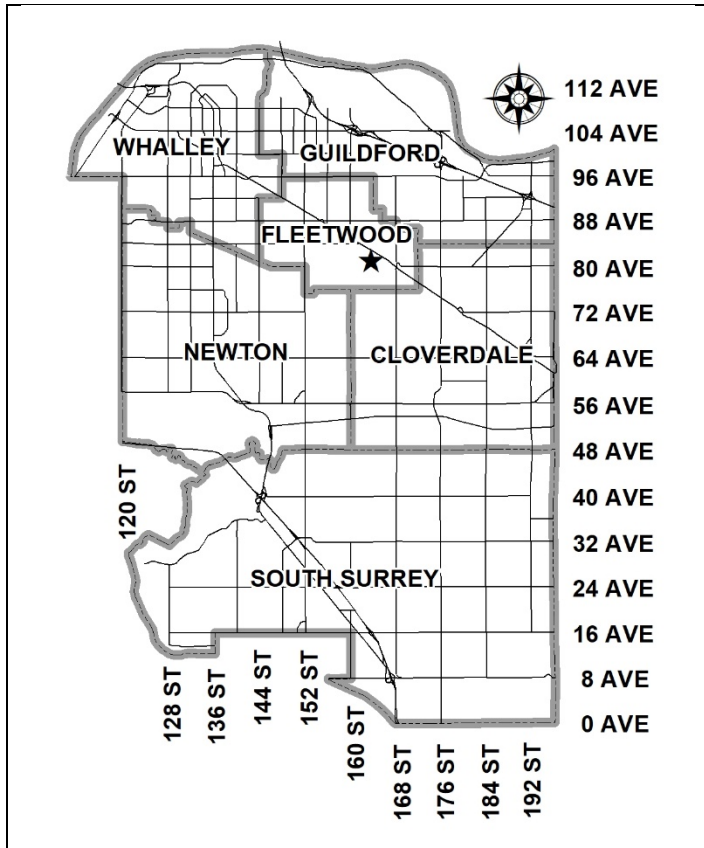


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0404-00

Planning Report Date: September 16, 2019



PROPOSAL:

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

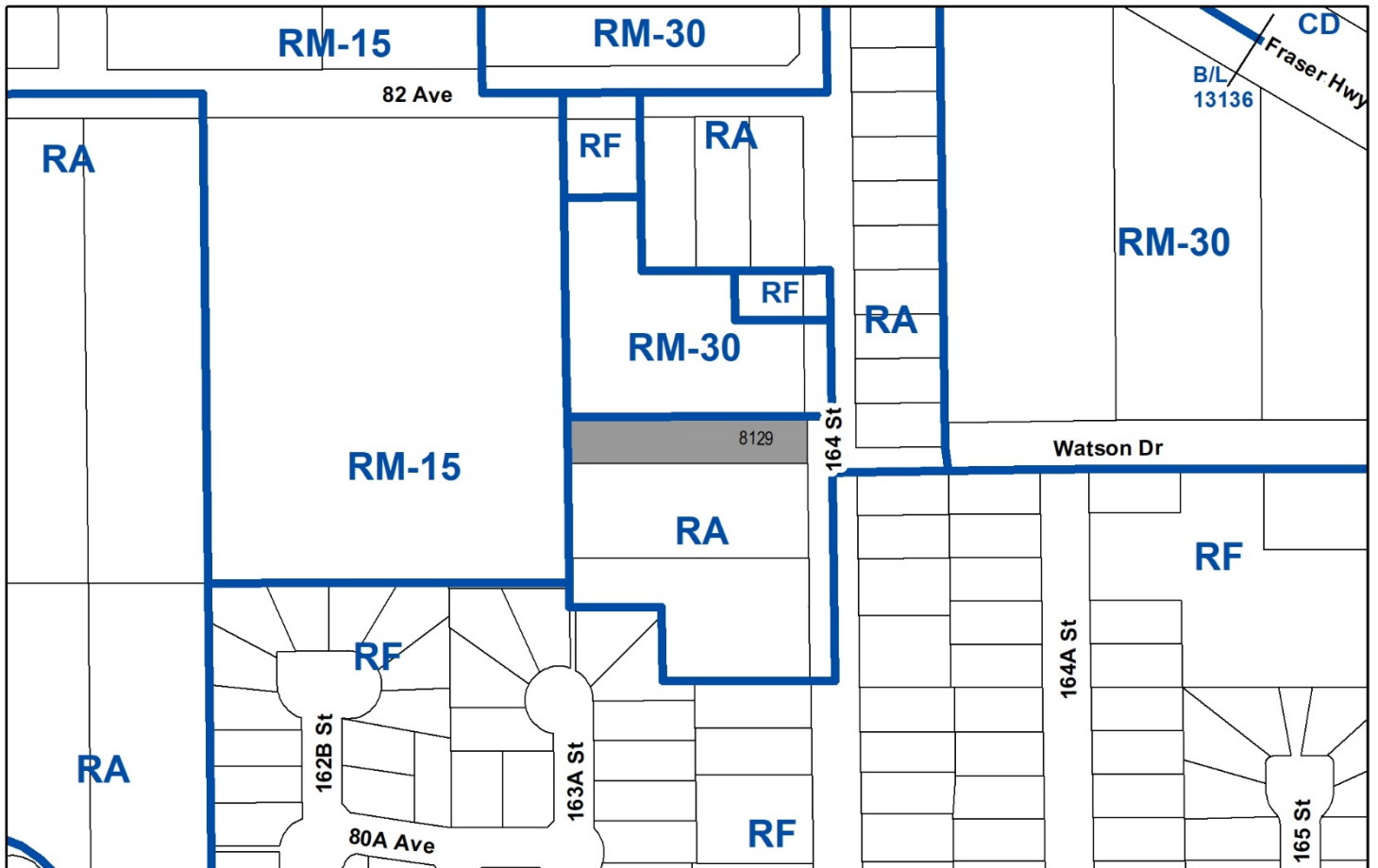
to permit the development of 11 townhouse units in Fleetwood.

LOCATION: 8129 - 164 Street

ZONING: RA

OCP DESIGNATION: Urban

TCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum front (east) and side (both north and south) yard building setbacks of the RM-30 Zone.
- Seeking to allow the entirety of the required outdoor amenity space (33 square metres / 355 sq.ft.) within the rear (west) yard setback adjacent to Building 2.

RATIONALE OF RECOMMENDATION

- Complies with the "Medium Density Townhouses" designation of the Fleetwood Town Centre Plan (Stage 1).
- The proposal fulfills the City's objectives of increasing density and housing choices within the vicinity of a future rapid transit corridor (Fraser Highway SkyTrain). The subject property is approximately 250 metres (820 ft.) from Fraser Highway. The proposed density and building form are appropriate for this part of the Fleetwood Town Centre area.
- The proposed north side yard setbacks are in keeping with what has been approved for the existing townhouse development to the north (8155 - 164 Street), with existing buffering improved through substantive on-site landscape planting. Existing off-site trees, including a 7-metre (23-ft.) high hedgerow, and a proposed wooden fence will provide buffering between the proposed townhouse project and the existing single family dwelling to the south (8115 - 164 Street).
- The proposed front (east) yard setback achieves a more urban, pedestrian streetscape along 164 Street, generally consistent with similar townhouse projects in the immediate area and are reflective of the Fleetwood Town Centre Plan (TCP).
- Due to site constraints and the modest scale of the project (11 units), no indoor amenity space is proposed. The applicant has agreed to provide a monetary contribution of \$13,200 (based on \$1,200 per unit) to address the shortfall in the required indoor amenity space, in accordance with City policy.

- The subject site is long (99 metres / 324 ft.) and narrow (19 metres / 62 ft.). The proposed outdoor amenity space will be located in a functional location in relation to the siting of the buildings and drive aisle. Several existing trees between the subject site and the existing multi-residential developments to the west and north will remain, to provide buffering and separation.
- The applicant is providing approximately 137 square metres (1,464 sq.ft.) of outdoor amenity space, which exceeds the requirements of the RM-30 Zone. However, the entirety of the required 33 square metres (352 sq.ft.) is located within the west yard setback, which is not permitted under the RM-30 Zone. The applicant has agreed to address this by providing a monetary contribution, in accordance with City policy, as if the outdoor amenity space within the setback area is deemed discounted, resulting in a shortfall. In order to address the shortfall, the applicant will provide a monetary contribution of \$6,600 (based on \$600 per unit of outdoor amenity space required).
- On April 1, 2019, Council endorsed Corporate Report R059 which authorized staff to initiate Fraser Highway Corridor preliminary planning and background studies which will form the basis for the development of SkyTrain supportive land use plans along the Surrey-Langley SkyTrain extension.
- As the subject site is located within the existing Fleetwood Town Centre Plan area, which falls within the Fraser Highway Corridor Study Area, staff requested the applicant explore consolidation with the adjacent property to the south (815 – 184 Street) with the goal of achieving a higher density multiple residential form. The applicant has confirmed that the adjacent owners are not interested in consolidation at this time and request that Council give consideration of the subject townhouse proposal.
- Staff are supportive of the proposed development given the adjacent, ground-oriented townhouses to the north and west and that the constraints of the subject site generally preclude the achievement of a higher density form. In addition, the subject development will not negatively impact the ability of the adjacent property to the south to re-develop to a higher-density form in future.

RECOMMENDATIONS

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. 7918-0404-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0404-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone for Building 1 from 7.5 metres (25 ft.) to:
 - i. 5.0 metres (16.4 ft.) to the principal building face;
 - ii. 4.5 metres (14.7 ft.) to the 2nd and 3rd storey projections;
 - iii. 3.2 metres (10.4 ft.) to the balcony; and
 - iv. 3.9 metres (12.8 ft.) to the roof overhangs.
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 7.5 metres (25 ft.) to:
 - i. 3.5 metres (11.5 ft.) to the principal building face;
 - ii. 2.3 metres (7.5 ft.) to the front entry porch;
 - iii. 3.0 metres (10 ft.) to the 2nd and 3rd storey projections and balcony; and
 - iv. 2.7 metres (8.8 ft.) to the roof overhangs.
 - (c) to reduce the minimum south side yard setbacks of the RM-30 Zone for Building 1 from 7.5 metres (25 ft.) to:
 - i. 7.2 metres (23.6 ft.) to the principal building face; and
 - ii. 6.7 metres (22 ft.) for the 2nd and 3rd storey projections.
 - (d) to reduce the minimum north side yard setback of the RM-30 Zone for Building 2 from 7.5 metres (25 ft.) to:
 - i. 4.5 metres (14.7 ft.) to the principal building face;
 - ii. 4.0 metres (13.1 ft.) to the 2nd and 3rd storey projections;
 - iii. 2.7 metres (8.8 ft.) to the balcony; and
 - iv. 3.4 metres (11.1 ft.) to the roof overhangs.
 - (e) to reduce the minimum south side yard setback of the RM-3 Zone for Building 2 from 7.5 metres (25 ft.) to:
 - i. 7.0 metres (23 ft.) to the 2nd and 3rd floor projections; and
 - ii. 6.4 metres (21 ft.) to the roof overhangs.

- (f) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (8.8 ft.) for the proposed detached electrical closet; and
 - (g) to vary Section J.1.(a) of the RM-30 Zone to allow the entirety of the required outdoor amenity area (33 square metres / 352 sq.ft.) to be located within the required rear (west) yard setback adjacent to 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 subdivision layout 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (i) registration of a reciprocal access easement, between the subject property and the adjacent lot (8115 – 164 Street), to provide for future access from 164 Street should the adjacent parcel redevelop to a ground-oriented, multiple residential form;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (k) the applicant adequately address the impact of no indoor amenity space; and
 - (l) the applicant adequately address the impact of a portion of the outdoor amenity space being located within the required rear (west) yard setback.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

3 Elementary students at William Watson Elementary School
1 Secondary student at Fleetwood Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2021.

Parks, Recreation & Culture: Parks recommend that outdoor amenity spaces be useable, programmatic and exclude tree retention areas. If insufficient indoor amenity space is proposed, Parks agree that the applicant should provide cash-in-lieu for the amenity space shortfall. The applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the Fleetwood Town Centre Plan (TCP).

Surrey Fire Service: The Surrey Fire Service have no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory building, which are to be removed.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	32-unit, three-storey townhouse development.	Medium Density Townhouses	RM-30
East (Across 164 Street):	Single family dwelling on undersized RA Zone lot.	Medium Density Townhouses	RA
South:	Single family dwelling.	Medium Density Townhouses	RA
West:	89-unit, two-storey townhouse development.	Low Density Townhouses	RM-15

DEVELOPMENT CONSIDERATIONS

Background

- The 0.19-hectare (0.47-acre) subject site is located at 8129 – 164 Street, just west of the intersection of Watson Drive and 164 Street, in Fleetwood.
- The subject property is designated "Urban" in the Official Community Plan (OCP), "Medium Density Townhouses" in the Fleetwood Town Centre Plan (Stage 1) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject property contains a single family dwelling and residential accessory building, which are proposed for demolition.

Current Proposal

- The applicant is proposing to rezone the subject property from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Form and Character Development Permit for the development of eleven (11) three-storey townhouse units in two (2) buildings.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along the front (east) and side (north and south) property lines, as well as allow the required outdoor amenity space to be located within the rear (west) setback (see By-law Variances section).
- The proposed net density of 57 units per hectare (23 units per acre) and floor area ratio (FAR) of 0.7 are below the maximum 74 units per hectare (30 units per acre) and 1.00 FAR of the RM-30 Zone, and are consistent with the "Medium Density Townhouses designation in the Fleetwood Town Centre Plan (Stage 1).

Road Requirements

- The subject property currently fronts and is accessed from 164 Street, a Collector Road with an ultimate road right-of-way width of 24 metres (79 ft.).
- Part 7 Special Building Setbacks of the Zoning By-law stipulates that building setbacks on a lot abutting an existing or future Collector or Arterial Road shall be the sum of one-half of the ultimate road right-of-way width, measured from the ultimate centerline, plus the required setback of the zone in which the lot is located.
- The existing road right-of-way width of 164 Street, for that portion abutting the subject site, is approximately 20 metres (65.6 ft.). An additional 1.942 metres (6.3 ft.) of road dedication would be required from the subject property in order to achieve the required 24-metre (79-ft.) Collector Road standard.
- The Engineering Department has determined that only 0.942m (3-ft.) of road dedication is required for the subject application, however, as per Part 7 of the Zoning By-law an additional 1.0-metre (3.3-ft.) of special building setback applies in order to accommodate future road dedication along 164 Street.

- The resultant front (east) yard setback is therefore 1.942 metres (6.3 ft.) plus the required setback of the RM-30 Zone. The additional 1-metre (3-ft.) of future road dedication has been accounted for in the proposed reduced front yard setbacks requested by the applicant (see By-law Variances section).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects in the City of Surrey.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to register a Section 219 Restrictive Covenant against title requiring payment of a \$11,000 contribution, representing \$1,000 per townhouse unit, to the Affordable Housing Reserve Fund. Collection of the financial contribution will be required prior to issuance of a Building Permit for the proposed townhouse development.

Public Art Policy

- As a condition of Final Adoption of the Rezoning By-law, 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 of the City's Public Art Policy requirements.

PRE-NOTIFICATION

A Development Proposal Sign was installed on the subject property on January 24, 2019, and Pre-notification letters were sent on January 28, 2019, and as a result, staff received two (2) e-mails and one (1) telephone call. The area residents expressed the following concerns (*staff comments are in italics*):

- The proposed townhouse development will result in an increase in traffic and exacerbate existing parking concerns in the area.

(The proposed development includes a total of 24 parking spaces for the 11 units, consisting of 22 residential parking spaces (100% double, side-by-side garages) and 2 visitor parking spaces, which complies with the Zoning By-law requirements.)

- Concerns that the current development proposal will negatively impact the ability of the adjacent property to the south (815 – 164 Street) to develop in future.

(The applicant has provided staff with a concept plan illustrating how a stand-alone, ground-oriented multiple residential re-development may proceed on the adjacent property.

In addition, the applicant has agreed to register a reciprocal access easement over a portion of the subject property in order to provide for a shared access between 164 Street and the adjacent property, should it re-develop to accommodate ground-oriented multiple residential buildings under a future, stand-alone development application.)

- Concerns over tree retention, including the shared or off-site trees impacted by the proposed development.

(The Tree Protection Zone (TPZ) of several off-site trees located on adjacent properties to the immediate north and west extend into the subject site. No buildings, structures, grade changes or hardscape elements are proposed within these areas and landscaping restricted to either hand-dug #1 pots or grassed area, installed under Arborist supervision.

A portion of the proposed internal drive aisle extends into the TPZ of four (4) off-site trees located on the adjacent property to the south (8115 – 164 Street). As site constraints prevented the relocation of the internal drive aisle outside of the TPZ, low-impact materials and installation methods have been coordinated between the project Arborist and Civil Engineer in order to limit the impacts of the proposed encroachment.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The applicant proposes to construct an 11-unit, 3-storey townhouse development consisting of two (2) buildings containing five (5) and six (6) units respectively.
- The townhouses range in size from 122 to 126 square metres (1,313 to 1,356 sq.ft.), exclusive of the attached garage, and are comprised entirety of three-bedroom units.
- All of the townhouse units will have double side-by-side garages at grade. The kitchen, dining and living/family rooms of each unit will be located on the second floor, with bedrooms on the third floor.
- Each proposed townhouse includes a patio and private yard space at grade, framed by a 1.2-metre (4-ft.) fence and layered planting, and a second-floor balcony.
- The proposed building materials include vertical board and batten as well as Hardie board siding and paneling. Natural wood trim is provided as an accent material around windows and doors. The balconies include tempered glass with a black metal frame.
- The colour palette is a combination of grey (both light and medium), white and black. Entry doors to each unit will be painted in a variety of primary colours (red, yellow and blue).

Vehicle Access and Parking

- Vehicular access is proposed from a driveway connection to 164 Street.
- The proposed development includes a total of 24 parking spaces for the 11 units, consisting of 22 resident parking spaces and 2 spaces for visitors, which complies with the Zoning By-law.

- Resident parking will be provided in fully enclosed side-by-side double garage for 100% of the units. No tandem parking spaces are proposed.
- The applicant has agreed to register a reciprocal access easement over a 24-metre (78-ft.) long portion of the internal drive aisle in order to provide for access between 164 Street and the property to the immediate south (8115 – 164 Street) should it re-develop to accommodate townhouses in the future.

Amenity Spaces

- The RM-30 Zone requires that 33 square metres (352 sq.ft.), or 3 square metres (32 sq.ft.) per dwelling unit, of both indoor and outdoor amenity space be provided as part of the subject development.
- Due to site constraints and the small scale of the proposed residential development, the applicant is proposing to provide no indoor amenity space. The applicant is proposing to address the shortfall in indoor amenity space with a cash-in-lieu contribution of \$13,200 (based on \$1,200 per unit) in accordance with City policy.
- The proposed outdoor amenity space is located at the rear of the subject site, adjacent to existing outdoor space associated with abutting townhouse developments and will consist of a play area and structure as well as soft landscaping.
- The applicant is providing approximately 137 square metres (1,464 sq.ft.) of outdoor amenity space, which exceeds the requirements of the RM-30 Zone. However, the entirety of the required 33 square metres (352 sq.ft.) is located within the west yard setback, which is not permitted under the RM-30 Zone. The applicant has agreed to address this by providing a monetary contribution, in accordance with City policy, as if the outdoor amenity space within the setback area is deemed discounted, resulting in a shortfall. In order to address the shortfall, the applicant will provide a monetary contribution of \$6,600 (based on \$600 per unit of outdoor amenity space required).
- In addition, the applicant is requesting a variance to allow the entirety of the required outdoor amenity space (33 square metres / 352 sq.ft.) within the required west yard building setback (see By-law Variances section).

Landscaping

- The landscape plan shows a total of 17 replacement trees, to be planted throughout the subject site, including Columnar Karpick Maple, Weeping Nootka Cypress, Austrian Black Pine and others.
- A significant number of shrub and ground cover species will be planted throughout the site, including Red Osier Dogwood, Birkwood Osmanthus, Japanese Forest Grass, Eryngium and others.
- A 1.2-metre (4-ft.) high cedar fence will be installed between each unit and along the 164 Street frontage, with gate access, in order to delineate the public and private realm. A 1.8-metre (6-ft.) high cedar fence will be installed along all lot lines that border another property.

ADVISORY DESIGN PANEL (ADP)

The application was not referred to the ADP for review. The architectural and landscaping plans were reviewed by staff and found to be acceptable to proceed to Council introduction.

TREES

- Aelicia Otto, ISA Certified Arborist of Arbortech Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder Trees			
Red Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Norway Maple	1	1	0
Coniferous Trees			
Douglas-fir	2	1	1
Western Hemlock	1	1	0
Western Red Cedar	8	7	1
Total (excluding Alder and Cottonwood Trees)	12	10	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		22	
Total Retained and Replacement Trees		24	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 13 protected trees on the site, including one (1) Red Alder which represents 8% of the total on-site trees. It was determined that two (2) 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 Tree Protection Zone (TPZ) of several off-site trees located on adjacent properties to the immediate north and west extend into the subject site. No buildings, structures, grade changes or hardscape elements are proposed within these areas and landscaping restricted to either hand-dug #1 pots or grassed area, installed under Arborist supervision.

- A portion of the proposed internal drive aisle extends into the TPZ of four (4) off-site trees located on the adjacent property to the south (8115 – 164 Street). As site constraints prevented the relocation of the internal drive aisle outside of the TPZ, low-impact materials and installation methods have been coordinated between the project Arborist and Civil Engineer in order to limit the impacts of the proposed encroachment.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 21 replacement trees on the site. The applicant is proposing 22 replacement trees, which exceeds the requirements of the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Columnar Karpick Maple, Weeping Nootka Cypress, Austrian Black Pine and others.
- In summary, a total of 24 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 31, 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 site is located within the Fleetwood Town Centre Plan (TCP) area and is consistent with the "Medium Density Townhouses" designation in the TCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape. • The proposal fulfils the City's objective of increasing density and diversifying housing options in proximity to future rapid transit (Fraser Highway SkyTrain Corridor).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development will incorporate Low Impact Development, such as absorbent soils, sediment control devices and permeable pavers.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Frequent transit service runs along Fraser Highway, which is approximately 250 metres (820 ft.) from the subject site, and both current (bus) and future (Skytrain) transit stops are located within walking distance from the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed buildings will incorporate CPTED principles including well-lit entries, passive surveillance of both the street and drive aisle and open sightlines.

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	<ul style="list-style-type: none"> No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were mailed to area residents and a development proposal sign was installed on the subject site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

Building 1 (East Building)

- To reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 5.0 metres (16.4 ft.) to the principal building face;
 - 4.5 metres (14.7 ft.) to the 2nd and 3rd storey projections;
 - 3.2 metres (10.4 ft.) to the balcony; and
 - 3.9 metres (12.8 ft.) to the roof overhangs.
- To reduce the minimum east front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 3.5 metres (11.5 ft.) to the principal building face;
 - 2.3 metres (7.5 ft.) to the front entry porch;
 - 3.0 metres (10 ft.) to the 2nd and 3rd storey projections and balcony; and
 - 2.7 metres (8.8 ft.) to the roof overhangs.
- To reduce the minimum south side yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 7.2 metres (23.6 ft.) to the principal building face; and
 - 6.7 metres (22 ft.) for the 2nd and 3rd storey projections.

Building 2 (West Building)

- To reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 4.5 metres (14.7 ft.) to the principal building face;
 - 4.0 metres (13.1 ft.) to the 2nd and 3rd storey projections;
 - 2.7 metres (8.8 ft.) to the balcony; and
 - 3.4 metres (11.1 ft.) to the roof overhangs.
- To reduce the minimum south side yard setback of the RM-3 Zone from 7.5 metres (25 ft.) to:

- 7.0 metres (23 ft.) to the 2nd and 3rd floor projections; and
- 6.4 metres (21 ft.) to the roof overhangs.
- To reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (8.8 ft.) for the proposed detached electrical closet.
- To vary Section J.1.(a) of the RM-30 Zone to allow the entirety of the required outdoor amenity area (33 square metres / 352 sq.ft.) to be located within the required rear (west) yard setback adjacent to Building 2.

Applicant's Reasons:

- The proposed building setback reduction along 164 Street will create an appropriate urban, pedestrian-friendly streetscape. The 2nd and 3rd storey projections, as well as the roof overhangs, form an integral part of the overall design and articulation of the buildings.
- The proposed reduced setbacks along the north side yard lot line will be buffered by substantive landscape planting. The proposed north side yard setbacks are in keeping with what has been approved for the existing townhouse development to the north (8155 – 164 Street).
- The proposed outdoor amenity space location will not negatively affect the adjacent properties given the proposed tree retention as well as the substantive level of existing and proposed landscape buffering.

Staff Comments:

- In order to comply with Part 7 Special Building Setbacks of the Zoning By-law, the reduced east front yard setbacks include the additional 1-metre (3.3-ft.) of future road dedication.
- The subject site is long (98 metres / 321 ft.) and narrow (19.4 metres / 64 ft.), which presents some challenges for the site plan. The outdoor amenity space is located in a functional location in relation to the siting of the buildings and drive aisle, as well as existing outdoor space associated with adjacent townhouse developments.
- The applicant is providing approximately 136 square metres (1,464 sq.ft.) of outdoor amenity space, which exceeds the requirements of the RM-30 Zone. However, the entirety of the required 33 square metres (352 sq.ft.) is located within the west yard setback, which is not permitted under the RM-30 Zone. The applicant has agreed to address this by providing a monetary contribution of \$6,600 (based on \$600 per unit of outdoor amenity space required), in accordance with City policy, as if the outdoor amenity space within the setback area is deemed discounted, resulting in a shortfall.
- Staff reviewed a revised layout which met the requirements of the RM-30 Zone with respect to the placement of the outdoor amenity space outside of the required building setbacks, however, this layout was deemed to be inferior by staff to the proposed layout.

- Staff support the variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	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.	Fleetwood Town Centre Plan (Stage 1) Land Use Map (2016)
Appendix VII.	Aerial Photo (COSMOS, March 2019)
Appendix VIII.	Development Variance Permit No. 7918-0404-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Doug Johnson Architect Ltd. and PMG Landscape Architects, dated August 23, 2019 and August 26, 2019 respectively.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/cm

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,929.53 sq.m.
Road Widening area		18.37 sq.m.
Undevelopable area		-
Net Total		1,911.16 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	31%
Paved & Hard Surfaced Areas	-	32%
Total Site Coverage		63%
SETBACKS (in metres)		
Front (E)	7.5 m.	3.5 m. *
Rear (W)	7.5 m.	7.5 m.
Side #1 (N)	7.5 m.	4.0 m. *
Side #2 (S)	7.5 m.	7.0 m. *
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m.	10.5 m.
Accessory	4.5 m.	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		-
One Bed		-
Two Bedroom		-
Three Bedroom +		11
Total		11
FLOOR AREA: Residential (<i>excluding garage</i>)	1,911.16 sq.m.	1,346 sq.m.
FLOOR AREA: Commercial		-
Retail		
Office		
Total		
FLOOR AREA: Industrial		-
FLOOR AREA: Institutional		-
TOTAL BUILDING FLOOR AREA	1,911.16 sq.m.	1,346 sq.m.

* variance requested (setbacks to principal building shown)

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 UPH / 30 UPA	57.5 UPH / 23 UPA
FAR (gross)	-	-
FAR (net)	1.0	0.70
AMENITY SPACE (area in square metres)		
Indoor	33 sq.m.	0 sq.m.
Outdoor	33 sq.m.	137 sq.m.
PARKING (number of stalls)		
Commercial		-
Industrial		-
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	2 x 11 = 22	22
Residential Visitors	0.2 x 11 = 2	2
Institutional		
Total Number of Parking Spaces	24	24
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	50%	0%
Size of Tandem Parking Spaces width/length	3.2 m. x 6.0 m.	N/A

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

MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning RM-30

Required Development Data	Building #1	Building #2
SETBACK (in metres)		
Front (E)	3.5 metres (11.5 ft.) to the principal building face and balcony; 2.3 metres (7.5 ft.) to the front entry porch; 3.0 metres (10 ft.) to the 2 nd and 3 rd storey projections; and 2.7 metres (8.8 ft.) to the roof overhangs.	-
Rear (W)	-	7.5 m.
Side #1 (N)	5.0 metres (16.4 ft.) to the principal building face; 4.5 metres (14.7 ft.) to the 2 nd and 3 rd storey projections; 3.2 metres (10.4 ft.) to the balcony; and 3.9 metres (12.8 ft.) to the roof overhangs.	4.5 metres (14.7 ft.) to the principal building face; 4.0 metres (13.1 ft.) to the 2 nd and 3 rd storey projections; 2.7 metres (8.8 ft.) to the balcony; and 3.4 metres (11.1 ft.) to the roof overhangs.
Side #2 (S)	7.2 metres (23.6 ft.) to the principal building face; and 6.7 metres (22 ft.) for the 2 nd and 3 rd storey projections.	7.0 metres (23 ft.) to the 2 nd and 3 rd floor projections; and 6.4 metres (21 ft.) to the roof overhangs.
BUILDING HEIGHT (in metres/storeys)	10.5 m.	10.5 m.
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE (excluding garage)		
Bachelor	-	-
One Bedroom	-	-
Two Bedroom	-	-
Three Bedroom +	6/(122 – 126 sq.m)	5/(122 sq.m.)
TOTAL FLOOR AREA	736 sq.m.	610 sq.m.

8129 TOWN HOUSES 8129-164 ST., SURREY, B.C

APPENDIX II



① 3D View

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MARK	DATE	DESCRIPTION
1	01 MAY 2018	ISSUED FOR PERMITS
2	03 OCT 2018	ISSUED FOR DP SUBMISSION
3	03 FEB 2019	ISSUED FOR DP REVISIONS
4	07 AUG 2019	ISSUED FOR DP REVISIONS

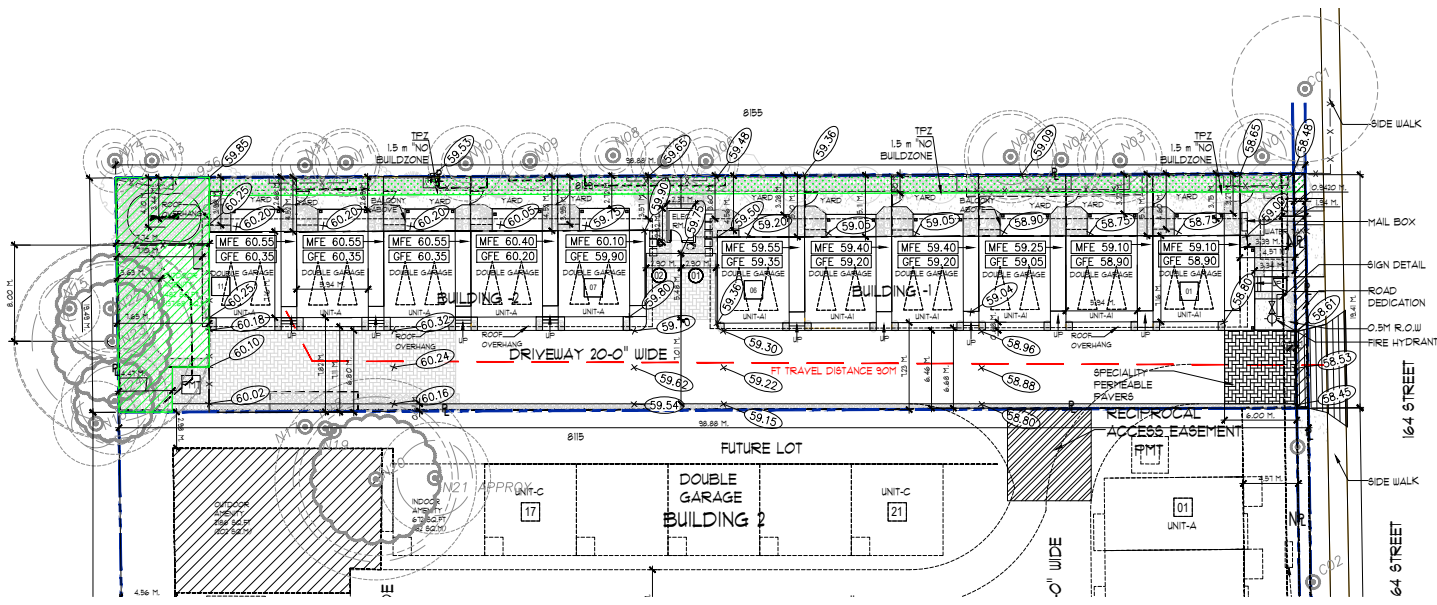
PROJECT:
8129 TOWNHOUSE
8129-164 ST., SURREY, B.C

SHEET DESCRIPTION:
BUILDING-1 UNIT-A 3D VIEWS

OWNER:

DOUGLAS R. JOHNSON | ARCHITECT LTD.
*374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
drj@arch@shaw.ca

SCALE: _____ PROJECT NO: _____
DATE: 05 MAY, 2018
DRAWN: _____ SHEET: _____
REVISIONS: ③ DP-A-0.00



1 SITE PLAN
 DRAWING SCALE = 1/16" = 1'-0"

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MARK	DATE	DESCRIPTION
1	03.06.2018	ISSUED FOR PERMITS DESIGN
2	03.06.2018	ISSUED FOR DP SUBMISSION
3	25.08.2019	ISSUED FOR DP REVISIONS
4	12.04.2018	ISSUED FOR DP REVISIONS

PROJECT: **8129 TOWNHOUSE**
 8129-164 ST., SURREY, B.C.
 SHEET DESCRIPTION: **SITE PLAN**

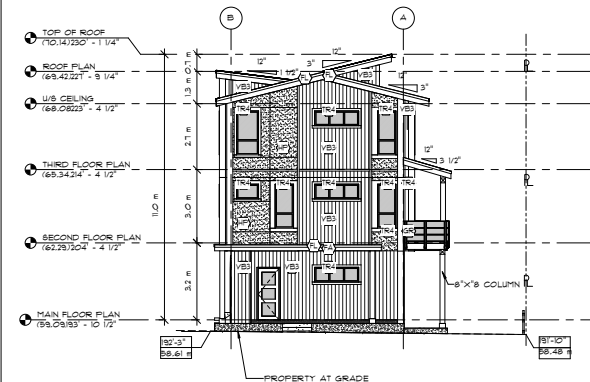
OWNER:

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

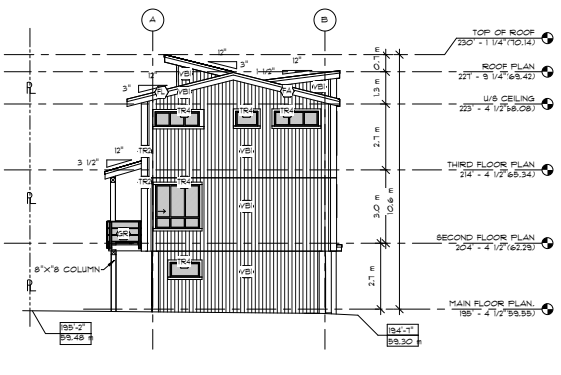
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DATE:	SHEET:
05-31-2018	-----
REVISED:	REVISIONS:
	DP-A-2.11



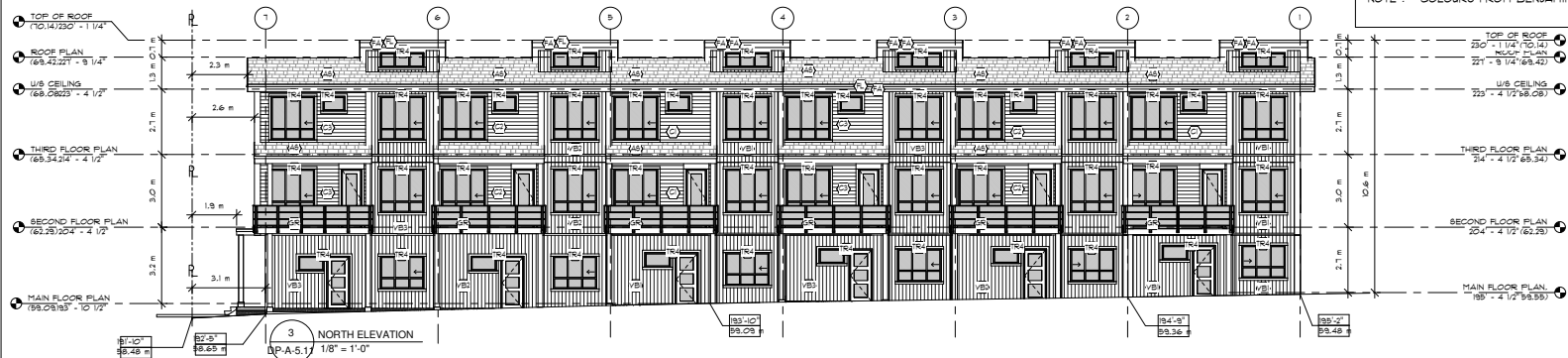
1 SOUTH ELEVATION
DP-A-5.11 1/8" = 1'-0"



2 EAST ELEVATION (164 STREET)
DP-A-5.11 1/8" = 1'-0"



4 WEST ELEVATION
DP-A-5.11 1/8" = 1'-0"



3 NORTH ELEVATION
DP-A-5.11 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR NAME	
FL FLASHING / GUTTER	BLACK	
GR GUARD/RAILING	BLACK	
TR FA TRIM /FASCIA	BLACK	
TR1 TRIM	BLACK	
TR2 TRIM	WHITE	
TR3 TRIM	LIGHT GREY	
TR4 TRIM	MEDIUM GREY	
C1 6" HARDI SIDING	WHITE	
C2 6" HARDI SIDING	LIGHT GREY	
C3 6" HARDI SIDING	MEDIUM GREY	
HP HARDI PANEL	GREY	
VB1 VERTICAL BOARD & BAT.	WHITE	
VB2 VERTICAL BOARD & BAT.	LIGHT GREY	
VB3 VERTICAL BOARD & BAT.	MEDIUM GREY	
D ENTRY DOOR	RED, BLUE, YELLOW	
WD WINDOWS/DOOR	WHITE	
RD ROLL-UP DOOR	GREY	
AS ASPHALT SHINGLES	GREY	

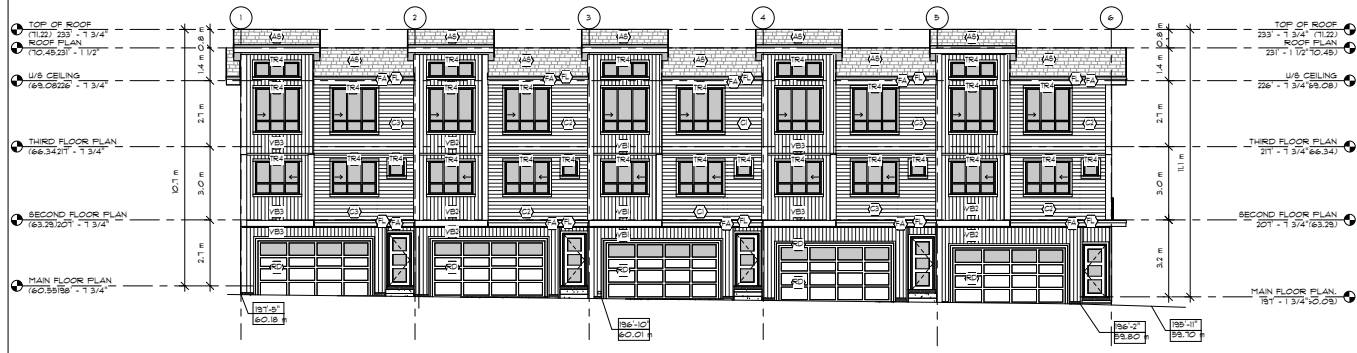
NOTE : COLOURS FROM BENJAMIN MOORE UNLESS NOTED.

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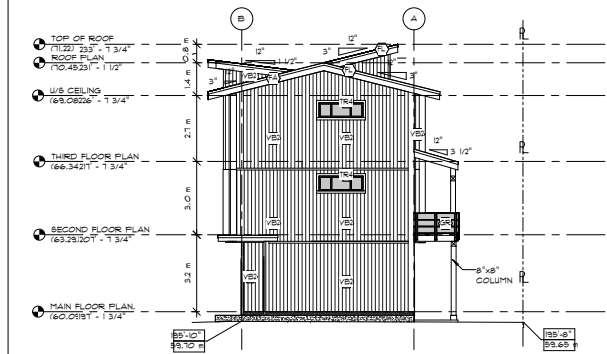
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1	11 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	25 FEB 2018	ISSUED FOR PERMIT APPLICATION
3	05 FEB 2018	ISSUED FOR PERMIT APPLICATION
4	07 AUG 2018	ISSUED FOR PERMIT APPLICATION
5	27 AUG 2018	ISSUED FOR PERMIT APPLICATION

PROJECT
8129 TOWNHOUSE
8129-164 ST., SURREY, B.C.
SHEET DESCRIPTION
BUILDING 1 ELEVATIONS
OWNER

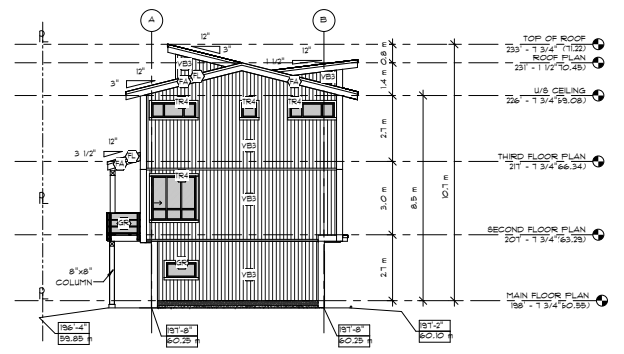
DOUGLAS R. JOHNSON ARCHITECT LTD.
*314-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH. (604) 998-3381
FAX. (604) 998-0211
D.R.J@dra.ca
SCALE: As indicated PROJECT NO.:
DATE: 05 MAY, 2018 SHEET:
DRAWN: REVISIONS: DP-A-5.11
5



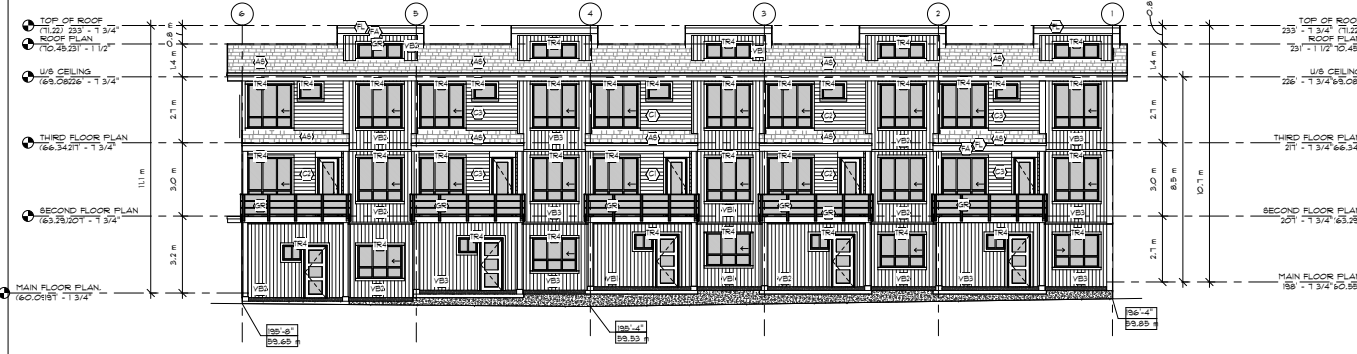
1 SOUTH ELEVATION
DP-A-5.2 1/8" = 1'-0"



2 EAST ELEVATION
DP-A-5.2 1/8" = 1'-0"



4 WEST ELEVATION
DP-A-5.2 1/8" = 1'-0"



3 NORTH ELEVATION
DP-A-5.2 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR NAME	
FL FLASHING / GUTTER	BLACK	
GR GUARD/RAILING	BLACK	
TR/FA TRIM /FASCIA	BLACK	
TRI TRIM	BLACK	
TR2 TRIM	WHITE	
TR3 TRIM	LIGHT GREY	
TR4 TRIM	MEDIUM GREY	
CS1 6" HARDI SIDING	WHITE	
CS2 6" HARDI SIDING	LIGHT GREY	
CS3 6" HARDI SIDING	MEDIUM GREY	
HP HARDI PANEL	GREY	
VB1 VERTICAL BOARD & BAT.	WHITE	
VB2 VERTICAL BOARD & BAT.	LIGHT GREY	
VB3 VERTICAL BOARD & BAT.	MEDIUM GREY	
D ENTRY DOOR	RED, BLUE, YELLOW	
WD WINDOWS/DOOR	WHITE	
RD ROLL-UP DOOR	GREY	
AS ASPHALT SHINGLES	GREY	

NOTE : COLOURS FROM BENJAMIN MOORE UNLESS NOTED.

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MARK	DATE	DESCRIPTION
1	31 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	05 JUN 2018	ISSUED FOR PERMIT
3	05 JUN 2018	ISSUED FOR PERMIT
4	07 AUG 2018	ISSUED FOR PERMIT
5	21 AUG 2018	ISSUED FOR PERMIT
6	21 AUG 2018	ISSUED FOR PERMIT

PROJECT
8129 TOWNHOUSE
8129-164 ST., SURREY, B.C.
OWNER

SHEET DESCRIPTION
BUILDING-2 UNIT-A ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
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NORTH VANCOUVER, BC V7P 3P3
PH. (604) 998-3381
FAX. (604) 998-0211
DR@DRJARCH.COM

SCALE	PROJECT NO.
As Indicated	
DATE	
05 MAY, 2018	
DRAWN	SHEET
REVISIONS	DP-A-5.21
5	



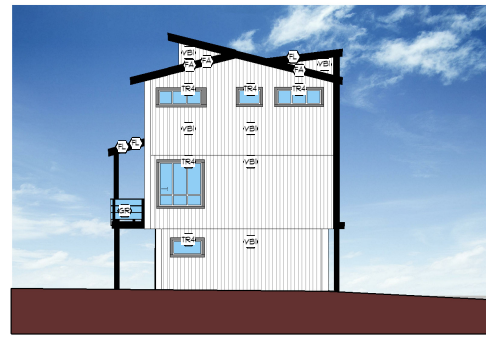
1 COLORED SOUTH ELEVATION
DP-A-6.17 1/8" = 1'-0"



2 COLORED NORTH ELEVATION
DP-A-6.17 1/8" = 1'-0"



3 COLORED EAST ELEVATION (164 STREET)
DP-A-6.17 1/8" = 1'-0"



4 COLORED WEST ELEVATION
DP-A-6.17 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR NAME	
(FL) FLASHING / GUTTER	BLACK	
(GR) GUARD/RAILING	BLACK	
(TR) TRIM /FASCIA	BLACK	
(TR1) TRIM	BLACK	
(TR2) TRIM	WHITE	
(TR3) TRIM	LIGHT GREY	
(TR4) TRIM	MEDIUM GREY	
(C1) 6" HARDI SIDING	WHITE	
(C2) 6" HARDI SIDING	LIGHT GREY	
(C3) 6" HARDI SIDING	MEDIUM GREY	
(HP) HARDI PANEL	GREY	
(VB1) VERTICAL BOARD & BAT.	WHITE	
(VB2) VERTICAL BOARD & BAT.	LIGHT GREY	
(VB3) VERTICAL BOARD & BAT.	MEDIUM GREY	
(D) ENTRY DOOR	RED, BLUE, YELLOW	
(RD) ROLL-UP DOOR	GREY	
(AS) ASPHALT SHINGLES	GREY	

NOTE : COLOURS FROM BENJAMIN MOORE UNLESS NOTED.

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MARK	DATE	DESCRIPTION
1	13 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	25 FEB 2019	ISSUED FOR PERMITS
3	07 JUL 2019	ISSUED FOR PERMITS
4	07 AUG 2019	ISSUED FOR PERMITS
5	27 AUG 2019	ISSUED FOR PERMITS

PROJECT
8129 TOWNHOUSE
8129-164 ST., SURREY, B.C.
SHEET DESCRIPTION
BUILDING 1 COLORED ELEVATION

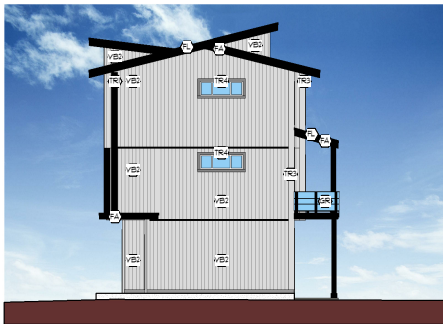
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*314-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH. (604) 998-3381
FAX. (604) 998-0211
D.R.J@drjaha.ca

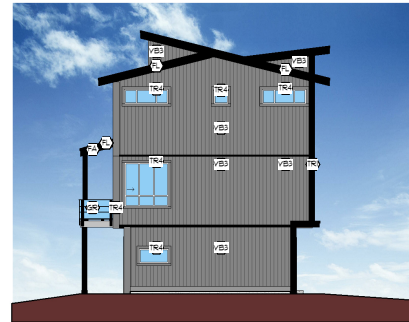
SCALE: As indicated PROJECT NO.:
DATE: 05 MAY, 2018 SHEET:
DRAWN: SHEET:
REVISIONS: DP-A-6.11
5



1 COLORED SOUTH ELEVATION
DP-A-6.2 1/8" = 1'-0"



2 COLORED EAST ELEVATION (164 STREET)
DP-A-6.2 1/8" = 1'-0"



4 WEST ELEVATION
DP-A-6.2 1/8" = 1'-0"



5 COLORED NORTH ELEVATION
DP-A-6.2 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR NAME	
FL FLASHING / GUTTER	BLACK	
GR GUARD/RAILING	BLACK	
TR EA TRIM /FASCIA	BLACK	
TRW TRIM	BLACK	
TRC TRIM	WHITE	
TRG TRIM	LIGHT GREY	
TRH TRIM	MEDIUM GREY	
CS 6" HARDI SIDING	WHITE	
CG 6" HARDI SIDING	LIGHT GREY	
CM 6" HARDI SIDING	MEDIUM GREY	
HP HARDI PANEL	GREY	
VB1 VERTICAL BOARD & BAT.	WHITE	
VB2 VERTICAL BOARD & BAT.	LIGHT GREY	
VB3 VERTICAL BOARD & BAT.	MEDIUM GREY	
D ENTRY DOOR	RED, BLUE, YELLOW	
RD WINDOWS/DOOR	WHITE	
RO ROLL-UP DOOR	GREY	
AS ASPHALT SHINGLES	GREY	

NOTE : COLOURS FROM BENJAMIN MOORE UNLESS NOTED.

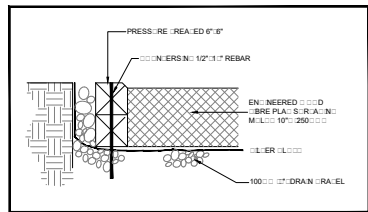
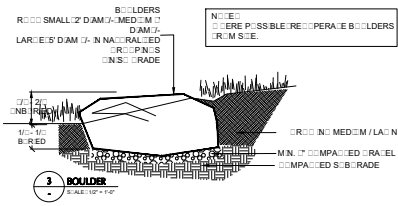
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MARK	DATE	DESCRIPTION
1	31 MAY 2018	ISSUED FOR PRELIMINARY DESIGN
2	05 MAY 2018	ISSUED FOR PERMIT
3	07 AUG 2018	ISSUED FOR CIP REVISIONS
4	07 AUG 2018	ISSUED FOR CIP REVISIONS
5	27 AUG 2018	ISSUED FOR CIP REVISIONS

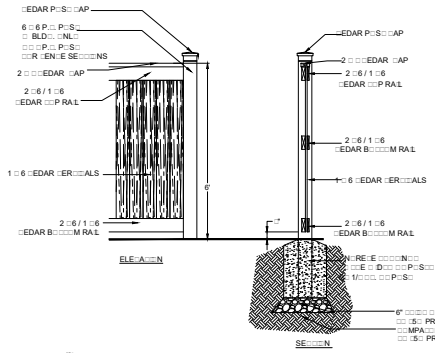
PROJECT
8129 TOWNHOUSE
8129-164 ST., SURREY, B.C.
SHEET DESCRIPTION
BUILDING-2 UNIT-A COLORED ELEVATIONS

OWNER
-

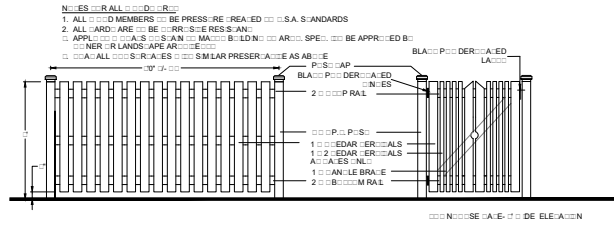
DOUGLAS R. JOHNSON ARCHITECT LTD.
*314-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-3381
FAX: (604) 998-0211
DOUGLAS@dra.ca
SCALE: As indicated PROJECT NO.:
DATE: 05 MAY, 2018
DRAWN: SHEET: DP-A-6.21
REVISIONS: 5



2 PLAY EDGE
SCALE: 1/2"=1'-0"



6\"/>



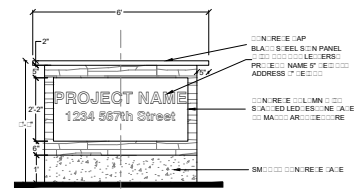
6\"/>



6\"/>



6\"/>



5 SITE SIGNAGE
SCALE: 1/2"=1'-0"

SCALE:

7	18 AUG 26	UPDATE PER NEW BASE PLANS	CLG
6	19 AUG 01	COORDINATE WITH HARDSET PLANS	CLG
5	19 JUL 30	UPDATE PER COMMENTS/ISSUES	CLG
4	19 JUN 07	REVISE PER NEW SITE PLAN	JR
3	18 MAR 11	UPDATE PER HARDSET PLANS	CLG
2	19 MAR 06	UPDATE PER NEW SITE PLAN	CLG
1	18 JAN 28	CONCEPT DESIGN	CLG

NO. DATE REVISION DESCRIPTION DRAWN BY

PROJECT:

8129 TOWNHOUSE
8129-164TH STREET
SURREY

DRAWING CODE:
**LANDSCAPE
DETAIL**

DATE: 2019 JAN 28 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN BY: CLG
DESIGNED BY: CLG
CHECKED BY: PCM

L3

OF 3

INTER-OFFICE MEMO

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

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

DATE: **Aug 26, 2019** PROJECT FILE: **7818-0404-00**

RE: **Engineering Requirements (Multi-Family)
Location: 8129 164 Street**

REZONE

Property and Right-of-Way Requirements

- Dedicate 0.942 m along 164 Street for Collector Road Standard; and
- Register a 0.5 m statutory right-of-way along 164 Street frontage.

Works and Services

- Construct the west side of 164 Street with a curb extension, pedestrian letdowns, street lighting and street trees;
- Construct a 250 mm sanitary main along 164 Street frontage;
- Provide a 7.3 m wide concrete letdown along 164 Street;
- Remove existing driveways along 164 Street and reinstate to City standards; and
- Provide a new adequately sized sanitary, storm and water service connection to service the development.

A Servicing Agreement is required prior to Rezone

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager
SC



September 11, 2019
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0404 00

SUMMARY

The proposed 11 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2018 Enrolment/School Capacity

William Watson Elementary	
Enrolment (K/1-7):	34 K + 356
Operating Capacity (K/1-7)	19 K + 303
Fleetwood Park Secondary	
Enrolment (8-12):	1523
Capacity (8-12):	1200

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.

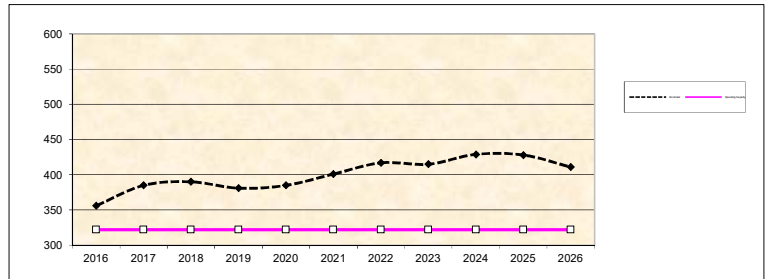
William Watson Elementary is currently over capacity. Rapid enrolment growth is expected into the foreseeable future with the continued construction of The Enclave. With the Eaglequest Golf Course approved housing development and the potential to increase housing density to serve the potential Skytrain extension along Fraser Highway, both will play a significant role in impacting enrolment in future years. As of September 2018, the school has 2 portables on site for enrolling space. It is anticipated more portables will be placed on the site in the coming years.

With 152nd Street to the west, Fraser Highway to the North and the ALR to the south, the Fleetwood area is contained within these barriers. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons. Therefore, all new enrolling spaces constructed to relieve pressure in the Fleetwood area must fall within the Fleetwood boundaries as described.

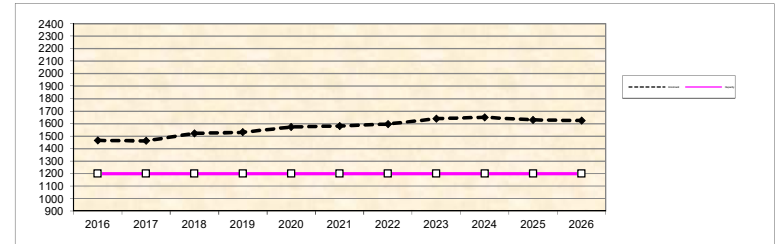
Currently, William Watson Elementary is operating at 120% and is projected to grow to 130% in 2025. The District is designing a 100 capacity addition at Coyote Creek (As part of the Surrey School District's 2020/2021 Capital Plan submission to the Ministry of Education) a 300 capacity addition at William Watson to relieve the short term pressure in the Fleetwood Area. (The addition to William Watson has not been approved by the Ministry to move to design and construction) The District is considering the need to build another future elementary school in the area to accommodate longer term demand.

Fleetwood Secondary total enrollment, as of September 2018, is 1523 and is projected to grow to over 1600 over the next 10 years. As part of the district's 2020/2021, 5 Year Capital Plan, the District is asking for a 300 capacity addition targeted to open in 2024. There has been no approval for this project at this time.

William Watson Elementary



Fleetwood Park 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.



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: 7918 0404 00
 Project Address: 8129 164 Street, Surrey, BC
 Consulting Arborist: Nick M^cMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	13
Bylaw Protected Trees to be Removed	11
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	2
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio:	1 times 1 = 1
All Other Bylaw Protected Trees at 2:1 ratio:	10 times 2 = 20
TOTAL:	21
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio:	0 times 1 = 0
All Other Bylaw Protected Trees at 2:1 ratio:	0 times 2 = 0
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

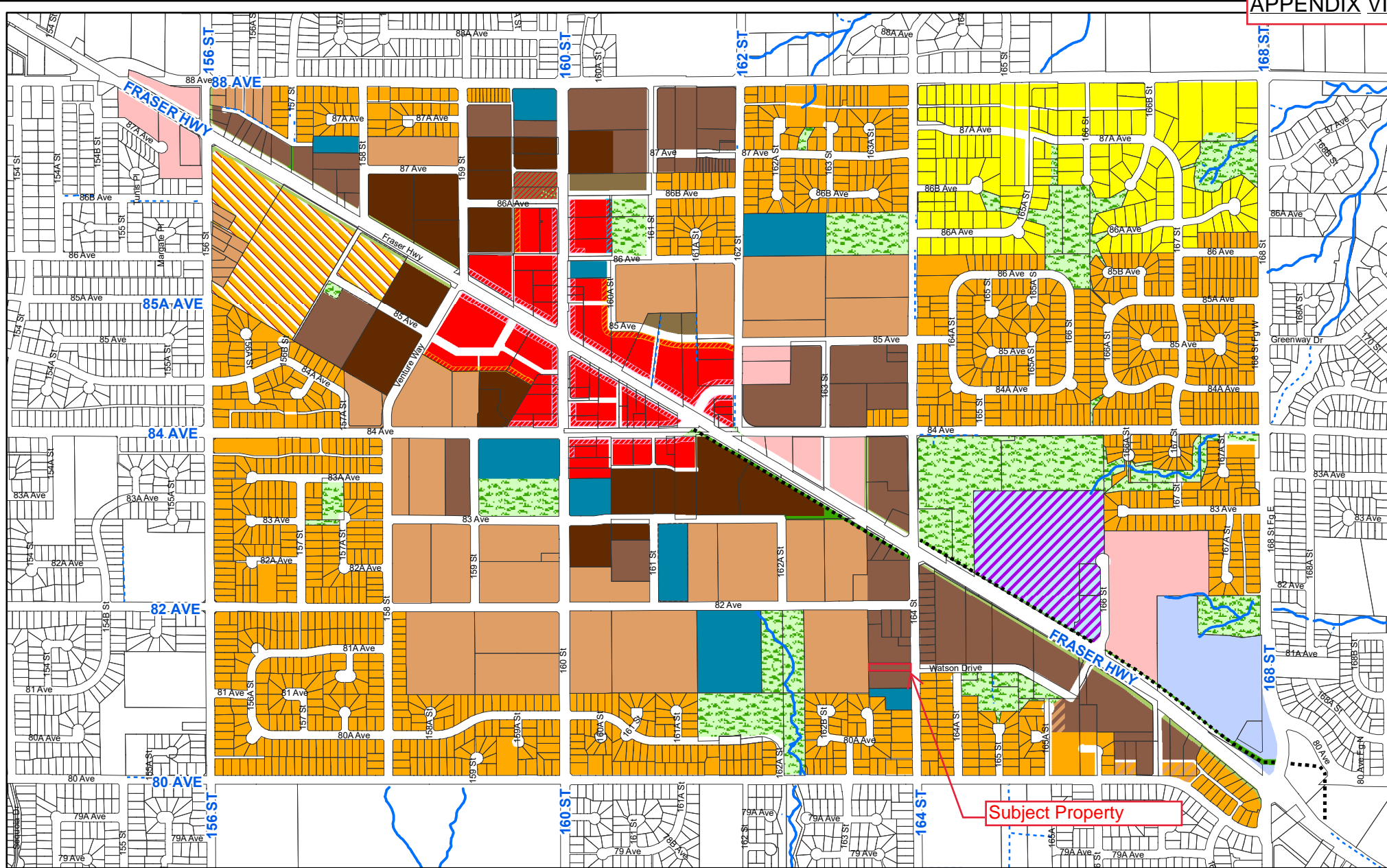
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:


 Nick M^cMahon, Consulting Arborist

Dated: July 31, 2019

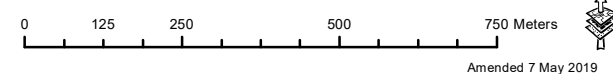
Direct: 604 812 2986
 Email: nick@aclgroup.ca

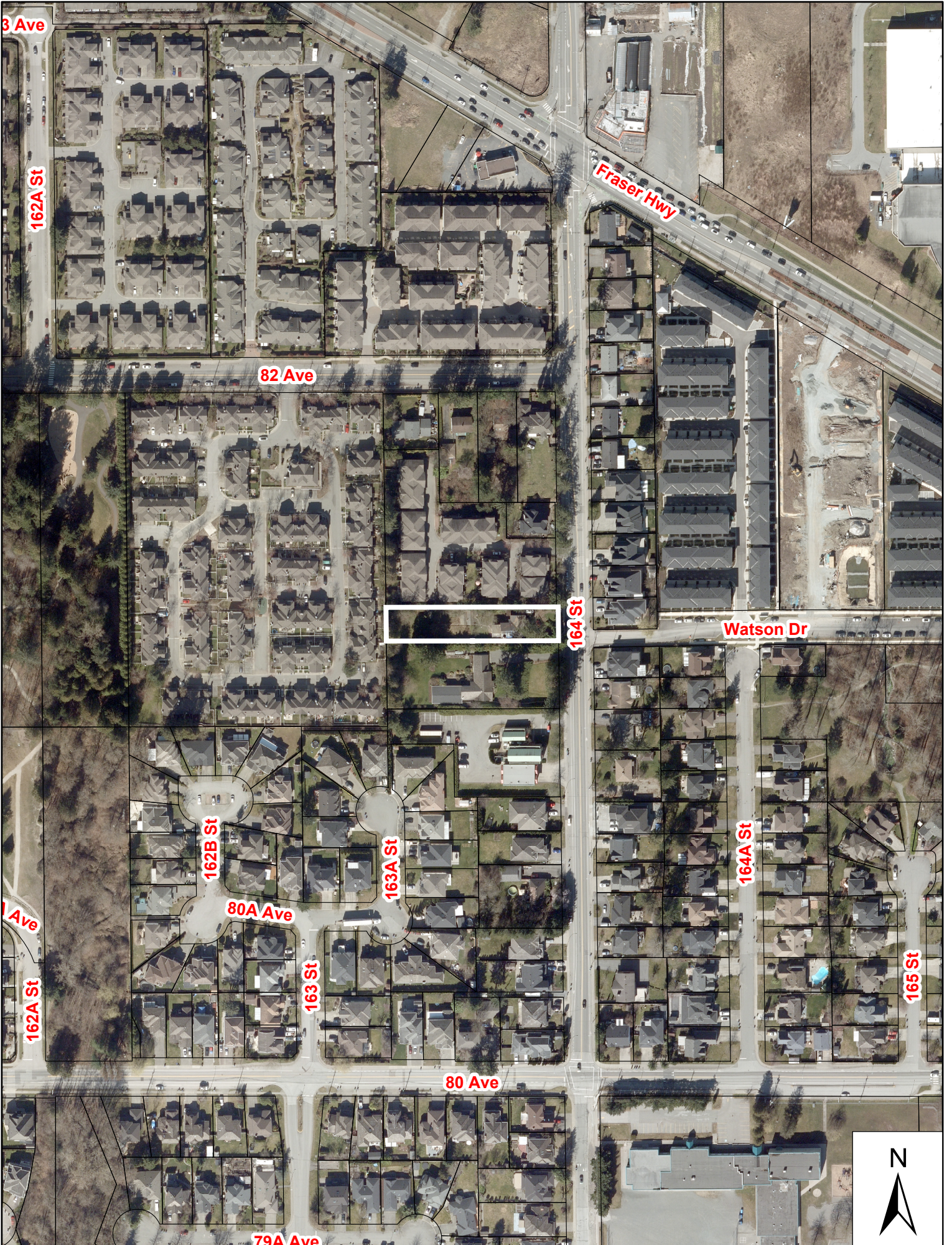


Legend

Mixed Use 2.5 FAR 6 Storey Maximum	Apartment or Mixed Use 1.5 FAR 4 Storey Maximum	Low Density Townhouses In Duplex Form	Commercial 1.5 FAR	Parks & Linear Corridors
Commercial Frontage Required	Apartment 1.5 FAR 4 Storey Maximum	Low Density Townhouses or Single Family	Industrial	Multiuse Corridor/Landscape Buffer
4 Storey Maximum	Apartment and Medium Density Townhouses	Single Family Urban	Institutional	Buffer Within Private Land
Residential Frontage Required 4 Storey Maximum	Medium Density Townhouses	Single Family Suburban	Institutional/Commercial	4m Wide Paved Path
	Low Density Townhouses	Manufactured Homes	Tree Cluster - with preservation may permit up to 2.5 FAR, 6 Storey	

FLEETWOOD TOWN CENTRE LAND USE PLAN STAGE 1
 City of Surrey Planning & Development Department





8 Ave

162A St

Fraser Hwy

82 Ave

164 St

Watson Dr

8 Ave

162B St

80A Ave

163A St

163 St

164A St

165 St

162A St

80 Ave

79A Ave



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0404-00

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: 010-105-395
Lot 6 Section 25 Township 2 New Westminster District Plan 15360

8129 - 164 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 north side yard setback for Building 1 is reduced from 7.5 metres (25 ft.) to:
 - i. 5.0 metres (16.4 ft.) to the principal building face;
 - ii. 4.5 metres (14.7 ft.) to the 2nd and 3rd storey projections;
 - iii. 3.2 metres (10.4 ft.) to the balcony; and
 - iv. 3.9 metres (12.8 ft.) to the roof overhangs.

- (b) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east front yard setback for Building 1 is reduced from 7.5 metres (25 ft.) to:
 - i. 3.5 metres (11.5 ft.) to the principal building face;
 - ii. 2.3 metres (7.5 ft.) to the front entry porch;
 - iii. 3.0 metres (10 ft.) to the 2nd and 3rd storey projections and balcony; and
 - iv. 2.7 metres (8.8 ft.) to the roof overhangs.

- (c) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum south side yard setback for Building 1 is reduced from 7.5 metres (25 ft.) to:
 - i. 7.2 metres (23.6 ft.) to the principal building face; and
 - ii. 6.7 metres (22 ft.) for the 2nd and 3rd storey projections.

- (d) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum north side yard setback for Building 2 is reduced from 7.5 metres (25 ft.) to:
 - i. 4.5 metres (14.7 ft.) to the principal building face;
 - ii. 4.0 metres (13.1 ft.) to the 2nd and 3rd storey projections;
 - iii. 2.7 metres (8.8 ft.) to the balcony; and
 - iv. 3.4 metres (11.1 ft.) to the roof overhangs.

- (e) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum south side yard setback for Building 2 is reduced from 7.5 metres (25 ft.) to:
 - i. 7.0 metres (23 ft.) to the 2nd and 3rd floor projections; and
 - ii. 6.4 metres (21 ft.) to the roof overhangs.

- (f) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 2.7 metres (8.8 ft.) for the proposed detached electrical building; and

- (g) To vary Section J.1.(a) of Part 22 "Multiple Residential 30 Zone (RM-30)" to permit the required outdoor amenity space to be located within the require west rear yard building setback.

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 .

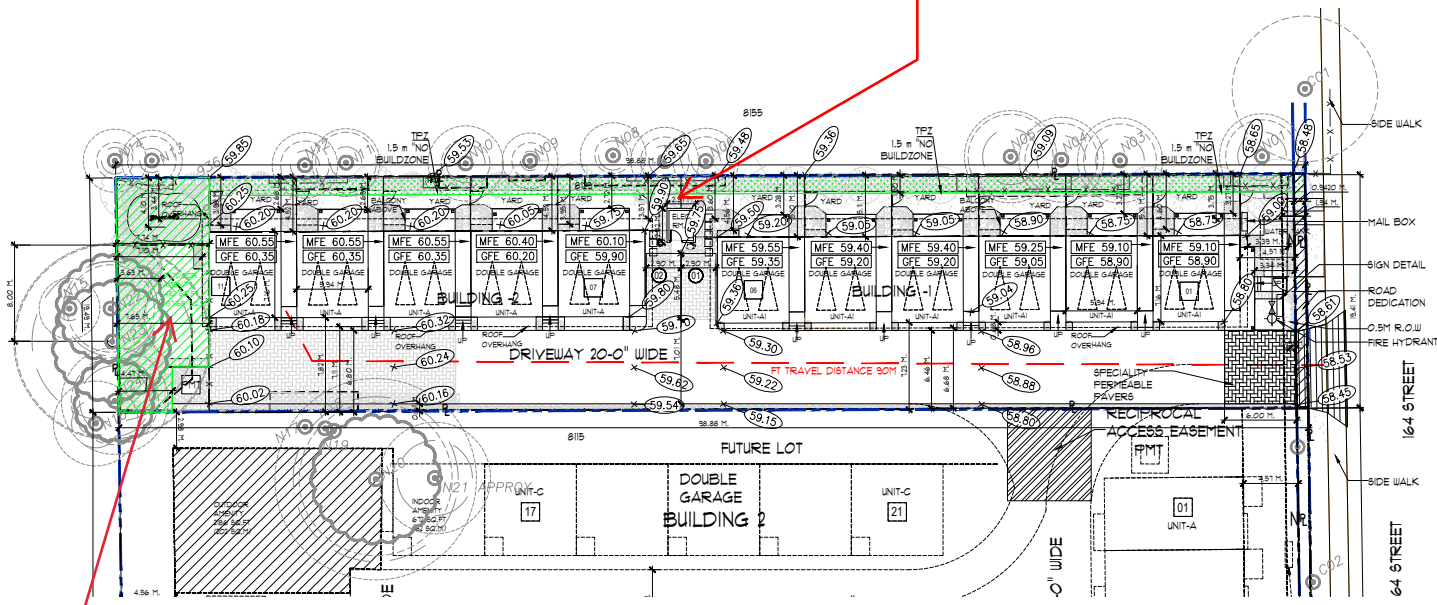
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

DVP to reduce the minimum required 7.5-metre (25-ft.) building setbacks of the RM-30 Zone along the north, east and south lot lines.

To reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (8.8 ft.) for the detached electrical closet.

To vary Section J.1.(a) of the RM-30 Zone to permit the required outdoor amenity space within the required west rear yard building setback.



1 SITE PLAN
 DP-A-2.11 SCALE = 1/16" = 1'-0"

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	03 DEC 2018	ISSUED FOR DP SUBMISSION
2	25 FEB 2019	ISSUED FOR DP REVISIONS
3	15 MAR 2018	ISSUED FOR DP REVISIONS
4	02 APR 2018	ISSUED FOR DP REVISIONS

PROJECT:	8129 TOWNHOUSE
	8129-164 ST., SURREY, B.C.
SHEET DESCRIPTION:	SITE PLAN
OWNER:	

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

SCALE:	1/16"=1'-0"	PROJECT NO.:	-----
DATE:	05-31-2018		
DRAWN:		SHEET:	
REVISIONS:	5 	DP-A-2.11	