

PROPOSAL:

- Revised Development Permit
- Amendment to CD By-law No. 20132

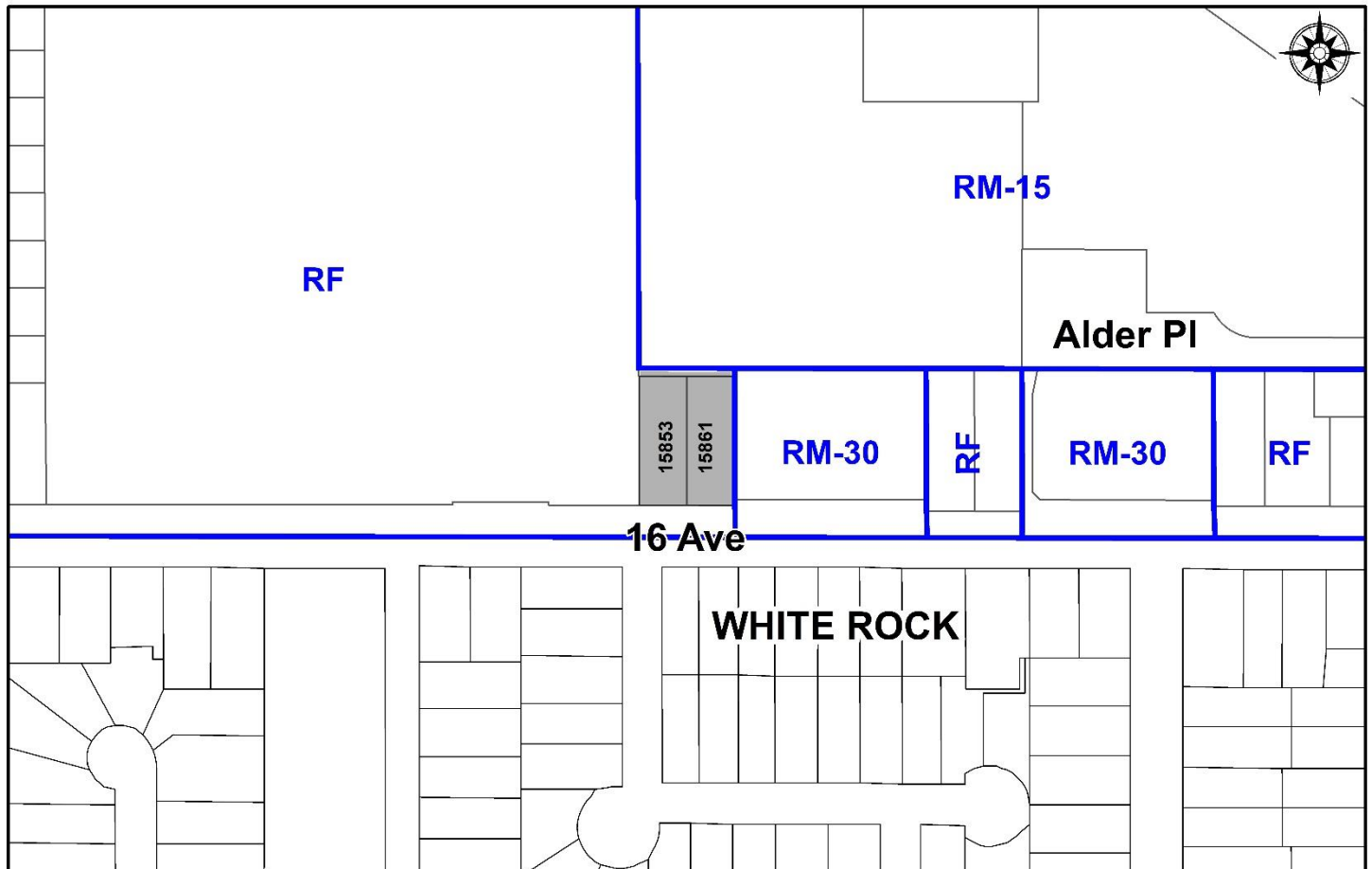
to allow for proposed design changes to a previously supported multiple residential development.

LOCATION: 15861 16 Avenue
 15853 16 Avenue

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Low Density Multiple Residential (10 upa)



RECOMMENDATION SUMMARY

- Approval to draft (revised) Development Permit for Form and Character.
- Amendment to Comprehensive Development By-law No. 20132 to increase the maximum building height from 13.0 metres to 13.5 metres.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing changes to the proposed building design, which received Approval to Draft from Council on July 13, 2020. The changes in massing are substantial enough to require Council review and approval to draft the (revised) Development Permit.
- The building height has been slightly increased, and therefore the Comprehensive Development By-law, No. 20132, requires an amendment, from a maximum building height of 13.0 metres to 13.5 metres.

RATIONALE OF RECOMMENDATION

- At the July 13, 2020 Regular Council – Land Use meeting, Council granted First and Second readings to CD By-law No. 20132, and approval to draft the Development Permit for the development of a multiple residential development with a total of 24 units.
- At the July 27, 2020 Regular Council – Public Hearing meeting, Council granted Third Reading to CD By-law No. 20132.
- The proposed building retains an attractive architectural built form, which utilizes high quality 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.
- While the proposed character of the building differs from the originally supported design, the overall development is consistent with that of the original proposal, and remains of high quality with an attractive design.
- The amendment for building height is very minor and will not affect the form and character of the proposal or the interface with neighbouring properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0398-00 generally in accordance with the attached drawings (Appendix I).
2. Council rescind Council Resolution R20-1263 of the July 27, 2020 Regular Council – Public Hearing meeting granting Third Reading to “Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2020, No. 20132” and amend the by-law as follows:
 - (a) That in Section G. Height of Buildings, the maximum height of principal buildings in Sub-section G.1 be amended from “13 metres [43 ft.]” to “13.5 metres [44 ft.]” (Appendix II).
3. Council grant Third Reading to “Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2020, No. 20132” as amended (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) All issues outlined in the original Planning & Development Report for 7918-0398-00 and dated July 13, 2020 (Appendix III) remain in effect.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family dwellings	Low Density Multiple Residential (10 upa)	RF
North:	Townhouse development	Urban in OCP	RM-15
East:	Townhouse development	Townhouse 25 upa	RM-30
South (Across 16 Avenue):	Single family homes in the City of White Rock	North Bluff East in the City of White Rock OCP	One Unit Residential Zone (RS-4) in the City of White Rock
West:	Earl Marriott Secondary School	Urban in OCP	RF

Context & Background

- The previous Planning & Development Report for Application No. 7918-0398-00 was considered by Council on July 13, 2020 (Appendix III). The proposal includes OCP and LAP amendments, rezoning from RF to CD (based on RM-70), Development Permit and Development Variance Permit to permit the development of a multiple residential development.

- The Form and Character Development Permit received approval to draft by Council on July 13, 2020. The OCP Amendment and Rezoning Bylaws received Third Reading by Council after the Public Hearing on July 27, 2020.
- The original design required an Alternative Solution to the BC Building Code (BCBC), which was submitted to the Building Division for review in June 2021. The Building Division did not accept the proposed Alternative Solution in July 2021. Revisions to the proposal, including floor plan revisions, the addition of a pedestrian bridge on levels 3 and 4 connecting the two buildings, a slight increase in building height and building massing changes are now proposed.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following to accommodate the development of two (2) multiple residential buildings with a total of 23 units:
 - OCP amendment from "Urban" to "Multiple Residential";
 - LAP amendment from "Low Density Multiple Residential (10 upa)" to "Apartment (55 upa)";
 - Rezoning from RF to CD (based on RM-70);
 - Development Permit for Form and Character;
 - Road closure and purchase of the 3-metre wide unopened lane allowance to the north of the subject site; and
 - Subdivision in order to consolidate the two (2) properties and unopened lane allowance into one (1) lot.
- The proposed development will consist of 23 residential dwelling units in two (2) 4 storey buildings above one level of underground parking.
- The following table provides specific details on the proposal:

	Previous Proposal	Revised Proposal
Lot Area		
Gross Site Area:	1,948 m ²	1,948 m ²
Road Dedication:	85 m ²	85 m ²
Net Site Area:	1,862 m ²	1,862 m ²
Number of Lots:	1	1
Building Height:	12.2 m	13.1 m
Unit Density:	52 upa	50 upa
Floor Area Ratio (FAR):	1.47	1.40
Floor Area		
Residential:	2,742 m ²	2,743 m ²
Residential Units:		
1-Bedroom:	1 unit	1 unit
2-Bedroom:	17 units	10 units
3-Bedroom:	6 units	12 units
Total:	24 units	23 units

CD By-law

- The revised proposed development meets all requirements of the proposed CD By-law (No. 20132) except for the building height.
- The building height has slightly increased from what was previously proposed and is now proposed to be 13.1 metres. The CD By-law currently allows a maximum of 13.0 metres. It is proposed to be revised to allow a maximum building height of 13.5 metres. The additional CD Bylaw height above the actual building height is proposed in order to allow for some minor flexibility without requiring another amendment in the future.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP. The King George Corridor South Plan (LAP) was completed 25 years ago in 1995 and does not contain any Development Permit guidelines.
- The proposed development is comprised of 23 units arranged around a central "Mews Court", which is a central outdoor amenity terrace space between the two buildings. The two building wings are connected by two bridges on levels 3 and 4 at the west side of the site. The addition of the bridges are required for the building to meet the BC Building Code.
- Some building materials and colours have been revised, but the overall high quality design of the project is maintained. The material palette is neutral and natural. The primary cladding material is vertical metal panel with minimal reveals. Offset upper levels will have cementitious panel cladding. The mansard roof in charcoal standing seam with matching flashing offset the contrasting charcoal.
- The upper level of Building A on 16 Avenue is stepped back to give the impression of a 3-storey massing, consistent with the previous design proposal.
- The proposed unit mix has been amended, and now includes 1 one-bedroom unit, 10 two-bedroom units and 12 3-bedroom units. The focus on two- and three-bedroom units is maintained, encouraging family living and is supportive of a variety of household structures.
- From project inception, a central "Mews Court" has been proposed – a shared outdoor circulation and amenity space which forms the heart of the project. The Mews Court remains a focal point in the revised proposal.
- Consistent with the previous proposal, all units and their outdoor patios and terraces are oriented north or south. Windows are limited along the east elevation, and the buildings have a large setback to the east property line. The siting and design allow for a sensitive interface with the townhouse project to the east.

Landscaping

- Private outdoor living spaces are oriented toward the "Mews Court" or to 16 Avenue, creating opportunities for neighbourhood interaction, while providing a clear distinction between the private and public realm.
- The high quality landscaping in the updated proposal is generally consistent with the previous proposal.

Indoor Amenity

- The indoor amenity room has been relocated from the west side to the east side of Building A. This move is an improvement from the original design. Relocating it to the east side brings it closer to the outdoor amenity play space, creating a vibrant community gathering zone at the east side.
- The size of the indoor amenity space is consistent with the previous proposal and meets the indoor amenity space requirements in the Zoning Bylaw of 3 square metres per unit totaling 69 square metres. 72 square metres were proposed in the previous proposal, and 70 square metres are proposed in the current proposal.
- The indoor amenity space connects with the "Mews Court" outdoor amenity space, which will allow for a seamless flow between these two amenities which are the heart of the project.

Outdoor Amenity

The proposed outdoor amenity space is consistent with the previous proposal and will provide ample space for gathering and playing. The outdoor amenity includes 118.4 square metres of amenity at the northeast corner of the site, and 21.6 square metres directly north of the indoor amenity space.

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. The main outstanding item is to include some landscape screening in front of the PMT, to better screen it from 16 Avenue.
- The applicant is aware of the required revisions and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Red-lined version of Comprehensive Development By-law No. 20132
- Appendix III. Initial Planning Report No. 7918-0398-00, dated July 13, 2020

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HK/ar

MAISONNETTES SURREY TOWNHOUSES

Development Permit Amendment 2023.10.30



PROJECT TEAM

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MANAGING PRINCIPAL: KRISTEN SUTTON

LIST OF DRAWINGS

ARCHITECTURAL

A000	COVER SHEET
A001	LOCATION PLAN
A002	FIRE SEPARATION SECTIONS
A011	LOCAL CONTEXT PLAN
A012	SITE PLAN
A013	SHADOW STUDY
A101	PARKING PLAN - P1
A102	BLDG A & B FLOOR PLAN LEVEL 1 & 2
A103	BLDG A & B FLOOR PLAN LEVEL 3 & 4
A104	BLDG A & B ROOF PLAN
A201	SOUTH AND WEST BUILDING ELEVATIONS NORTH AND SOUTH MEVIS BUILDING ELEVATIONS NORTH AND EAST BUILDING ELEVATIONS BUILDING
A202	AND SOUTH MEVIS BUILDING ELEVATIONS NORTH AND EAST BUILDING ELEVATIONS BUILDING
A301	SECTION - 1 & 2
A302	BUILDING SECTION - A & B

LANDSCAPE

L0.0	COVER PAGE
L0.1	LANDSCAPE NOTES AND SCHEDULES
L0.2	ILLUSTRATIVE PLAN
L1.0	TREE MANAGEMENT PLAN
L2.0	OFFSITE PLAN
L3.0	MATERIALS PLAN
L4.0	LIGHTING PLAN
L5.0	GRADING AND DRAINAGE PLAN
L6.0	PLANTING PLAN
L7.0	SOIL DEPTH PLAN
L7.1	IRRIGATED AREAS
L8.0	LANDSCAPE SECTIONS
L8.1	SOFTSCAPE DETAILS
L8.2	HARDSCAPE DETAILS S
L8.3	HARDSCAPE DETAILS

PROJECT DATA

CIVIC ADDRESS: 15861/15861 16TH AVENUE, SURREY, BC
LEGAL DESCRIPTION: LOT A & B, SECTION 14, TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 16865
ZONING: CD

SITE:

GROSS SITE AREA:	85.3 m ²	20964.86 ft ²
ROAD DEDICATION:	85.3 m ²	918.16 ft ²
NET SITE AREA:	1862.4 m ²	20046.70 ft ²
MAX ALLOWABLE F.A.R. (1.50):	2793.6 m ²	30070.05 ft ²
PROPOSED F.A.R. (1.40):	2743.4 m ²	29529.72 ft ²

FLOOR AREAS:

MEASURED TO EXTERIOR FACE OF PLYWOOD SHEATHING

	BUILDING A	BUILDING B	TOTAL
LEVEL 01 (INCL. AMENITY)	441.3 m ²	227.7 m ²	669.0 m ²
LEVEL 02	507.6 m ²	264.2 m ²	771.8 m ²
LEVEL 03	449.2 m ²	210.8 m ²	660.0 m ²
LEVEL 04	431.8 m ²	210.8 m ²	642.6 m ²
(AMENITY)	(76.5 m ²)	(---m ²)	
TOTAL BY BUILDING	1829.9 m ²	913.5 m ²	2743.4 m ²
TOTAL (EXCL. AMENITY)	1753.4 m ²	913.5 m ²	2666.9 m ²
TOTAL (INCL. AMENITY)			2743.4 m ²

BUILDING HEIGHT:

	GEODETIC ELEVATION	BUILDING HEIGHT
AVERAGE (BASE) GRADE	74.623m	
MAXIMUM ALLOWABLE BUILDING HEIGHT	87.823m	13.00m
PROPOSED BUILDING HEIGHT	87.933m	13.110m

SITE COVERAGE:

NET SITE AREA:	1862.4 m ²	20046.70 ft ²
BUILDING A COVERAGE:	532.5 m ²	5731.78 ft ²
BUILDING B COVERAGE:	285.1 m ²	3068.79 ft ²
BRIDGE COVERAGE:	14.1 m ²	151.77 ft ²
TOTAL BUILDING COVERAGE:	831.7 m ²	8962.34 ft ²
PERCENTAGE COVERAGE:		44.7%

UNIT BREAKDOWN:

	BUILDING A	BUILDING B	TOTAL
1 BED/1 BATH/DEN	1	-	1
2 BED/2 BATH/DEN	1	2	3
2 BED/2 BATH	4	-	4
3 BED/2.5 BATH	3	-	3
3 BED/2 BATH	2	2	4
3 BED/2.5 BATH	4	4	8
TOTAL UNITS	15	8	23

SETBACKS:

	REQUIRED	PROPOSED
NORTH (REAR)	6.00m	6.00m
EAST (SIDE)	8.73m	8.73m
WEST (SIDE)	3.05m	3.05m
SOUTH (FRONT)	4.00m	4.00m

AMENITY SPACE REQUIREMENTS:

	REQUIRED	PROPOSED
INTERIOR AMENITY SPACE	3m ² /RESIDENTIAL UNIT	70.0m ²
23 UNITS x 3m ² = 69m ²		

PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
RESIDENTIAL	REQUIRED RESIDENTIAL AND VISITOR SPACES HAS BEEN RELAXED FROM THE AMOUNT REQUIRED IN THE PARKING BYLAW PER DEVELOPMENT PERMIT PROCESS	36
VISITOR		5
TOTAL		41
BICYCLES	23 UNITS x 1.2 SPACES/UNIT = 27.6	32

BREAKDOWN OF VEHICULAR SPACES

34 STANDARD STALL (2.8m x 5.5m)

5 SMALL STALL (2.3m x 4.9m)

2 ACCESSIBLE STALL (4.0m x 5.5m)

BREAKDOWN OF BICYCLE SPACES

9 VERTICAL BICYCLE SPACES (1.8m x 0.6m x 2.1m)

23 HORIZONTAL BICYCLE SPACES (1.1m x 0.6m x 1.5m)

SEAL:

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The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

D 2023-11-30 ISSUED FOR DP REVISION

C 2023-10-XX ISSUED FOR DPA REVISION

A 2023-09-07 ISSUED FOR DP AMENDMENT

REV. DATE ISSUE

Project ID

SSTH - MAISONNETTES

15861 + 15863 16th Avenue
Surrey, B.C.

COVER SHEET

A000

PRINT DATE: 2023-02-15 SCALE: AS SHOWN

DRAWN BY: INITIAL CHECK BY: SC

SEAL:

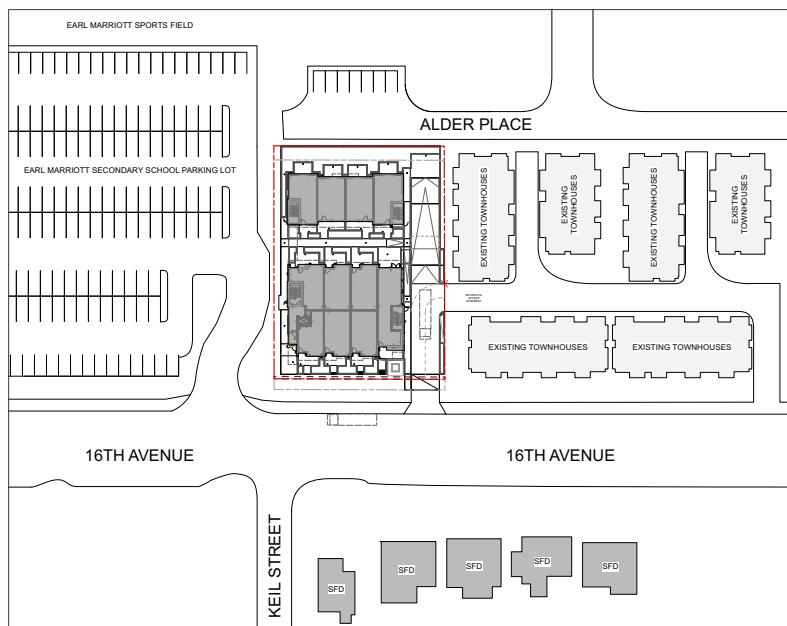
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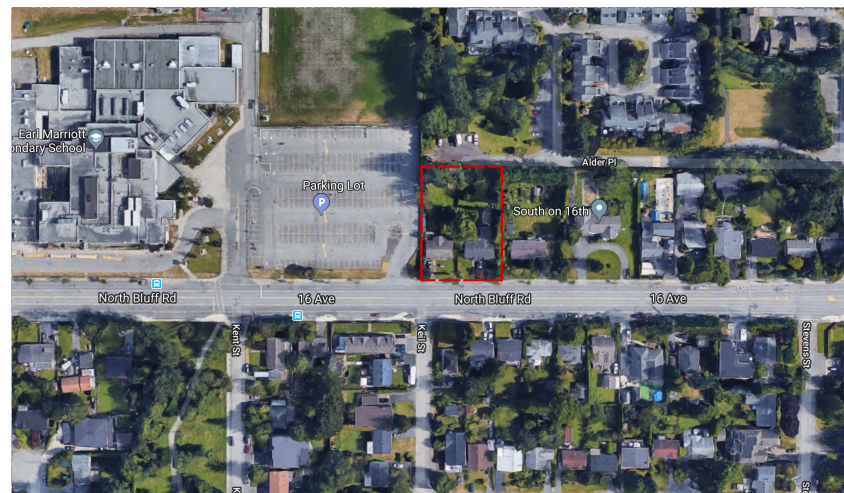


STREETSCAPE LOOKING NORTH



AREA CONTEXT PLAN

SCALE: 1:500



LOCATION MAP

REV.	DATE	ISSUE
D	2023-11-30	ISSUED FOR DP RESPONSE
C	2023-10-30	ISSUED FOR DP REVISION
A	2023-09-07	ISSUED FOR DP AMENDMENT

Project ID
SSTH - MAISONNETTES

15861 + 15863 16th Avenue
Surrey, B.C.

LOCATION PLAN

A006

PRINT DATE: 2023-02-15 SCALE: AS SHOWN
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SEAL:

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BCBC 2018 CLASSIFICATION
BUILDING AREA = 831.7m²
BUILDING HEIGHT = 4 STOREYS
CLASSIFICATION:
 3.2.2.51 AND 3.2.2.84
OCCUPANCIES: C AND F3
SPRINKLERED, PROVIDED WITH MONITORED FIRE ALARM

SETBACK

PROPERTY LINE

R.O.W./EASEMENT

FH FIRE HYDRANT

SLOPED FINISH SURFACE

ENTRY/EXIT

FIRE DEPT. CONNECTION

NOTE:
 REFER TO SURVEY FOR EASEMENT, RIGHT-OF-WAY, AND DEDICATIONS
 REFER TO LANDSCAPE DRAWINGS FOR PLANTINGS, GRADING, AND PAVING MATERIALS.

D	2023-11-30	ISSUED FOR DP RESPONSE
C	2023-10-30	ISSUED FOR DP REVISION
A	2023-09-07	ISSUED FOR DP AMENDMENT
REV.	DATE	ISSUE

Project ID
SSTH - MAISONNETES

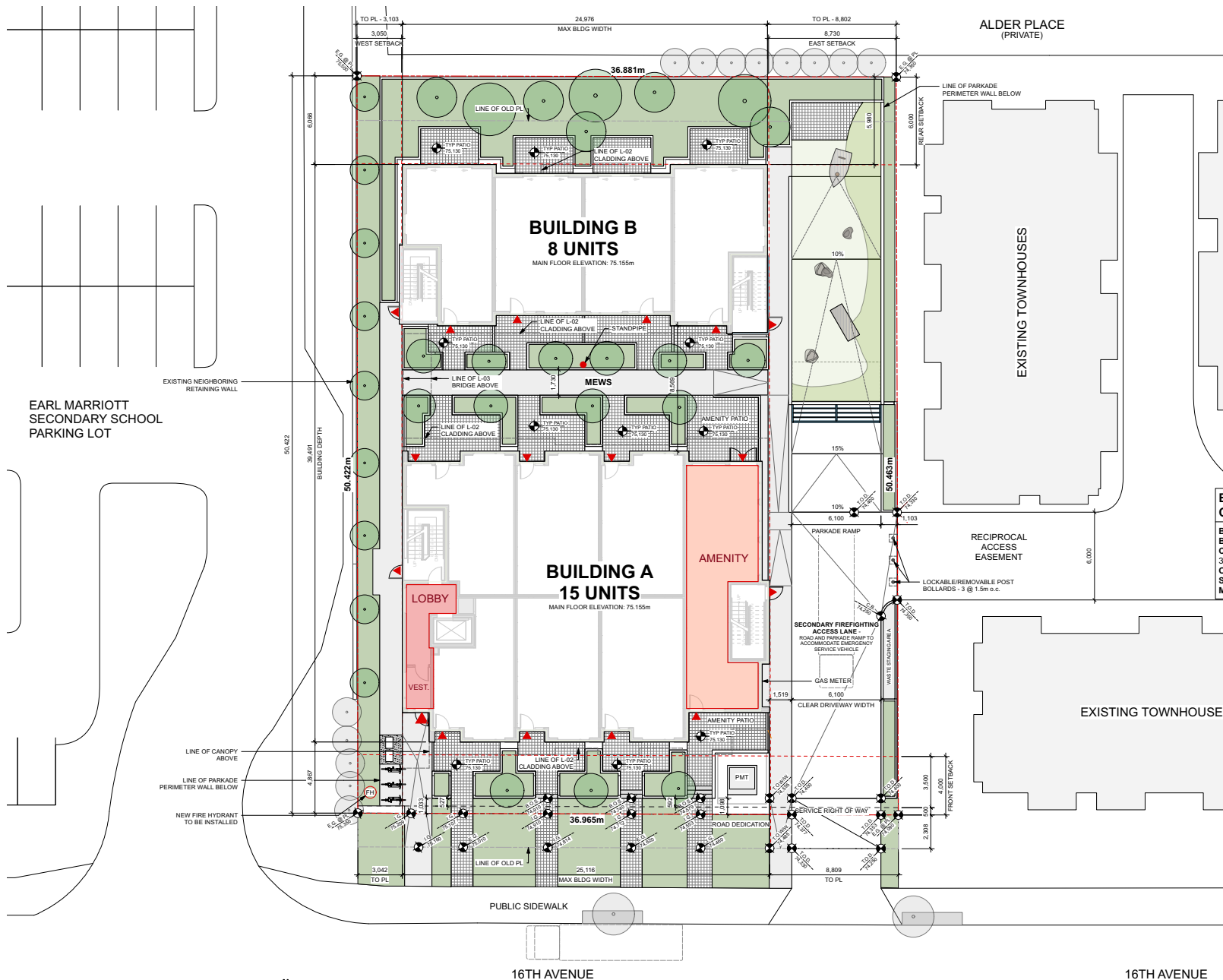
15861 + 15863 16th Avenue
 Surrey, B.C.

SITE PLAN

A012

PRINT DATE: 2023-02-15 SCALE: AS SHOWN

DRAWN BY: INITIAL CHECK BY: SC



1 SITE PLAN
 Scale: 1:120

16TH AVENUE

16TH AVENUE

ALDER PLACE
 (PRIVATE)

EXISTING TOWNHOUSES

RECIPROCAL
 ACCESS
 EASEMENT

EXISTING TOWNHOUSES

EARL MARRIOTT
 SECONDARY SCHOOL
 PARKING LOT

EXISTING NEIGHBORING
 RETAINING WALL

LINE OF CANOPY
 ABOVE
 LINE OF PARKADE
 PERIMETER WALL BELOW
 NEW FIRE HYDRANT
 TO BE INSTALLED

PUBLIC SIDEWALK

FRONT SETBACK

REAR SETBACK

LOCKABLE/REMOVABLE POST
 BOLLARDS - 3 @ 1.5m o.c.

PARKADE RAMP

STANDPIPE

MEWS

AMENITY

AMENITY PATIO

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SEAL:

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D	2023-11-30	ISSUED FOR DP RESPONSE
REV.	DATE	ISSUE

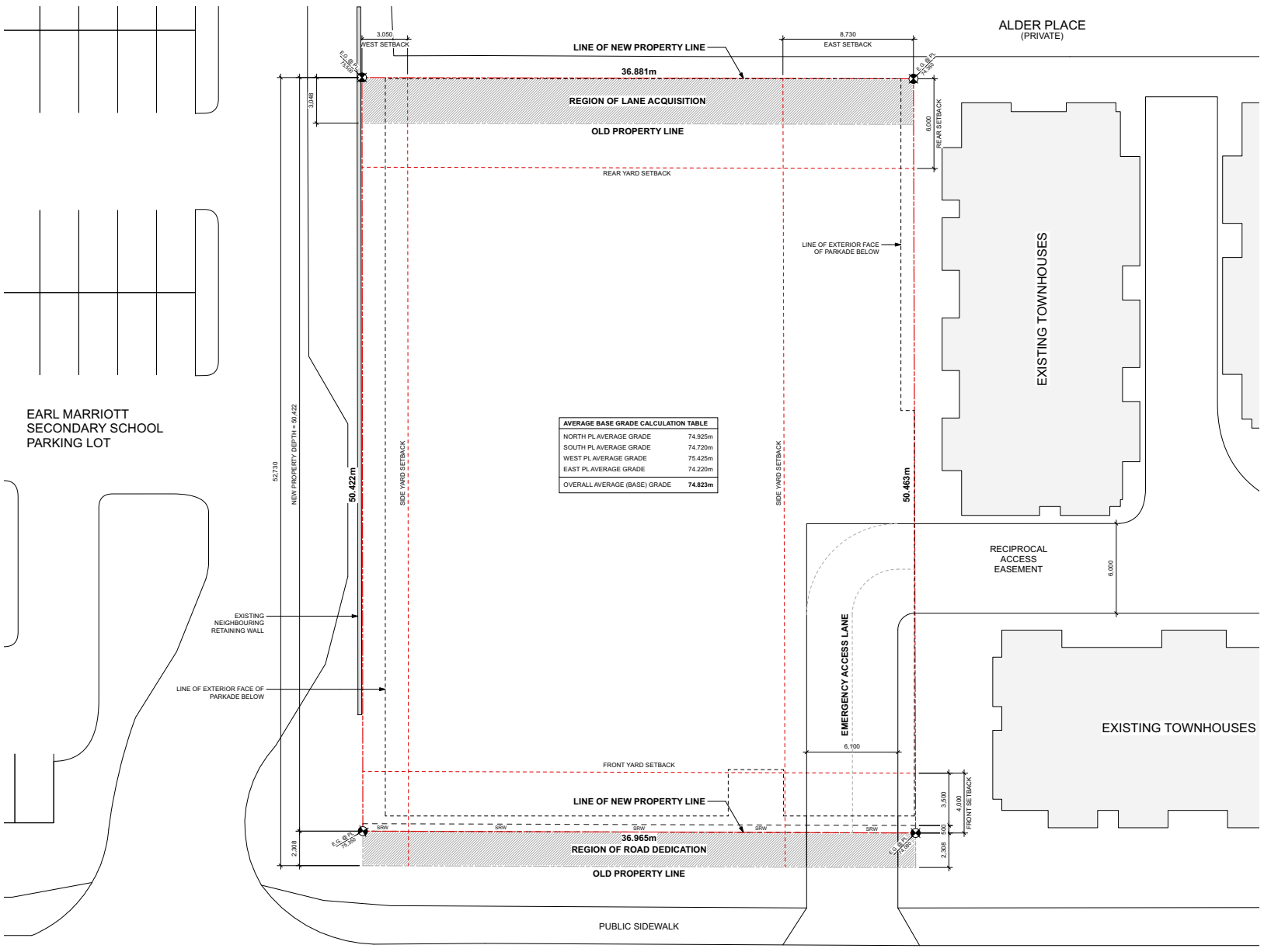
Project ID
SSTH - MAISONNETTES

15861 + 15863 16th Avenue
 Surrey, B.C.

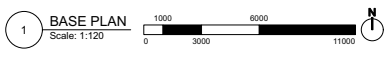
BASE PLAN

A012.1

PRINT DATE: 2023-02-15 SCALE: AS SHOWN
 DRAWN BY: INITIAL CHECK BY: SC



AVERAGE BASE GRADE CALCULATION TABLE	
NORTH PL AVERAGE GRADE	74.925m
SOUTH PL AVERAGE GRADE	74.720m
WEST PL AVERAGE GRADE	75.425m
EAST PL AVERAGE GRADE	74.220m
OVERALL AVERAGE (BASE) GRADE	74.823m



16TH AVENUE

16TH AVENUE

ALDER PLACE
 (PRIVATE)

EARL MARRIOTT
 SECONDARY SCHOOL
 PARKING LOT

EXISTING TOWNHOUSES

EXISTING TOWNHOUSES

RECIPROCAL
 ACCESS
 EASEMENT

EMERGENCY ACCESS LANE

PUBLIC SIDEWALK

EXISTING NEIGHBOURING
 RETAINING WALL

LINE OF EXTERIOR FACE OF
 PARKADE BELOW

LINE OF EXTERIOR FACE
 OF PARKADE BELOW

LINE OF NEW PROPERTY LINE

REGION OF LANE ACQUISITION

OLD PROPERTY LINE

REAR YARD SETBACK

SIDE YARD SETBACK

SIDE YARD SETBACK

50.422m

52.730

NEW PROPERTY DEPTH = 60.422

3.050

WEST SETBACK

8.730

EAST SETBACK

50.422m

6.000

REAR SETBACK

6.000

RECIPROCAL ACCESS EASEMENT

6.100

EMERGENCY ACCESS LANE

4.000

FRONT SETBACK

3.000

FRONT SETBACK

2.300

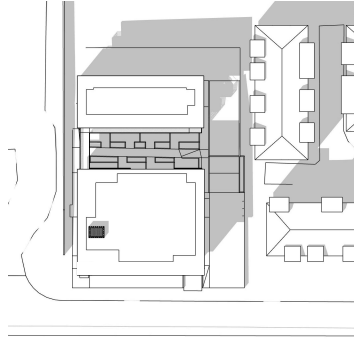
FRONT SETBACK

1.500

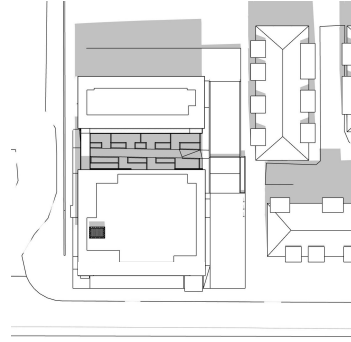
FRONT SETBACK

SPRING EQUINOX

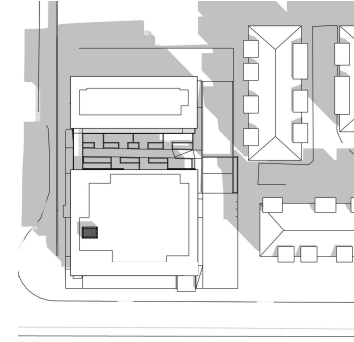
March 19, 10:00



March 19, 12:00

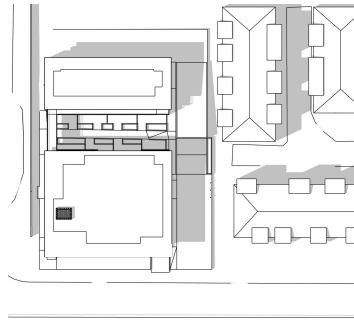


March 19, 14:00

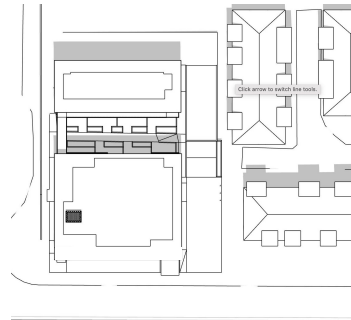


SUMMER SOLSTICE

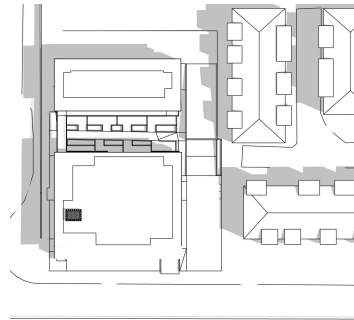
June 21, 10:00



June 21, 12:00

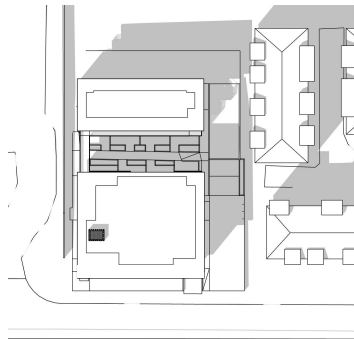


June 21, 14:00

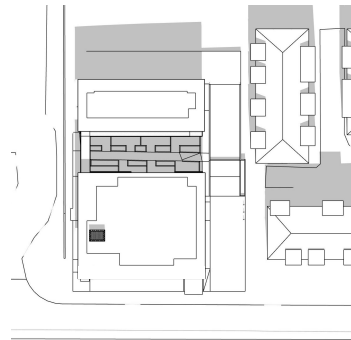


FALL EQUINOX

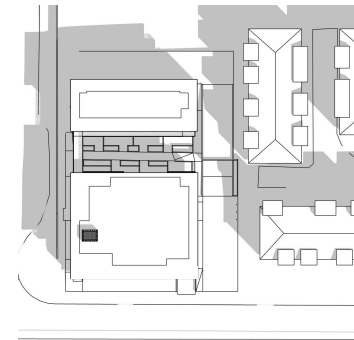
September 19, 10:00



September 19, 12:00



September 19, 14:00



Urban Arts Architecture Inc

Unit 401 128 W Pender Street
V6B 1R8
604-683-5060
info@urban-arts.ca

SEAL:

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D	2023-11-30	ISSUED FOR DP RESPONSE
C	2023-10-30	ISSUED FOR DP REVISION
A	2023-09-07	ISSUED FOR DP AMENDMENT
REV.	DATE	ISSUE

Project ID
SSTH - MAISONNETTES

15861 + 15863 16th Avenue
Surrey, B.C.

SHADOW STUDY

A013

PRINT DATE: 2023-02-15 SCALE: AS SHOWN

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C	2023-10-30	ISSUED FOR DP REVISION
B	2023-10-17	ISSUED FOR DPA REVISION
A	2023-09-07	ISSUED FOR DP AMENDMENT
REV.	DATE	ISSUE

Project ID

SSTH - MAISONNETTES

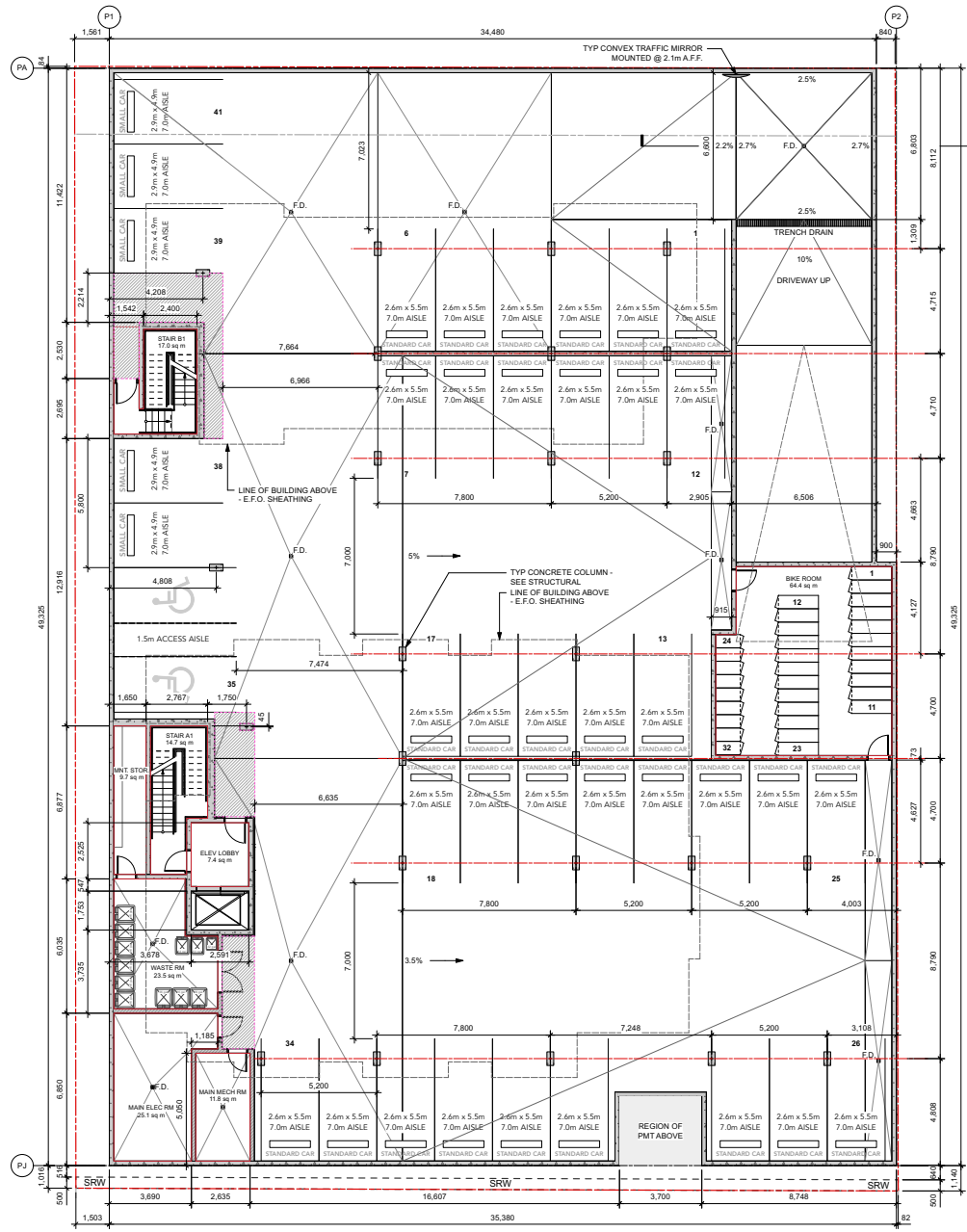
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PARKING PLAN - P1

A101

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A	2023-09-07	ISSUED FOR DP AMENDMENT
REV.	DATE	ISSUE

Project ID

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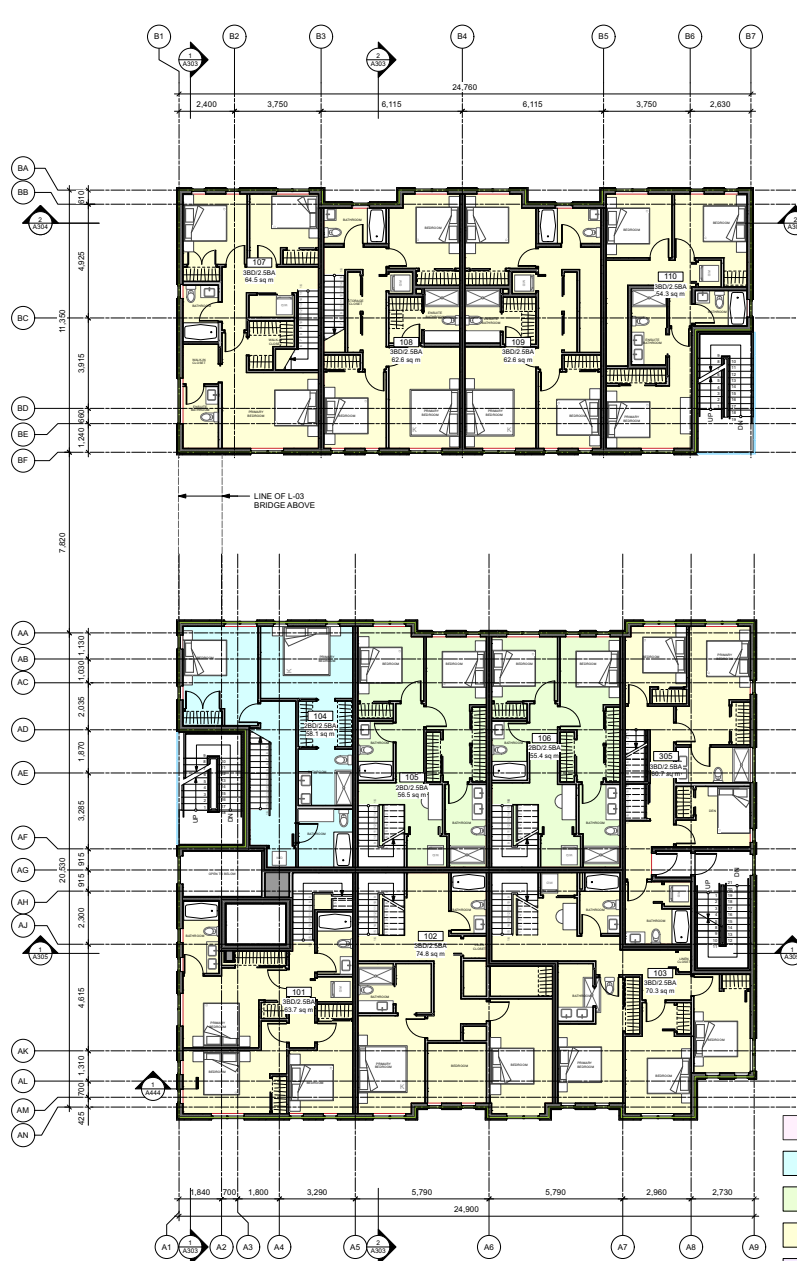
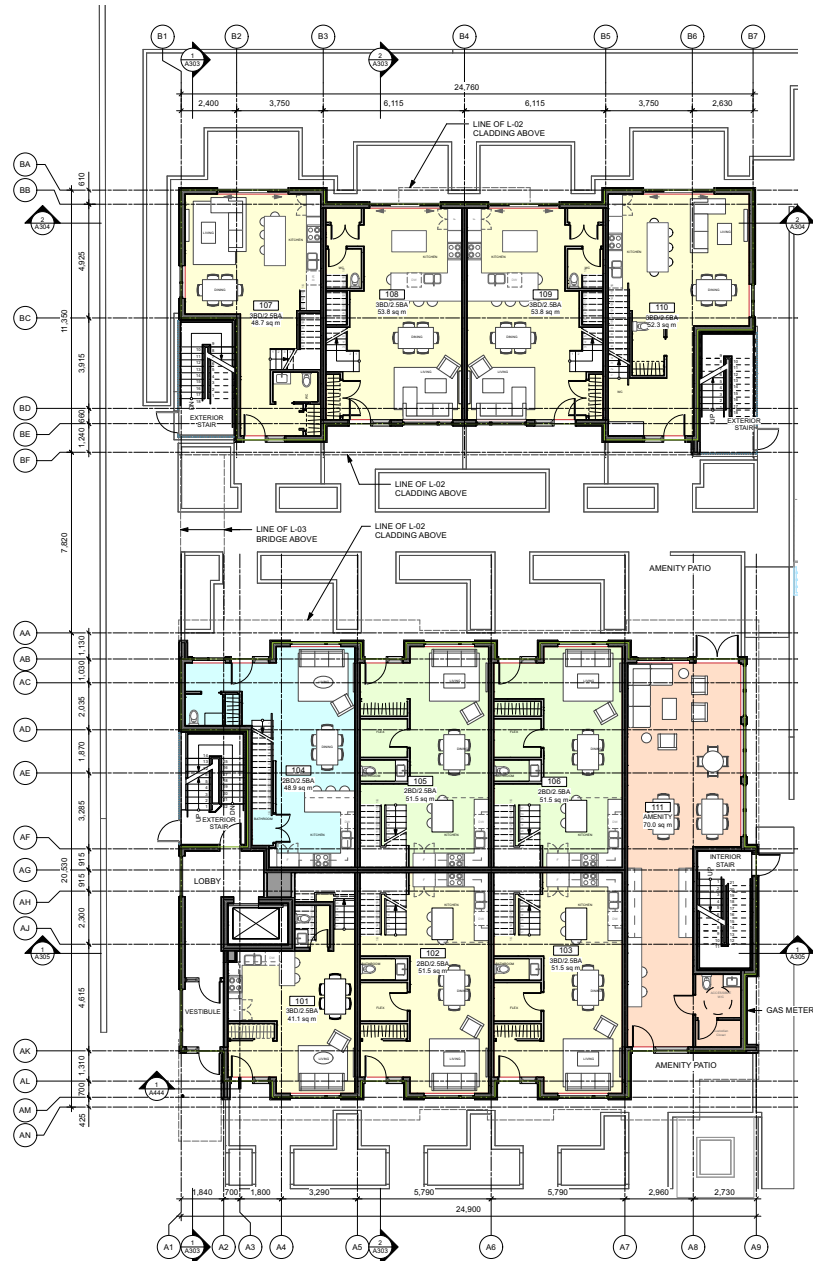
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**BLDG A & B-FLOOR
 PLAN - L1 & L2**

A102

PRINT DATE: 2023-02-15 SCALE: AS SHOWN

DRAWN BY: INITIAL CHECK BY: SC



- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- 3 BEDROOM + DEN
- AMENITY ROOM

SEAL:

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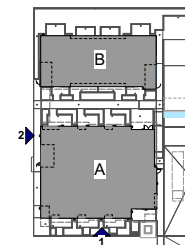
1 BLDG A - SOUTH ELEVATION
Scale: 1:100



2 BLDGS A & B - WEST ELEVATION
Scale: 1:100

EXTERIOR MATERIAL LEGEND

- A1 2 PC METAL WRAPPED FASCIA - DARK CHARCOAL
- A2 VERTICAL METAL PLANK CLADDING - VICWEST-BALLERA: RIVER ROCK GREY
- A3 HIGH-DENSITY FIBER CEMENT PANEL - EDUOTONE-NATURA: PALE MIST
- A4 VERTICAL PICKET STEEL GUARDRAIL - COLOUR TO MATCH 'A1'
- A5 CAST-IN-PLACE CONCRETE PLANTER
- A6 METAL CAP FLASHING - COLOUR TO MATCH 'A1'
- A7 STEEL CLAD CANOPY
- A8 PAINTED STEEL COLUMN - COLOUR TO MATCH 'A1'
- A9 FLAT STOCK PAINTED BAR STEEL GUARD WALL - COLOUR TO MATCH 'A1'
- A10 FLAT STOCK PAINTED BAR STEEL GUARD WALL - COLOUR TO MATCH 'A1'
- A11 WHITE FRAMED GLAZING UNIT
- A12 FIBER CEMENT 'WOOD' SOFFIT
- A13 VERTICAL WOOD CLADDING
- A14 INSULATED FIBER CEMENT BOARD



KEY PLAN

REV.	DATE	ISSUE
D	2023-11-30	ISSUED FOR DP RESPONSE
C	2023-10-XX	ISSUED FOR DPA REVISION
A	2023-09-07	ISSUED FOR DP AMENDMENT

Project ID

SSTH - MAISONNETTES

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SOUTH AND WEST
BUILDING ELEVATIONS

A201

PRINT DATE: 2023-02-15 SCALE: AS SHOWN

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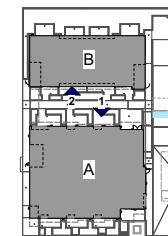
1 BLDG A - NORTH ELEVATION - MEWS
 Scale: 1:100



3 BLDG B - SOUTH ELEVATION - MEWS
 Scale: 1:100

EXTERIOR MATERIAL LEGEND

- A1 2 PC METAL WRAPPED FASCIA - DARK CHARCOAL
- A2 VERTICAL METAL PLANK CLADDING - VICWEST-BALLERA: RIVER ROCK GREY
- A3 HIGH-DENSITY FIBER CEMENT PANEL - EQUITONE-NATURA: PALE MIST
- A4 VERTICAL PICKET STEEL GUARDRAIL - COLOUR TO MATCH 'A1'
- A5 CAST-IN-PLACE CONCRETE PLANTER
- A6 METAL CAP FLASHING - COLOUR TO MATCH 'A1'
- A7 STEEL CLAD CANOPY
- A8 PAINTED STEEL COLUMN - COLOUR TO MATCH 'A1'
- A9 FLAT STOCK PAINTED BAR STEEL GUARD WALL - COLOUR TO MATCH 'A1'
- A10 FLAT STOCK PAINTED BAR STEEL GUARD WALL - COLOUR TO MATCH 'A1'
- A11 WHITE FRAMED GLAZING UNIT
- A12 FIBER CEMENT 'WOOD' SOFFIT
- A13 VERTICAL WOOD CLADDING
- A14 INSULATED FIBER CEMENT BOARD



KEY PLAN

REV.	DATE	ISSUE
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A	2023-09-07	ISSUED FOR DP AMENDMENT

Project ID

SSTH - MAISONNETTES

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**NORTH AND SOUTH
 MEWS BUILDING
 ELEVATIONS**

A202

PRINT DATE: 2023-02-15 SCALE: AS SHOWN

DRAWN BY: INITIAL CHECK BY: SC

SEAL:

NOTES:

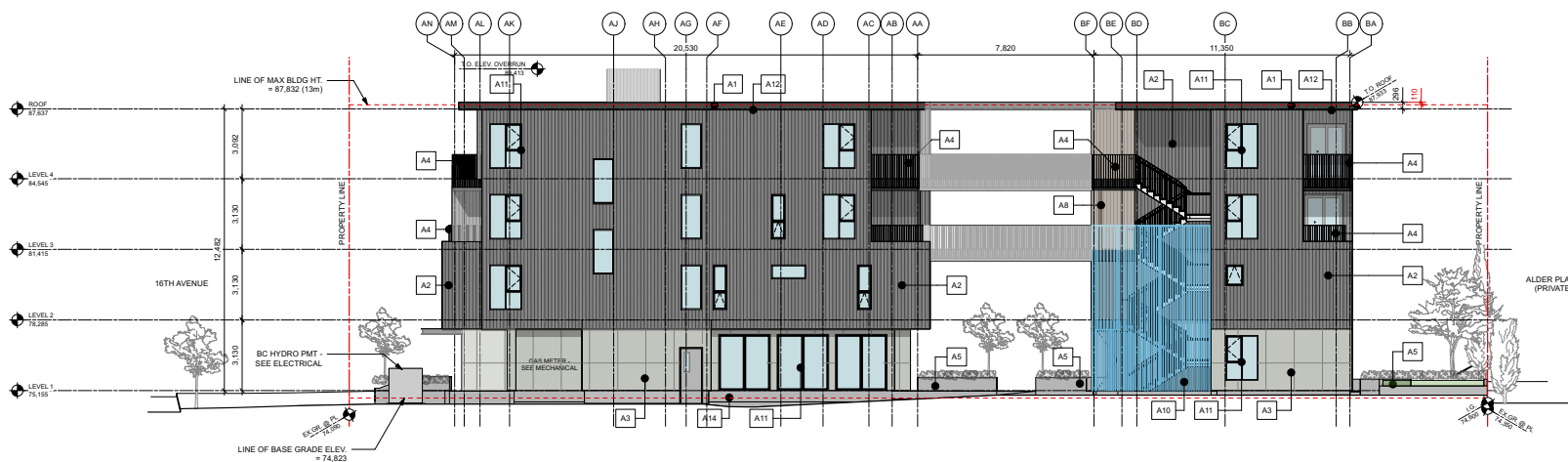
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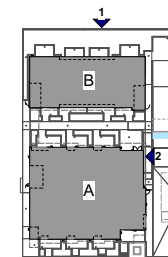
1 BLDG B - NORTH ELEVATION
Scale: 1:100



2 BLDGS A & B EAST ELEVATION
Scale: 1:100

EXTERIOR MATERIAL LEGEND

- A1 2 PC METAL WRAPPED FASCIA - DARK CHARCOAL
- A2 VERTICAL METAL PLANK CLADDING - VICWEST-BALLERA - RIVER ROCK GREY
- A3 HIGH-DENSITY FIBER CEMENT PANEL - EQUITONE-NATURA- PALE MIST
- A4 VERTICAL PICKET STEEL GUARDRAIL - COLOUR TO MATCH 'A1'
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- A11 WHITE FRAMED GLAZING UNIT
- A12 FIBER CEMENT 'WOODY' SOFFIT
- A13 VERTICAL WOOD CLADDING
- A14 INSULATED FIBER CEMENT BOARD



KEY PLAN

REV.	DATE	ISSUE
D	2023-11-30	ISSUED FOR DP RESPONSE
C	2023-10-30	ISSUED FOR DP REVISION
A	2023-09-07	ISSUED FOR DP AMENDMENT

Project ID

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NORTH AND EAST
BUILDING ELEVATIONS

A203

PRINT DATE: 2023-02-15 SCALE: AS SHOWN

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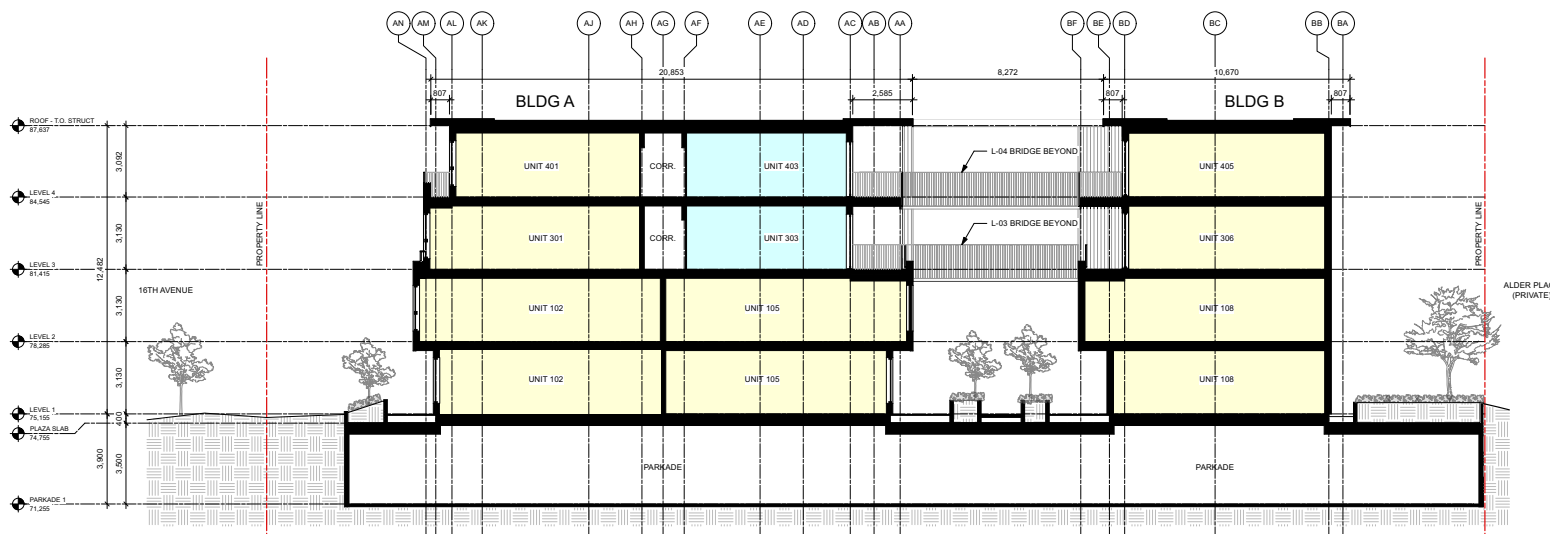
SEAL:

NOTES:

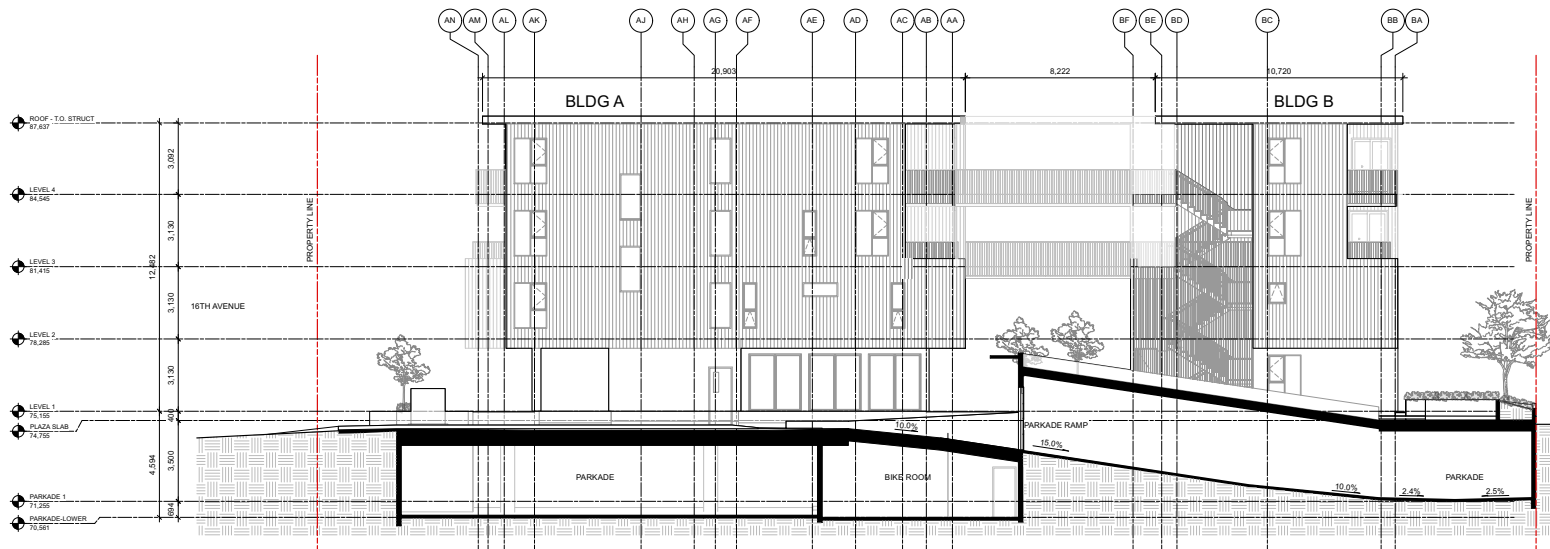
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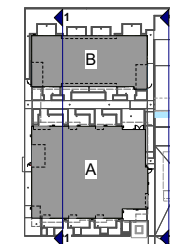
Do not scale drawings.



1 BUILDING SECTION 1
 Scale: 1:100



2 BUILDING SECTION 2
 Scale: 1:100



KEY PLAN

REV.	DATE	ISSUE
D	2023-11-30	ISSUED FOR DP RESPONSE
C	2023-10-30	ISSUED FOR DP REVISION
A	2023-09-07	ISSUED FOR DP AMENDMENT

Project ID
SSTH - MAISONNETTES

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BUILDING SECTION - 1 & 2

A301

PRINT DATE: 2023-02-15 SCALE: AS SHOWN

DRAWN BY: INITIAL CHECK BY: SC

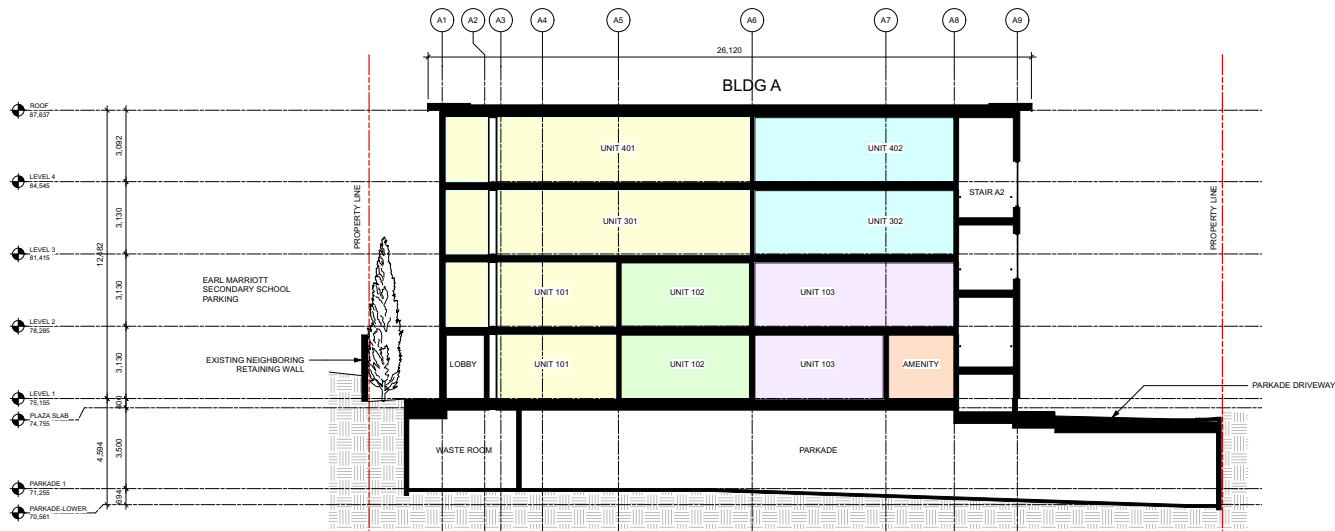
SEAL:

NOTES:

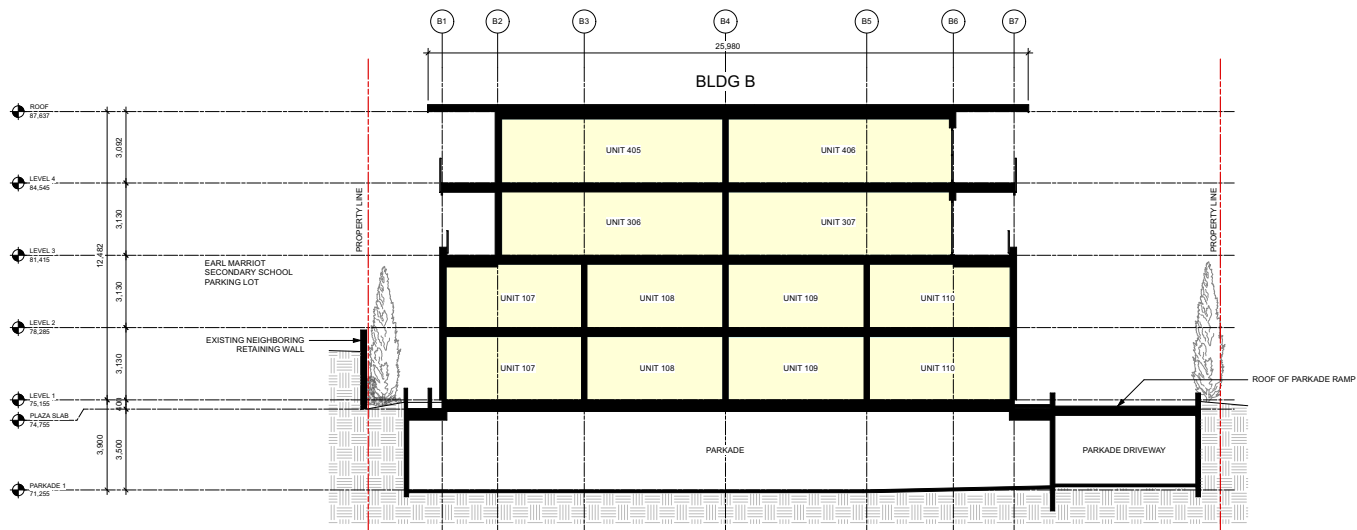
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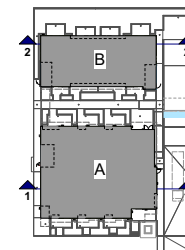
Do not scale drawings.



1 BUILDING SECTION A
 Scale: 1:100



2 BUILDING SECTION B
 Scale: 1:100



KEY PLAN

REV.	DATE	ISSUE
D	2023-11-30	ISSUED FOR DP RESPONSE
C	2023-10-30	ISSUED FOR DP REVISION
A	2023-09-07	ISSUED FOR DP AMENDMENT

Project ID

SSTH - MAISONNETTES

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**BUILDING SECTION - A
 & B**

A302

PRINT DATE: 2023-02-15 SCALE: AS SHOWN

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16th Avenue Townhouses

Civic Address: 15861 16th Avenue, Surrey, BC



CONSULTANT TEAM

ARCHITECT: Urban Arts Architecture
LANDSCAPE: eta landscape architecture

Re-Issued for Development Permit November 29, 2023

DRAWING LIST

- L0.0 Cover Page
- L0.1 Landscape Notes and Schedules
- L0.2 Illustrative Plan
- L1.0 Tree Management Plan
- L2.0 Offsite Plan
- L3.0 Site Plan
- L4.0 Lighting Plan
- L5.0 Grading and Drainage Plan
- L6.0 Planting Plan
- L7.0 Soil Depth Plan
- L7.1 Irrigated Areas
- L8.0 Landscape Sections
- L9.1 Softscape Details
- L9.2 Hardscape Details
- L9.3 Hardscape Details
- L9.4 Furnishing Details

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2019-08-29	Issued for Review
B	2020-04-30	Issued for Urban Design Panel
C	2020-05-26	Issued For Review
D	2020-07-07	Issued for Review
E	2021-01-13	Issued for Review
F	2021-03-03	Issued for Development Permit
G	2021-04-05	Re-issued for Development Permit
H	2021-04-21	Issued for Coordination
I	2021-08-15	Issued for BP Review
J	2023-09-06	Re-issued for CP
K	2023-11-29	Re-issued for CP

Professional Seal

Project

16th Avenue Townhouses

15161 16th Avenue
Surrey, BC

Drawing Title

Cover Page

Legal

Project Manager	Project ID
MG	21915
Drawn by	Scale
MG	
Reviewed by	Drawing No.
KED/JY	
Date	L.0.0
	16



Mixture of ornamental and deciduous trees
Large planting area with ornamental shrubs and grasses
Clinging vines planted at base of concrete wall

Planted buffer at north property line
Timber boat for seating and kid interaction

Planting on top of sloped deck to create privacy buffer, min 1.2m width from retaining wall
Sloped lawn with ripples or waves
Platform seating area
Evergreen plantings along property line

Small, native trees along circulation path

Outdoor amenity area with movable tables and chairs

Columnar trees along property line
Vehicular rated pavers for maintenance access

Broadleaf evergreen tree in raised planter
Exit pathway, concrete unit pavers
Decorative vehicular pavers in driveway
Concrete planter with evergreen planting for privacy, height varies
Metal fence and gate, open picket, 3'-0" ht

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J	2023-09-06	Re-issued for GP
K	2023-11-09	Re-issued for GP

Professional Seal

eta landscape architecture

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Project
16th Avenue Townhouses

15161 16th Avenue
Surrey, BC

Drawing Title
Illustrative Plan

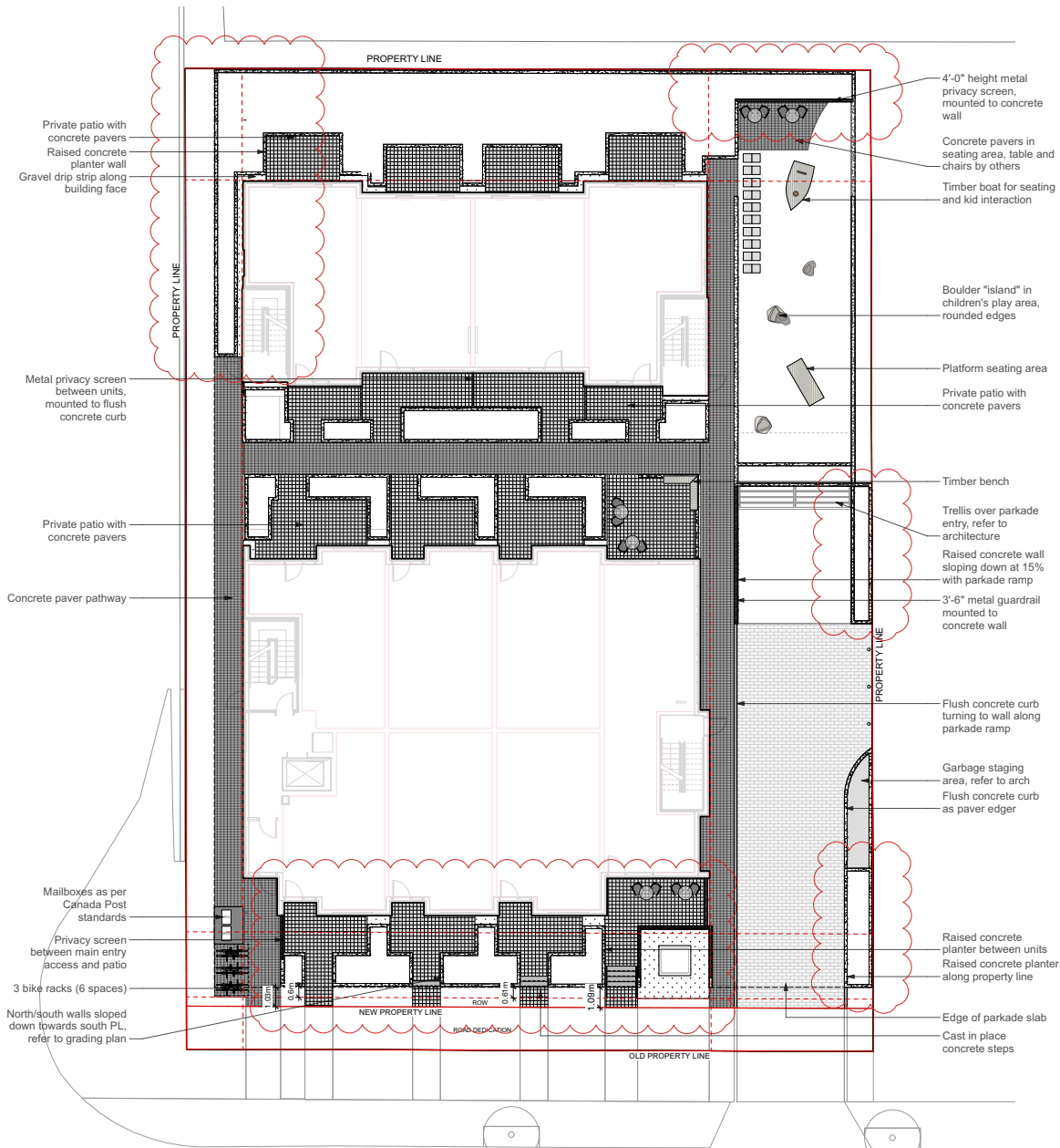
Legal

Project Manager	Project ID
MG	21915
Drawn by	Scale
MG	1:120
Reviewed by	Drawing No.
KDJ/JY	
Date	
	L0.2
	16



NORTH BLUFF ROAD

SITE FURNISHINGS		
ID	REFERENCE	DESCRIPTION
F1	8/L9.2	BIKE RACK
F2	7/L9.2	TIMBER PLATFORM
F3		BOULDER
F4	4/R.3	CHILDREN'S PLAY BOAT
F5	6/L9.2, 1/R.3	METAL PICKET FENCE
F6	2/R.3	METAL PRIVACY SCREEN
F7	1/R.4	90° BENCH



Revision

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K	2023-11-09	Re-issued for GP

Issue

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J	2023-09-06	Re-issued for GP
K	2023-11-09	Re-issued for GP

Professional Seal



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Project

16th Avenue Townhouses
 15161 16th Avenue
 Surrey, BC

Drawing Title

Materials Plan

Legal

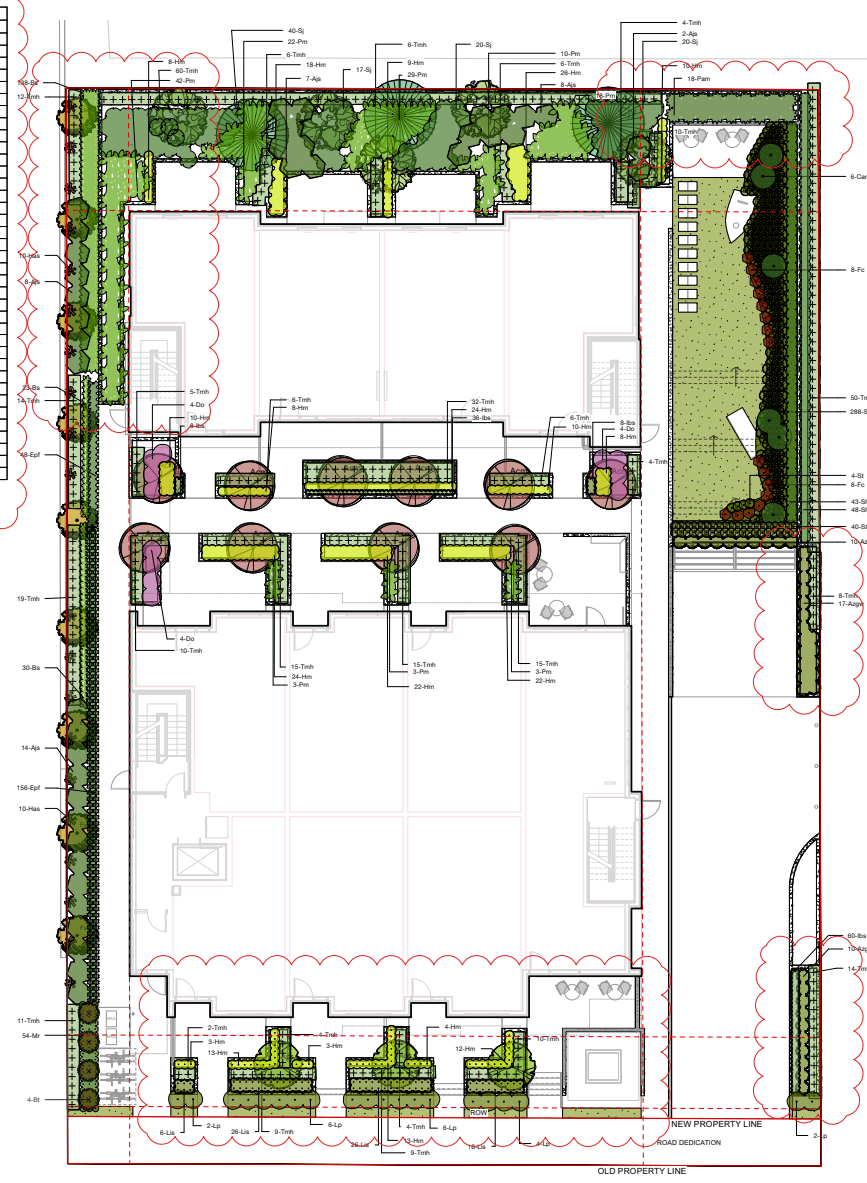
Project Manager	Project ID
MG	21915
Drawn By	Scale
MG	1:120
Reviewed By	Drawing No.
KD/JY	
Date	
	L3.0
	16



NORTH BLUFF ROAD

PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Acn	10	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	as shown	15' full height	full, bushy plants
Acj	3	Acer palmatum 'Seiryu'	Seiryu Japanese maple	as shown	6cm/ B&B	full, bushy canopy
Civ	3	Cryptomeria japonica 'Yoshino'	Yoshino Japanese cedar	as shown	6m ht/B&B	full and bushy
Cof	5	Comus florida 'Cherokee Princess'	Cherokee Princess dogwood	as shown	6 cm cal.	full, bushy plants
Fai	9	Fagus sylvatica dawickioid	solden beech	as shown	4m ht. B&B	Full, bushy plants
Total	32					
SHRUBS						
Acj	39	Acuba japonica serratifolia	Japanese acuba	1.07#5 cont.		full/ bushy plants
Azqw	37	Azalea 'Gumpo White'	azalea 'Gumpo White'	0.61#3 cont.		Full, bushy plants
Bs	191	Blechnum spicant	deer fern	0.3#3 cont.		full bushy plants
Bl	4	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	0.91#3 cont.		full/ bushy plants
Camf	6	Cornus alba 'Midwinter Fire'	Midwinter Fire dogwood	1.02#3 cont.		full/bushy
Da	12	Daphne odora	fragrant daphne	0.76#2 cont.		full/ bushy plants
Epj	204	Epimedium x perralchicum 'Frohnleite'	barrenwort	0.3#2 cont.		full/ bushy plants
Fc	16	Fragaria chilensis	beach strawberry	0.61 SP4		full/ bushy plants
Has	20	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	2#2 cont/ staked		full/ bushy plants
Hm	247	Hakonechloa macroa	Japanese forest grass	0.3#1 cont.		full/ bushy plants
Ibs	112	Iberis sempervirens	candytuft	0.2#2 cont.		full/ bushy plants
Lis	76	Liriope spicata	creeping lily turf	0.3#1 cont.		full/ bushy plants
Lp	20	Lonicera pileata	box leaf honeysuckle	0.76#2 cont.		full/ bushy plants
Mr	54	Mahonia repens	creeping Oregon grape	0.3#1 cont.		full/ bushy plants
Pam	18	Pennisetum alopecuroides 'Moudivy'	black fountain grass	0.7#2 cont.		full/ bushy plants
Pm	130	Polystichum munifolium	sword fern	0.61#3 cont.		full bushy plants
Sh	91	Sarcococca hookeriana var. Humilis	sweet box	0.46#2 cont.		Full, bushy plants
Sk	97	Skimmia japonica	Japanese skimmia	0.61#2 cont.		Full, bushy plants
St	332	Stipa tenuissima	Mexican Feather Grass	0.3#1 cont.		full/ bushy plants
Tmh	366	Taxus media 'Hicksii'	Anoquiaview	0.46 1.2m/B&B		full, bushy plants
	0			0		
LAWN						
		Non-Netted, grown on sand				

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.



Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
A	2019-08-29	Issued for Review
B	2020-04-30	Issued for Urban Design Panel
C	2020-05-26	Issued For Review
D	2020-07-07	Issued for Review
F	2021-03-03	Issued for Development Panel
G	2021-04-05	Re-issued for Development Panel
H	2021-04-21	Issued for Coordination
J	2023-09-08	Re-issued for GP
K	2023-11-09	Re-issued for GP

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Project
16th Avenue Townhouses

15161 16th Avenue
 Surrey, BC

Drawing Title
Planting Plan

Project Manager		Issue No.	
MG	21915		
Drawn By		Scale	
MG	1:120		
Reviewed By		Drawing No.	
KD/JY			
Date		L6.0	
		16	



NORTH BLUFF ROAD

'CITY OF SURREY

BYLAW NO. 20132

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.

2. The Zoning Bylaw is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of the Zoning Bylaw, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-342-120
 Lot "A" Section 14 Township 1 New Westminster District Plan 18585
 (15861 - 16 Avenue)

Parcel Identifier: 000-454-460
 Lot "B" Section 14 Township 1 New Westminster District Plan 18585
 (15853 - 16 Avenue)

The lane shown on the Survey Plan attached hereto and forming part of this Bylaw, as Schedule A, certified correct by Eugene Wong, B.C.L.S. on the 3rd day of July, 2020, containing 112 square metres, called Block A.

(hereinafter referred to as the "*Lands*")

3. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a combination of *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres (3,230 square feet), whichever is smaller.
2. The maximum *density* may be increased to a *floor area ratio* of 1.47 if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G of the Zoning Bylaw.
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 46%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i> (South)	<i>Rear Yard</i> (North)	<i>Side Yard</i> (East)	<i>Side Yard</i> (West)
<i>Principal Buildings</i>		4.0 m	6.0 m	8.7 m	3.0 m
<i>Accessory Buildings and Structures</i>		[13 ft.]	20 ft.]	[29 ft.]	[10 ft.]

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

1. *Principal buildings*: The *building height* shall not exceed 13.5 metres [44.3 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is not permitted.
4. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, the *Parking Facility - Underground* may be located up to 0.5 metre [1.6 ft.] from the *front lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Garbage containers and *passive recycling containers* shall be located within the *underground parking*.

J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 sq. m. per *dwelling unit*;
 - (b) A maximum of 72 square metres of outdoor *amenity space* may be located within the required *rear* and *side* (east) *yard setbacks*; and
 - (c) Indoor *amenity space*, in the amount of 3.0 sq. m. per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,860 sq.m. [0.46 acre]	36 metres [118 ft.]	52 metres [170 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of the Zoning Bylaw.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of the Zoning Bylaw.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2020, No. 200019, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20132".

PASSED FIRST READING on the 13th day of July, 2020.

PASSED SECOND READING on the 13th day of July, 2020.

PUBLIC HEARING HELD thereon on the 27th day of July, 2020.

PASSED THIRD READING on the 27th day of July, 2020.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
NO. _____ OF LANE DEDICATED ON PLAN 18585
SECTION 14 TOWNSHIP 1
NEW WESTMINSTER DISTRICT**

CITY OF SURREY BC9S 926.007

SCALE 1:500



ALL DISTANCES ARE IN METRES

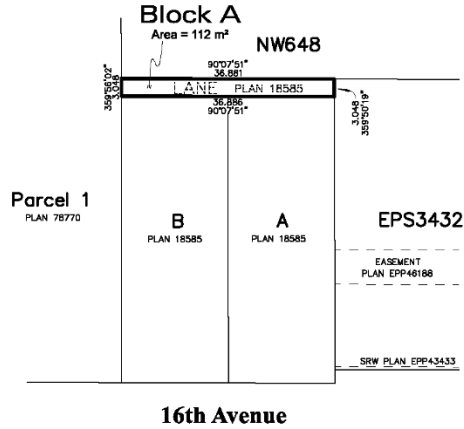
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

BOOK OF REFERENCE

DESCRIPTION	AREA
BLOCK A	112 m ²

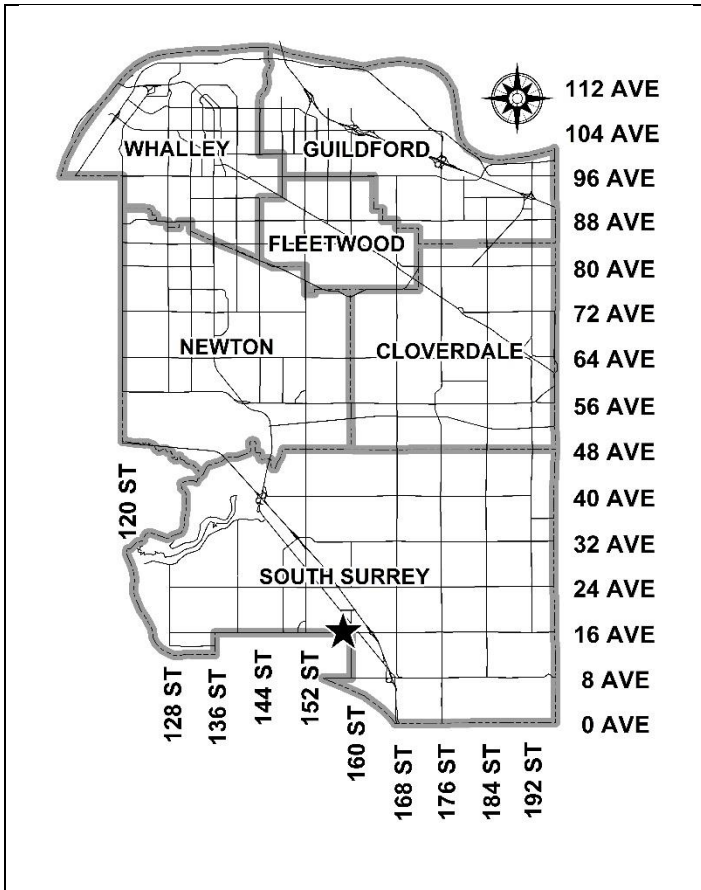


**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**
200, 9128 - 152nd STREET
SURREY, B.C.
VSR 4E7
(ph) 604-583-1616
File: 184946_BLOCK3.DWG



CERTIFIED CORRECT TO SURVEY DATED
THIS 3rd DAY OF JULY, 2020
Digitally signed by
Eugene Wong
FCCW78 Date: 2020.07.20
142642.4707

EUGENE WONG RCLS #718
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **LAP Amendment** from Low Density Multiple Residential (10 upa) to Apartment (55 upa)
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**
- **Development Variance Permit**

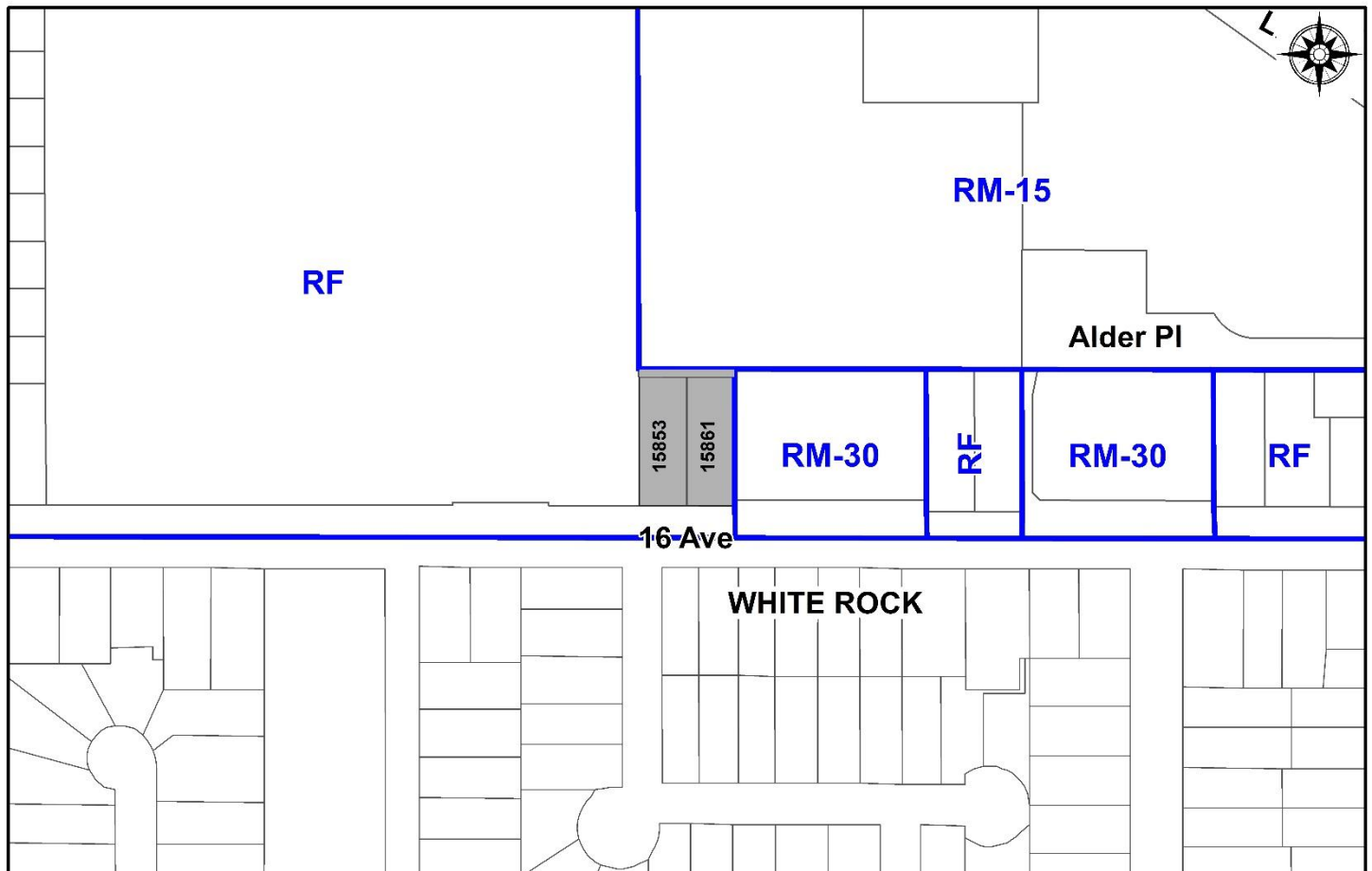
to permit the development of two multiple unit residential buildings with a total of 24 units.

LOCATION: 15861 - 16 Avenue
 15853 - 16 Avenue
 Unconstructed Lane North of 15853 and 15861 - 16 Avenue

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Low Density Multiple Residential (10 upa)



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

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 King George Corridor South Local Area Plan (LAP) from Low Density Multiple Residential (10 upa) to Apartment (55 upa).
- Proposing to reduce the parking requirements from 48 to 41 parking spaces.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and built form are appropriate along this portion of 16 Avenue which is envisioned as a significant east-west transportation corridor within South Surrey. Similarly, the site is in close proximity to Semiahmoo Town Centre, the City of White Rock and to King George Boulevard, where amenities and transit are available.
- The proposed amendments to the Official Community Plan (OCP) and the King George Corridor South Land Use/Development Concept Plan are reflective of other recent townhouse projects along 16 Avenue. While the density is higher in the subject proposal, the building form and character respect the surrounding land use context and provide a unique and innovative design consisting of stacked townhouse units with underground parking.
- 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 proposal complies with the Development Permit requirements in the OCP for Form and Character.
- 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 and the lane allowance to the north of the subject site, which is to be purchased by the applicant, shown as Block A on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0398-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7918-0398-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 48 to 41.
6. 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) 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 address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (h) 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;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) completion of the road closure and acquisition of the unopened 3-metre wide lane allowance to the north of the site;
 - (k) registration of a reciprocal access easement to provide reciprocal access to the properties to the east of the subject site (15885, 15911 and 15919 16 Avenue), to the satisfaction of the Engineering Department;
 - (l) submission of an acoustical report for the units adjacent to 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
 - (m) 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;
 - (n) 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;
7. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate the land from "Low Density Multiple Residential (10 upa)" to "Apartment (55 upa)" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Single family dwellings	Urban in OCP, Low Density Multiple Residential (10 upa) in King George Corridor South LAP	RF
North:	Townhouse development	Urban in OCP, no designation in the King George Corridor South LAP	RM-15

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East:	Townhouse development	Multiple Residential in OCP, Townhouse 25 upa in King George Corridor South LAP	RM-30
South (Across 16 Avenue):	Single family homes in the City of White Rock	North Bluff East in the City of White Rock OCP	One Unit Residential Zone (RS-4) in the City of White Rock
West:	Earl Marriott Secondary School	Urban in OCP, no LAP designation	RF

Context & Background

- The 0.195 hectare site is comprised of two (2) single family lots and a 3-metre wide unopened lane allowance located on the north side of 16 Avenue in the King George Corridor South Land Use / Development Plan (LAP) area.
- The subject site is designated Urban in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The site is designated "Low Density Multiple Residential (10 upa)" in the King George Corridor South Plan which was prepared in 1995, 25 years ago. Since the Plan was implemented, the development trend and market demand in the area has moved from a lower density multiple residential product toward a more dense form of multiple residential development.
- The subject site is located within an area of transition from single-family homes to multi-family residential developments, primarily townhouses. The properties within the block between Earl Marriott Secondary School to the west of the subject site and 160 Street to the east, are in various stages of redevelopment.
 - Immediately east of the subject site at 15881 16 Avenue there is a recently built townhouse development ("South on 16"), which was approved under Development Application Nos. 7913-0191-00 and 7914-0119-00. These projects involved OCP amendments from "Urban" to "Multiple Residential", LAP amendment from "Low Density Multiple Residential (10 upa)" to "Townhouse 25 upa", rezoning from RF to RM-30, and Development Permits to construct a townhouse development with a unit density of 24 upa and Floor Area Ratio (FAR) of 0.9.
 - Further east, at 15950 16 Avenue is another townhouse development currently under construction, approved under Development Application No. 7917-0012-00. This project similarly involved an OCP amendment from "Urban" to "Multiple Residential", LAP amendment from "Low Density Multiple Residential (10 upa)" to "Townhouse (30 upa)", rezoning from RF to RM-30, and a Development Permit to construct a townhouse development with a unit density of 25 upa and a FAR of 0.9.

- The four (4) single family lots to the east of the Development Application No. 7917-0012-00 site, at the corner of 16 Avenue and 160 Street, are under current Development Application No. 7918-0221-00. The applicant is proposing an OCP amendment from "Urban" to "Multiple Residential", LAP amendment from "Low Density Multiple Residential (10 upa)" to "Mixed-Use", rezoning from RF to CD (based on C-5 and RM-70), and a Development Permit to construct a four-storey mixed-use building with commercial at grade and 56 rental apartment units above. This application is at the initial review stage and has not yet proceeded to Council for consideration.
- 16 Avenue forms the boundary with the City of White Rock at this location. The single family lots on the south side of 16 Avenue (named "North Bluff Road" in the City of White Rock) are designated "North Bluff East" in the City of White Rock Official Community Plan (OCP). The objective of this designation in White Rock's OCP is to enable multi-unit residential units that support the transit corridor on North Bluff Road. The designation permits multi-unit residential uses to a maximum density of 1.0 FAR for townhouses, in buildings up to three storeys in height.
- On the Surrey side (north of 16 Avenue), the Semiahmoo Town Centre plan area terminates on the west side of Earl Marriott Secondary School, located to the west of the subject property. The City is in receipt of a development application involving lands between 156 Street and Earl Marriott Secondary School, where a mixed-use village is proposed (Development Application No. 7919-0183-00). This application is at the initial review stage.
- On the White Rock side (south of 16 Avenue), west of Kent Street (on the other side of Maccaud Park), the land use designation is "East Side Large Lot Infill Area", which permits higher densities up to 1.5 FAR, or up to 2.5 FAR if the development has an affordable housing component.
- The first development within this block on the north side of 16 Avenue, between Earl Marriott Secondary School and 160 Street, was Development Application No. 7913-0191-00. As part of that application, the applicant prepared a concept plan for the block, which illustrated access points off 16 Avenue and multi-party access easements for east-west movement. The purpose of this arrangement was to restrict access points along 16 Avenue, and to provide access for all the sites to Alder Place which outlets to 160 Street (Appendix IX).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following to accommodate the development of two (2) multiple residential buildings with a total of 24 units:
 - OCP amendment from "Urban" to "Multiple Residential";
 - LAP amendment from "Low Density Multiple Residential (10 upa)" to "Apartment (55 upa)";
 - Rezoning from RF to CD (based on RM-70);
 - Development Permit for Form and Character;
 - Road closure and purchase of the 3-metre wide unopened lane allowance to the north of the subject site; and

- Subdivision in order to consolidate the two (2) properties and unopened lane allowance into one (1) lot.
- The proposed development will consist of 24 residential dwelling units in two (2) 4 storey buildings above one level of underground parking.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	1,948 m ²
Road Dedication:	85 m ²
Net Site Area:	1,862 m ²
Number of Lots:	1
Building Height:	12.2 m
Unit Density:	52 upa
Floor Area Ratio (FAR):	1.47
Floor Area	
Residential:	2,742 m ²
Residential Units:	
1-Bedroom:	1 unit
2-Bedroom:	17 units
3-Bedroom:	6 units
Total:	24 units

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 provided the following projections for the number of students from this development:

6 Elementary students at Peace Arch Elementary School
3 Secondary students at Earl Marriott Secondary School

(Appendix III)

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:

No concerns.

Surrey Fire Department:

The Fire Department is supportive of this project subject to the following Planning & Development Requirements:

1. The road over the parkade must be designed to support a fire truck of 80,000 lbs.
2. The City of Surrey Bylaw No. 19108 for Public Safety Audio Amplification applies to this building.

Advisory Design Panel:

The proposal was considered at the ADP meeting on June 11, 2020 and was supported. The applicant has resolved all of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

City of White Rock:

No concerns.

Ministry of Transportation and Infrastructure (MOTI)

MOTI has confirmed that no approvals are required in association with the project, including the closure of the 3-metre wide unopened lane allowance.

Transportation Considerations

- The applicant will be required to dedicate 2.3 metres in width along the 16 Avenue frontage for future road widening.
- Parking for the development is proposed to be in a one-level underground parkade.
- The applicant has requested a variance to reduce the parking requirement from 48 to 41 parking spaces. This is discussed in the "Proposed Parking Variance" section of this report.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The applicant is proposing an OCP amendment from "Urban" to "Multiple Residential".

Amendment Rationale

- The proposed OCP amendment is consistent with recently approved OCP amendments on adjacent sites within this block on 16 Avenue, between Earl Marriott Secondary School and 160 Street (Development Application Nos. 7913-0191-00, 7914-0119-00, and 7917-0012-00).
- 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.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff who are satisfied with the proposed 75% land lift contribution value of \$315,000.00 to satisfy the proposed OCP Amendment.
- 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

- Growth Management
 - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion (OCP Policy A2.1).
 - Sensitive Infill: Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm (OCP Policy A3.1).

(The subject site is on 16 Avenue, in close proximity to the Semiahmoo Town Centre, King George Boulevard and White Rock where amenities are available. A future RapidBus Route, as included in Phase 3 of the Mayor's Council's "10-Year Vision for Metro Vancouver Transportation", is under consideration terminating at 156 Avenue and 16 Avenue to serve the Peace Arch Hospital.)

- Centres, Corridors and Neighbourhoods:
 - Healthy Neighbourhoods: Develop complete, accessible, and walkable green neighbourhoods through sensitive redevelopment within existing neighbourhoods (OCP Policy B4.1).

(The subject site is located in a neighbourhood transitioning from single-family homes to multi-family residential developments, primarily townhouses, and is in close proximity to the Semiahmoo Town Centre.)

- Housing: Design housing units to front directly onto public streets to facilitate a safe, welcoming, public streetscape and public realm (OCP Policy B4.7).

(Units along 16 Avenue face the street and will improve the 16 Avenue streetscape.)

- Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods (OCP Policy B6.4).

(The form and character of the proposed development respects the surrounding land use context and provide a unique and innovative design consisting of stacked townhouses with underground parking.)

Secondary Plans

Land Use Designation

- The applicant proposes to redesignate the site from "Low Density Multiple Residential (10 upa) to "Apartment (55 upa)" in the King George Corridor South Plan (LAP), which was completed in 1995.

Amendment Rationale

- The proposed density and built form are appropriate along this portion of 16 Avenue which is envisioned as a significant east-west transportation corridor within South Surrey. Similarly, the proposal is in proximity to the Semiahmoo Town Centre, the City of White Rock, and to King George Boulevard, where amenities and transit are available.
- The King George Corridor South Plan is 25 years old. The densities for multiple residential projects in South Surrey have generally increased significantly from the 10 upa density that was identified at that time. The proposed land use and density are reflective of current market conditions and housing demands in the area.
- The proposed density of this development is higher than the approved townhouse developments to the east of the subject site, which are zoned RM-30, and densities at approximately 25 upa and 0.9 FAR. However, while the density is higher on the subject proposal, the form and character respect the surrounding land use context and provide a unique and innovative design consisting of stacked townhouse units with underground parking.
- 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.

- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff who are satisfied with the proposed 75% land lift contribution value of \$315,000.00 to satisfy the proposed Secondary Plan Amendment.

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 70 Zone (RM-70)").
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed development. The proposed CD By-law for the site identifies the uses, densities, built form and setbacks proposed. The CD By-law lies between the RM-45 and RM-70 Zones, as illustrated in the table below. The proposed FAR of 1.47 is consistent with the RM-70 Zone, and the lot coverage and building height are consistent with the RM-45 Zone.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	no unit density specified	no unit density specified
Floor Area Ratio:	1.5	1.47
Lot Coverage:	33%	46%
Yards and Setbacks	7.5 m	North: 6.0 m East: 8.7 m South: 4.0 m West: 3.0 m
Principal Building Height:	50 m	13 m
Permitted Uses:	Multiple unit residential buildings (including ground-oriented) and child care centres	Multiple unit residential buildings (including ground-oriented) and child care centres
Amenity Space		
Indoor Amenity:	72 m ²	The proposed 72 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	72 m ²	The proposed 110 m ² exceeds the Zoning By-law requirement. However, the outdoor amenity space is proposed to be located partially within the side and rear yard setbacks. See below for further discussion.
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	43	36* (DVP)
Residential Visitor:	5	5

Total:	48	41
Bicycle Spaces		
Residential Secure Parking:	29	31
Residential Visitor:	6	6

*See DVP Section

- The proposed FAR at 1.47 is generally consistent with the RM-70 Zone.
- The building maximum height at 13 metres is lower than what is permitted in the RM-70 Zone, and consistent with the RM-30 Zone.
- The lot coverage is higher than what is permitted in the RM-70 Zone. The RM-70 Zone has a maximum lot coverage of 33 percent which is appropriate for taller built forms with smaller building footprints. The proposed lot coverage of 46% is more appropriate for 4-storey buildings as is proposed.
- The RM-70 Zone requires the building setbacks to be 7.5 metres from all lot lines. The applicant is proposing setback relaxations on the north, south and west property lines. The east property line setback is proposed to be increased to 8.7 metres. The setbacks are supportable as they allow for a sensitive interface with the townhouses to the east of the site, active engagement to 16 Avenue on the south side, and sufficient yard space on the north and west sides.
- The CD By-law permits the outdoor amenity space to be located within the rear and side (west) setback area. The applicant is proposing two (2) outdoor amenity areas; one of these is the "Mews Court" located between Buildings A and B, and the other is at the northeast corner of the site. The "Mews Court" is 37.6 square metres in size, or 29 square metres if you exclude the area within the west yard setback. The outdoor amenity area at the northeast corner of the site is 72.5 square metres in size. If you measured the size from a side yard setback of 4.5 metres (a typical side yard setback for this building form) instead of the proposed 8.7 metre setback, and a rear yard setback of 6 metres (as proposed), the resulting space would be 49 square metres. This 49 square metres taken together with the 29 square metres for the "Mews Court" area is 78 square metres, which exceeds the typical Zoning Bylaw requirement.
- Given the site limitations and the attractive and usable outdoor space proposed, staff consider it reasonable to allow for a portion of the outdoor amenity space to be located within the west side and rear yard setbacks.
- The applicant is proposing 41 parking spaces within the underground parkade, which does not meet the parking requirement of 48 stalls. A parking variance is proposed to address this instead of including the parking requirement in the CD By-law.

Proposed Parking Variance

- The applicant is requesting the following variance:
 - to reduce the minimum number of on-site parking spaces from 48 to 41.

- The parking requirements for the subject development are described in the table below.

Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential Ground-Oriented	30	36 (for ground and non-ground oriented units)
Residential Non-Ground-Oriented	13	
Residential Visitor:	5	5
Total:	48	41

- The parking rate in the Zoning By-law for residential parking is 2 spaces per unit when the unit is ground-oriented, 1.5 spaces per non-ground-oriented unit with 2 or more bedrooms and 1.3 spaces per non-ground-oriented unit with 1 or no bedrooms. The visitor parking requirement is 0.2 spaces per residential unit. Therefore, a total of 48 spaces are required.
- 15 of the proposed units are ground-oriented units. "Ground-oriented" units are units that have their own access at the ground level, as opposed to access via an internal corridor.
- The applicant proposes to provide a total of 41 parking spaces, comprised of 36 for the residential units based on a parking rate of 1.5 spaces per unit, and 5 visitor spaces. The applicant's rationale is as follows:
 - The design focuses on a more urban form of residential development by providing the parking underground for all units while maintaining two-thirds of the units as ground-oriented.
 - The site is located in the heart of South Surrey, and on the boundary with White Rock, within close proximity to the Semiahmoo Town Centre (15-minute walk), Peace Arch Hospital (10-minute walk), Earl Marriott Secondary School (next door) and Peace Arch Elementary School (10-minute walk).
 - The site is located within a 4-minute walk of the following bus routes: 360, 321, 275, and 361, and a 15-minute walk to the White Rock Centre transit exchange. Furthermore, a future RapidBus Route is under consideration terminating at 156 Avenue and 16 Avenue to serve the Peace Arch Hospital.
 - The applicant is proposing a market affordable housing project for the "missing middle". The additional parking stalls would require a second level of underground parking, increasing the cost of the project that may not be used in the future due to a generational shift to alternate transportation modes and car sharing.
- Planning and Transportation Engineering staff have reviewed the proposed parking variance and have some concerns with the proposal, as follows:

- 16 Avenue is an arterial road, with no on-street parking. There is no on-street parking within 100 metres of the site and limited on-street parking within 200 metres of the site; however, this parking is all located within the City of White Rock. The adjacent developments within this block, on the north side of 16 Avenue, have the same circumstances with regard to limited on-street parking options and some residents from neighbouring residential complexes have cited concern with the lack of parking options in the area.
- While there is bus service in the area, it is not at the level or frequency that would typically warrant a variance to the parking rates in the Zoning By-law.
- TransLink's Mayor's Council "10-Year Vision for Metro Vancouver Transportation" Phase 3 extension of the R1 – King George RapidBus to Semiahmoo Town Centre is proposed, through the Semiahmoo Town Centre plan, to terminate at 156 Street and 16 Avenue to serve the Medical District and Peace Arch Hospital. This would be approximately a 5-minute walk from the site.
- At this time, funding has not been confirmed for Phase 3 of the TransLink's Mayor's Council "10-Year Vision for Metro Vancouver Transportation", resulting in uncertainty over when RapidBus service would be available for use by the development.
- Staff also note that there are merits to the proposed parking variance, as follows:
 - When setting parking minimums for multiple unit residential developments, the type of parking configuration can also be a factor to consider. As the parking is to be provided in a shared underground parkade area, there are opportunities to share parking and allocate based on demand. In this case, the applicant is proposing to allocate one (1) space per unit for exclusive use, and have 12 "floating use" spaces, which the Strata Council would have jurisdiction over and provide rental spaces to residents based on demand. When parking stalls are located in individual garages, there are no opportunities to share parking between units, and therefore parking minimums must be set higher.
- Information from the 2018 Metro Vancouver Apartment Parking Study assists in putting the proposed parking supply for this project into context:
 - The average vehicle ownership per unit in multiple unit residential buildings region-wide is 1.3 vehicles per unit.
 - Based on proximity to frequent transit (i.e. away from frequent transit), proposed unit mix, and regional averages from the Metro Vancouver Parking Study, vehicle ownership (or parking demand) for this project is estimated to be approximately 31 to 35 vehicles, or 1.29 to 1.46 vehicles per unit.
 - For this project, if all units were deemed to be non-ground-oriented for the purposes of the parking calculation, the per unit parking supply would be 1.5 spaces per unit, consistent with the anticipated demand. As previously indicated, 15 of the proposed units have direct ground-level entries as opposed to access via an internal corridor and are therefore considered ground-oriented units requiring a parking ratio of 2 spaces per unit.

- The proposed per unit parking supply for this project at 36 residential spaces equates to 1.5 spaces per unit, which is consistent with the anticipated demand.
- To help clarify the proposed parking supply, half of the units can have 2 parking spaces (and 2 vehicles), and half can have 1 parking space (1 vehicle).
- While staff do have some concerns regarding the parking variance as noted above, staff support the requested variance to proceed for consideration.

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 and will provide \$1,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Building Permit issuance based on the 24 proposed units.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and Secondary Plan designations.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff who are satisfied with the proposed 75% land lift contribution value of \$315,000.00 in order to satisfy the proposed Secondary Plan Amendment.

Affordable Housing Strategy

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

Public Art Policy

- The applicant will be required to provide public art, or register a 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 originally sent on February 13, 2019, and then again on March 30, 2020. The Development Proposal Sign was installed on June 20, 2019.
- Two (2) emails were received from neighbouring residents. One (1) is discussed below in the "Consultation with the "South on 16" Strata" section. The other respondent echoed the concerns noted in the section below and expressed concern regarding limited parking and the lack of on-street parking in the area.

(See the "Proposed Parking Variance" section of this report for further comment on parking. Staff comments are in italics.)

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on June 20, 2019. 40 people signed in at the meeting, and 32 comment forms were received. Of the respondents, 88 percent indicated support (28 respondents) and 12 percent indicated opposition (4 respondents) to the proposal.
- The supportive respondents indicated the following reasons for supporting the project: architecture, revitalization, economic benefits, density, housing options, alternative transit options, fit in the neighbourhood and building community.
- The non-supportive respondents indicated the following reasons for opposing the project: height, density, and the use of the easement area on the neighbouring strata's drive aisle at 15885 – 16 Avenue.

Consultation with the "South on 16" Strata (EPS 3432, 15885 – 16 Avenue)

- Most of the concerns expressed for the proposed development are from residents in the neighbouring townhouse strata to the east, at 15885 – 16 Avenue (EPS 3432).
- Residents expressed concern regarding the proposed building heights at 4-storeys, which is one storey higher than their complex. The Strata expressed concern regarding potential diminished sunlight due to the proposed development, especially in the rear buildings of their complex. Concern was also raised regarding potential loss of privacy.

(The applicant prepared a shadow study in support of their proposed development (Appendix I). The shadow study compares the proposed 4-storey development to a hypothetical 3-storey development for comparison purposes. The shadow study illustrates that the proposed additional 1-storey height does not provide any increased shadowing when compared to the hypothetical 3-storey comparison.

The fourth storey on each building is stepped back, allowing for large patios at the upper levels. These patios face north and south, with no patios proposed along the east building façade adjacent to the "South on 16" townhouse complex. There are limited windows along the eastern elevation to minimize overlook as well as a large 8.7 metre setback from the shared property line to provide for a sensitive interface and maintain the privacy of the townhouse units with rear yards along this shared boundary. A portion of the outdoor amenity area for the proposed development is located partially within the side (east) and rear yard setbacks. However, this is consistent with the "South on 16" townhouses to the east, which have outdoor amenity space located within their side (west) yard setback adjacent to the subject site.)

- The Strata also expressed concern regarding the proposed development's use of their internal drive aisle for access and circulation.

(A reciprocal access easement (CA4301600) is registered over the "South on 16" townhouse complex's internal drive aisle, for the purpose of allowing access with or without vehicles upon the easement area for lands to the west (the subject site at 15853 and 15861 16 Avenue) and east (15911 and 15919 16 Avenue) of their site.

When the "South on 16" proposal was under development application, staff required a concept plan to be established for this entire block, from Earl Marriott Secondary School on the west side, to 160 Street on the east side. The concept envisioned restricted access points off 16 Avenue and multi-party access easements for east-west movement (Appendix IX). This concept is now out-of-date but is included as Appendix IX for background information. The intent of the concept and access easements was to ensure that all of the development sites within this block had sufficient access. 16 Avenue is an arterial road and accesses are restricted to right-in and right-out only. The easements are to facilitate future access to Alder Place to the east for all of the development sites within the block to provide access to 160 Street.

Alder Place is a public road up to the property at 15950 Alder Place, located to the east of the "South on 16" site. Access to Alder Place will not be achievable until the properties at 15911 and 15919 – 16 Avenue are developed in the future. With that in mind, the "South on 16" Strata has requested that access through their strata and the proposed development be restricted until such time as the properties to the east are developed.

City staff have met with the "South on 16" strata to discuss this approach, and have agreed to the installation of bollards, fully at their own cost, to restrict access between the two sites until the properties to the east at 15911 and 15919 – 16 Avenue are developed and access can be provided to Alder Place in the future. As the installation of the bollards would be in violation of the reciprocal access agreement, the "South on 16" Strata will need a $\frac{3}{4}$ vote at an annual or special general meeting that acknowledges the conditions to allow for the installation of the bollards. The City will require a certified true copy of this resolution. This is required before the bollards are installed and before the development site is stratified. The applicant has agreed to the installation of the bollards in order to address the concern from the neighbouring strata.)

- The Strata also expressed concern regarding the impact of connecting the internal drive aisles on their outdoor amenity area. The outdoor amenity area for the "South on 16" complex, which includes a children's play area, is located at the southwest corner of the site along the boundary with the subject development site. The Strata has indicated that the proposal would require the removal of trees along this boundary, negatively impact the safety of the play area and the serenity of the sitting area in their outdoor amenity.

(The outdoor amenity space on the "South on 16" complex was located here on the knowledge that the internal roadway would continue and allow reciprocal access in the future when surrounding properties developed. The play area is fenced. The trees need to be removed in order to accommodate the reciprocal access easement. When staff met with the Strata to discuss, the Strata requested the installation of a speed bump on their site, on the portion of the drive aisle adjacent to their play area. Staff have discussed this with the applicant, and the applicant has agreed to construct the speed bump as per their request, fully at their own cost. This will be shown in their site drawings.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP. The King George Corridor South Plan (LAP) was completed 25 years ago in 1995 and does not contain any Development Permit guidelines.
- The applicant has worked with staff and have designed an innovative project which respects and sensitively responds to its surrounding neighbourhood context.
- The proposed development is comprised of 24 units in two (2) buildings, arranged around a central "Mews Court", which is a central outdoor amenity terrace space between the two buildings. Building A, to the south, is a 4-storey building containing 16 units called city-homes and flats, with units oriented toward 16 Avenue or the central "Mews Court". Building B, to the north, is a 4-storey building containing six (6) three-storey townhomes and two flats, with private entrances off the Mews Court. The units in Building A are primarily 2 levels, and the units in Building B are primarily 3 levels with two (2) 1-level units at the ground level.
- The upper level (fourth floor) of each building is stepped back to give the impression of a 3-storey massing from 16 Avenue and the central "Mews Court". This also reduces shadowing of the building to the north and provides space for private terraces on the top floor.
- Building materials are contemporary and consist of vertical corrugated metal cladding, cementitious panel cladding, standing seam metal cladding at the mansard roof, and exposed soffits sealed with Cross-Laminated Timber (CLT). The mansard roof is inspired by streamlined marine vessels. It wraps over the building form and produces solar shading and covered outdoor terrace areas at the south elevations.

- The proposed units range in size from 62 square metres to 129 square metres, and are comprised of 1 one-bedroom unit, 17 two-bedroom units and 6 three-bedroom units. The focus of the project is on two- and three-bedroom units to encourage family living and support a variety of household structures.
- The "Mews Court" is a shared outdoor circulation and amenity space which forms the heart of the project. It provides access to ground-level units oriented toward the court enabling "eyes on the street" and fostering connectivity and sense of community.
- The majority of the units are oriented toward either 16 Avenue or the "Mews Court". Two-thirds of the units have private at-grade access and outdoor space. The individuality of each unit is reinforced with separate entrances, repetition of form and materiality.
- The lower-level units have ground-level outdoor space, and the upper-level units have terraces at the fourth-floor level.
- All of the units and their outdoor patios and terraces are oriented north or south. Windows are limited along the east elevation, and the buildings have a large setback to the east property line. The siting and design allow for a sensitive interface with the townhouse project to the east.

Landscaping

- Private outdoor living spaces are oriented toward the "Mews Court" or to 16 Avenue, creating opportunities for neighbourhood interaction, while providing a clear distinction between the private and public realm.
- Since all of the parking is proposed to be underground, there are more opportunities at the ground level for landscaping.
- Along the west edge of the site, a "Hanging Garden Walk" animates access to the "Mews Court" along the existing retaining wall on the Earl Marriott Secondary School boundary with the subject site.

Indoor Amenity

- The applicant proposes 72 square metres of indoor amenity space. This space is located on the ground floor level of Building A, at the northwest corner of the building, adjacent to the "Mews Court" and the "Hanging Garden Walk". The space will be a multi-purpose room and will include a kitchen facility and bathroom. The indoor amenity space is available to be used by both building's residents.
- The indoor amenity space connects with the "Mews Court" outdoor amenity space, which will allow for a seamless flow between these two amenities which are the heart of the project.

Outdoor Amenity

- The applicant proposes 110 square metres of outdoor amenity, split into two (2) locations on the site. 37.6 square metres are provided in the "Mews Court", and 72.5 square metres are provided in the outdoor play area at the northeast corner of the site. A portion of this outdoor amenity space is located within the required setbacks, as noted in the "CD Bylaw" section of this report.
- The "Mews Court" is located adjacent to the indoor amenity space and includes an outdoor kitchen area with a barbeque and a sink, and moveable tables and chairs. Units on the south side of Building A and the north side of Building B have ground-level patios which connect to a central walkway that leads to the outdoor amenity. The design is intended to support social interaction and a sense of community.
- The outdoor amenity at the northeast corner of the site is intended for playing, relaxing and gathering. This area includes outdoor seating, play elements and sloping lawn area. The sloped garden area over the parking ramp provides an informal play zone.

Outstanding Items

- As previously indicated, the subject application was presented to the Advisory Design Panel (ADP) on June 11, 2020. The project was well received by the ADP and minor revisions were requested to be considered. The project architect and landscape architect have updated their plans accordingly and have provided responses to the ADP comments (Appendix VIII).
- The main outstanding issue on this project is the location of the PMT. The PMT needs to be relocated from its originally proposed location in order to meet both the City's and BC Hydro's requirements. The applicant is aware of the issue and has indicated his support to work cooperatively with the City and BC Hydro to resolve it. There are a few options that need to be further explored which should not lead to significant changes to the form and character of the project.
- All revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

TREES

- Austin Peterson, ISA Certified Arborist of van der Zalm + Associates Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Flowering Plum	1	1	0
Hazelnut	2	2	0
Japanese Maple	2	2	0
Paper Birch	1	1	0
Persian Ironwood	2	0	2
Tulip Tree	1	1	0
White Poplar	6	6	0
Coniferous Trees			
Englemann Spruce	11	11	0
Lawson Cypress	4	4	0
Norway Spruce	1	1	0
Western Redcedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	33	31	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		32	
Total Retained and Replacement Trees		34	
Contribution to the Green City Program		\$12,000	

- The Arborist Assessment states that there is a total of 33 mature trees on the site. The two (2) trees that are proposed to be retained are street trees on 16 Avenue. All the trees within the subject property are required to be removed for the proposed development.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 62 replacement trees on the site. Since only 32 replacement trees can be accommodated on the site, the deficit of 30 replacement trees will require a cash-in-lieu payment of \$12,000, representing \$400 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 Pacific Fire Vine Maple, Yoshino Cedar, Cherokee Princess Dogwood, Golden Beech, Little Gem Magnolia and Japanese Snowbell.
- In summary, a total of 34 trees are proposed to be retained or replaced on the site with a contribution of \$12,000 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, 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.	King George Corridor South Plan Redesignation Map
Appendix VI.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7918-0398-00
Appendix VIII.	ADP Comments and Response
Appendix IX.	Concept Plan from Development Application No. 7913-0191-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

HK/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
NO. _____ OF LANE DEDICATED ON PLAN 18585
SECTION 14 TOWNSHIP 1
NEW WESTMINSTER DISTRICT**

CITY OF SURREY BCGS 92G.007

SCALE 1:500

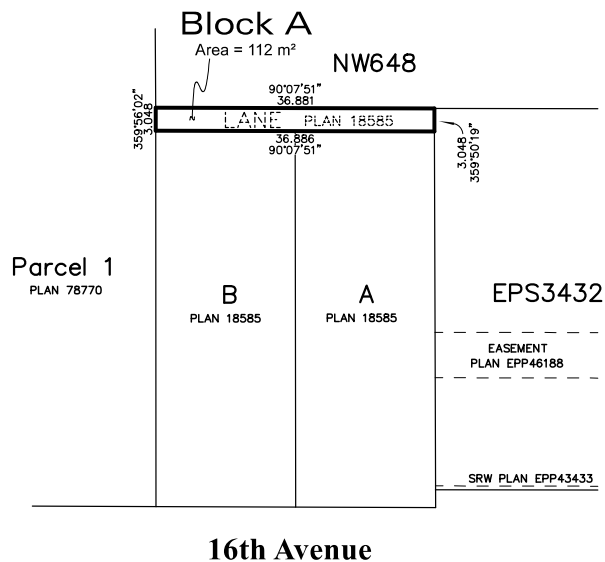


ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

BOOK OF REFERENCE

DESCRIPTION	AREA
BLOCK A	112 m ²



**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**
200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) 604-583-1616
File: 184946_BLOCK3.DWG

CERTIFIED CORRECT TO SURVEY DATED
THIS 3rd DAY OF JULY, 2020

Eugene Wong Digitally signed by
FCCWT8 Eugene Wong FCCWT8
Date: 2020.07.03
145642-0700

EUGENE WONG BCLS #718
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

PROJECT OVERVIEW

The project will revitalize 2 existing single family home lots into a vibrant development with a mix of residential forms and choices, focused on family and age friendly housing options.

The development is comprised 24 units with a mix of two and three-bedroom townhomes, city homes and flats in two buildings located around a shared courtyard.

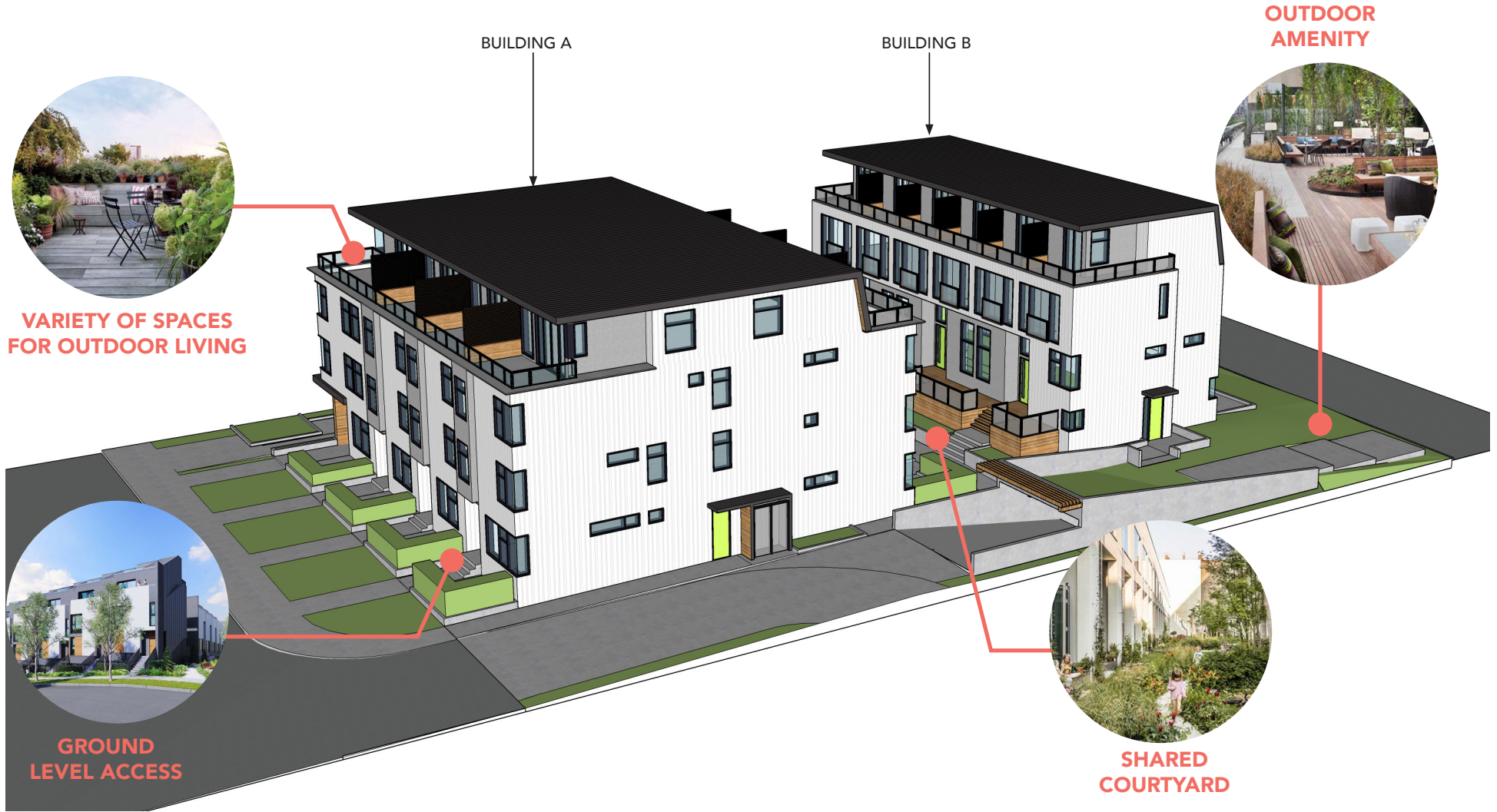
Open and engaging amenity spaces are provided to enhance the character of the built environment; and an emphasis on socially-oriented urban design principles encouraging the development of a strong and vibrant community.



View of primary entrance (Buildg A) from the south



View of Building A from 16th Ave (Building B beyond)



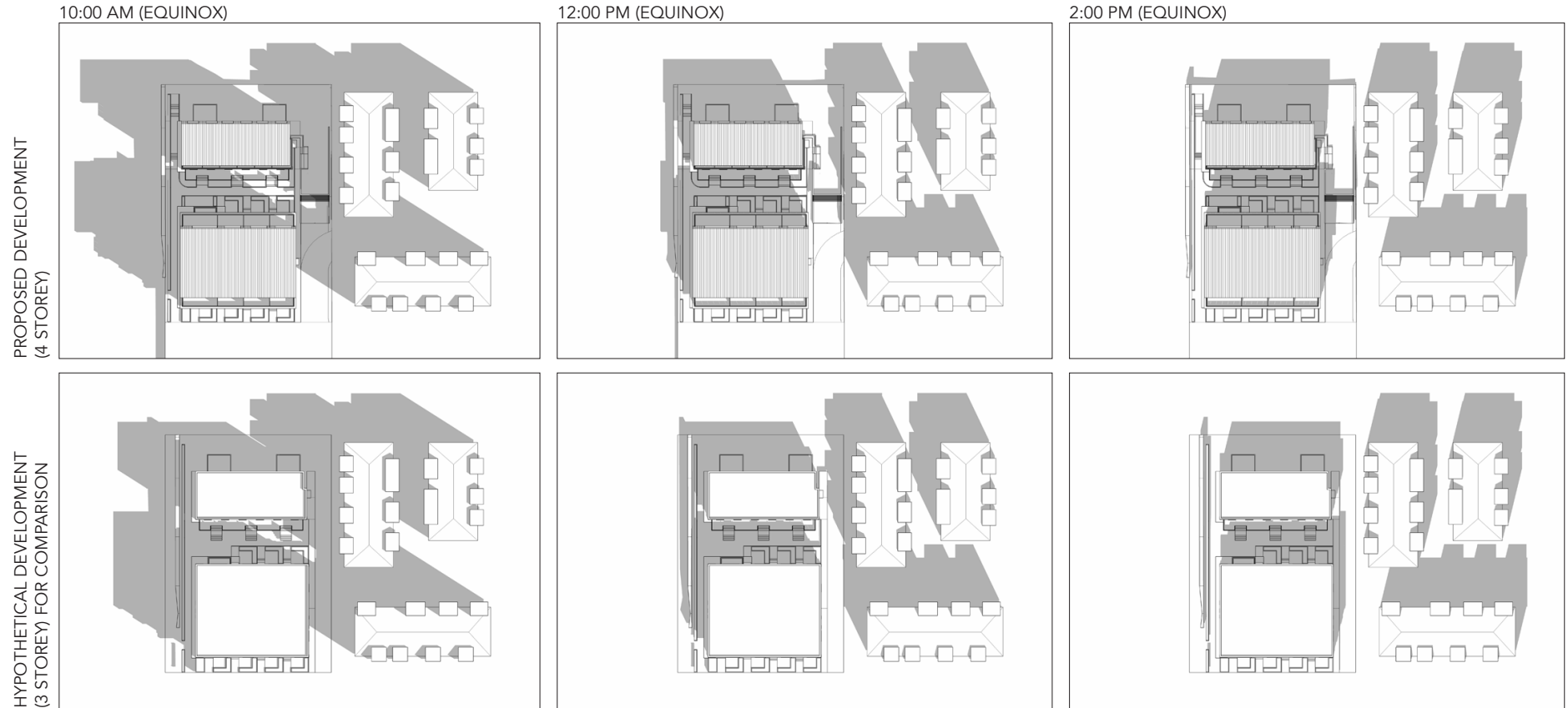
Axo View from southeast corner



View of Building B from lane at North (Building A beyond)

SHADOW STUDIES

The shadow study shows the proposed development 4-storey and a 3-storey development for comparison. The 3-storey development is set back 5m from the east property line to match the setback of the adjacent development to the east.



PERSPECTIVE VIEWS



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE

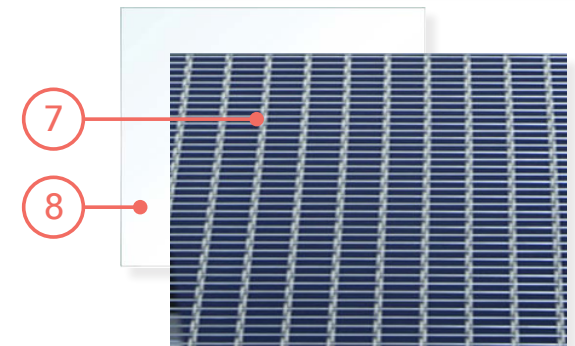
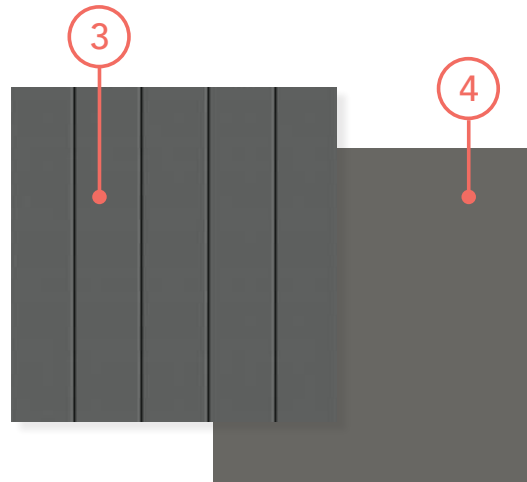
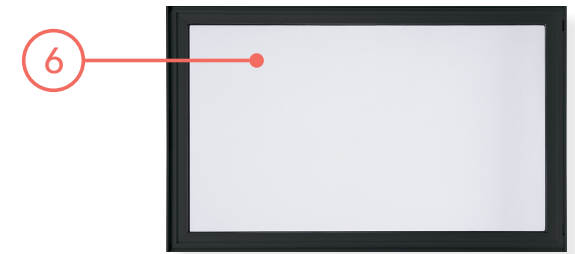
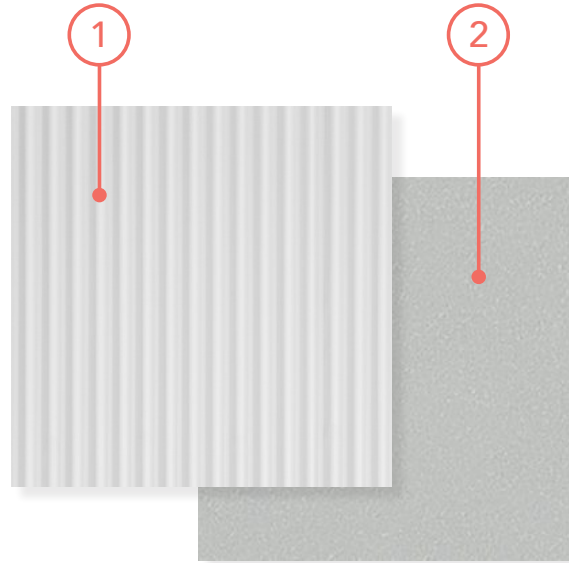
MATERIALS

The material palette is neutral and natural. The primary exterior cladding material is vertical corrugated metal cladding. Offset upper levels will have cementitious panel cladding. The mansard roof in charcoal standing seam with matching flashing will be offset with contrasting charcoal. Exposed soffits will be sealed CLT bring warmth and natural elements to entrances and circulation areas.

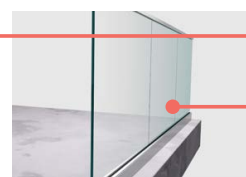
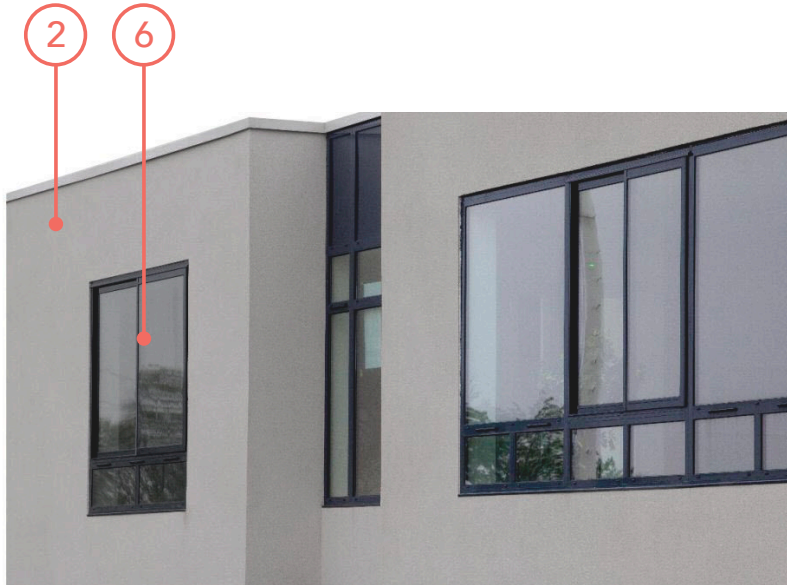
Operable double glazed windows with dark framing contrast the light siding.

The exterior material palette will include:

1. Corrugated Metal siding (white)
2. Cementitious panel cladding (light grey)
3. Standing seam metal cladding at Mansard roof (charcoal),
4. Metal flashing (charcoal),
5. CLT Soffit, sealed,
6. Dark framed double glazed windows,
7. Slotted metal railings, galvanized
8. Glass guards (on 16th Ave)



Material Board



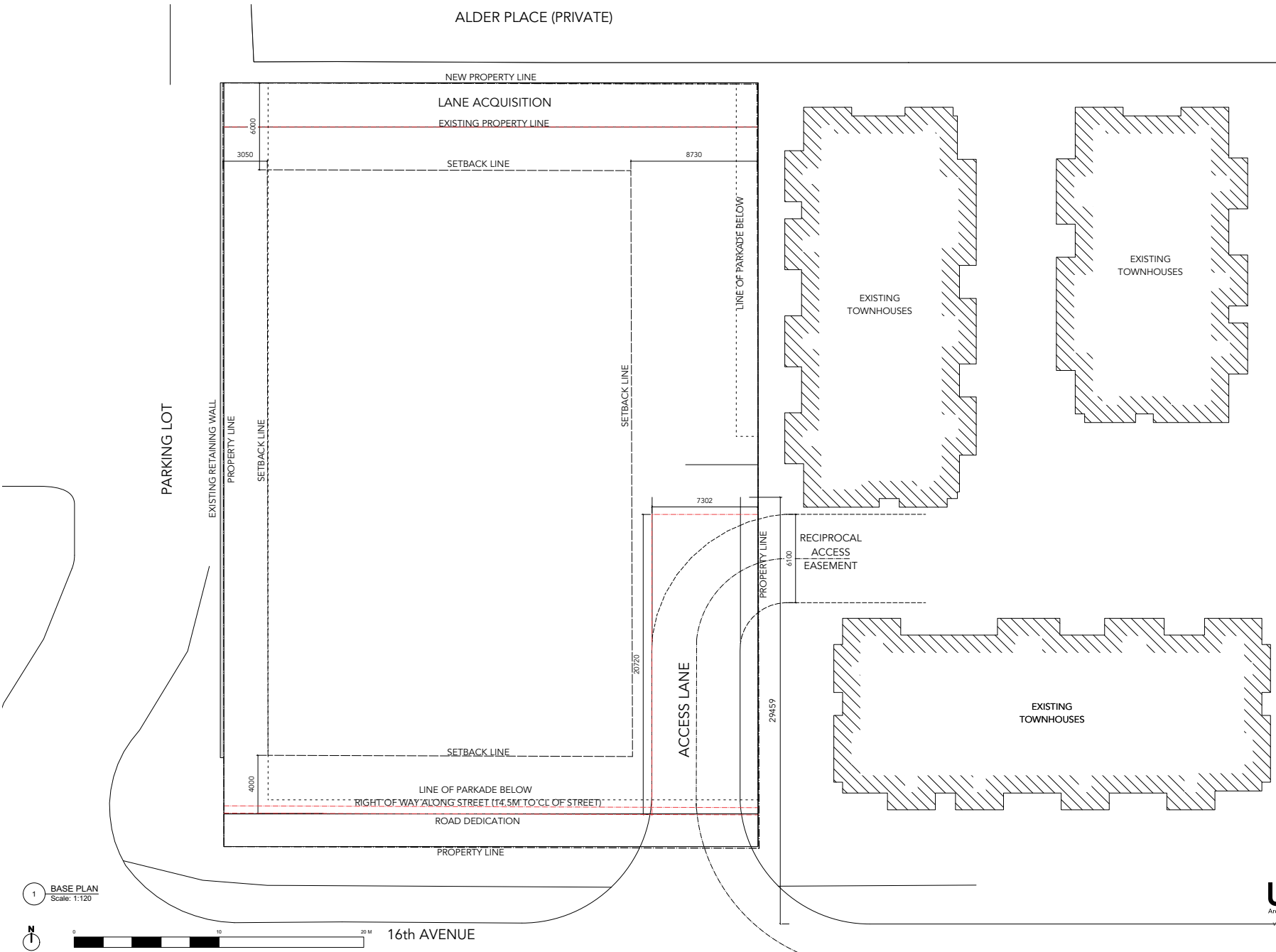
5

7

3

8

Material Precedents

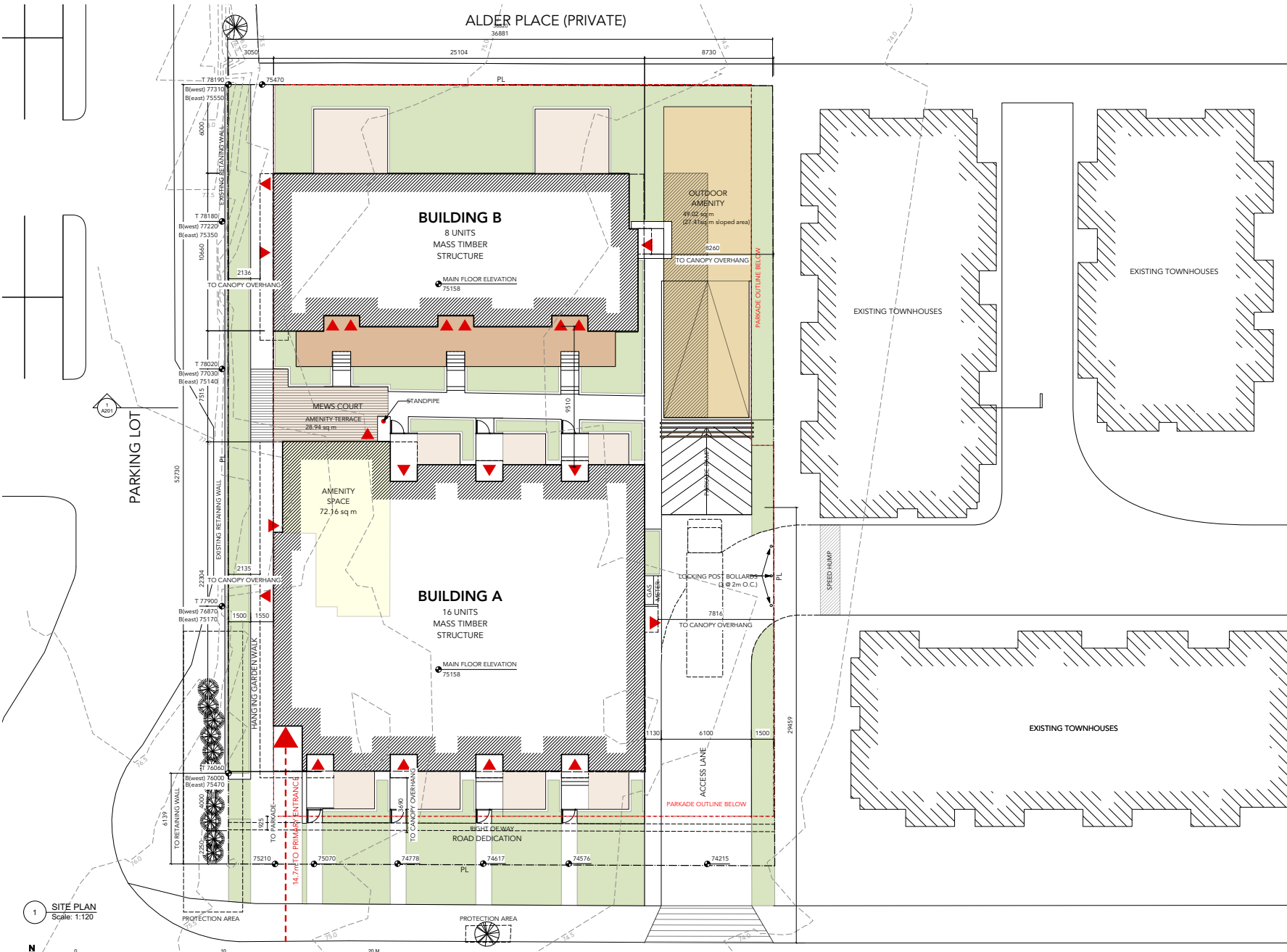


1 BASE PLAN

Scale: 1:120



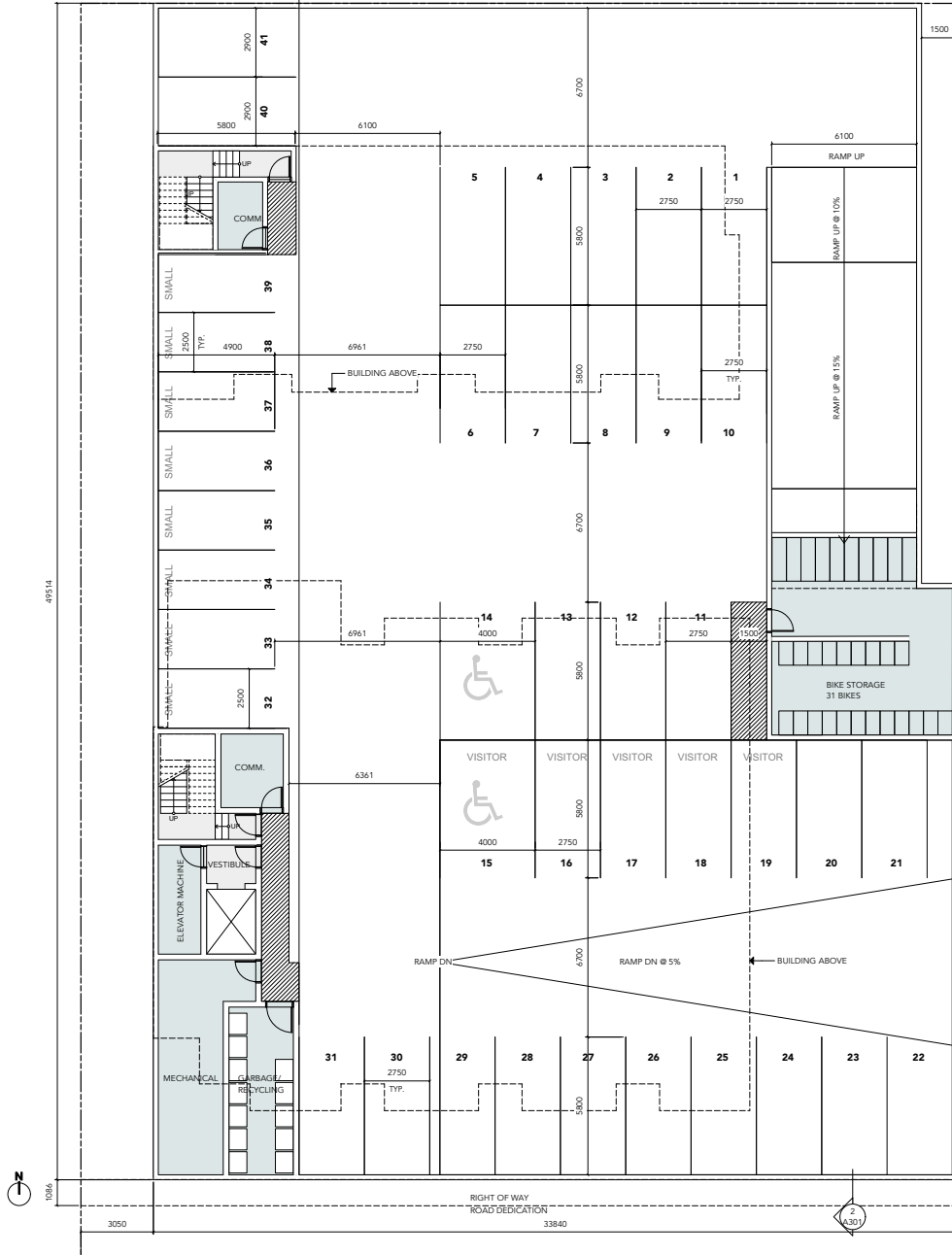
16th AVENUE



1 SITE PLAN
Scale: 1:120

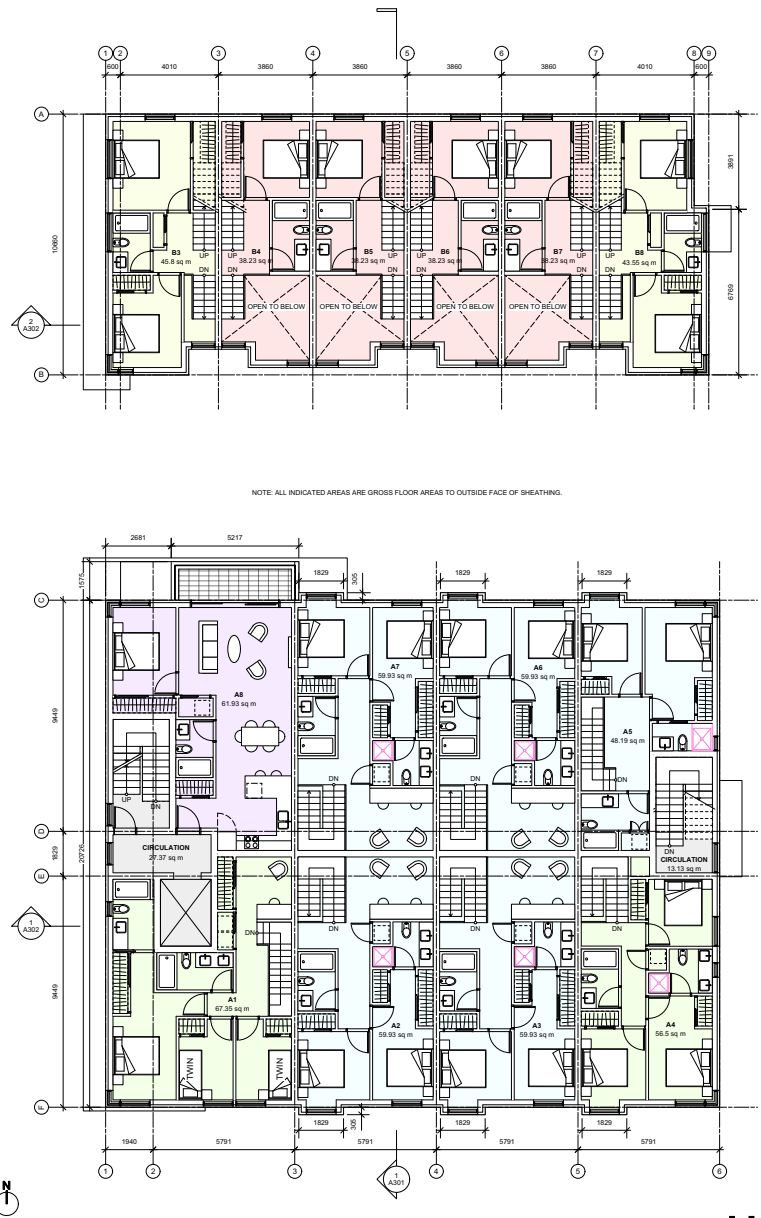
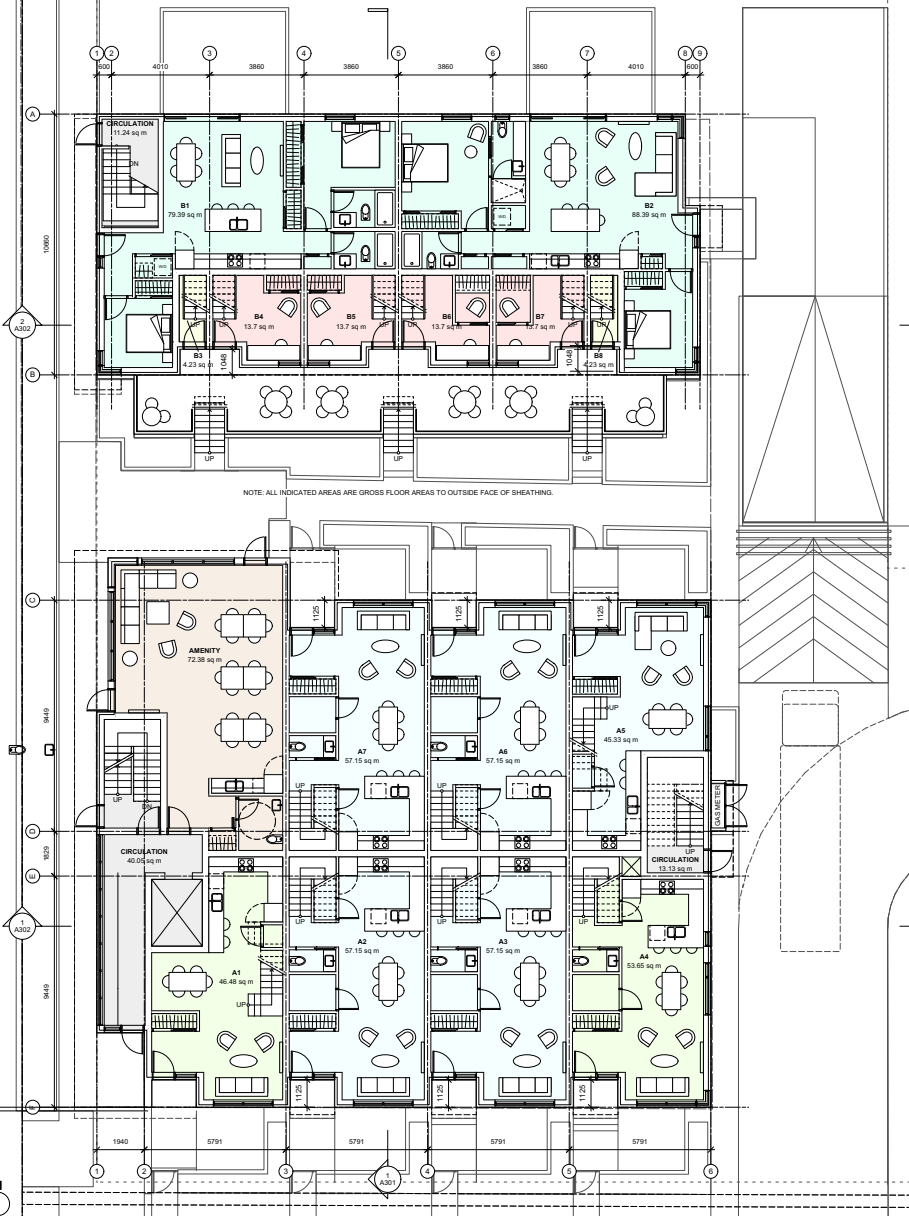


16th AVENUE



1 PARKING LEVEL PLAN
Scale: 1:100





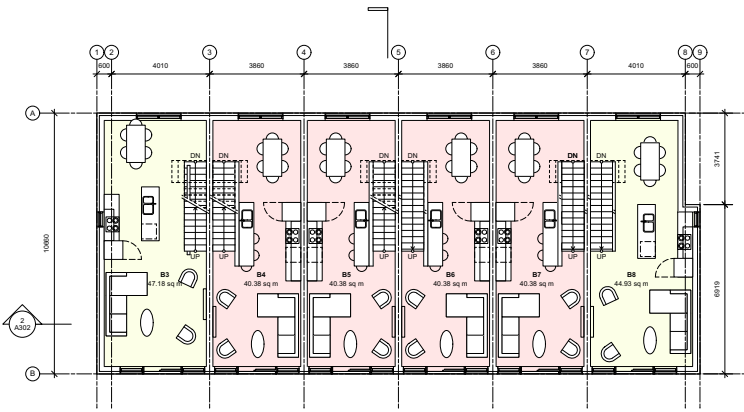
LEGEND

2 BEDROOM FLAT	1 BEDROOM FLAT	AMENITY
2 BEDROOM + FLEX TOWNHOME	2 BEDROOM CITYHOME	CIRCULATION
3 BEDROOM TOWNHOME	3 BEDROOM CITYHOME	STORAGE SERVICE

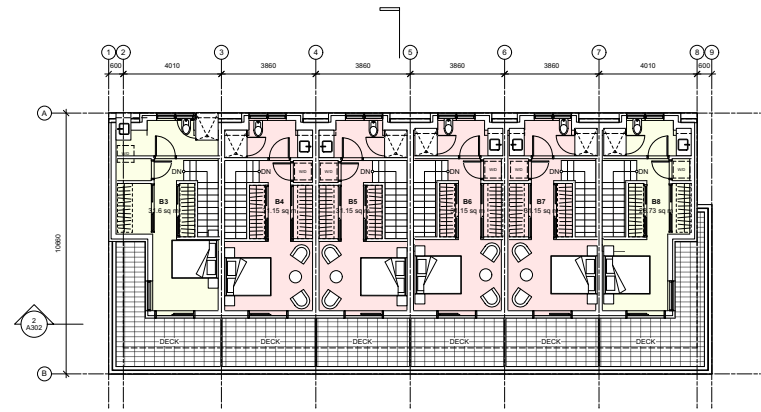
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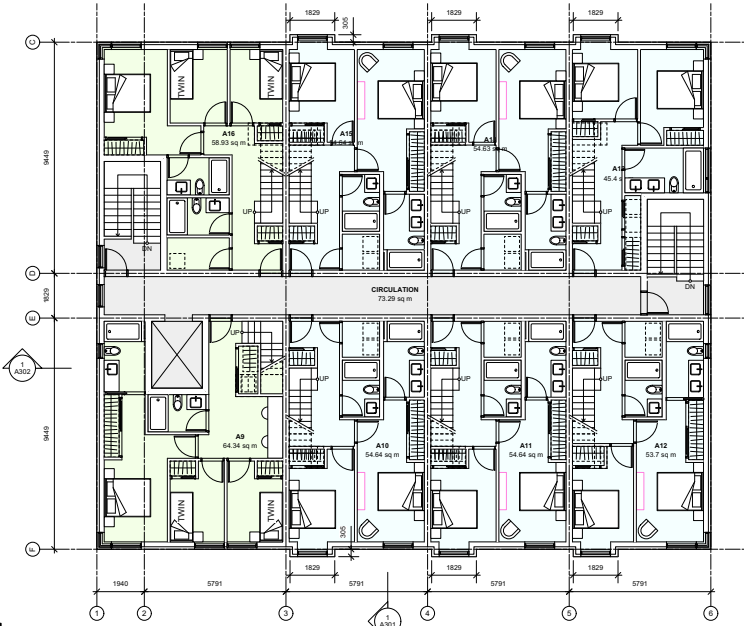
FLOOR PLAN
A102



NOTE: ALL INDICATED AREAS ARE GROSS FLOOR AREAS TO OUTSIDE FACE OF SHEATHING.



NOTE: ALL INDICATED AREAS ARE GROSS FLOOR AREAS TO OUTSIDE FACE OF SHEATHING.



1 LEVEL 3 FLOOR PLAN
Scale: 1:100

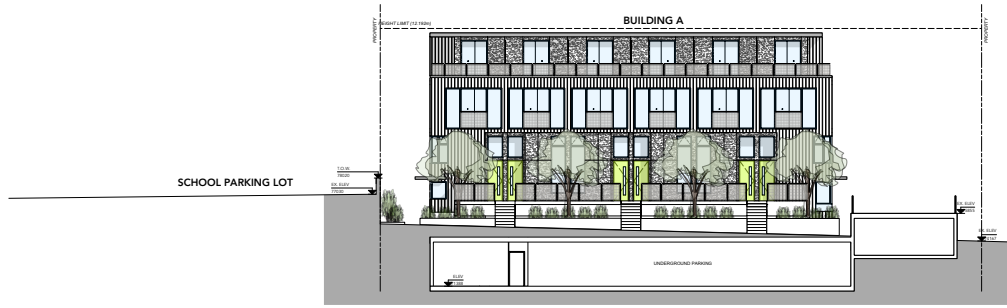


LEGEND

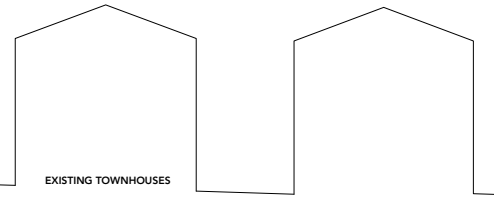
- 2 BEDROOM FLAT
- 2 BEDROOM + FLEX TOWNHOME
- 3 BEDROOM TOWNHOME
- 1 BEDROOM FLAT
- 2 BEDROOM CITYHOME
- 3 BEDROOM CITYHOME
- AMENITY
- CIRCULATION
- STORAGE / SERVICE



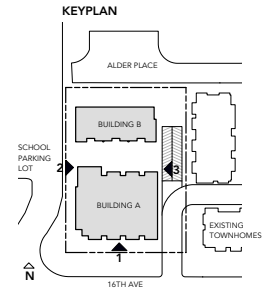
2 LEVEL 4 FLOOR PLAN
Scale: 1:100



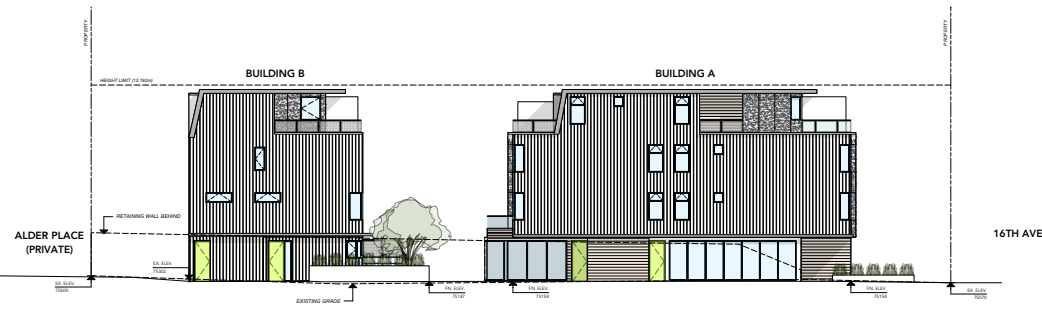
1 SITE SECTION THROUGH MEWS COURT, LOOKING NORTH
Scale: 1:150



EXISTING TOWNHOUSES



KEYPLAN



2 WEST SITE ELEVATION
Scale: 1:150



3 EAST SITE ELEVATION
Scale: 1:150

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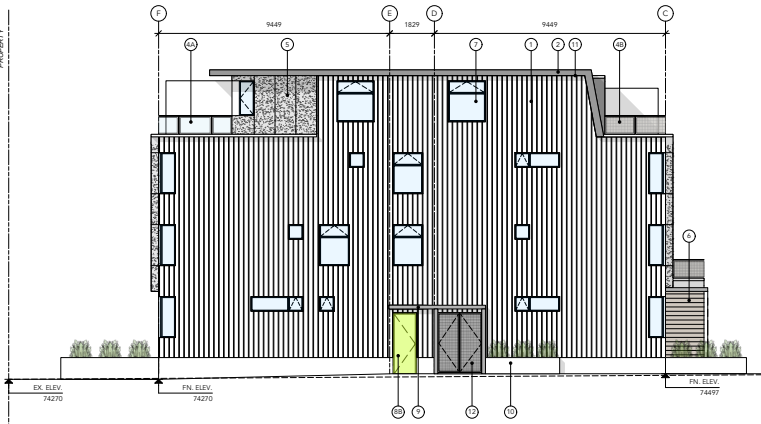
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ELEVATION
A201



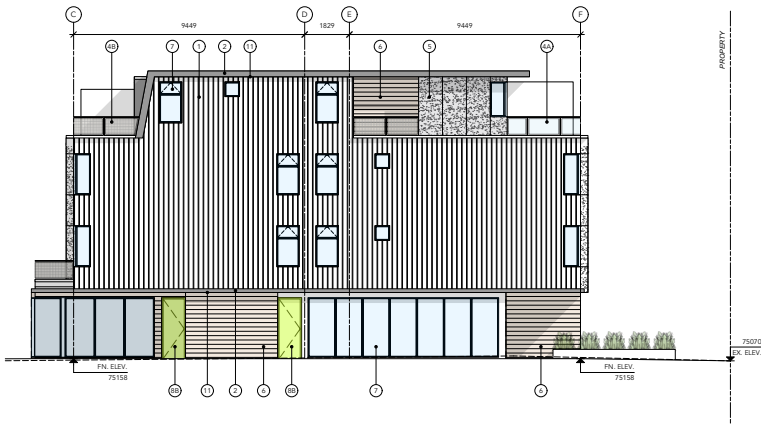
1 SOUTH ELEVATION (16TH AVE)
Scale: 1:100



2 EAST ELEVATION
Scale: 1:100

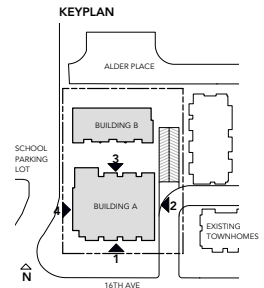


3 NORTH ELEVATION
Scale: 1:100



4 WEST ELEVATION
Scale: 1:100

- LEGEND**
- METAL SIDING (WHITE)
 - METAL FLASHING (CHARCOAL)
 - STANDING SEAM METAL CLADDING
 - TEMPERED GLASS RAILING SYSTEM
 - GALVANIZED METAL RAILING SYSTEM
 - CEMENTITIOUS PANEL CLADDING (LIGHT GREY) (TRIM)
 - REVEAL EXPOSED FASTENERS TO MATCH CLADDING
 - TAG WOOD CLADDING (CLEAR FINISH)
 - DOUBLE GLAZED WINDOWS
 - PAINTED WOOD DOOR (SPRING GREEN) WITH FROSTED GLASS SIDELIGHT
 - PAINTED METAL DOOR (CLEAR FINISH)
 - STEEL PLATE CANOPY
 - CONCRETE
 - TAG WOOD SOFFIT (CLEAR FINISH)
 - GAS METER ENCLOSURE WITH STAINLESS STEEL RIGID ARCHITECTURAL MESH



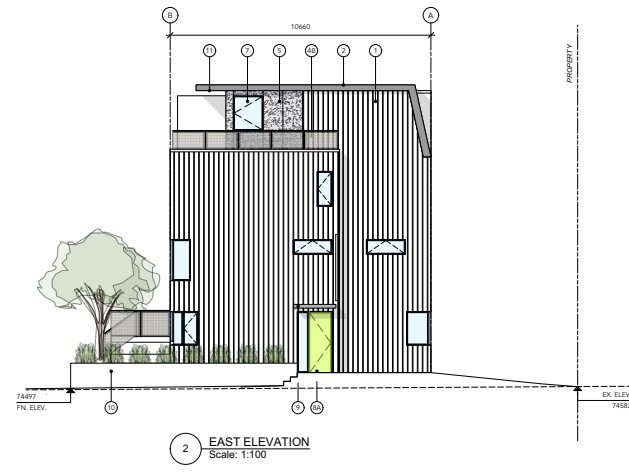
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14th Avenue Townhouses
Surrey, BC

ELEVATION
BUILDING A

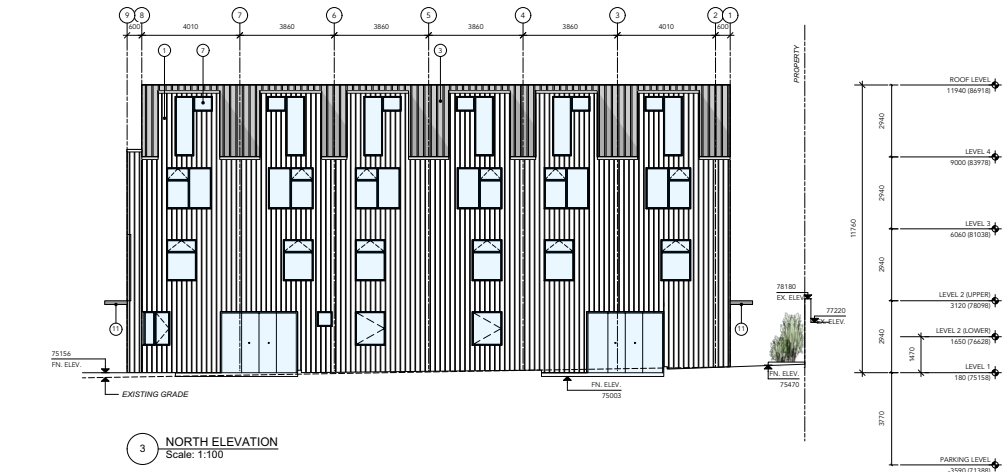
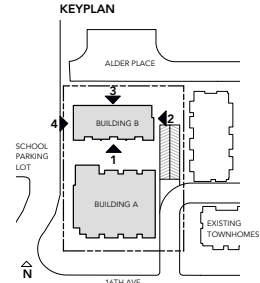
A202

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LEGEND

- ① METAL SIDING (WHITE)
- ② METAL FLASHING (CHARCOAL)
- ③ STANDING BEAM METAL CLADDING
- ④ TEMPERED GLASS RAILING SYSTEM
- ⑤ GALVANIZED METAL RAILING SYSTEM
- ⑥ CEMENTITIOUS PANEL CLADDING (LIGHT GREY) (TRIM REVEAL EXPOSED FASTENERS TO MATCH CLADDING)
- ⑦ TAG WOOD CLADDING (CLEAR FINISH)
- ⑧ DOUBLE GLAZED WINDOWS
- ⑨ PAINTED WOOD DOOR (SPRING GREEN) WITH FROSTED GLASS SIDELIGHT
- ⑩ PAINTED METAL DOOR (SPRING GREEN)
- ⑪ STEEL PLATE CANDOPY
- ⑫ CONCRETE
- ⑬ TAG WOOD SOFFIT (CLEAR FINISH)



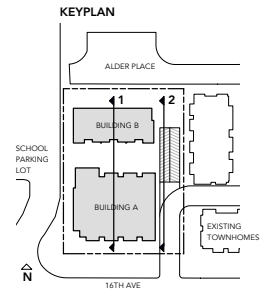
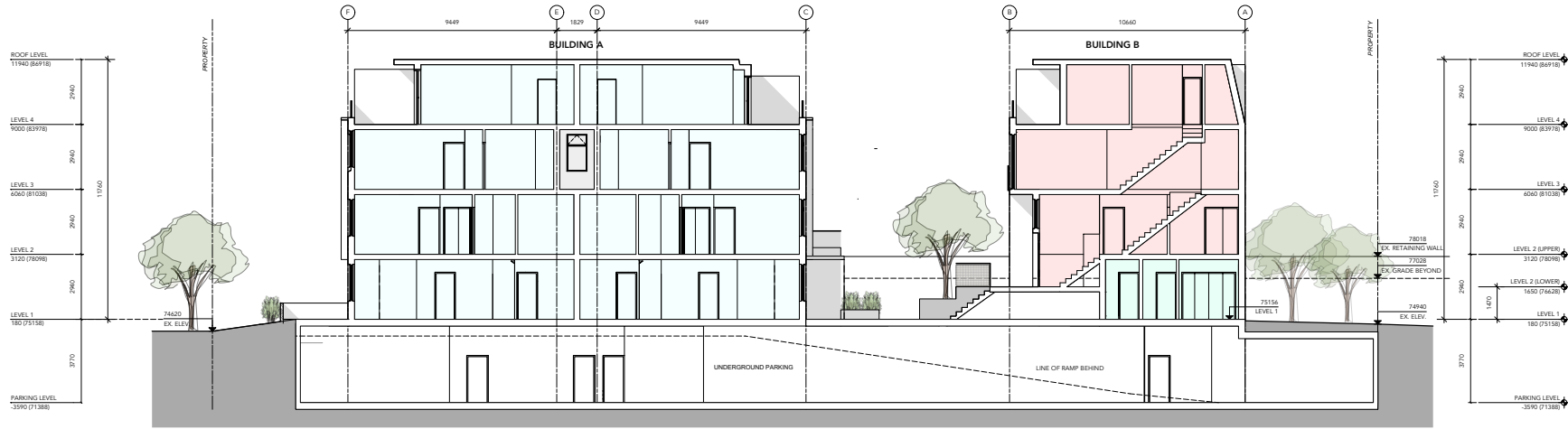
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14th Avenue Townhouses
Surrey, BC

ELEVATION
BUILDING B

A203

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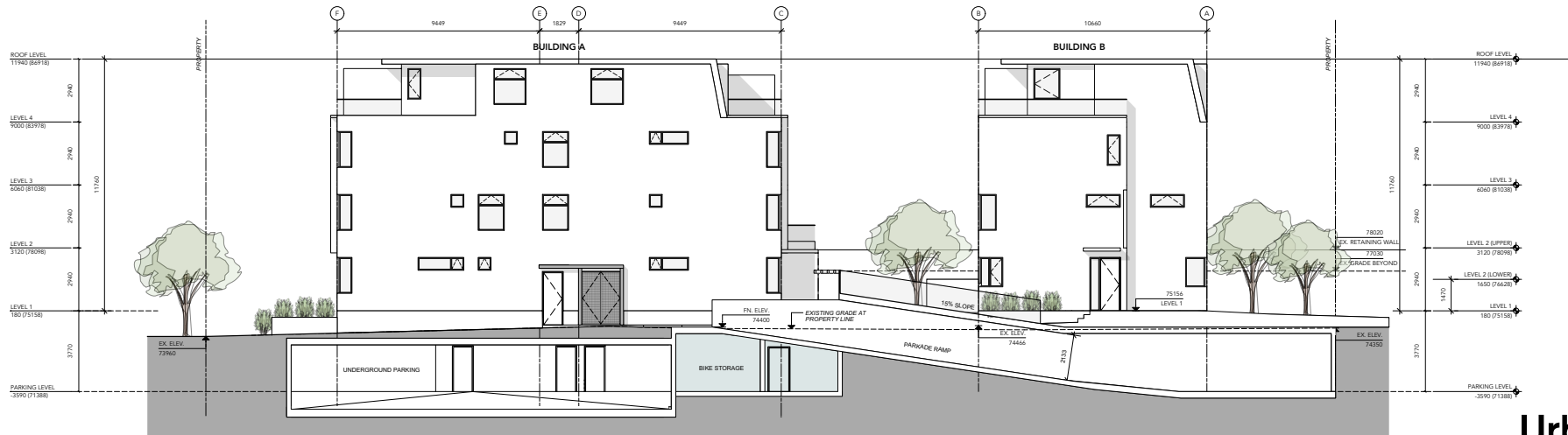


1 SECTION THROUGH BUILDING A + B LOOKING WEST
Scale: 1:100



LEGEND

 2 BEDROOM FLAT	 1 BEDROOM FLAT	 AMENITY
 2 BEDROOM + FLEX TOWNHOME	 2 BEDROOM CITYHOME	 CIRCULATION
 3 BEDROOM TOWNHOME	 3 BEDROOM CITYHOME	 STORAGE / SERVICE



2 SECTION THROUGH PARKADE RAMP LOOKING WEST
Scale: 1:100

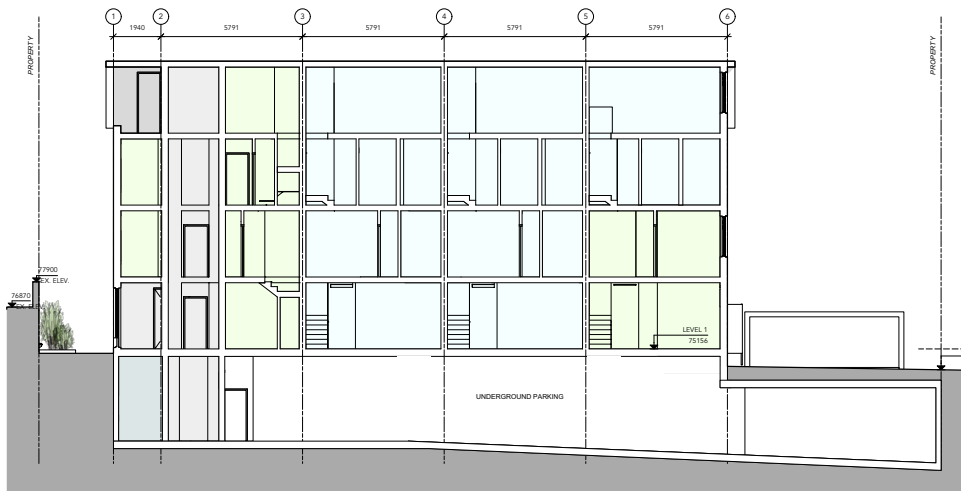
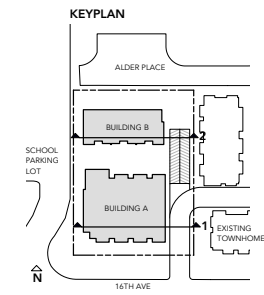
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16th Avenue Townhouses
Surrey, BC

BUILDING SECTION

A301

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info@urbanarts.ca



1 SECTION THROUGH BUILDING A LOOKING NORTH
Scale: 1:100



2 SECTION THROUGH BUILDING B LOOKING NORTH
Scale: 1:100



LEGEND

 2 BEDROOM FLAT	 1 BEDROOM FLAT	 AMENITY
 2 BEDROOM + FLEX TOWNHOME	 2 BEDROOM CITYHOME	 CIRCULATION
 3 BEDROOM TOWNHOME	 3 BEDROOM CITYHOME	 STORAGE / SERVICE

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2020.07.03
14th Avenue Townhouses
Surrey, BC
BUILDING SECTION
A302

Issue No.	Date	Issue Notes
A	2019-08-29	Issued For Review
B	2020-04-30	Issued For Urban Design Panel
C	2020-08-26	Issued For Review
D	2020-07-07	Issued For Review

Professional Seal



1600 West 2nd Avenue
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Project

16th Avenue Townhouses

15161 16th Avenue
Surrey, BC

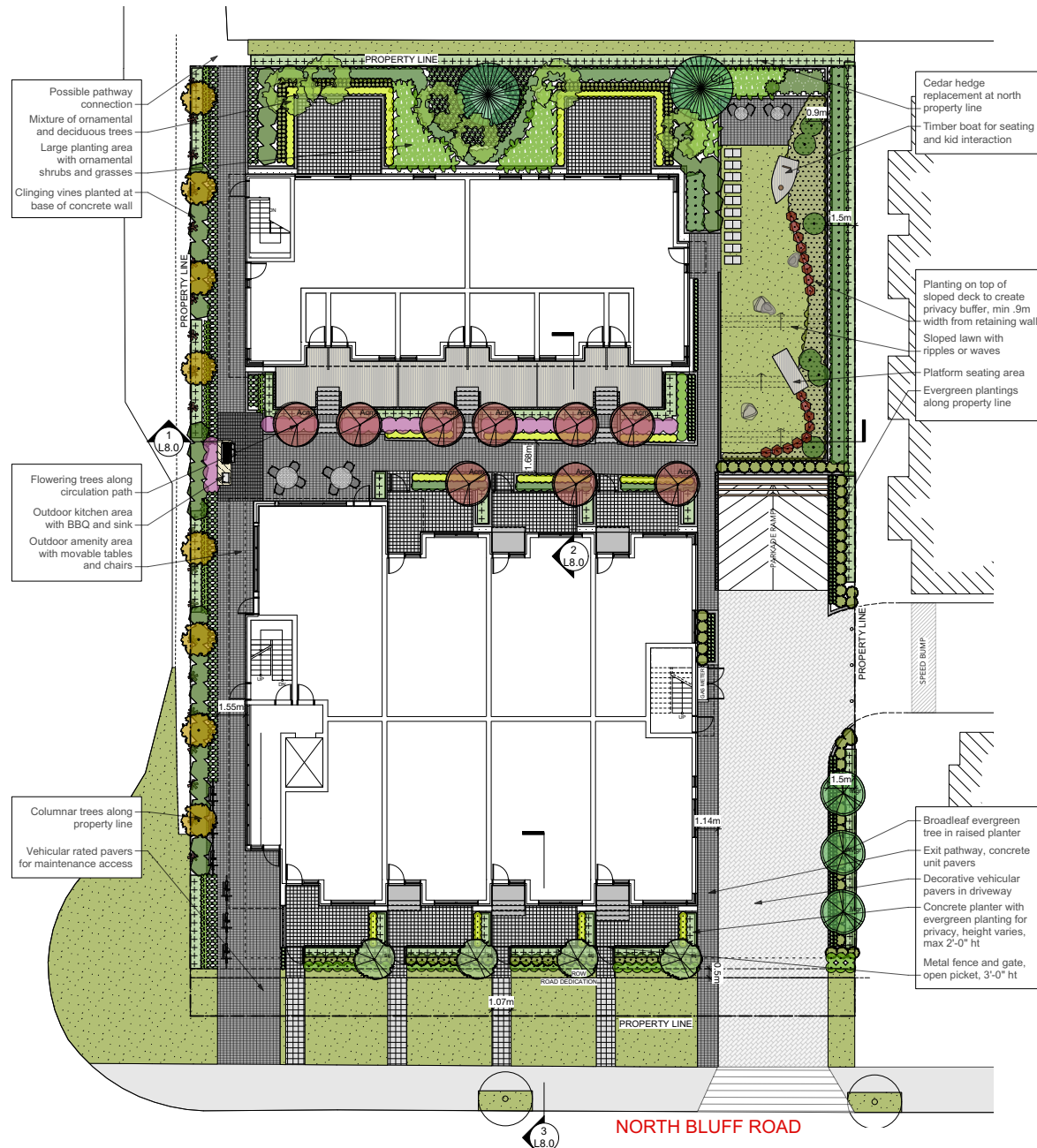
Drawing Title

Illustrative Plan

Legal

Project Manager	MG	Project ID	21915
Drawn By	MG	Scale	1:120
Checked By	MG	Drawing No.	
Date	2020-07-07	Sheet No.	L0.2
		Total Sheets	14

Plot Date:



NORTH BLUFF ROAD



Issue No.	Date	Issue Notes
A	2019-08-29	Issued For Review
B	2020-04-30	Issued For Urban Design Panel
C	2020-08-26	Issued For Review
D	2020-07-07	Issued For Review

Professional Seal

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Project

16th Avenue Townhouses

15161 16th Avenue
Surrey, BC

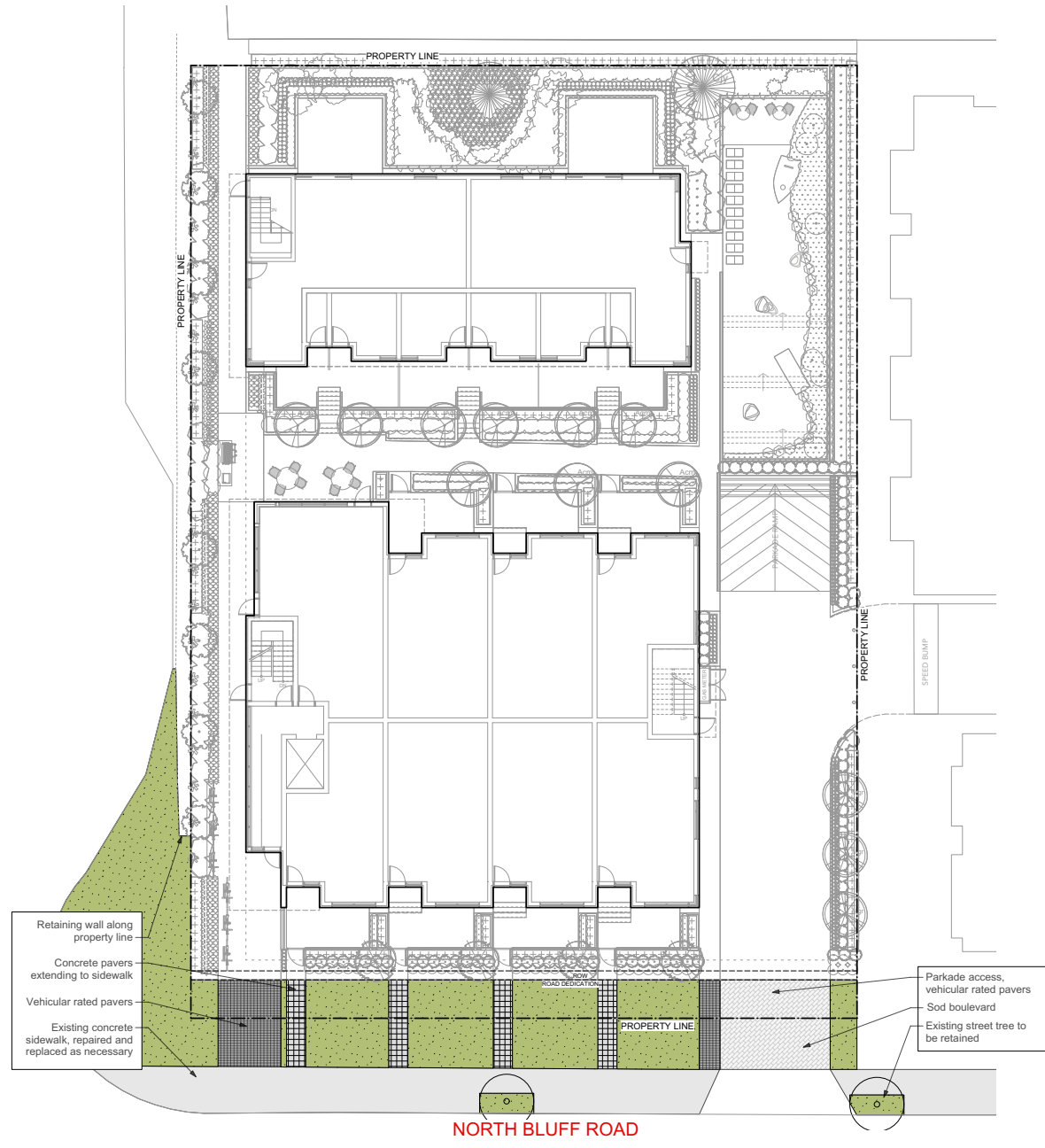
Drawing Title

Offsite Plan

Legal

Project Manager	Issue #
MG	21915
Drawn By	Date
MG	1-12-20
Checked By	Issued On
MG	
Date	Sheet No.
2020-07-07	L2.1
	14

Plot Date:



NORTH BLUFF ROAD

Issue No.	Date	Issue Notes
A	2019-08-29	Issued For Review
B	2020-04-30	Issued For Urban Design Panel
C	2020-08-26	Issued For Review
D	2020-07-07	Issued for Review

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Project

16th Avenue Townhouses

15161 16th Avenue
Surrey, BC

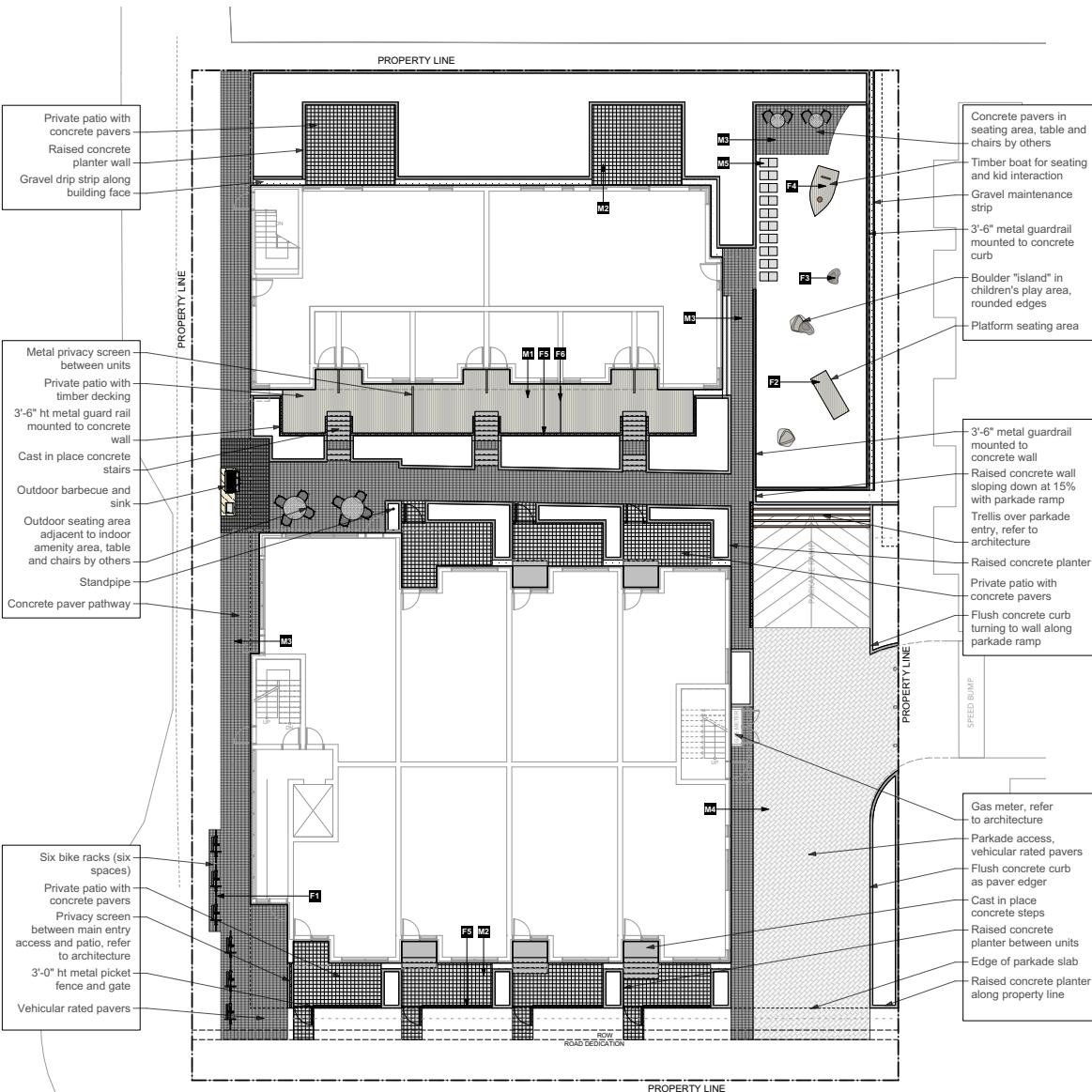
Drawing Title

Materials Plan

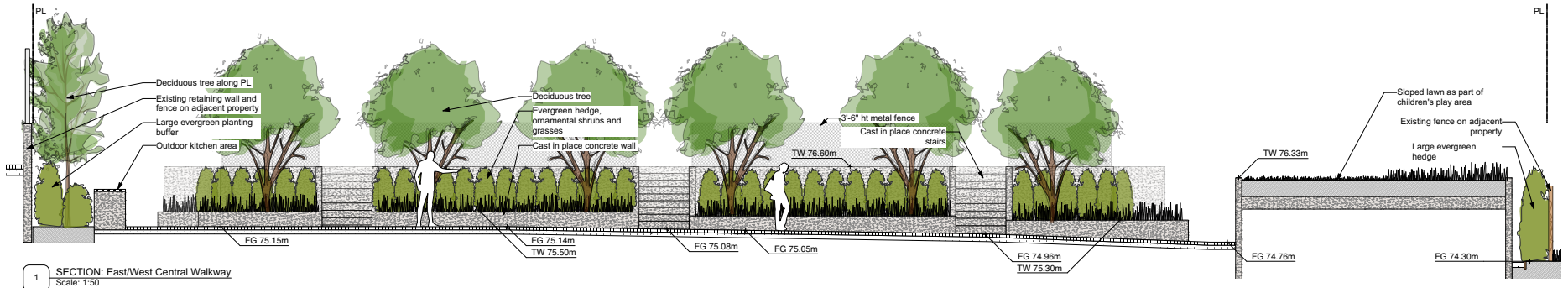
Legal

Project Manager	MG	Project ID	215115
Drawn By	MG	Scale	1:120
Checked By	MG	Issuing Date	
Date	2020-07-07	Sheet No.	L3.0
			14

Plot Date:

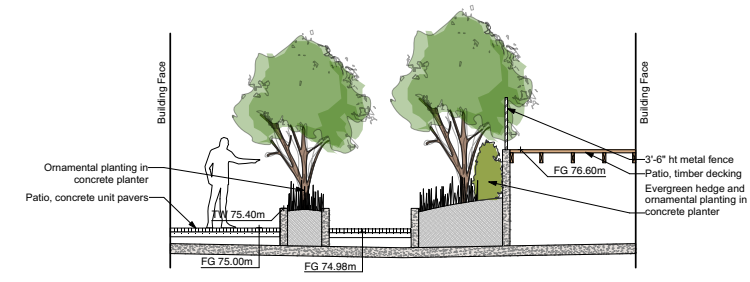


NORTH BLUFF ROAD

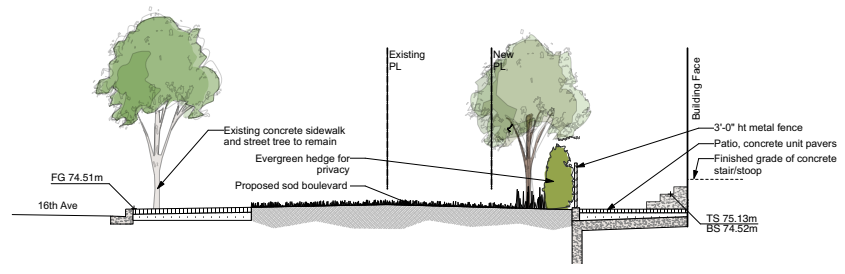


1 SECTION: East/West Central Walkway
Scale: 1:50

Issue No.	Date	Issue Notes
A	2019-08-29	Issued For Review
B	2020-04-30	Issued for Urban Design Panel
C	2020-08-26	Issued For Review
D	2020-07-03	Issued for Review



2 SECTION: North/South Central Walkway
Scale: 1:50



3 SECTION: North/South 16th Ave Townhouse
Scale: 1:50

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Project
16th Avenue Townhouses

15161 16th Avenue
Surrey, BC

Drawing Title

Landscape Sections

Legal

Project Manager	Issue #
MG	215115
Drawn By	Date
MG	As Shown
Checked By	Issuing No.
MG	L8.0
Date	Page
2020-04-30	14

Plot Date:

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

FROM: **Development Engineer, Engineering Department**

DATE: **July 07, 2020** PROJECT FILE: **7818-0398-00**

RE: **Engineering Requirements
Location: 15853 16 Ave**

OCP AMENDMENT/NCP (LAP) AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP (LAP) Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.308 m on 16 Avenue; and
- register a 0.50 m statutory right-of-way (SRW) along 16 Avenue.

Works and Services

- construct all required service connections to service the site (water, sanitary, and storm) including inspection chambers, water metre, and backflow preventer; and
- construct a 250 mm sanitary main along 16 Avenue.

A Servicing Agreement is required prior to Rezone & Subdivision. A processing fee of \$15,750.00 (GST included) is required for the Servicing Agreement.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Engineer

M51



April 2, 2020

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0398 00

SUMMARY

The proposed 24 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

September 2019 Enrolment/School Capacity

Peace Arch Elementary	
Enrolment (K/1-7):	59 K + 475
Operating Capacity (K/1-7)	38 K + 418
Earl Marriott Secondary	
Enrolment (8-12):	1902
Capacity (8-12):	1500

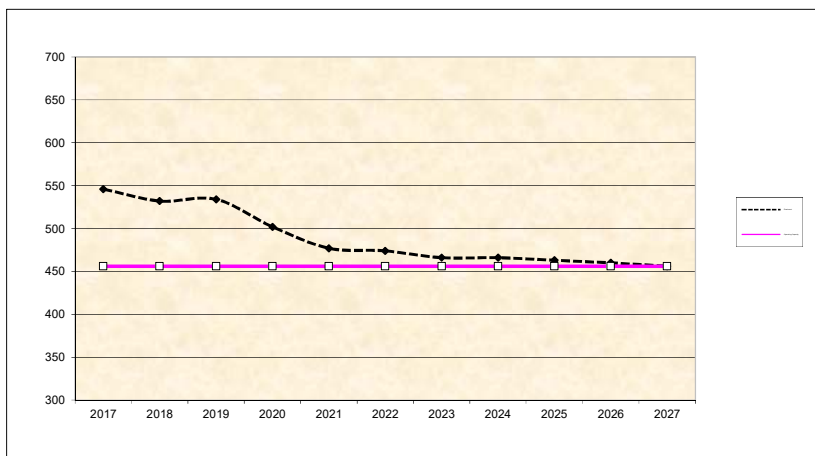
School Enrolment Projections and Planning Update:

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

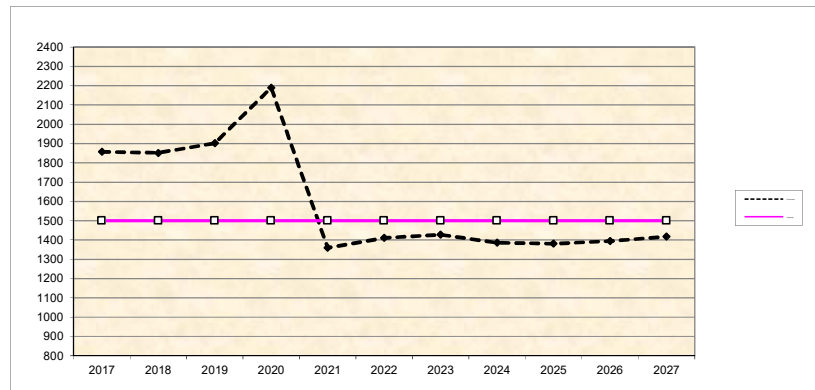
Peace Arch Elementary is a dual stream school that services both regular stream and French immersion programs. Enrollment is projected to start to decline over the next 10 years. However, this enrolment projection does not take into account enrolment growth based on the development of the medical district around Peace Arch Hospital. Until the enrolment projections begin to demonstrate a strong three year growth trend, the District will address immediate growth with portables. There are no current capital plan requests for adding additional space in the catchment.

A new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave between 166th and 174th street is targeted to open September 2021 which will relieve some of the secondary enrolment pressure in the South Surrey/White Rock area.

Peace Arch Elementary



Earl Marriott Secondary



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



van der Zalm + associates inc.

Table 2: Tree Replacement Summary**Surrey Project No:****Address:** 15861/15853 - 16 Ave Surrey, BC**Registered Arborist:** Kelly Koome

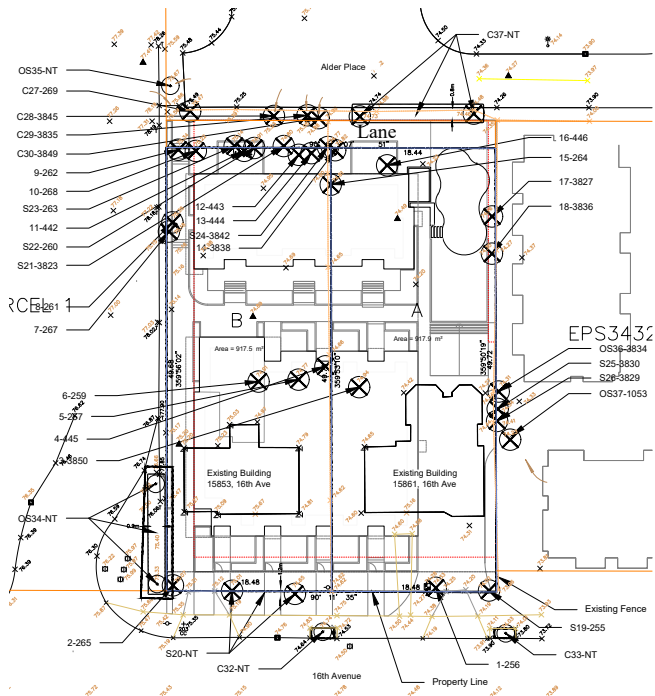
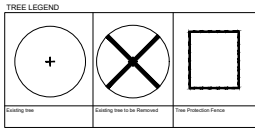
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	33
Protected Trees to be Removed	31
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio _____ X one (1) = - All other Trees Requiring 2 to 1 Replacement Ratio 31 X two (2) = 62	62
Replacement Trees Proposed	32
Replacement Trees in Deficit	30
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	4
Replacement Trees Proposed	0
Replacement Trees in Deficit	4
Protected Off-Site Trees to be Retained	1

Summary, report and plan prepared and submitted by:

Project Arborist

July 7, 2020

Date



1 TREE PROTECTION AND REMOVAL PLAN
SCALE: 1:200

- Note:
- Contact Arborist (Kelly Koome, 604 882 0024, kkoome@vtz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone, (typ) if during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 - Read this plan together with the arborist report prepared by VDT-A.
 - An additional 1m setback is shown for all hand-plotted trees to be retained
 - If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 - It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.

Specifications for Construction
Failure to meet these specifications will result in inspection failure and subsequent delay in issuance of other permits:

- 1.2 m (-4') height
- 2"x4"s to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"), round, un-treated vertical posts may be used with a minimum diameter of 9 cm
3. Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
4. Structure must be sturdy with vertical posts driven firmly into the ground
5. Continuous plastic mesh screening (e.g. orange stow fencing)
6. Posted with visible signage advising that encroachment into the protected area is forbidden
7. Located at distances based on tree diameter, see table below:

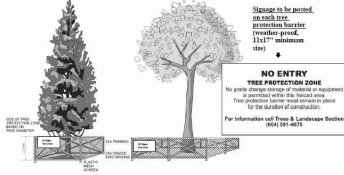
Trunk Diameter (DBH) measured at 1.3 m from the ground	Critical Root Zone minimum fence distance from the tree
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

- For distances not on this table divide the DBH (in cm) by 16.6
- Example: 80 cm ÷ 16.6 = 4.8 m

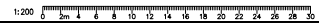
If There Are Obstacles to Installation Underneath Trees
If the critical root zone of any tree is within an existing building, asphalt or concrete building, an independent Certified Arborist must be on-site during installation. The fence does not be constructed at the appropriate distance before the building permits will be issued.

Shield Greenable Trees and Neighbour's Trees
The distance between trees to be maintained for the purpose of protecting for closed trees and trees on adjacent properties, of any size.

- Where trees are shared trees and adjacent property must require removal, written notification from the neighbours must be obtained before applying for a tree cutting permit.



2 CITY OF SURREY TREE PROTECTION FENCING
NTS



van der Zalm & Associates Inc.
 1577 17th Avenue
 Surrey, British Columbia
 V4A 4B6
 Tel: 604.882.0024
 Fax: 604.882.0022
 info@vanzalmandassociates.com
 www.vanzalmandassociates.com

DRAWING TITLE: TREE PROTECTION AND REMOVAL PLAN
 PROJECT: AR2018-03
 DRAWING NO.: L-01

No.	By	Description	Date
3	MM	Issued for Review	July 26th 2018
2	DR	Issued for Review	May 24th 2018
1	DV	Issued for Planning	May 16th 2018

REVISIONS TABLE FOR DRAWINGS

NO ENTRY TREE PROTECTION ZONE. No work, storage of materials or equipment. No excavation within the protected zone. Tree protection within the protected zone is the responsibility of the contractor for the duration of construction. For information visit Trees & Landscapes Section (604) 881-6161.

REVISIONS TABLE FOR SHEET

Project: 16th Ave. Development

Location: 15861 / 15853 16th Ave. Surrey B.C.

Drawn: DV
Stamp: [Stamp]

Checked: MW

Approved: MVDZ
Original Sheet Size: 24"x36"

Scale: 1:200

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.



Lilac Dr

LAP Amendment site from "Low Density Multiple Residential (10 upa)" to "Apartment (55 upa)"

Alder Pl

16 Ave

WHITE ROCK

LAP Amendment

Proposed LAP Amendment site from "Low Density Multiple Residential (10 upa) to "Apartment (55 upa)".





**OCP Amendment
from "Urban"
to "Multiple
Residential"**

URB

MR

MR

MR

16 Ave

WHITE ROCK



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0398-00

Issued To:

(the "Owner")

Address of Owner:

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

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

Parcel Identifier: 002-342-120
 Lot "A" Section 14 Township 1 New Westminster District Plan 18585
 15861 - 16 Avenue

Parcel Identifier: 000-454-460
 Lot "B" Section 14 Township 1 New Westminster District Plan 18585
 15853 - 16 Avenue

(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 titles has been issued, as follows:

Parcel Identifier:

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

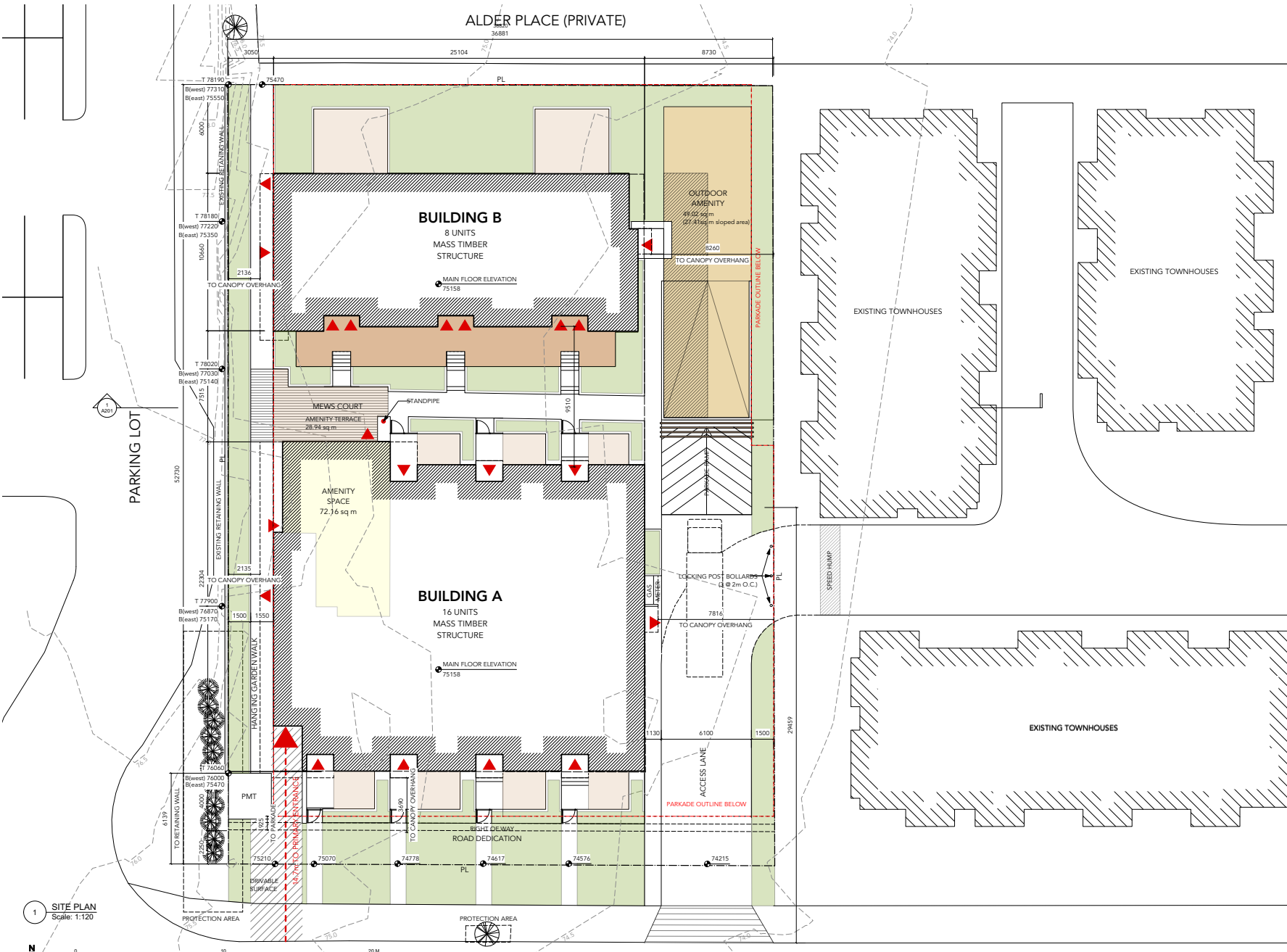
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section C.1 of Part 5 "Off-Street Parking and Loading/Unloading", the minimum number of required off-street parking spaces is reduced from 48 spaces to 41 spaces.
5. This development variance permit applies to only the proposed building 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



1 SITE PLAN
Scale: 1:120



16th AVENUE



MEMO

Project: **18-0398 16th Ave South Surrey Multi-Unit Residential Development**

Date: 30 June 2020

To: City of Surrey
13450-104 Ave
Surrey, BC
V3T 1V8

Attn: Heather Kamitakahara HKamitakahara@surrey.ca

RE: Advisory Urban Design Panel Response

From: Shelley Craig, Urban Arts Architecture

Hi Heather,

Please see below our response to the Advisory Design Panel. Please call me if you have any questions.

Key Points:

- Consider running the energy model as early as possible to inform the design; the project may need air conditioning.
- **RESPONSE:** Energy Model is in process – but it is our understanding that it is not required prior to First and Second Readings.
- Consider including more trees in the design.
- **RESPONSE:** Refer to eta response attached.
- Recommend simplifying the paving systems.
- **RESPONSE:** Refer to eta response attached.

Site

- If parking rates are reduced, ensure disclosure statement clearly sets out what parking stalls are connected to each unit so that buyers are aware at the time of purchase.
- **RESPONSE:** As discussed with the City of Surrey, this can be developed at a later stage.

Form and Character

- Consider simplifying windows and fenestration on the East and West elevations.
- **RESPONSE:** Only one panel member mentioned this, and a subsequent member stated he really liked the design as is. No change proposed.

Landscape

- Consider planting more trees, such as conifers on Southeast planting strip
- **RESPONSE:** Refer to eta response attached.
- Consider if grass is appropriate play surfacing for a useable play area.
- **RESPONSE:** Refer to eta response attached.
- Consider using the grade change over the ramp access to provide more play value.
- **RESPONSE:** Refer to eta response attached.

CPTED: No specific issues were identified.

Sustainability

- Consider BC Energy Step Code 3.
- **RESPONSE:** Energy Model is in process. Intent is to design to Step Code 3.
- Energy modeling consideration to overheating.
- **RESPONSE:** Energy Model is in process. Intent is to design to Step Code 3.

June 26, 2019

Attention: Heather Kamitakahara

Re: June 11th Advisory Design Panel, Panel Comments

- Consider including more trees in the design.
 - eta: We have added trees at the north end of the site as well as along the entry drive to the parkade. The trees along the parkade entry are in a raised planter to provide adequate soil depth.
- Recommend simplifying the paving systems.
 - eta: We have simplified the paving by reducing the areas of charcoal paving in the amenity areas. We kept some charcoal paving surrounding the barbecue to differentiate this area from the walkways that intersect with it.
- Consider planting more trees, such as conifers on Southeast planting strip.
 - eta: We have provide trees in the southeast planting strip. To achieve this we had to add a raised concrete planter to achieve adequate soil depth. Coniferous trees aren't appropriate because of their width at the base. Instead we have proposed a broadleaf evergreen.
- Consider if grass is appropriate play surfacing for a useable play area
 - eta: The play area is targeting the 2 – 5 age group and given this we feel a more natural look is appropriate. Adding rubber surfacing would only be valuable if we are adding manufactured play equipment with a greater fall height. This is also a significant cost increase if we switch the rubber surface.
- Consider using the grade change over the ramp access to provide more play value.
 - eta: The slope and elevation change in the play area are not great enough to be used for a climbing structure or slide without adding further height through built structures. Given the 2 – 5 age group we are targeting with the play, we feel the open area with natural elements is a better option. We have rearranged the area to make it more accessible as well as provided more planting variety including edible planting.

Thank you,

Matt Gray

