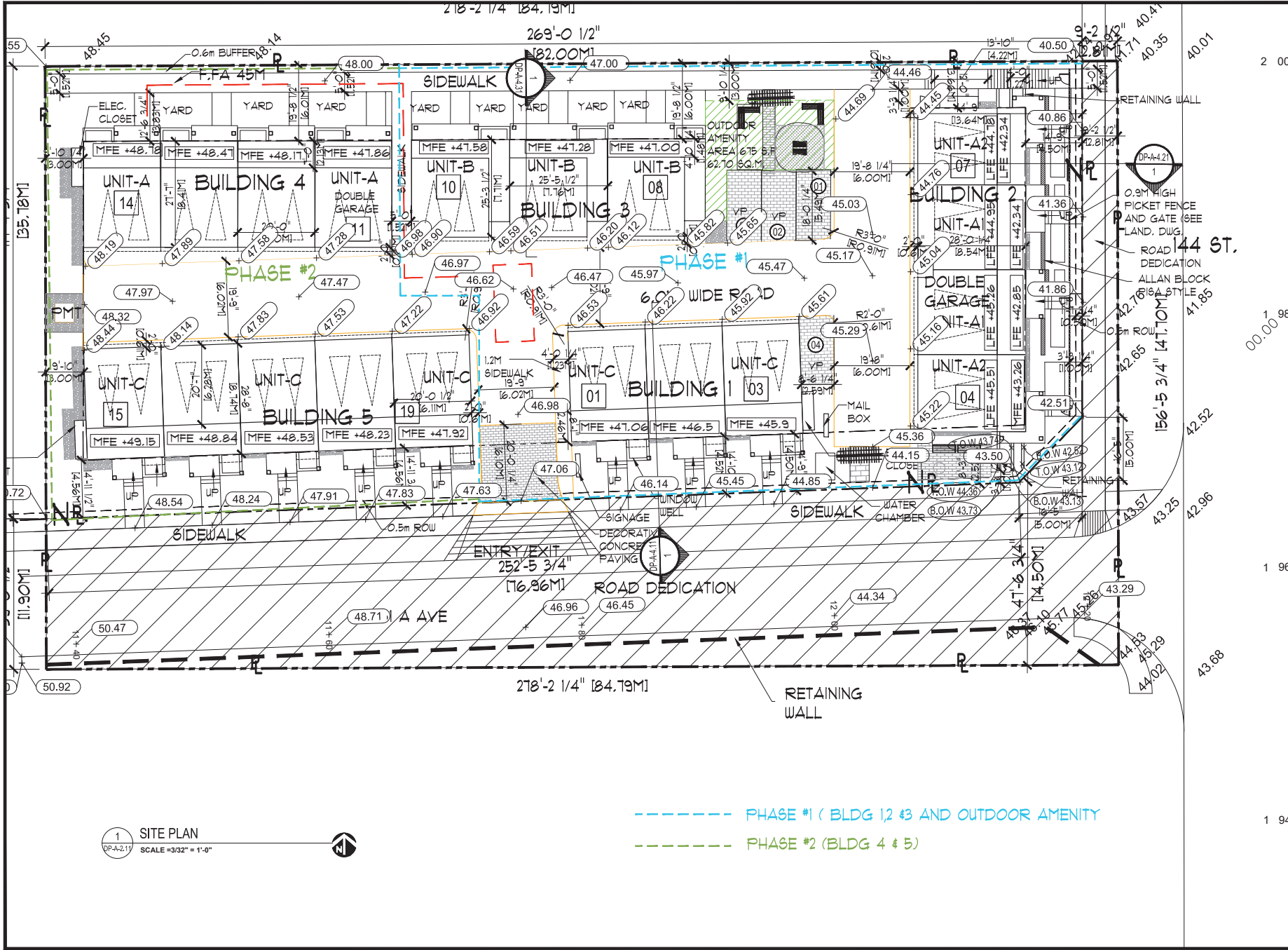
Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,044 sq. m.
Road Widening area		1,234 sq. m.
Undevelopable area		
Net Total	2,000 sq. m.	2,810 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	39%
SETBACKS (in metres)		
Front (E)	7.5 m	4.5 m
Rear (W)	7.5 m	3.0 m
Side #1 (N)	7.5 m	3.6 m / 6.0 m
Side #2 (S)	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	11.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		19
Total		19
FLOOR AREA: Residential		2,368 sq. m.
TOTAL BUILDING FLOOR AREA		2,368 sq. m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		47 uph / 19 upa
# of units/ha /# units/acre (net)		68 uph / 27 upa
FAR (gross)		0.59
FAR (net)	1.00	0.84
AMENITY SPACE (area in square metres)		
Indoor	57 sq. m.	0 sq. m.
Outdoor	57 sq. m.	63 sq. m.
PARKING (number of stalls)		
Residential 3-Bed	38	38
Residential Visitors	4	4
Total Number of Parking Spaces	42	42

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



APPENDIX II

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	18 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	07 JUN 2018	ISSUED FOR PERMIT APPLICATION
3	26 MAR 2019	ISSUED FOR DP REVIEW
4		

PROJECT:	6157 TOWNHOUSE
OWNER:	
SHEET DESCRIPTION:	SITE PLAN

PROJECT:	6157 TOWNHOUSE
OWNER:	
SHEET DESCRIPTION:	SITE PLAN

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

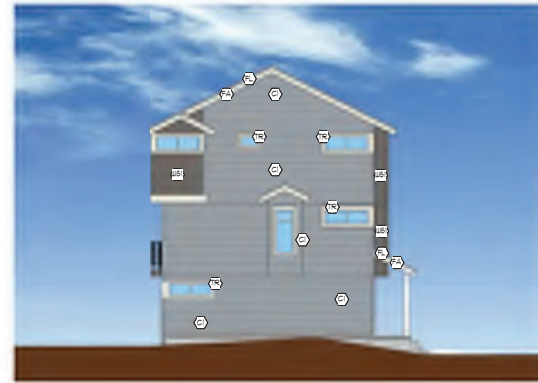
SCALE:	1/8"=1'-0"	PROJECT NO.:	-----
DATE:	03-23-2018	DRAWN:	SHEET:
REVISED:	DP-A-2.11		

1 SITE PLAN
 DP-A-2.11 SCALE = 3/32" = 1'-0"

--- PHASE #1 (BLDG 1,2 & 3 AND OUTDOOR AMENITY)
 --- PHASE #2 (BLDG 4 & 5)



1 COLOURED NORTH ELEVATION
 DP-A-6.11 1/8" = 1'-0"



3 COLOURED WEST ELEVATION
 DP-A-6.11 1/8" = 1'-0"

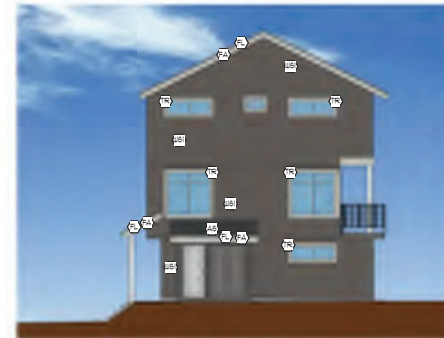
MATERIAL LEGEND :

MATERIAL	COLOR	
FLV FLASHING	DARK GREY	
GRD GUARD/RAILING	BLACK	
FAS FASCIA/TRIM	LIGHT GREY	
H8 8" HARDI SIDING	MEDIUM GREY	
L8 8" HARDI SIDING	LIGHT GREY	
W81 HARDI WALL SHINGLES	MEDIUM GREY	
W82 HARDI WALL SHINGLES	DARK GREY	
WIND WINDOWS	WHITE	
DOOR DOORS	BLACK	
RD1 ROLL-UP DOOR	DARK GREY	

NOTE :



2 COLOURED SOUTH ELEVATION
 DP-A-6.11 1/8" = 1'-0"



4 COLOURED EAST ELEVATION
 DP-A-6.11 1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	18 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	05 SEP 2018	ISSUED FOR DP SUBMISSION
3	18 OCT 2018	ISSUED FOR DP SUBMISSION
4	26 JUL 2018	ISSUED FOR DP SUBMISSION

PROJECT DESCRIPTION
6157 TOWNHOUSE
 6157-144 ST, SURREY, B.C.
 SHEET DESCRIPTION
BUILDING-1 UNIT C- COLOURED ELEVATIONS

OWNER

DOUGLAS JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH: (604) 998-3381
 FAX: (604) 998-0217

SCALE	PROJECT NO.
As indicated	---
DATE: 03-23-2018	---
DRAWN: _____	SHEET: _____
REVISIONS	DP-A-6.11

4



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



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



2 COLORED EAST ELEVATION (144 ST)
DP-A-6.21 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
FL	FLASHING	DARK GREY
GR	GUARD/RAILING	BLACK
FA	FASCIA/TRIM	LIGHT GREY
H1	8" HARDI SIDING	MEDIUM GREY
H2	8" HARDI SIDING	LIGHT GREY
WS1	HARDI WALL SHINGLES	MEDIUM GREY
WS2	HARDI WALL SHINGLES	DARK GREY
	WINDOWS	WHITE
	DOORS	BLACK
RD	ROLL-UP DOOR	DARK GREY

NOTE :



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

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MARK	DATE	DESCRIPTION
1	18 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	05 SEP 2018	ISSUED FOR DP SUBMISSION
3	14 NOV 2018	ISSUED FOR DP SUBMISSION
4	24 NOV 2018	ISSUED FOR DP SUBMISSION

PROJECT
6157 TOWNHOUSE
6157-144 ST., SURREY, B.C.
SHEET DESCRIPTION
BUILDING 2 UNIT A- COLORED ELEVATIONS

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

SCALE	PROJECT NO.
As Indicated	---
DATE: 03-23-2018	---
DRAWN: _____	SHEET: _____
REVISIONS	DP-A-6.21

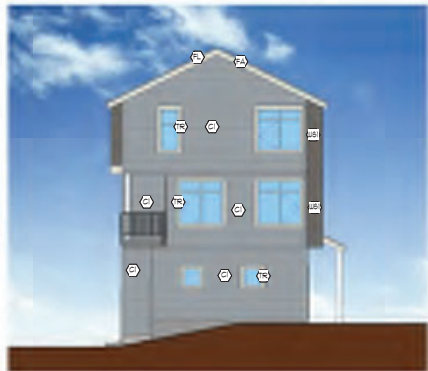
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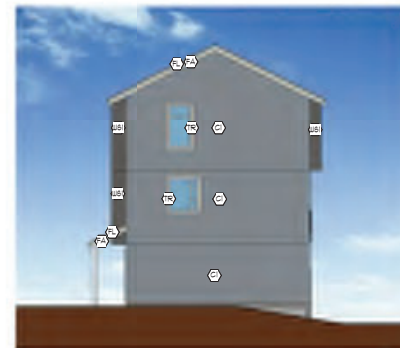
1 COLOURED SOUTH ELEVATION
DP-A-6.31 1/8" = 1'-0"



2 COLOURED NORTH ELEVATION
DP-A-6.31 1/8" = 1'-0"



3 COLOURED EAST ELEVATION
DP-A-6.31 1/8" = 1'-0"



4 COLOURED WEST ELEVATION
DP-A-6.31 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
FLASHING	DARK GREY	
GUARD/RAILING	BLACK	
FASCIA/TRIM	LIGHT GREY	
8" HARDI SIDING	MEDIUM GREY	
8" HARDI SIDING	LIGHT GREY	
HARDI WALL SHINGLES	MEDIUM GREY	
HARDI WALL SHINGLES	DARK GREY	
WINDOWS	WHITE	
DOORS	BLACK	
ROLL-UP DOOR	DARK GREY	

NOTE :

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MARK	DATE	DESCRIPTION
1	18 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	05 SEP 2018	ISSUED FOR DP SUBMISSION
3	14 NOV 2018	ISSUED FOR DP SUBMISSION
4	26 JUL 2018	ISSUED FOR DP SUBMISSION

PROJECT: 6157 TOWNHOUSE
6157-144 ST, SURREY, B.C.
SHEET DESCRIPTION: BUILDING-3 UNIT (A & B)- COLOURED ELEVATIONS

OWNER:

DOUGLAS JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

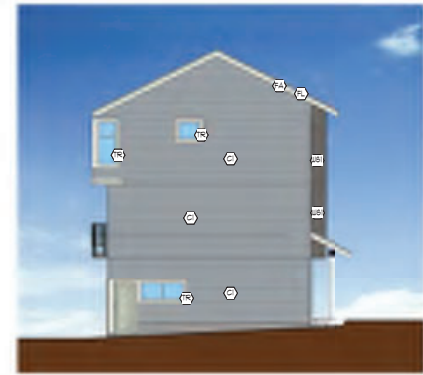
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As Indicated	---
DATE:	SHEET:
03-23-2018	---
DRAWN:	SHEET:
---	---
REVISIONS:	DP-A-6.31
4	



2 COLORED SOUTH ELEVATION
 DP-A-6.41 1/8" = 1'-0"



1 COLORED NORTH ELEVATION
 DP-A-6.41 1/8" = 1'-0"



3 COLORED EAST ELEVATION
 DP-A-6.41 1/8" = 1'-0"



4 COLORED WEST ELEVATION
 DP-A-6.41 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
FLASHER	DARK GREY	
GUARD/RAILING	BLACK	
FASCIA/TRIM	LIGHT GREY	
8" HARDI SIDING	MEDIUM GREY	
8" HARDI SIDING	LIGHT GREY	
HARDI WALL SHINGLES	MEDIUM GREY	
HARDI WALL SHINGLES	DARK GREY	
WINDOWS	WHITE	
DOORS	BLACK	
ROLL-UP DOOR	DARK GREY	

NOTE :

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MARK	DATE	DESCRIPTION
1	18 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	05 SEP 2018	ISSUED FOR DP SUBMISSION
3	17 MAR 2019	ISSUED FOR DP REVIEW
4	27 MAR 2019	ISSUED FOR DP REVIEW

PROJECT
6157 TOWNHOUSE
 6157-114 ST, SURREY, B.C.
 SHEET DESCRIPTION
BUILDING 4 UNIT A- COLORED ELEVATIONS

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

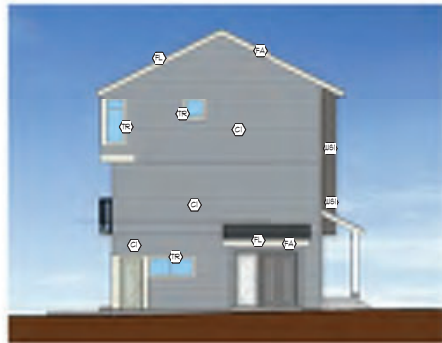
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As Indicated	---
DATE:	SHEET:
03-23-2018	---
DRAWN:	REVISION:
---	DP-A-6.41



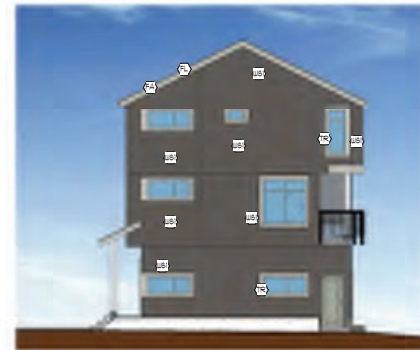
1 COLORED-NORTH ELEVATION
DP-A.6.51 1/8" = 1'-0"



2 COLORED-SOUTH ELEVATION (61 A AVE)
DP-A.6.51 1/8" = 1'-0"



4 COLORED-WEST ELEVATION
DP-A.6.51 1/8" = 1'-0"



3 COLORED-EAST ELEVATION
DP-A.6.51 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
(A) FLASHING	DARK GREY	
(B) GUARD/RAILING	BLACK	
(C) FASCIA/TRIM	LIGHT GREY	
(D) 8" HARDI SIDING	MEDIUM GREY	
(E) 8" HARDI SIDING	LIGHT GREY	
(F) HARDI WALL SHINGLES	MEDIUM GREY	
(G) HARDI WALL SHINGLES	DARK GREY	
WINDOWS	WHITE	
DOORS	BLACK	
(H) ROLL-UP DOOR	DARK GREY	

NOTE :

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MARK	DATE	DESCRIPTION
1	18 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	05 SEP 2018	ISSUED FOR CIP SUBMISSION
3	14 NOV 2018	ISSUED FOR CIP PERMITS
4	26 JUL 2018	ISSUED FOR CIP PERMITS

PROJECT
6157 TOWNHOUSE
6157-144 ST, SURREY, B.C.

SHEET DESCRIPTION
BUILDING-5 UNIT C- COLOURED ELEVATIONS

OWNER

DOUGLAS JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

SCALE:	PROJECT NO:
As Indicated	----
DATE:	SHEET:
03-23-2018	----
DRAWN:	SHEET:
----	DP-A-6.51
REVISIONS:	
4	

PLANT SCHEDULE TREE LIST

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1		ARBO FRAXINUS	FRAXINUS FRAX	100% FT. 8-10
2		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
3		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
4		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
5		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
6		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
7		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
8		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
9		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
10		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
11		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
12		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
13		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
14		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
15		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
16		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
17		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
18		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
19		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10
20		QUERCUS PRINCEPS	PRINCEPS QUERCUS	100% FT. 8-10

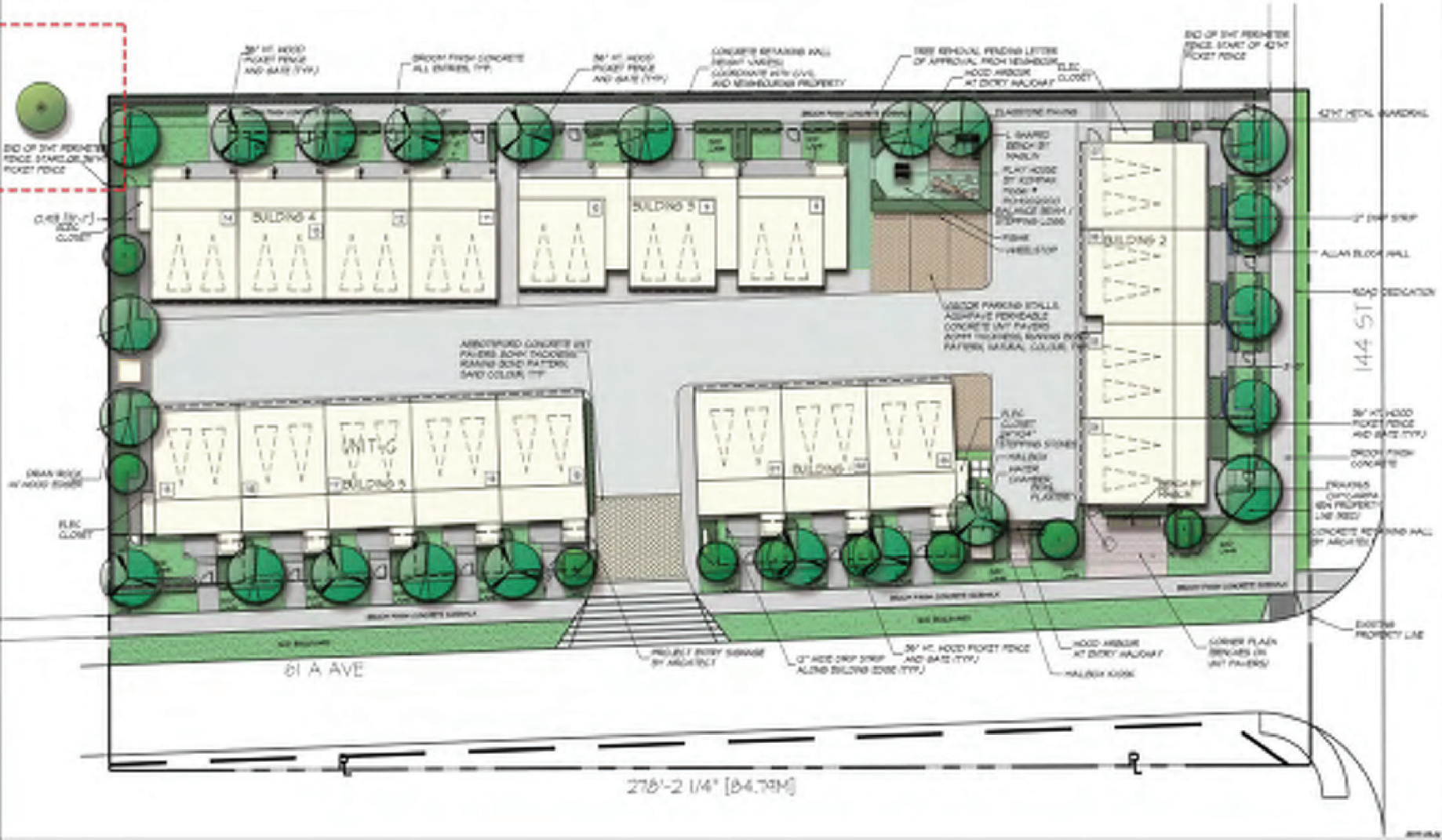
NOTE: 1. ALL TREE SPECIES TO BE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD SPECIFICATIONS. 2. CONTAINER SIZE AND TYPE TO BE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD SPECIFICATIONS. 3. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 4. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 5. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 6. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 7. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 8. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 9. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 10. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 11. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 12. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 13. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 14. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 15. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 16. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 17. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 18. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 19. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD. 20. ALL TREES TO BE PLANTED WITH PROTECTIVE BARK GUARD.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

Project Name: 19 Unit Townhouse
 144 St, Burnaby, BC V5A 3L7

M2
 LANDSCAPE ARCHITECTURE

4250 - 36 Lorne Ave
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.8944
 Fax: 604.553.8988
 Email: office@m2.ca



NO.	DESCRIPTION	QTY	UNIT
1	ARBO FRAXINUS	10	10
2	QUERCUS PRINCEPS	10	10
3	QUERCUS PRINCEPS	10	10
4	QUERCUS PRINCEPS	10	10
5	QUERCUS PRINCEPS	10	10
6	QUERCUS PRINCEPS	10	10
7	QUERCUS PRINCEPS	10	10
8	QUERCUS PRINCEPS	10	10
9	QUERCUS PRINCEPS	10	10
10	QUERCUS PRINCEPS	10	10
11	QUERCUS PRINCEPS	10	10
12	QUERCUS PRINCEPS	10	10
13	QUERCUS PRINCEPS	10	10
14	QUERCUS PRINCEPS	10	10
15	QUERCUS PRINCEPS	10	10
16	QUERCUS PRINCEPS	10	10
17	QUERCUS PRINCEPS	10	10
18	QUERCUS PRINCEPS	10	10
19	QUERCUS PRINCEPS	10	10
20	QUERCUS PRINCEPS	10	10

PROJECT: 19 UNIT TOWNHOUSE
 144 ST BURNABY, BC

DATE: 10/10/2014
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 SCALE: 1/8\"/>

PLANT SCHEDULE-SHRUB LIST

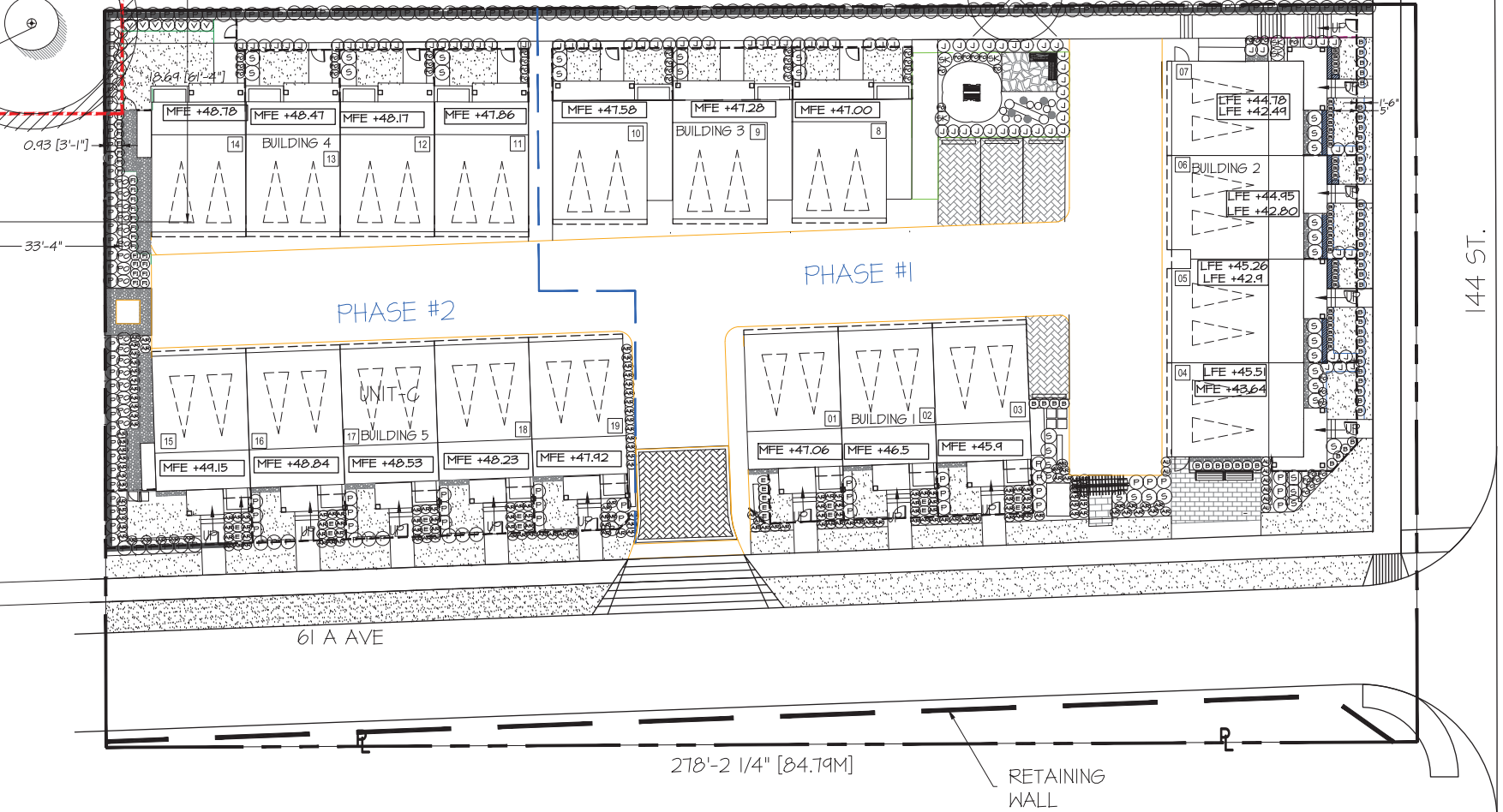
M2 JOB NUMBER: 18041

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
ⓐ	140	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA-BLUSH-VIOLET	#2 POT
ⓑ	28	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM #3 POT; 40CM
ⓒ	44	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT;
ⓓ	7	EUKONTYAS ALATA	HINGSID BURNING BUSH	#3 POT
ⓔ	21	EUCONYMIUS FORTINAEI 'COLORATUS'	WINTERGREEN	#2 POT; 30CM
ⓕ	23	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
ⓖ	11	PERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT
ⓗ	140	PRUNUS LIETZINGIA	FORTIFEROSE LAUREL	#3 POT; 60CM
ⓓ	5	SKIMMIA REEVESIANA	DWARF SKIMMIA	#3 POT; 40CM
ⓓ	36	SPIRAEA X BUMALDA 'ANTHONY WATERER'	SPIRAEA	#2 POT
ⓓ	14	TAQUIS X MEDIA 'HICKSII'	HICK'S YEAH	#3 POT; 80CM
ⓓ	15	VIORNIUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
ⓓ	45	PACHYRANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OFFICIAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE ACCEPTED ONLY IF ALLOWED BY THE CITY OF SURREY. * ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

#0586; 24,21,24 CM BIRCH - OFF-SITE TREE; OBTAIN LETTER OF PERMISSION FOR REMOVAL



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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

19 UNIT TOWNHOUSE
6157-144 ST.
SURREY, B.C.

DRAWING TITLE:

SHRUB PLAN

DATE: 10.11.19	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	L2
DRAWN: MTLH	
DESIGN: MTLH	
CHECKED:	

18041-06-19 M2LA PROJECT NUMBER: 18-041

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

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

DATE: **Apr 08, 2019** PROJECT FILE: **7818-0252-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 6157 144 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment

REZONE

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 144 Street for the ultimate 30.0 m Arterial Road Standard;
- Dedicate varying width along 61 A Avenue for the ultimate 20.0 m Through Road Standard;
- Dedicate 5.0 m x 5.0 m corner cut at the intersection of 144 Street and 61 A Avenue; and
- Register a 0.5 m statutory right-of-way (SRW) along 144 Street and 61 A Avenue for sidewalk maintenance and service connections.

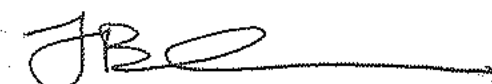
Works and Services

- Construct the north side of 61 A Avenue to the Half Road Standard;
- Subject to available funding, the City request the construction of a 1.8 m wide concrete sidewalk adjacent to the property line along the frontage of 144 Street;
- Remove the existing driveway letdown on 144 Street and reinstate to City Standard;
- Provide a 7.3 m wide concrete letdown on 61 A Avenue;
- Ensure the proposed property line elevation along 144 Street is graded within +/- 300 mm relative to the road center line;
- Construct a storm main along 61 A Avenue to service road drainage;
- Provide on-site sustainable drainage features as per the Hyland Creek Integrated Stormwater Management Plan (ISMP) requirements; and
- Construct a water main along 61 A Avenue that connects to the existing 300 mm PVC water main along 144 Street.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager
SC



Planning

April 4, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0252 00 (updated Apr 4, 2019)

SUMMARY

The proposed 19 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2018 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	97 K + 635
Operating Capacity (K/1-7)	95 K + 466
Sullivan Heights Secondary	
Enrolment (8-12):	1534
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

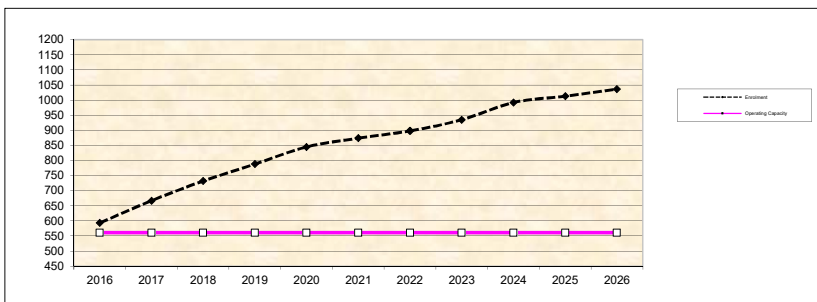
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2018, all three schools are currently severely overcrowded. To meet in-catchment demand, 4 new portables were added this September to Goldstone Park to deal with enrolment growth.

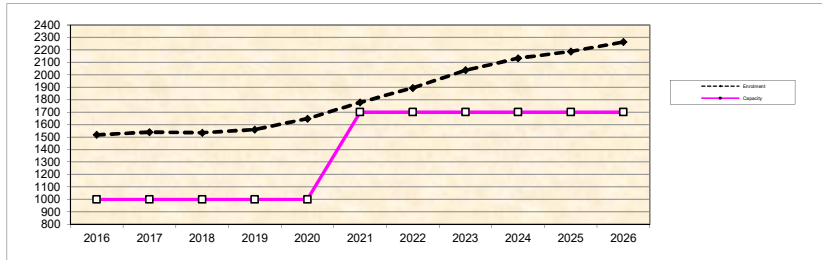
On the 2019/2020 5 year Capital Plan, the District is requesting as Priority 2 and 3 a new site and a new 655 capacity elementary to address the overcrowding in the South Newton area. The Ministry of Education has not approved these projects.

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

Goldstone Park Elementary



Sullivan Heights Secondary



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

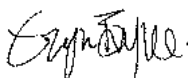
Tree Preservation Summary

Surrey Project No: 18-041
Address: 6157 144th Street, Surrey
Registered Arborist: Eryn Buzza, PN-8709A

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)	5
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 5 \quad} \times \text{two (2)} = 10$ 	10
Replacement Trees Proposed	32
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	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 1 \quad} \times \text{two (2)} = 2$ 	2
Replacement Trees Proposed	32
Replacement Trees in Deficit	0

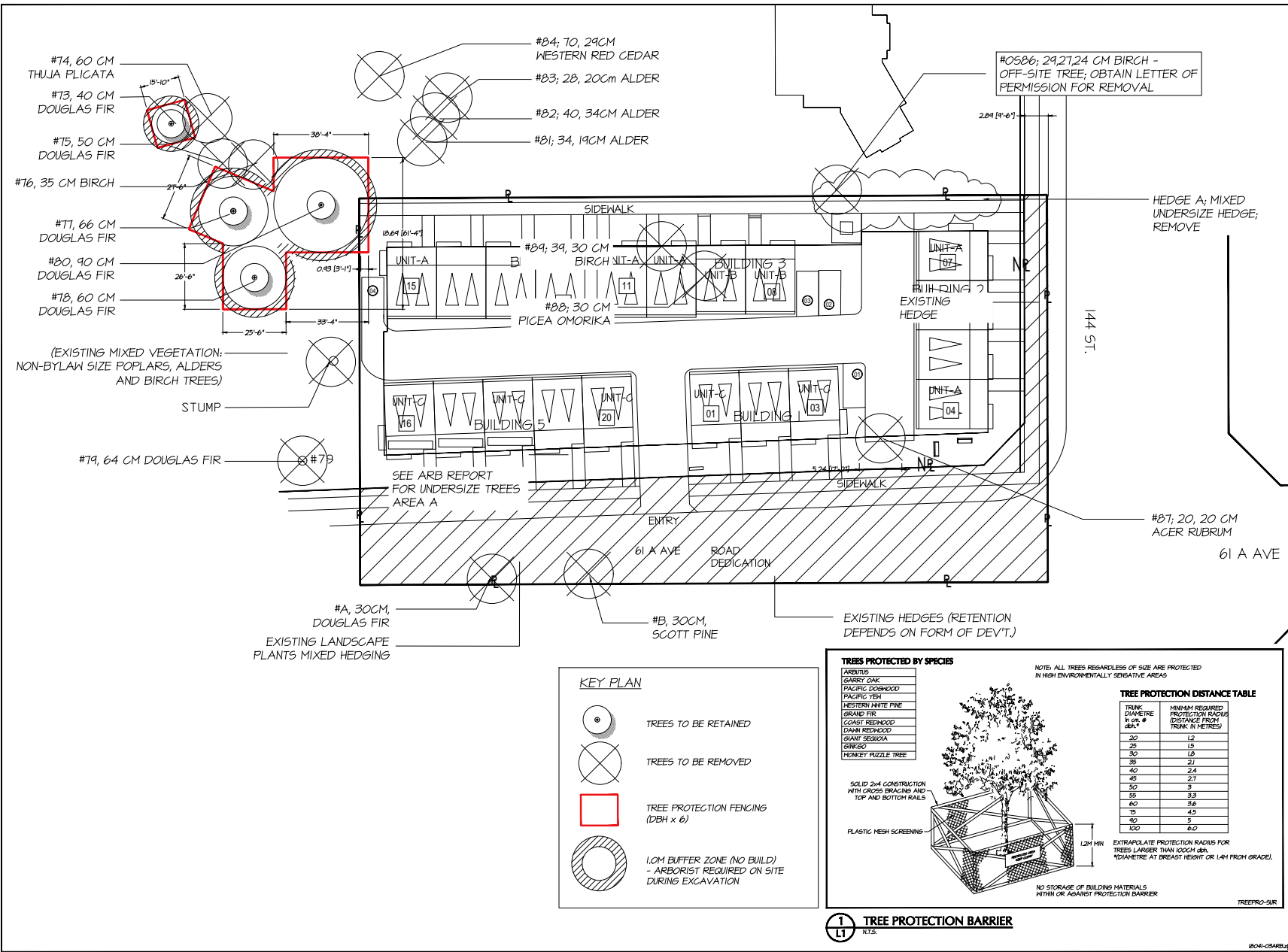
Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

10-Apr-19

 Date



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#220 - 28 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



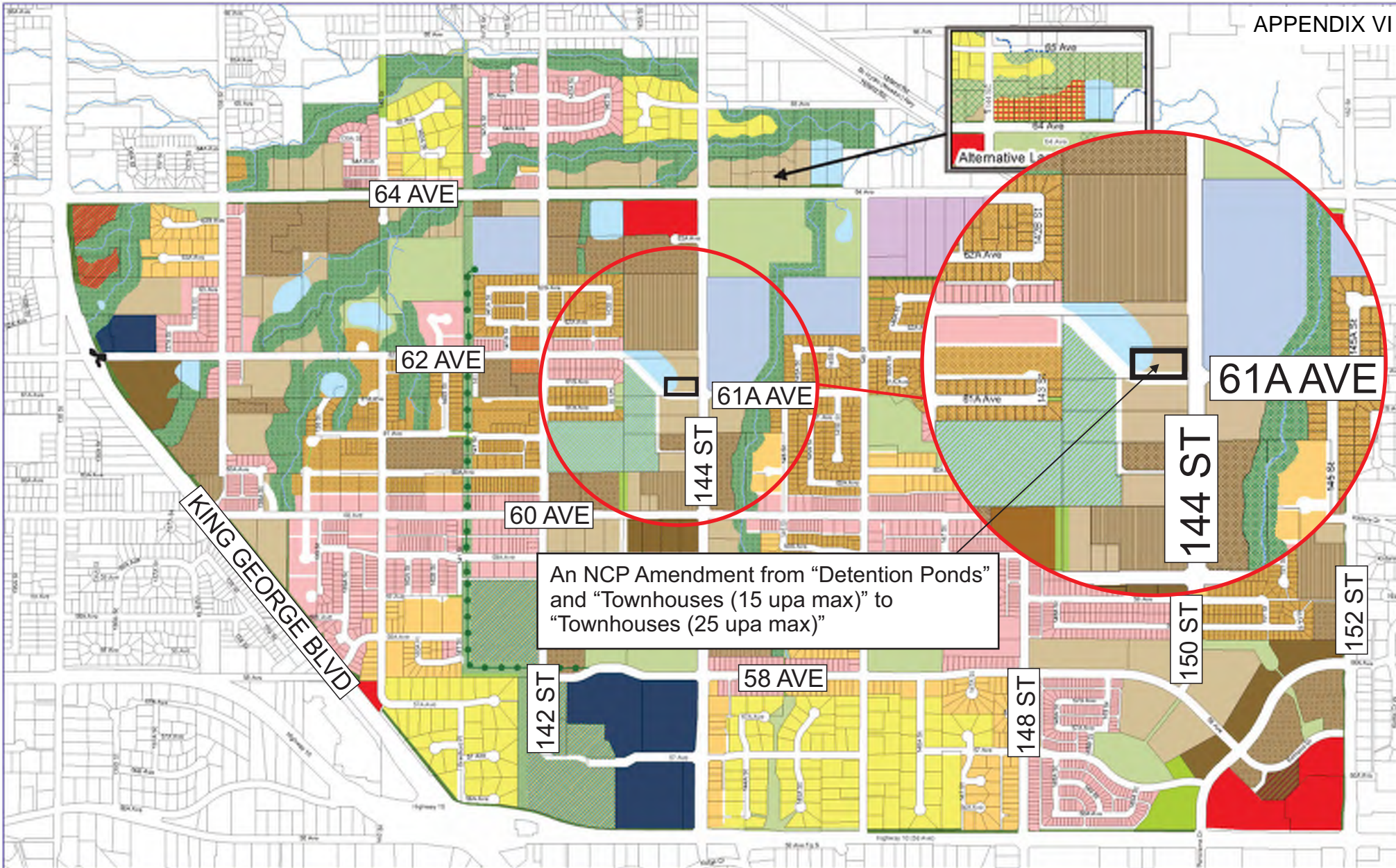
NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUE FOR CONSTRUCTION REQUIREMENTS	EB
2		COLLUM	PER CITY COMMENTS

PROJECT:
ARBORIST PLAN
817 14TH ST.
SURREY, B.C.

DRAWING TITLE: **TREE MANAGEMENT PLAN**

DATE: 02/JAN/17 DRAWING NUMBER:
SCALE: 1:200
DRAWN: EB
DESIGN: -
CHECK: MYLM
MELA PROJECT NUMBER: **L2arb**
CF 2
B-041

18041-02AR20-02



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- Apartments 65 upa max
- Apartments 45 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max

- Single Family Small Lots
- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse

- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School

- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back

- Buffers
- Detention Ponds
- Utility R/W Greenway
- WALKWAY



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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0252-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-340-828
Lot 1 Section 9 Township 2 New Westminster District Plan 60041

6157 - 144 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum east yard setbacks are reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (b) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum south yard setbacks are reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (c) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum west yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum north yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3 and 4 and to 3.6 metres (12 ft.) for Building 2.
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

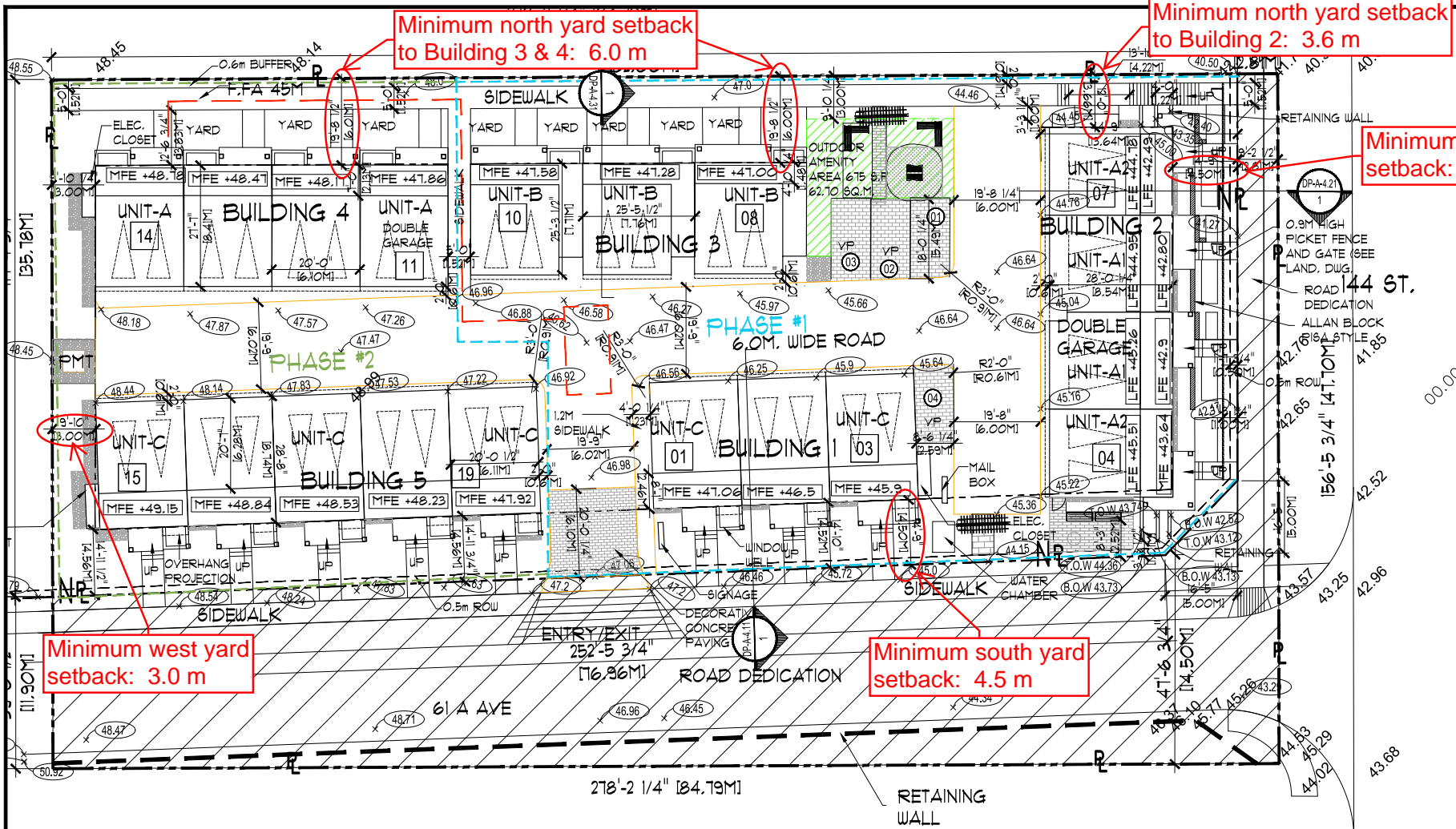
9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.



Minimum north yard setback to Building 3 & 4: 6.0 m

Minimum north yard setback to Building 2: 3.6 m

Minimum east yard setback: 4.5 m

Minimum west yard setback: 3.0 m

Minimum south yard setback: 4.5 m

--- PHASE #1 (BLDG 1,2 & 3 AND OUTDOOR AMENITY)
--- PHASE #2 (BLDG 4 & 5)

MARK	DATE	DESCRIPTION
1	18 MAR 2018	ISSUED FOR PRELIMINARY DESIGN
2	07 APR 2018	ISSUED FOR PERMIT APPLICATION
3	12 MAY 2018	ISSUED FOR PERMIT REVIEW
4	26 MAY 2018	ISSUED FOR PERMIT

PROJECT: **6157 TOWNHOUSE**
 6157-444 ST, SURREY, B.C.
 SHEET DESCRIPTION: **SITE PLAN**

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD AVE.
 NORTH VANCOUVER, BC V7P 3P5
 PH: (604)998-3381
 FAX: (604)998-0217
 drjarch@shaw.ca

SCALE: 1/8"=1'-0"	PROJECT NO: ---
DATE: 03-23-2018	DRAWN: ---
REVISIONS:	SHEET: ---
△	DP-A-2.11

1 SITE PLAN
DP-A-2.11 SCALE = 3/32" = 1'-0"

