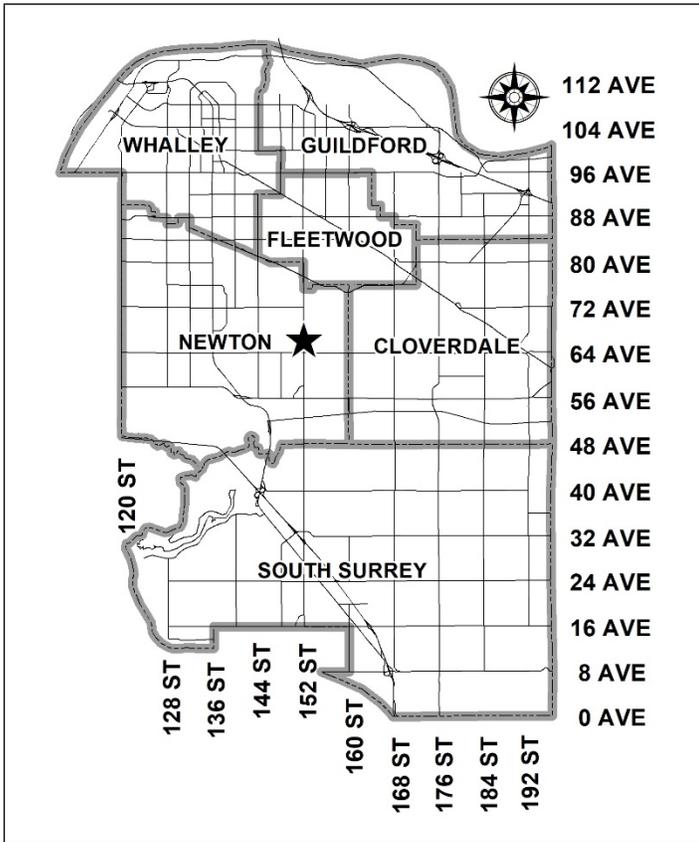


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0380-00

Planning Report Date: April 22, 2024



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential"
- **Rezoning** from RH to CD (based on RM-70 and C-5)
- **Development Permit**

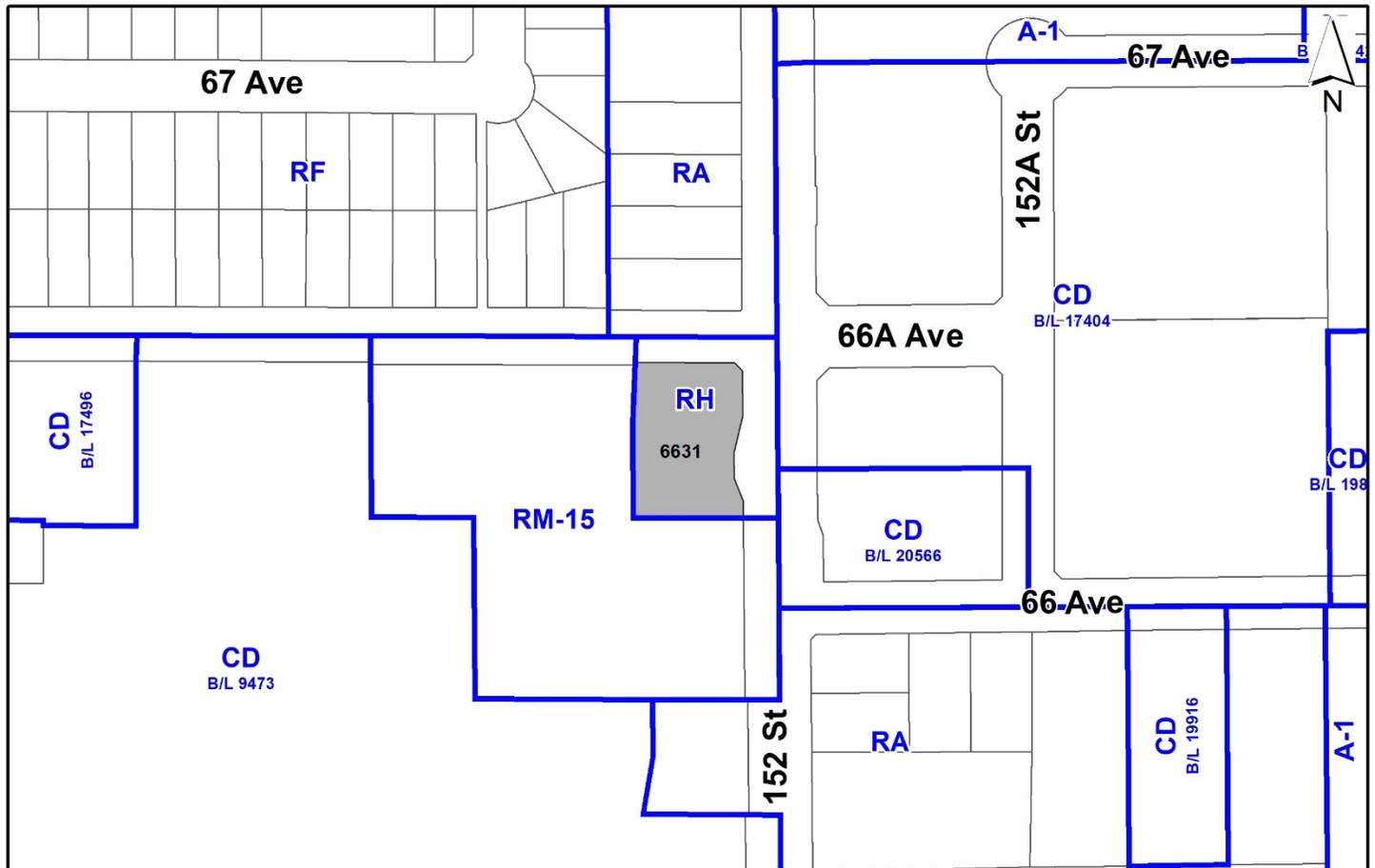
to permit the development of a four-storey mixed-use building with 42 units and 756 square metres of commercial space

LOCATION: 6631 – 152 Street

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (max 15 u.p.a.)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment and Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.
- Proposing an amendment to the East Newton South Neighbourhood Concept Plan (NCP) from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential".

RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal does not comply with the Urban designation in the Official Community Plan (OCP); however, the proposed density and building form are appropriate for this part of East Newton South and provides local commercial amenities for area residents.
- The proposed development is situated at an intersection on 152 Street, which is an arterial road with transit connections to King George Station, Guildford Town Centre, and Semiahmoo Town Centre.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0380-00, generally in accordance with the attached drawings (Appendix I).
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (j) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single-detached dwelling	Townhouses (max 15 upa) and Landscape Buffer Strips	RH
North (Across): 66A Avenue	Single-detached dwellings	Urban Single Family Residential	RA
East (Across): 152 Street	Two-storey commercial business park building and proposed four-storey business park building under Development Application No. 7919-0347-00, which received Final Adoption on October 3, 2022.	East Newton Business Park: Local Commercial, Business Park, and Buffers/Natural Areas	CD (Bylaw Nos. 17404 and 20566)
South:	Two-storey townhouses	Townhouses (max 15 upa) and Landscape Buffer Strips	RM-15
West:	Two-storey townhouses	Townhouses (max 15 upa) and Landscape Buffer Strips	RM-15

Context & Background

- The subject site is 2,391 square metres in size and located in the East Newton South Neighbourhood Concept Plan (NCP). The site is designated "Townhouses (max 15 upa)" and "Landscape Buffer Strips" in the East Newton South NCP and designated "Urban" in the Official Community Plan (OCP).

- The site is located at the southwest corner of the intersection of 152 Street and 66A Avenue.
- The site is generally flat and abuts an existing two-storey townhouse complex.
- The site is opposite a commercial business park building in East Newton Business Park.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the Official Community Plan from “Urban” to “Multiple Residential,” an amendment to the East Newton South NCP from “Townhouses (max 15 upa)” and “Landscape Buffer Strips” to “Mixed-Use Commercial/Residential” and rezoning from “Half Acre Residential Zone (RH)” to “Comprehensive Development Zone (CD) based on the “Multiple Residential 70 Zone (RM-70)” and “Neighbourhood Commercial Zone (C-5),” and a Development Permit for Form and Character.
- The proposed “Comprehensive Development Zone (CD) will be based on the “Multiple Residential 70 Zone (RM-70)” and “Neighbourhood Commercial Zone (C-5)”.
- The proposed development will be four storeys and have 42 apartments units and 756 square metres of commercial/retail space at the ground level.

	Proposed
Lot Area	
Gross Site Area:	2,440 square metres
Road Dedication:	49 square metres
Net Site Area:	2,391 square metres
Number of Lots:	1
Building Height:	16.9 metres (four-storeys)
Floor Area Ratio (FAR):	1.46
Floor Area	
Residential:	2,742 square metres
Commercial:	756 square metres
Total:	3,498 square metres
Residential Units:	
Studio:	n/a
1-Bedroom:	29 (69%)
2-Bedroom:	12 (29%)
3-Bedroom:	1 (2%)
Total:	42

Referrals

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

School District: **The School District has advised that there will be approximately 7 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

4 Elementary students at T.E. Scott Elementary School
2 Secondary students at Frank Hurt Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2026.

Parks, Recreation & Culture:

No concerns.

Sullivan Park is the closest active park with amenities including, outdoor sport fields, outdoor sport courts, walking trails and is 700 metres walking distance from the development. 63A Neighbourhood Park is the closest park with a natural area and is 645 metres walking distance from the development.

Surrey Fire Department:

No concerns.

Advisory Design Panel:

At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City's Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

The proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding urban design items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

Transit & Active Transportation

- The subject site abuts a transit stop with the following services:
 - No. 345: King George Station/White Rock Centre; and
 - No. 375: White Rock/White Rock South/Guildford.
- The subject site is also approximately 420 metres away from another transit stop on 64 Avenue with following services:
 - No. 364: Langley Centre/Scottsdale.
- The Johnston Greenway multi-use pathway runs north-south along the east side of 152 Street. While parts of the multi-use pathway have not been completed, the greenway is intended to connect Fleetwood with East Newton South. The Johnston Greenway connects with other multi-use pathways, including the Interurban Greenway, Fleetwood Greenway, and Bose Greenway, which, collectively, provide connections north, south, east, and west throughout Surrey.

Traffic Impacts

- The subject proposal does not meet the Surrey Design Criteria Manual trip generation threshold for requiring a Transportation Impact Analysis (TIA), and therefore, no TIA was prepared.

Road Network and Infrastructure

- The applicant is required to dedicate road right-of-way along 152 Street and construct the sidewalk. The applicant is also required to construct the 66A Avenue frontage. Construction on 66A Avenue will include pavement, sidewalks, streetlights, and boulevard.

Access

- All vehicle access to the surface parking and underground parking will come from 66A Avenue.

Parking

- The applicant is proposing to provide a total of 69 spaces for the residential component, including 8 visitor spaces, and 23 spaces for the commercial component, which complies with the parking requirements in the Zoning By-law.
- With the exception of three parking spaces at surface level, all parking spaces will be accessed via the underground parkade.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. In addition, the applicant proposes a high albedo roof with a minimum Solar Radiance Index (SRI) value of 80.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated “General Urban” in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

Official Community Plan

Land Use Designation

- The site is designated “Urban” in the Official Community Plan.
- The proposal includes an amendment to the OCP designation from “Urban” to “Multiple Residential”.

Amendment Rationale

- The proposed amendment will help provide a diverse mix of housing options in East Newton South, while also delivering local-serving commercial amenities within walking distance.
- The proposed commercial uses at the ground level will reduce pressure on the adjacent East Newton Business Park to provide commercial uses, thereby retaining its principal function as an industrial business park.
- The proposed density and building design are sensitive to the adjacent low-rise townhouses to the west through the use of a substantial landscape buffer, tree retention, and upper storey step-backs.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit or per sq. ft. flat rate for the floor area above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is consistent with several OCP Themes and Policies, including:
 - Growth Management:
 - *Growth Priorities*: Accommodate urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.
 - *Sensitive Infill*: Encourage local neighbourhood commercial centres and associated local gathering places to appropriately locate within existing neighbourhoods in order to increase walking and cycling options and contribute to neighbourhood character.
 - Centres, Corridors and Neighbourhoods:
 - *Housing*: Plan and design new neighbourhoods to accommodate a wide range of diverse households through their lifecycle by encouraging innovative and flexible forms of housing to support a diversity of household sizes and composition and rental opportunities.
 - *Neighbourhood Services*: Create mixed-use neighbourhood centres that support the needs of local residents by including local-oriented shopping, services, schools and amenities within easy walking distance in order to reduce dependency on private vehicles.

Secondary Plans

Land Use Designation

- The subject site is designated “Townhouses (max 15 upa)” and “Landscape Buffer Strips” in the East Newton South NCP. The applicant’s proposal for a four-storey mixed-use building requires an amendment to the East Newton South NCP to “Mixed-use Commercial/Residential”.

Amendment Rationale

- The proposed increase in density and change in housing form from townhouse to multiple residential – apartment, provides a diversity of housing in this area of East Newton South.
- The proposed four-storey building is sensitively designed to integrate into the existing residential neighbourhood through a 5.0 wide landscape buffer and an upper storey step-back on the southern façade adjacent to the townhouse complex to the west.
- The proposed mixed-use building at this location provides additional local serving commercial services to East Newton South, where commercial uses are currently limited.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

- The applicant will be required to provide the per sq. ft. flat rate for the floor area above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed four storey mixed-use building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)" and the "Neighbourhood Commercial Zone (C-5)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	C-5 Zone (Part 35)	Proposed CD Zone
Floor Area Ratio:	1.50	0.50	1.50
Lot Coverage:	33%	50%	45%
Yards and Setbacks	Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard: 7.5 m Flanking Side Yard: 7.5 m	Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard: 7.5 m Flanking Side Yard: 7.5 m	Front Yard: 4.0 m Rear Yard: 5.4 m (reduced to 4.8 m for levels 2-3; increased to 7.5 m for level 4) Side Yard: 7.5 m Flanking Side Yard: 4.0 m
Principal Building Height:	50 m	9 m	16.9 m
Permitted Uses:	<u>Principal uses:</u> <ul style="list-style-type: none"> Multiple-unit residential buildings <u>Accessory uses:</u> <ul style="list-style-type: none"> Child care centres 	<u>Principal uses:</u> <ul style="list-style-type: none"> Retail stores Personal service uses Eating establishments Neighbourhood pub Office uses Indoor recreational facilities Community services Child care centres <u>Accessory uses:</u> <ul style="list-style-type: none"> Caretaker unit 	<u>Principal uses:</u> <ul style="list-style-type: none"> Multiple-unit residential buildings <u>Accessory uses:</u> <p>Restricted to ground floor and limited to no larger than 320 sq. m.</p> <ul style="list-style-type: none"> Retail stores Personal service uses General service uses Indoor recreational facilities Community services Child care centres Eating establishments (restricted to 150 sq. m.
Amenity Space			
Indoor Amenity:	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	The proposed 116 m ² + CIL of \$9,000 meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	The proposed 130 m ² meets the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		23	23

Residential:	58	61
Residential Visitor:	8	8
Total:	89	92
Bicycle Spaces		
Residential Secure Parking:	60	70
Residential Visitor:	6	10

- The CD Zone proposes the same maximum floor area ratio (FAR) at 1.50 as is permitted under the RM-70 Zone. The proposed 1.50 FAR is consistent with the proposed “Mixed-use Commercial/Residential” designation in the East Newton South NCP, and with the proposed “Multiple Residential” designation in the OCP.
- The RM-70 Zone has a maximum lot coverage of 33%. The CD Bylaw proposes a higher lot coverage of 45%.
- The reduced setbacks on 152 Street and 66A Avenue are in keeping with the OCP Form and Character design guidelines for creating an active retail streetscape. A reduced setback on the southern elevation allows for a more efficient development, while the fourth storey setback is at the minimum 7.5 metres, as identified in the RM-70 and C-5 zones.
- The CD Zone proposes a building height at 16.9 metres, which is less than the 50 metres that is permitted in the RM-70 Zone. The increased building height will facilitate the provision of ground floor commercial, which requires taller clear height to remain viable. The ground floor commercial units are approximately 1.4 metres taller in ceiling height than typical residential.
- The CD Bylaw proposes to maintain the majority of commercial uses under the C-5 Zone, however excludes “neighbourhood pub” and “office uses”. The exclusion of neighbourhood pub will minimize potential nuisance impacts to the existing residential neighbourhood, with a focus on neighbourhood serving retail instead. Similarly, the exclusion of office uses will ensure that neighbourhood serving retail remains the principal commercial use, with office uses directed to the adjacent East Newton Business Park.
- The accessory commercial uses will be restricted to the ground floor and limited to no greater than 320 square metres each in size. This will ensure there is a variety of commercial services in the development. Similarly, eating establishments shall be restricted to a maximum of 150 square metres.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is \$2,227.85 per new unit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the flat rate for the square feet above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for Newton is \$11.14 per square foot for apartments.

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 new 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 Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 11, 2023 and the Development Proposal Signs were installed on June 2, 2023. Staff received one response from neighbouring residents (*staff comments in italics*):

- Concerns about potential noise and traffic.

(The proposed development includes a 5.0 metre wide landscape buffer along the western property line to buffer the proposed development from the adjacent low-rise townhouse complex. The building will further buffer the adjacent residential area from 152 Street.

The proposal does not meet the Surrey Design Criteria Manual trip generation threshold for requiring a Transportation Impact Analysis (TIA), and therefore, no TIA was prepared.)

- Concerns about security for adjacent residents.

(The applicant proposes to erect a 1.8 metre tall wooden fence along the southern and western property lines, buffering the adjacent low-rise townhouse complex. The addition of residents within the 42 units will support observation (eyes on the street) for the neighbourhood, contributing to neighbourhood safety.)

- The subject development application was reviewed by the Sullivan Amateur Athletic and Community Association. No comments were received.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the East Newton South Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton South Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to provide an appropriate buffer to adjacent low-rise townhouse complex, including the provision of a landscape buffer with tree retention, new planting and substantial building setbacks with upper storey setback.
- The design of the building is contemporary. The building is well-articulated with a palette of materials and colours, which provides for visual interest on the facades. The ground floor commercial retail units are delineated with a high quality natural material (brick) while the upper three storeys that are reserved for residential include a mixture of fibre cementitious panel and cedar wood cladding at the corner of 152 Street and 66A Avenue. The cedar cladding provides an attractive feature for this intersection. Level four is stepped-back at the southern elevation by 7.5 metres, which reduces the overall massing towards the adjacent townhouse complex.
- The site plan proposes a significant west yard building setback of 12.9 metres and a 5.0 metre wide landscape buffer to provide an appropriate transition between the proposed development and the adjacent low-rise townhouse complex. Garbage and recycling facilities are located at surface level adjacent to the drive-aisle. The facility includes a roofed enclosure.
- The proposed residential lobby entrance is at the northwest corner of the building, where there is a lobby area and mail pick-up area. The design incorporates CPTED principles including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors and windows.
- The applicant is proposing to provide two levels of underground parking, which will provide the majority of parking for the development. The underground parkade is accessed via the west side of the building where a drive-aisle connects to 66A Avenue. An additional three parking stalls, two of which are accessible stalls, are provided along the surface drive-aisle. The stalls are screened from view along the 152 Street commercial frontage and partially screened along 66A Avenue.

- The frontage of the building along 152 Street and wrapping the 66A Avenue frontage will consist of eight (8) commercial retail units (CRU) with large window exposure. The CRUs are anticipated to range in size from 67 square metres to 108 square metres. The units can be combined to create larger commercial retail units at the time of a tenant improvement/building permit application, if desired.
- Signage for the CRUs is proposed to be provided as fascia signs in individual channel letters above the entrance. No window signage or screening that would obscure the glazing is permitted on all CRU glazing. No signage for the CRUs will be permitted from the drive-aisle side, other than to denote the address. This will help maintain 152 Street as the principal entrance.
- The proposed residential units range in size from 44 square metres for a 1-bedroom unit to 62 square metres for a 2-bedroom unit, and to 101 square metres for a 3-bedroom unit.

Landscaping

- The landscaping proposes a total of 16 trees to be planted on the site, including six trees within the western landscape buffer, and a significant number of shrubs and ground cover species.
- The 152 Street commercial frontage will have a split sidewalk design, comprised of a walkway adjacent to the storefronts, flanked with alternating in-ground shrubbed planters, landscape furnishing (seating and bicycle racks) and paved walk-throughs to the City sidewalk. Walkways on private property will feature specialty paving.
- The applicant is proposing a 5.0-metre-wide landscape buffer along the western boundary to transition the adjacent low-rise townhouse complex to the subject apartment proposal. The landscape buffer consists of a collection of coniferous and deciduous trees and shrubs and ground cover. The buffer also includes space for the retention of off-site trees that are located on the adjacent townhouse complex.

Indoor Amenity

- The total required indoor amenity space is 126 square metres while the applicant is providing a total of 116 square metres, plus a \$9,000 contribution to account for the physical space shortfall. This meets the requirements of the Zoning By-law.
- The indoor amenity space is located on level four at the northwest corner of the building. The indoor amenity space is divided into several rooms, with spaces for a lounge, gym, and yoga room.

Outdoor Amenity

- The total required outdoor amenity space is 126 square metres while the applicant is providing a total of 130 square metres, thus exceeding the requirements.
- The outdoor amenity space is located entirely on the rooftop, accessed from the indoor amenity space and is proposed to include garden plots, lounge areas with a barbeque, and a turfed bocce court.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. This includes coordination of the drawings.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design 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 and Cottonwood Trees			
Alder	3	3	0
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	2	2	0
Scarlet Oak	2	1	1
Coniferous Trees			
Western Red Cedar	4	2	2
Douglas Fir	2	0	2
Grand Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	11	6	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		21	
Contribution to the Green City Program		\$550	

- The Arborist Assessment states that there are a total of 11 mature trees on the site, excluding Alder and Cottonwood trees. Five existing trees, approximately 31% of the total trees on the site, are Alder and Cottonwood trees. It was determined that five 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. In addition, one City tree at the northwest corner of the site along 66A Avenue is proposed to be removed to accommodate the site's drive aisle access.
- 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 17 replacement trees on the site. Since only 16 replacement trees can be accommodated on the site, the deficit of one replacement tree will require a cash-in-lieu payment of \$550 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, False Cypress, Japanese Snowbell, and Persian Ironwood.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$550 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	OCP Redesignation Map

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar

4 STORY MIXUSE BUILDING

6631 152 ST. Surrey, BC V3S 3L2

APPENDIX I

CITY PROJECT NO:- 22-0380



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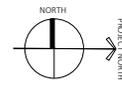
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 E: www.huckleberrylandscape.ca

LANDSCAPE ARCHITECT:
PMG LANDSCAPE ARCHITECTS LTD.
 C100 - 4185 STILL CREEK DR,
 BURNABY, B.C. V5C 6G9
 CONTACT: CAELAN GRIFFITHS
 T : 604 294 0011 EXT. 116
 E: caelan@pmglandscape.com

DRAWING LIST

A - 000	COVER PAGE	A - 201	FLOOR PLANS - LEVEL 1
A - 001	DATA SHEET	A - 202	FLOOR PLANS - LEVEL 2
A - 002	CONTEXT PHOTOS	A - 203	FLOOR PLANS - LEVEL 3
A - 003	CONTEXT PLAN	A - 204	FLOOR PLANS - LEVEL 4
A - 004	DESIGN RATIONAL	A - 205	ROOF PLAN
A - 005	PRECEDENT IMAGES	A - 301	ELEVATIONS - EAST
A - 006	STREETSCAPE	A - 302	ELEVATIONS - SOUTH & NORTH
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A - 009	SIGNAGE DETAIL	A - 305	3D VIEW-2
A - 010	SIGNAGE DETAIL	A - 306	3D VIEW-3
A - 011	GARBAGE DETAIL	A - 401	SECTIONS - A-A'
A - 012	SUSTAINABILITY SHEET	A - 402	SECTIONS - B-B'
A - 100	BASE PLAN	A - 403	SECTIONS - C&D
A - 101	SITE PLAN		
A - 102	FIRE ACCESS PLAN		
AP - 201	FLOOR PLANS - PARKING 1		
AP - 202	FLOOR PLANS - PARKING 2		



PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC
CLIENT:

DATE:
22-Mar-24

PROJECT NO.:

SCALE: As Noted
DRAWN BY: BS

REV	DATE	BY

STREET SCAPE

Neighboring property 15168 152 St.

Subject site along with 152 St.

66a Ave.

KEY PLAN
Scale N.T.S.

Roof level
level-2
level-1



STREET SCAPE FROM 152 STREET
Scale N.T.S.

Neighboring property 6645 66a ave

152 street

Subject site along with 66a Ave.

Neighboring property PL15168 , 66a Ave

Neighboring property 6651 152 St.

Roof level
level-2
level-1



STREET SCAPE FROM 66A AVE
Scale N.T.S.



NORTH ELEVATION

1
A-008

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

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : DARK GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PATRIOTIC WHITE 2135-70
3	NEWTEC WOOD CLADDING
4	GREY CLINKER BY MORA BRICKS
5	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : RAISIN TORTE
6	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : Dior Gray 2133-50
7	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PROVINCE BLUE 2135-40
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)
9	TRANSLUCENT - GLAZED METAL GLASS GUARD RAILING (CHARCOAL FINISH)GLASS TRANSPARENCY 85%
10	THERMALLY - BROKEN, DOUBLE - GLAZED VINYL WINDOWS (WHITE FINISH)
11	THERMALLY - BROKEN, DOUBLE - GLAZED ALUMINIUM WINDOWS (WHITE FINISH)
12	ALUMINIUM SCRIP IN WOODEN FINISH



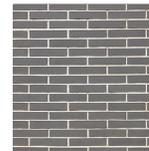
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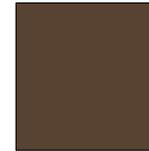
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3



4



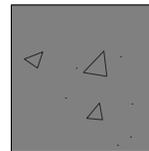
5



6



7



8



9



12

NO.	DATE	BY	REV.

66a AVE



1 Bed units :- 9
 2 Bed units :- 2
 3 Bed units :- 1
 Number of total units :- 12



1 Level-4 Floor plan
 Scale: 1/16"=1'

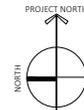
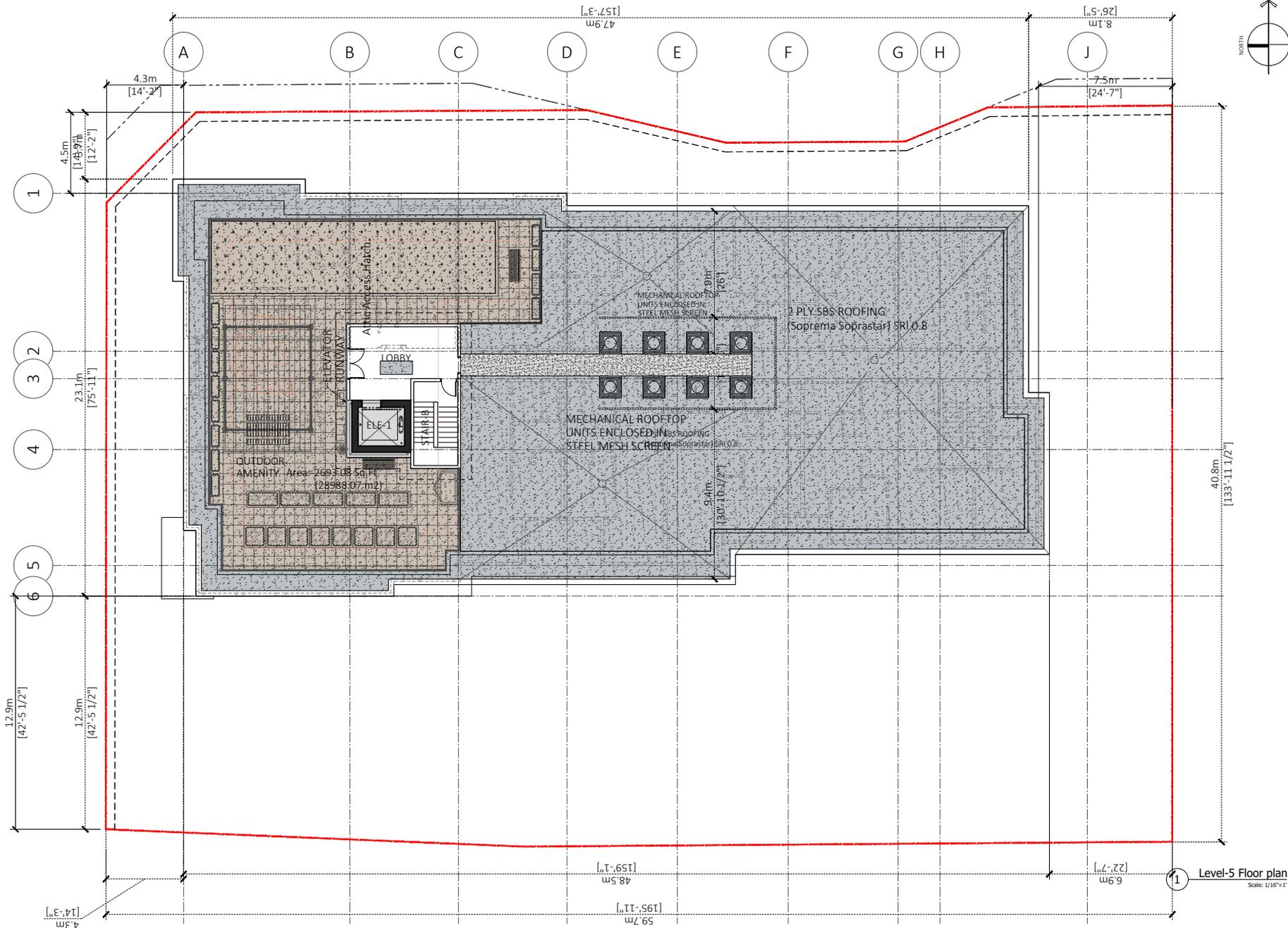


PROJECT INFO:
 MIX USE DEVELOPMENT
 AT 6631 152 ST SURREY, BC
 CLIENT:

DATE: 9-Dec-22
 PROJECT NO:
 SCALE: As Noted
 DRAWN BY: RW/BS

REV	DATE	BY

LEVEL 4



1 Level-5 Floor plan
Scale: 1/16"=1'



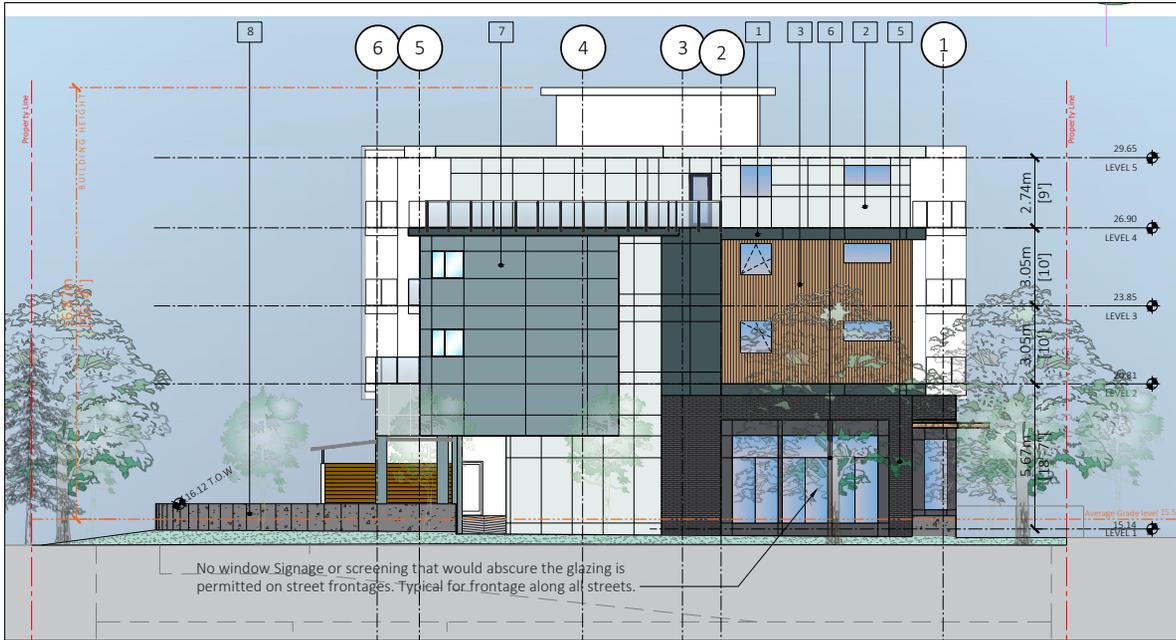
PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC
CLIENT:

DATE
19-Oct-23
PROJECT NO:

SCALE: As Noted
DRAWN BY: BS

REV	BY	DATE

LEVEL 5

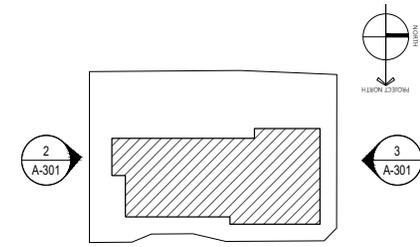


2 South Elevation
Scale: 1/16"=1'

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR: DARK GRAY
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR: PATRIOTIC WHITE 2135-30
3	NEWTEC WOOD CLADDING
4	GREY CLINKER BY MOIRA BRICKS
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8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)
9	TRANSLUCENT - GLAZED METAL GLASS GUARD RAILING (CHARCOAL FINISH) GLASS TRANSPARENCY 85%
10	THERMALLY-BROKEN, DOUBLE - GLAZED VINYL WINDOWS (WHITE FINISH)
11	THERMALLY-BROKEN, DOUBLE - GLAZED ALUMINIUM WINDOWS (WHITE FINISH)
12	ALUMINIUM SPLIT IN WOODEN FINISH



3 North Elevation Along 66A Ave
Scale: 1/16"=1'



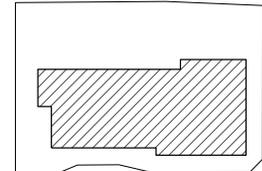
PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC
CLIENT: RANJIT SIDHU

DATE: 5-Apr-24
PROJECT NO:

SCALE: As Noted
DRAWN BY: BS

DATE	BY	REV

ELEVATION AS NOTED



3
A-306



FLAT
ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC
CLIENT:
RANJIT SIDHU

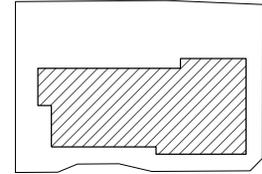
DATE
5-Apr-24
PROJECT NO:

SCALE: DRAWN BY:
As Noted BS

NO.	DATE	BY	REV.

3D VIEW
VIEW-1

A-304



2
A-305

FLAT!
ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC
CLIENT: RANJITT SIDHU

DATE
5-Apr-24
PROJECT NO:

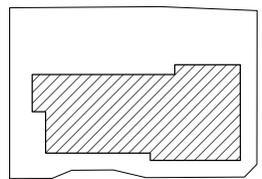
SCALE: DRAWN BY:
As Noted BS

DATE	BY	REV

3D-VIEW
VIEW-2

A-305

1
A-304



FLAT! ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC
CLIENT:
RANJIT SIDHU

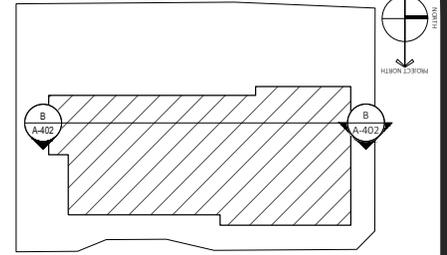
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5-Apr-24
PROJECT NO:

SCALE: DRAWN BY:
As Noted BS

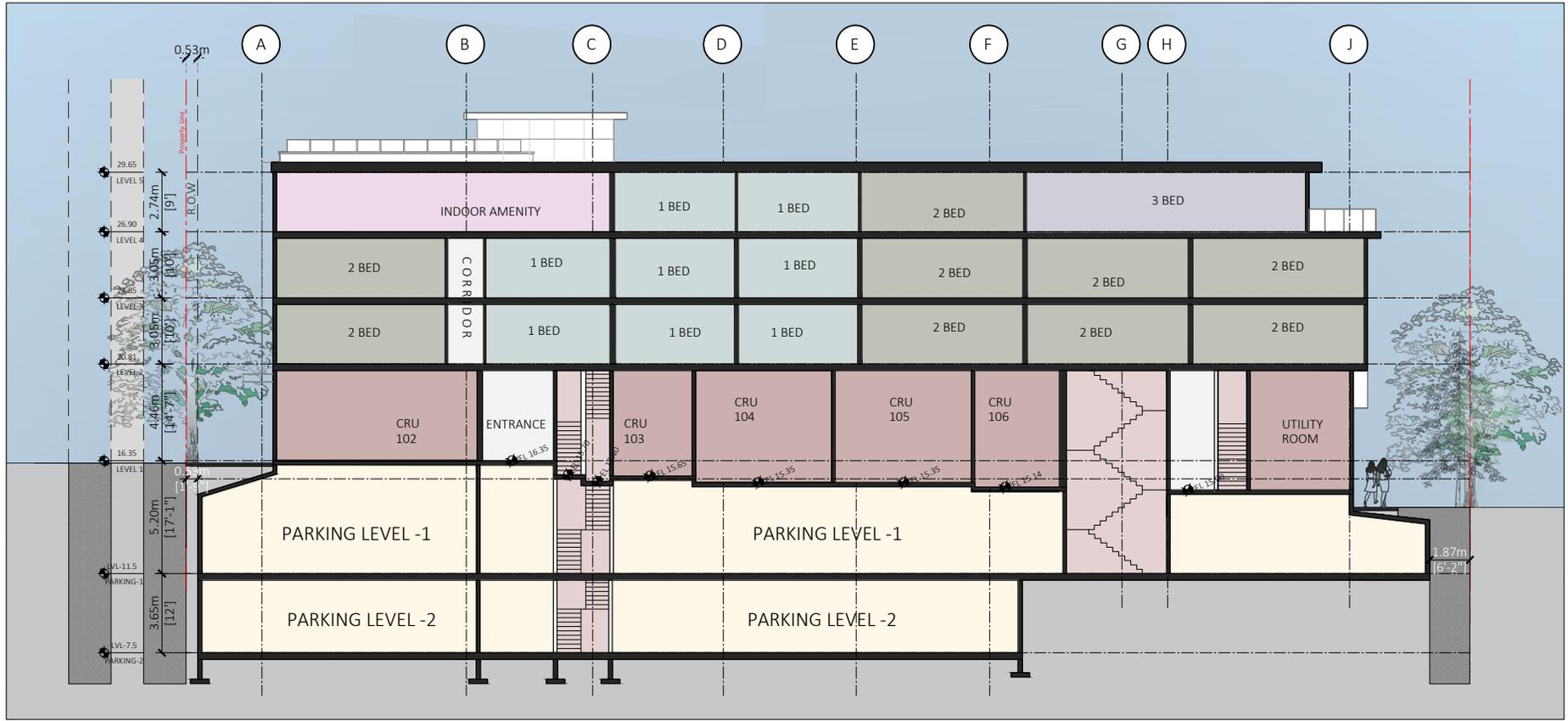
NO.	DATE	BY	REV.

3D VIEW
VIEW-3

A-306



1 KEY PLAN
Scale: N.T.S.



1 Section - B-B'
Scale: 1/16"=1'



PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC
CLIENT:

DATE
5-Apr-24

PROJECT NO:

SCALE: DRAWN BY:
As Noted BS

NO.	DATE	BY	REV.

Section
AS NOTED



PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC
CLIENT:
RANJIT SIDHU

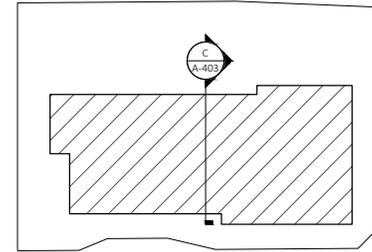
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5-Apr-24

PROJECT NO:

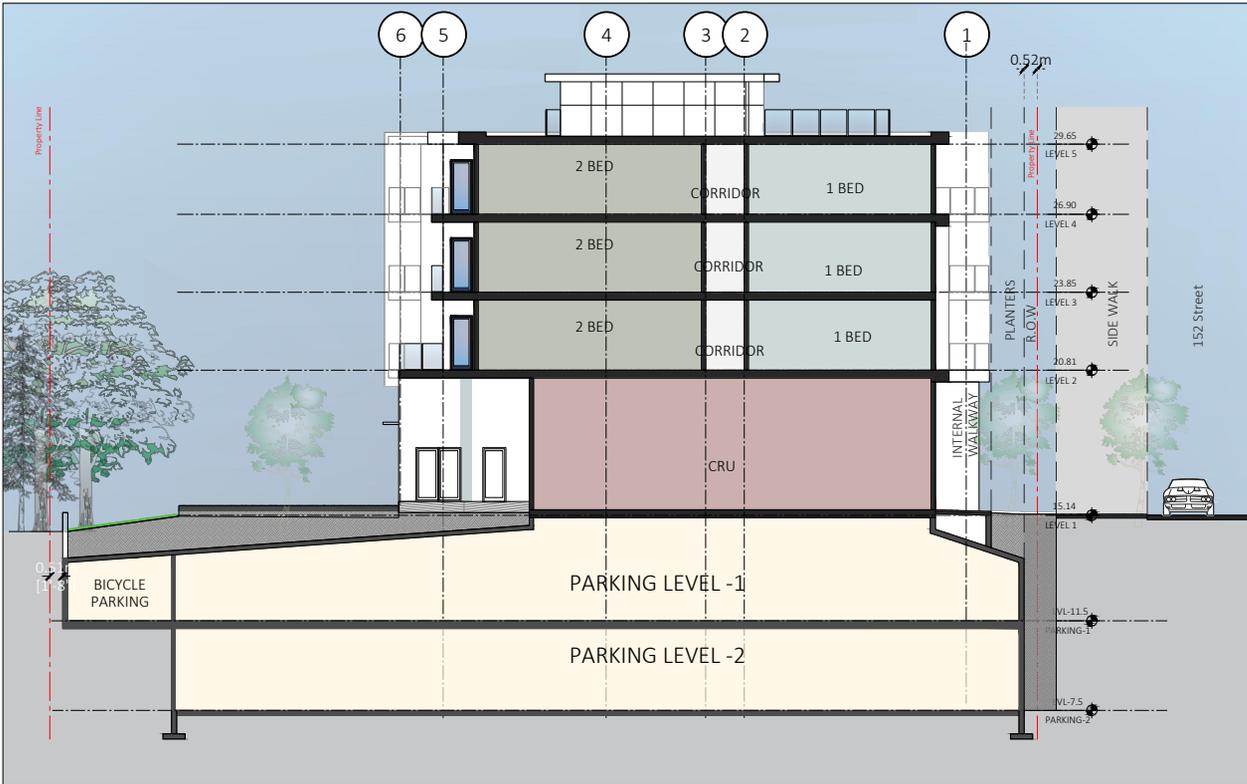
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As Noted BS

NO.	DATE	BY	REV.

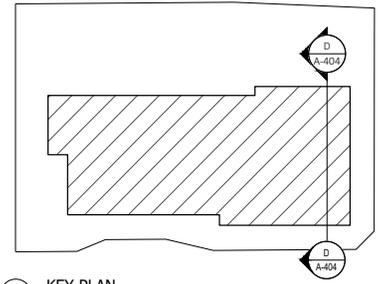
DETAIL SECTION



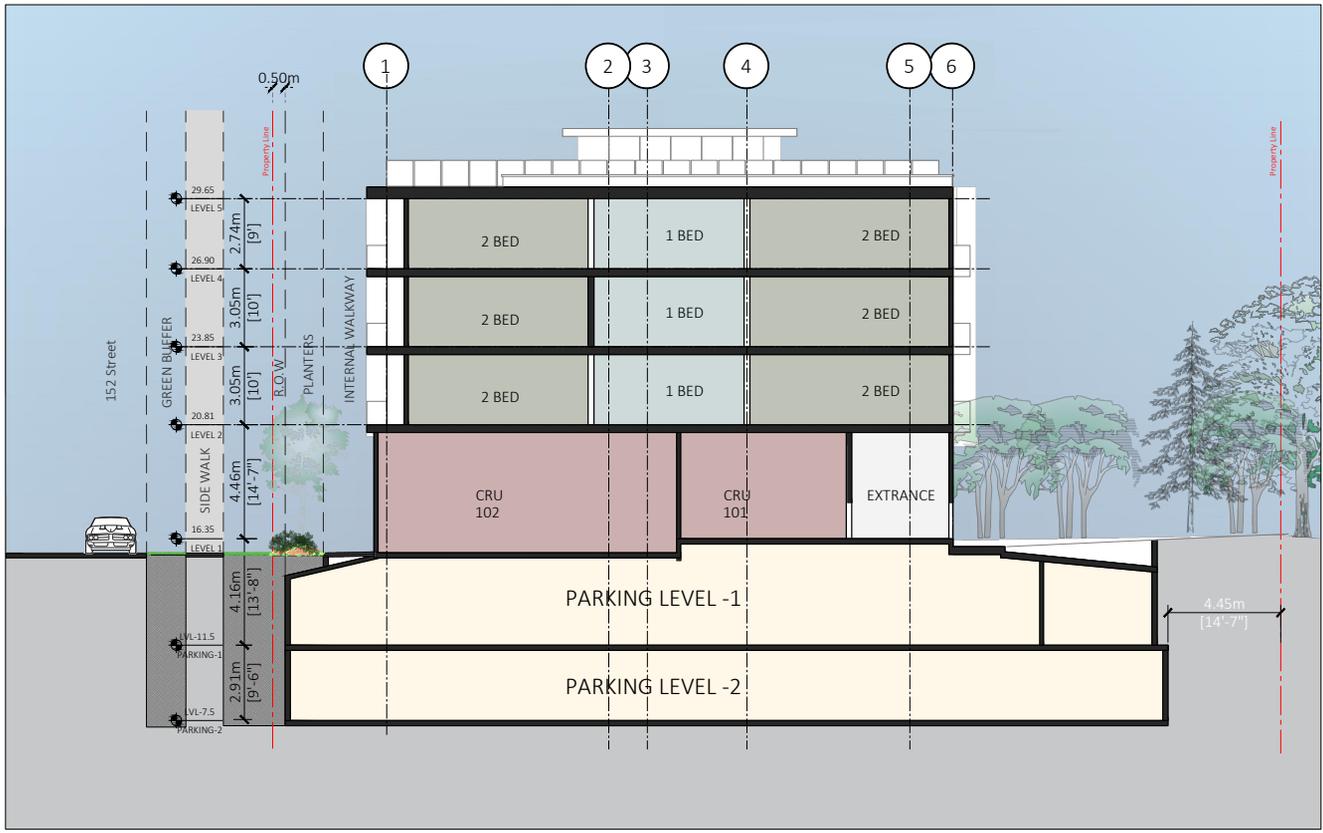
1 KEY PLAN
Scale: N.T.S



3 Section - C
Scale: 1/16"=1'



1 KEY PLAN
Scale: N.T.S.



3 Section -D'-
Scale: 1/8"=1'



PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC
CLIENT:

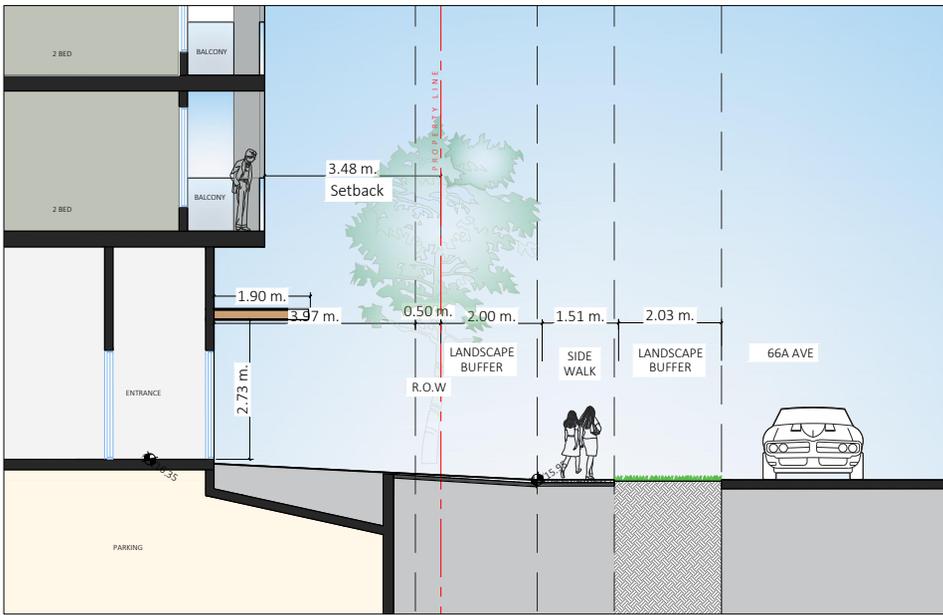
DATE:
5-Apr-24

PROJECT NO:

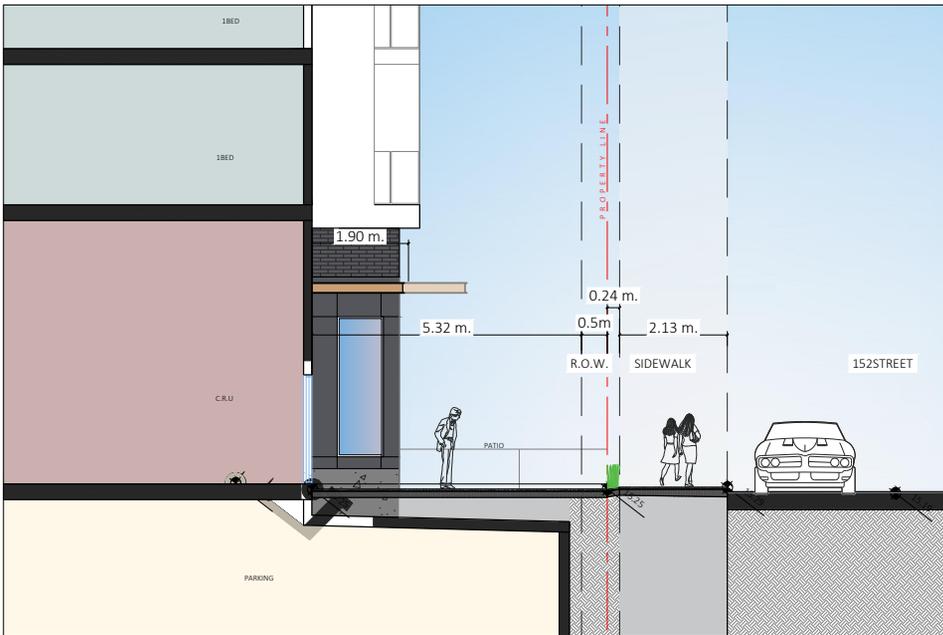
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As Noted BS

DATE	BY	REV

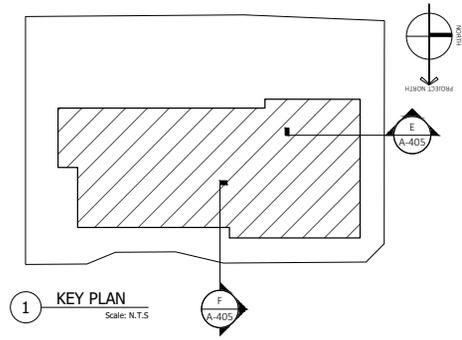
DETAIL SECTION



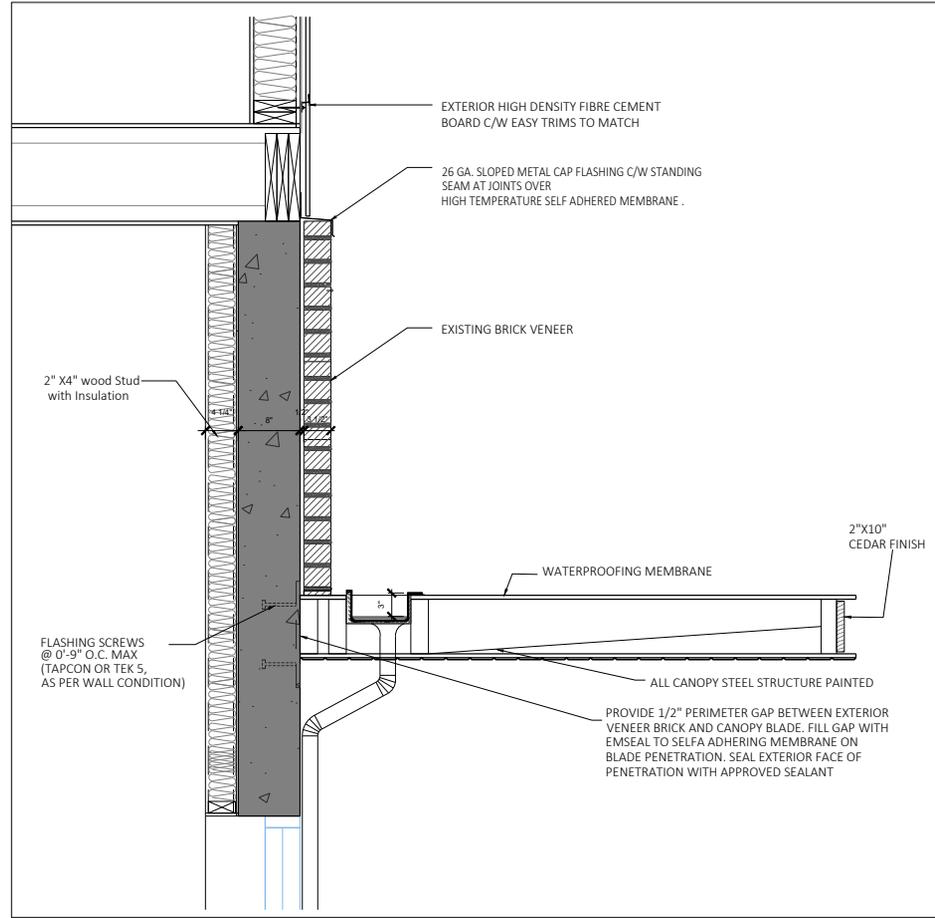
1 Section - E
Scale: 1/8"=1'



2 Section - F
Scale: 1/8"=1'



1 KEY PLAN
Scale: N.T.S.



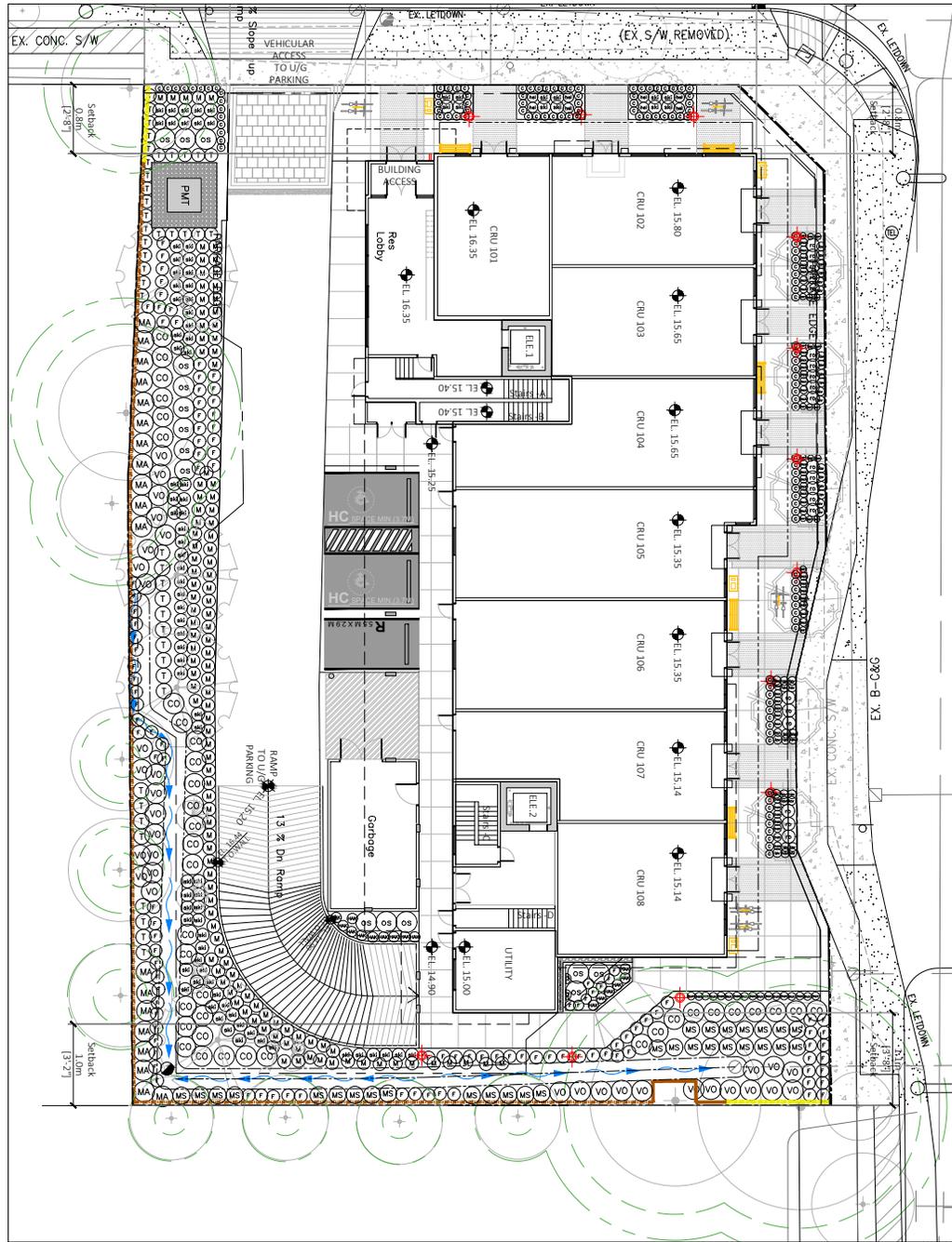
3 Material transitions detail
Scale: 3/4"=1'



DATE	BY	REV

PLANT SCHEDULE			PMG PROJECT NUMBER: 22-228			
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS	
TREES	4	ACER GRIBESUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT		
	4	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKY FALSE CYPRESS	2.0M HT; B&B; CLIMATE RESILIENT		
	2	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN ROWANWOOD	6CM CAL; 2.0M STD; B&B; CLIMATE RESILIENT		
	6	STYRAX JAPONICUS 'JF-S-D'	SNOWCONE JAPANESE SNOWBELL	6CM CAL; 2.0M STD; B&B; CLIMATE RESILIENT		
	SHRUB	09	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT; 25CM	
		37	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#3 POT; 85CM	
19		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM		
15		OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT; 50CM		
21		ROSA 'NOISE'	CARPET ROSE, RED	#3 POT; 45CM		
01		SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 25CM		
44		TAXUS MEDIA 'NICKS'	HICKS YEW	1.5M BAB		
33		VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM		
GRASS		36	CALAMAGROSTIS A. 'KARL FOENSTER'	KARL FOENSTER FEATHERSEED GRASS	#2 POT	
		125	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	
		16	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT	
	2	PARTHENOCISSUS TRICUSPIDATA 'VETCHIF'	BOSTON IVY	#3 POT; 75CM; STAKED		
PERENNIAL	20	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA, ROSE PINK	15CM POT		
	8	HELLEBORUS X HYBRIDUS	LENTEN ROSE	15CM POT		
	38	LAURENOLA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT; VIOLET-BLUE	15CM POT		
	118	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM		
30	MATTEUCCIA STRUTHOPTERIS	OSTRICH FERN	#2 POT, FULL			
111	ROCKSTROM MOUNTAIN	WESTERN SWORD FERN	#2 POT			

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL 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 REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0111, f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24 APR 05	CIVIL OFFSITE REV.	BJ
5	24 MAR 22	UPDATE PER CITY COMMENTS CIVIL COORD	BJ
4	24 FEB 06	UPDATE PER CITY COMMENTS	CLG
3	23 OCT 06	REV PER CITY COMMENTS	BJ
2	22 DEC 14	ROOFTOP CONCEPTS FOR SUBMISSION	CLG
1	22 DEC 05	REVISE PER NEW SITE PLAN	CL

CLIENT:

PROJECT:
MIXED USE DEVELOPMENT
6631-152 STREET
SURREY

DRAWING TITLE:
SHRUB PLAN

DATE: 22.OCT.10 DRAWING NUMBER:
SCALE: 1:125
DRAWN: CLG
DESIGN:
CHKD: CG OF 5

L3

PMG PROJECT NUMBER: 22-228

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

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

DATE: **August 23, 2023** PROJECT FILE: **7822-0380-00**

RE: **Engineering Requirements
Location: 6631 152 St**

OCP/NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP/NCP Amendment and Development Permit beyond those below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 1,589 m towards 152 Street.
- Dedicate 5.0 m x 5.0 m corner cut at 152 Street and 66A Avenue.
- Register 0.5 m SRW along 152 Street, and 66A Avenue.

Works and Services

- Construct south side of 66A Avenue.
- Construct west side of 152 Street.
- Provide water, storm and sanitary service connections, along with driveway letdown.
- Provide water quality/sediment control inlet chamber for each lot.
- Register applicable legal documents as determined through the Servicing Agreement process.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

Department: **Planning and Demographics**
Date: **April 2, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0380 00 (Updated Apr 2, 2024)**

The proposed development of **42** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	7
---	---

Projected Number of Students From This Development In:	
Elementary School =	4
Secondary School =	2
Total Students =	6

Current Enrolment and Capacities:	
T E Scott Elementary	
Enrolment	538
Operating Capacity	444
# of Portables	4
Frank Hurt Secondary	
Enrolment	1499
Operating Capacity	1250
# of Portables	4

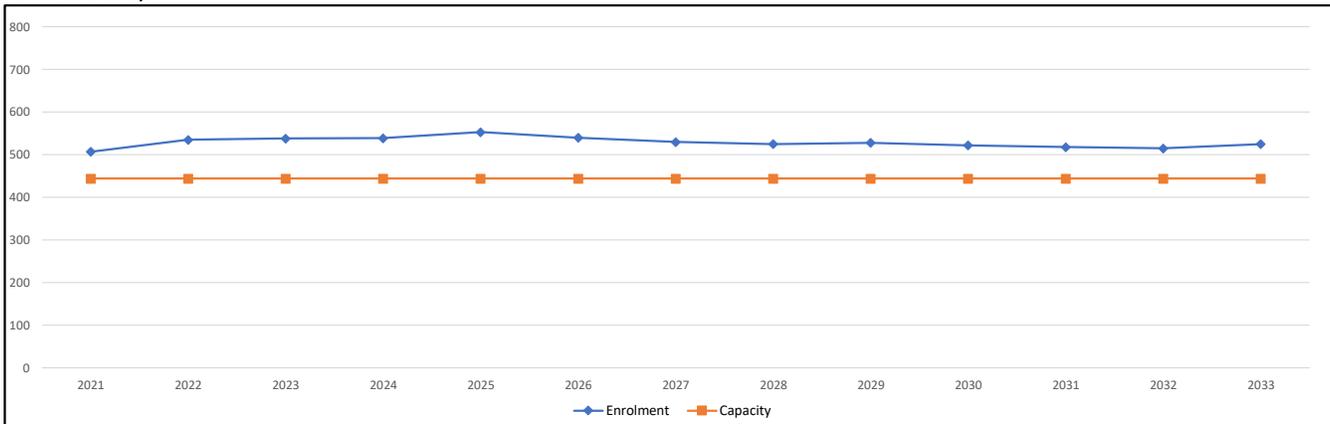
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

In 2012, a 200 capacity addition was added to T E. Scott. As of September 2022, there are 4 portables on-site used as enrolling spaces. The school's current operating capacity is 444. There is currently no future additions in the 2023/2024 Capital Plan planned for T. E. Scott.

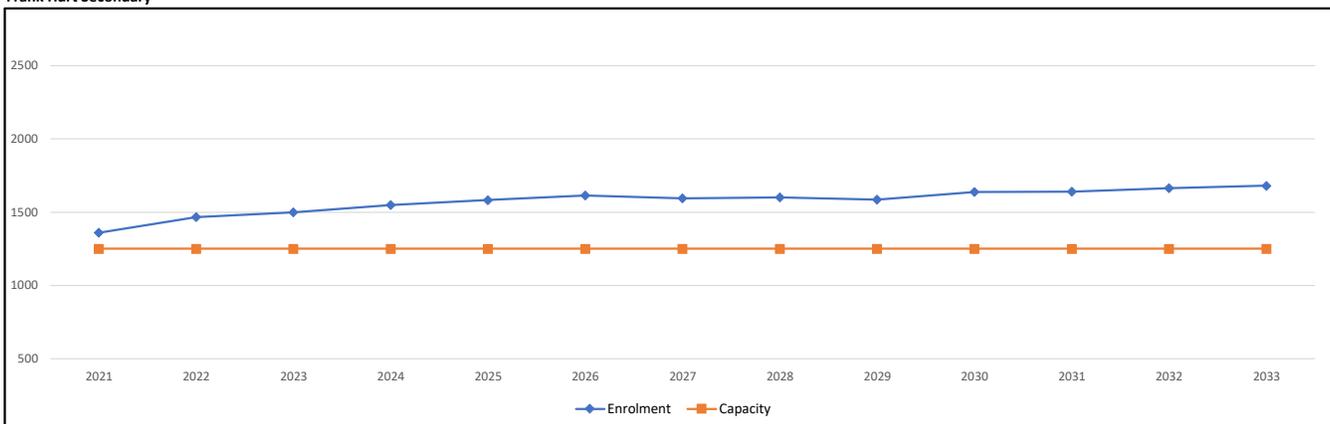
Frank Hurt Secondary is operating at 119% and it is projected to grow to 136% over the next 10 years. As a result, as part of the District's 2024/25 Capital Plan submission to the Ministry of Education, there is a capital request to construct 750-capacity addition targeted to open September 2029. The Ministry has yet to approve capital funding for this project.

T E Scott Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Frank Hurt Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Tree Preservation Summary

Surrey Project No: 22-0380

Address: 6631 152 Street, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

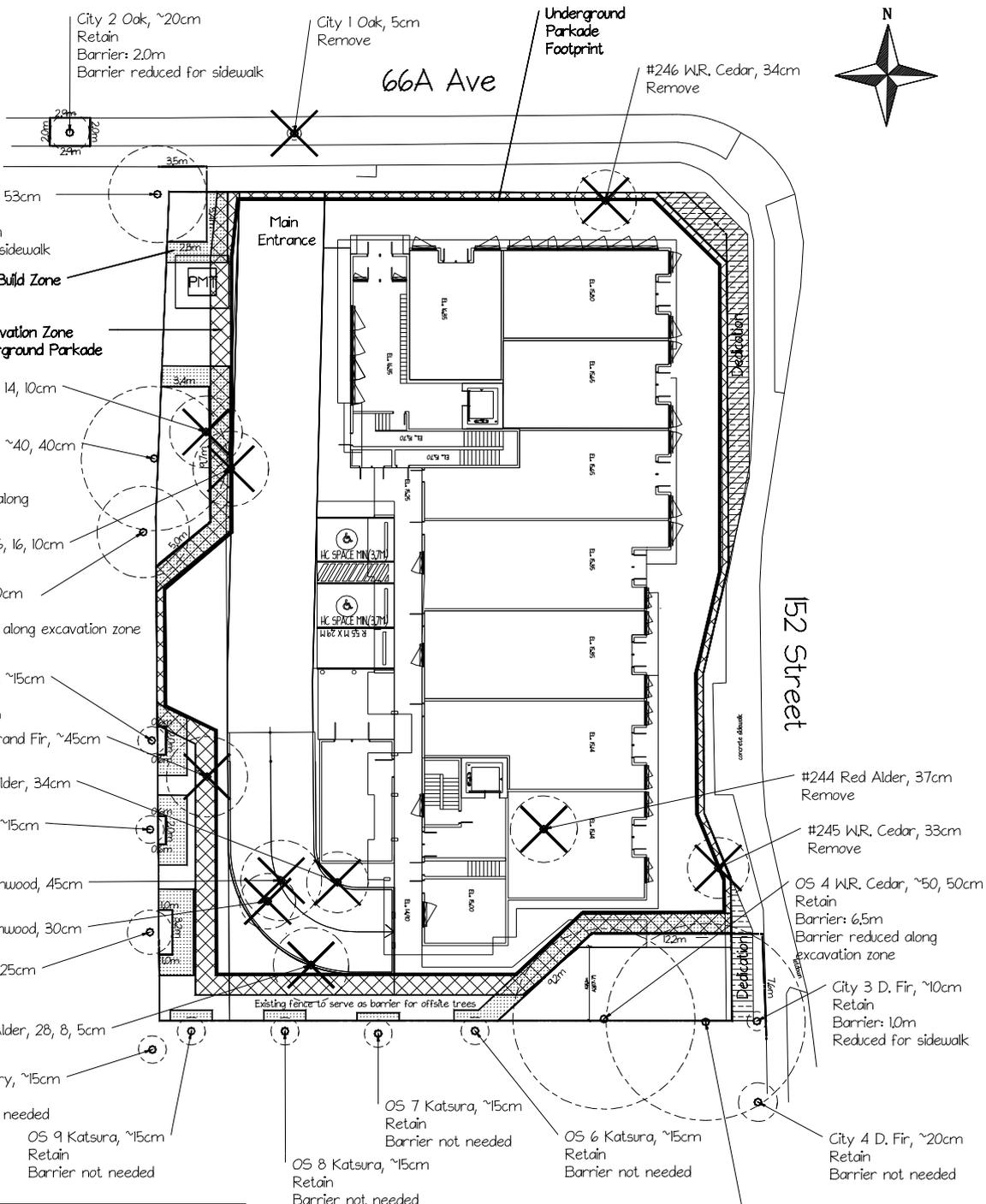
On-Site Trees	Numbers of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	16
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5 • All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12 	17
Replacement Trees Proposed	16
Replacement Trees in Deficit	1
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0
Off-Site Trees	Numbers of Trees
Protected Off- Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = ___ • All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = ___ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



Anne Kulla

Certified ISA Arborist PN-6263A Certified Tree Risk Assessor no. 334

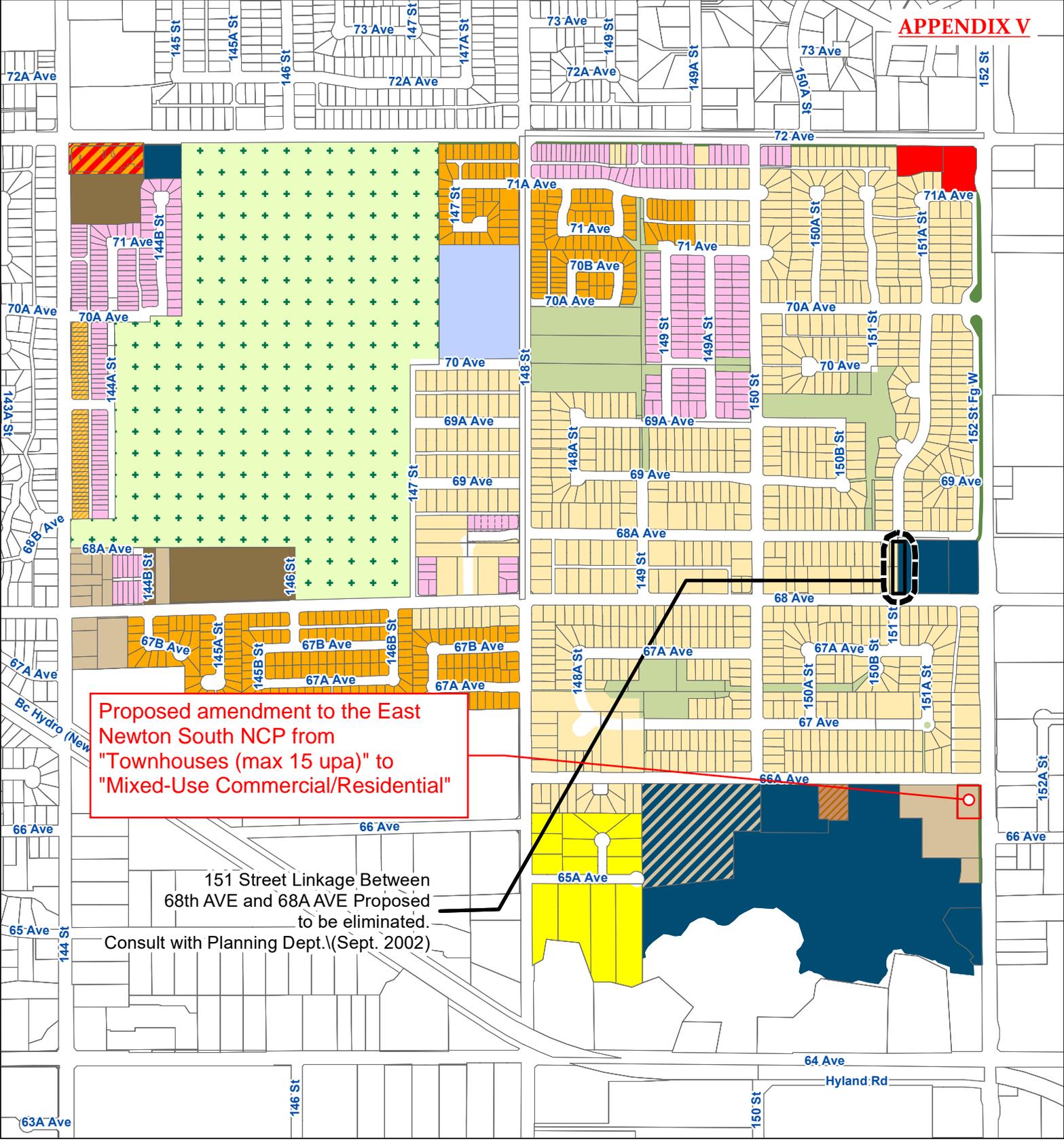


LEGEND	
Retained Tree	
Removed Tree	
Critical Root Zone	
Tree Protection Barrier	
Excavation Zone	
15m No Build Zone	

Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 6631 152 Street, Surrey	
Client Name: Ranjit Sidhu	Project: New Development
Drawing: Tree Plan	Drawing no: 1 of 1 Revision no:
Scale: 1 : 300	Date: Mar 23, 2023 Drawn by: TZ



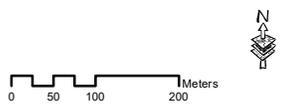
Proposed amendment to the East Newton South NCP from "Townhouses (max 15 upa)" to "Mixed-Use Commercial/Residential"

151 Street Linkage Between 68th AVE and 68A AVE Proposed to be eliminated. Consult with Planning Dept. (Sept. 2002)

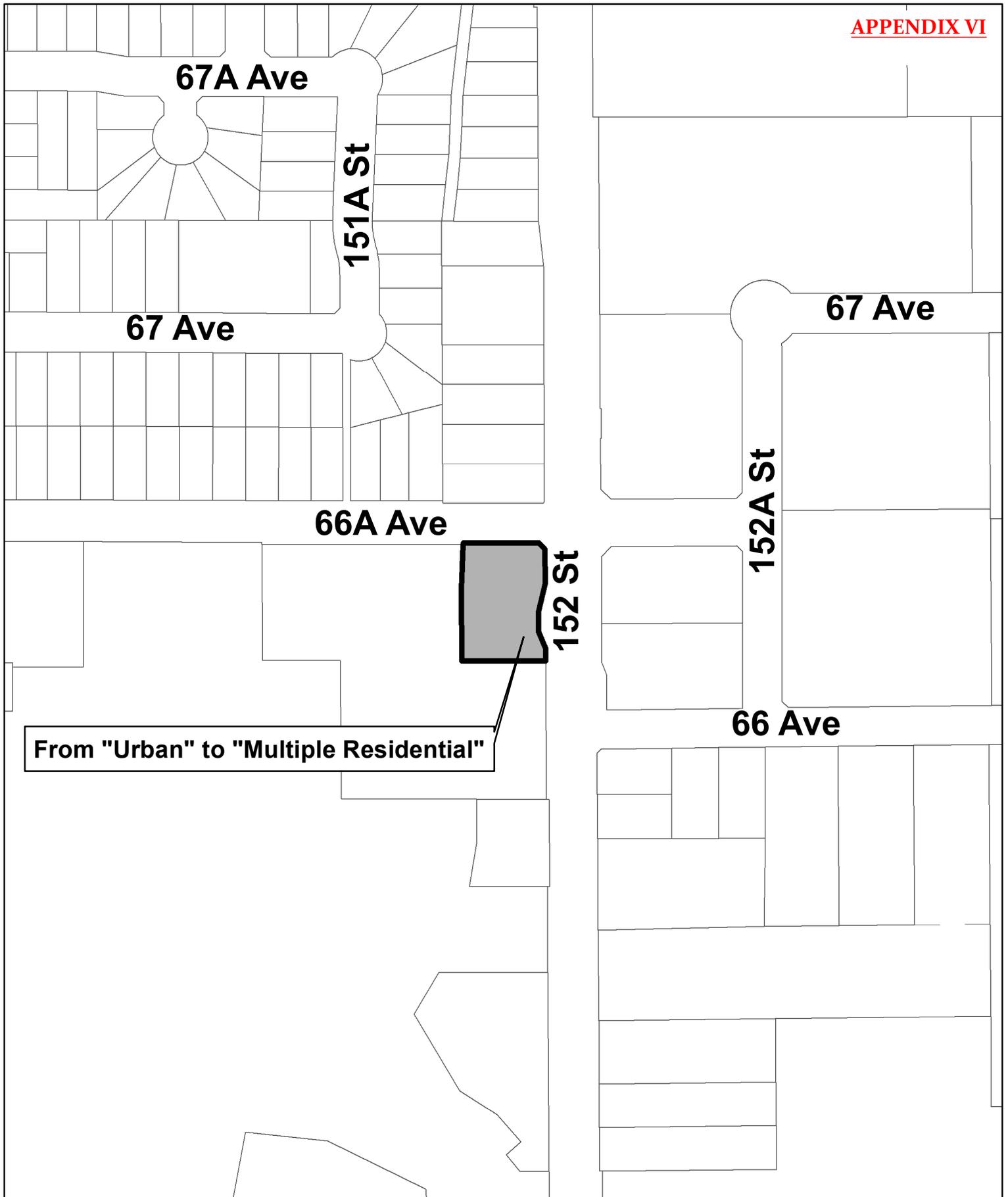
- | | |
|--|------------------------------------|
| Half Acre Single Family Residential | Mixed-Use Commercial / Residential |
| Low Density Compact Housing (max. 10 u.p.a.) | Institutional |
| Urban Single Family Residential | Institutional/Townhouses |
| Single Family Small Lots | Neighbourhood/Local Commercial |
| Semi-Detached | Schools |
| Townhouses (max. 15 u.p.a.) | Parks and Open Space |
| Townhouses (max. 20 u.p.a.) | Cemetery |
| Medium-High Density Townhouses | Landscape Buffer Strips |

EAST NEWTON SOUTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 11 May 2022



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From "Urban" to "Multiple Residential"

