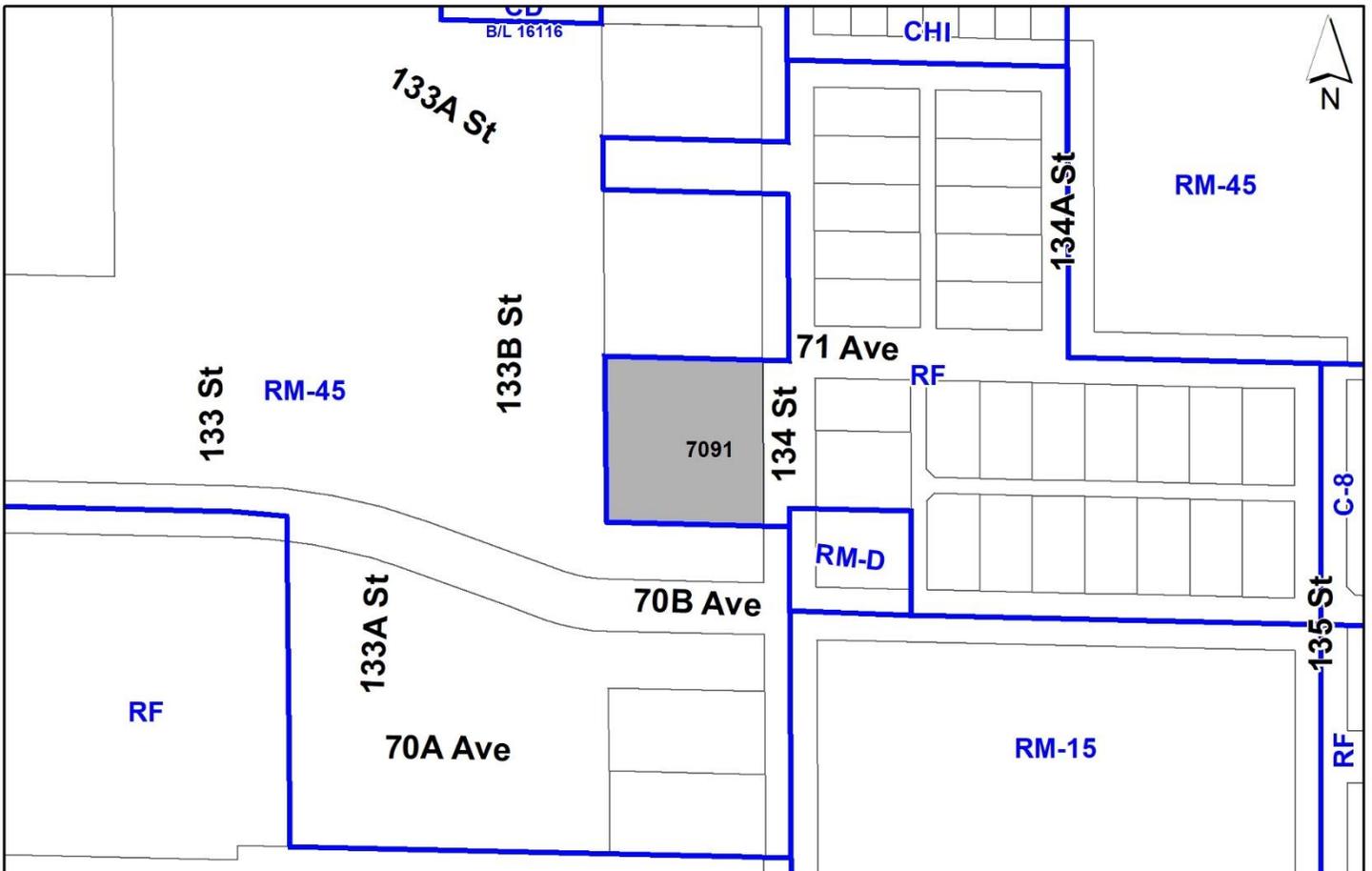


PROPOSAL:

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

to permit the development of a 10-unit townhouse site and a park lot.

LOCATION: 7091 134 Street
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.
- Council approval to eliminate the outdoor amenity space requirements.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary building setbacks requirements of the Multiple Residential 30 Zone (RM-30).
- Proposing to vary the streamside setback requirements of the Zoning Bylaw for a Class B (yellow-coded) watercourse.
- Proposing to vary the lot width and area requirements of the RM-30 Zone to facilitate subdivision and voluntary conveyance of riparian areas to the City for conservation purposes.
- Proposing to vary the RM-30 Zone to allow visitor parking stalls within the rear yard setback, and to eliminate the visitor bicycle parking requirement.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed density and building form are appropriate for this part of Newton.
- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".
2. Council approve the applicant's request to eliminate the required outdoor amenity space.
3. Council authorize staff to draft Development Permit No. 7916-0654-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
4. Council approve Development Variance Permit No. 7916-0654-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 4.5 metres to 3.3 metres to the entry columns at Unit 1;
 - (b) to reduce the minimum rear (west) yard setback from 6.0 metres to 5.5 metres to the electrical kiosk;
 - (c) to reduce the minimum lot width of the RM-30 Zone from 30 metres to 13 metres;
 - (d) to reduce the minimum lot area of the RM-30 Zone from 2,000 square metres to 1,800 square metres;
 - (e) to allow visitor parking stalls to be located within the rear yard setback;
 - (f) to reduce the minimum setback distance for a Class B (yellow-coded) stream from 15 metres to 10 metres as measured from top of bank.; and
 - (g) to vary the requirement for visitor bicycle spaces from 6 visitor bicycle spaces per multiple unit residential building to 0.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the replacement of the retaining structure on the north side of the Hyland Creek bank;
 - (d) approval from the Department of Fisheries and Oceans (DFO) for the replacement of the retaining structure on the north side of the Hyland Creek bank;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (j) submission of a finalized peer review of the Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (k) the applicant satisfy the requirements for a P-15 agreement;
- (l) voluntary conveyance of riparian areas to the City;
- (m) submission of a finalized Geotechnical Report to the satisfaction of City staff, as well as a Geotechnical Peer Review;
- (n) provision of cash-in-lieu contribution to satisfy the indoor and outdoor amenity space requirements of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (o) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (p) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
- (q) Registration of a Statutory Right-of-Way for drainage access.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family residential	Multiple Residential	RF
North:	Low-rise apartments	Multiple Residential	RM-45
East (Across 134 Street):	Single family residential	Low Rise Residential in the Newton Town Centre Plan	RF
South:	Parking lot connected to a townhouse complex	Multiple Residential	RM-45
West:	Townhouses	Multiple Residential	RM-45

Context & Background

- The 0.38 ha subject site is located on 134 Street north of 70B Avenue in Newton, just west of the Newton Town Centre plan area. It is designated “Multiple Residential” in the Official Community Plan (OCP) and is not within a secondary plan area.
- Hyland Creek, a Class B (yellow-coded) watercourse runs east-west through the middle of the site. The resulting streamside setbacks create modest linear developable areas on both sides of the creek.

DEVELOPMENT PROPOSAL**Planning Considerations**

- The applicant is proposing to rezone the site from “Single Family Residential Zone (RF)” to “Multiple Residential 30 Zone (RM-30)”, and a Development Permit for Form and Character and Sensitive Ecosystems, to facilitate the development of a 10-unit townhouse complex.
- A Development Variance Permit is also proposed to reduce the streamside setback requirements, building setback requirements, lot width and area requirements and to allow visitor parking stalls within the rear yard setbacks.

	Proposed
Lot Area	
Gross Site Area:	0.38 ha
Road Dedication:	0.012 ha
Undevelopable Area:	0.192 ha
Net Site Area:	0.183 ha

	Proposed
Number of Lots:	2
Building Height:	10.2 m
Unit Density:	55 uph
Floor Area Ratio (FAR):	0.75 FAR
Floor Area	
Residential:	1,371 m ²
Residential Units:	
3-Bedroom:	7
4-Bedroom:	1
5-Bedroom:	2
Total:	10

Referrals

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

School District: **The School District has advised that there will be approximately 10 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

5 Elementary students at W.E. Kinvig Elementary School
3 Secondary students at Princess Margaret Secondary School

(Appendix IV)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2025.

Parks, Recreation & Culture: Unwin Park is the closest active park with amenities including, sports fields, playgrounds, spray park, lacrosse boxes and games courts, and is 140 metres walking distance from the development. Natural area parkland will be conveyed through this application.

Surrey Fire Department: No concerns.

Transportation Considerations

- The applicant is required to provide dedication and construction of the west side of 134 Street to the City's collector road standard to support the subject proposal.

- Access is proposed from 134 Street to the east, including an access on both the north side and the south sides of the site.
- The Zoning Bylaw requires a total of 22 parking spaces on the site, including 20 residential spaces and 2 visitor parking spaces. The resident spaces are all accommodated within each unit's double, side-by-side garage. One visitor parking space is proposed on the north side, and one on the south side. A variance is required to allow the visitor parking within the rear yard setbacks.
- There are a number of bus routes on 72 Avenue, approximately 200 metres north of the subject site. These bus routes connect to the Newton Exchange and Scottsdale Exchange. The site is well serviced by public transit.

Natural Area Considerations

- The applicant is proposing to voluntarily convey 0.192 hectares to the City, for the protection of Hyland Creek.

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" designation in the RGS.

Official Community Plan

Land Use Designation

- The proposal complies with the "Multiple Residential" designation in the OCP.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	55 uph
Floor Area Ratio:	1.0 FAR	0.75 FAR
Lot Coverage:	45%	37%
Yards and Setbacks		
North (Side):	6.0 m	6.0 metres
East (Front):	4.5 m	4.5 m for Unit 1 3.3 m to entrance columns (DVP)
South (Side):	6.0 m	6.0 m
West (Rear):	6.0 m	5.5 m for electrical kiosk (DVP)
Height of Buildings		
Principal buildings:	13 m	10.2 m
Amenity Space		
Indoor Amenity:	(3 sq. metres/unit) 30 m ²	No indoor amenity is proposed. CIL required.
Outdoor Amenity:	(3 sq. metres/unit) 30 m ²	No indoor amenity is proposed. CIL required.
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 m	10 m (DVP)
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	20	20
Residential Visitor:	2	2
Total:	22	22
Bicycle Spaces		
Residential Secure Parking:	In unit garages	In unit garages
Residential Visitor:	6 per building	0 (DVP)

Variances

- The applicant is requesting the following variances:
 - to reduce the minimum front yard setback of the RM-30 Zone from 4.5 metres to 3.3 metres to the entry columns at Unit 1;
 - to reduce the minimum rear (west) yard setback from 6.0 metres to 5.5 metres to the electrical kiosk;
 - to reduce the minimum lot width of the RM-30 Zone from 30 metres to 13 metres;
 - to reduce the minimum lot area of the RM-30 Zone from 2,000 square metres to 1,800 square metres;
 - to allow visitor parking stalls to be located within the rear yard setback;

- to vary the requirement for visitor bicycle spaces from 6 visitor bicycle spaces per multiple unit residential building to 0.
- The site is restricted by the streamside setback, and the proposal includes a hooked lot. The hooked lot required the variances for the lot area and lot width, as the applicant is proposing voluntary conveyance of the riparian area.
- Parking within the setbacks is typically avoided, but in this case, the parking will not be visible from the street, and will not impact any adjacent residents, as it is adjacent to the riparian area.
- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback distance for a Class B (yellow-coded) stream from 15 metres to 10 metres as measured from top of bank.
- The proposed reduction meets the Riparian Areas Protection Regulation (RAPR) streamside protection and enhancement area (SPEA) which is 10 metres from high water mark (HWM), plus minor additional areas for protection of the root zones of several trees.
- The proposed reduction from 15 metres from top of bank to 10 metres from top of bank is for both the south bank and the north bank of the watercourse.
- Maximum safeguarding is proposed with voluntary conveyance. The proposed reduction is not for the entire length of the watercourse, but only for the sections within backyards. No structures are proposed within the 15 metres.
- Staff support the requested variances 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. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities that are permitted in the site's OCP designation.

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 (now \$1,068) per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 29, 2023, and the Development Proposal Signs were installed on October 3, 2023. Staff received one (1) response from a neighbouring resident, requesting that while trees are being removed along the shared property line, the applicant pay for cleaning of tree needles etc. from their roof and lawn.

(The applicant has agreed to work with the neighbouring strata on this).

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which bisects the property. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law; a variance is proposed in order to allow for a reasonably sized development site.
- The applicant is proposing a variance to the streamside setback requirement, from 15 metres to 10 metres. There is an overall net loss of habitat area of 88 square metres. The entire streamside area will be enhanced with new plantings at an estimated cost of \$140,500. The streamside boundaries exceed those required under the Riparian Areas Protection Regulation.

- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval in compliance with the OCP.
- An Ecosystem Development Plan (EDP) and Impact Mitigation Plan (IMP), prepared by Ian Whyte, P.Ag. of Envirowest Consultants Inc. and dated January 17, 2024 was peer reviewed by Kyla Milne, R.P. Bio of Pacific Land Resource Group Inc., and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- There is a timber retaining wall on the north bank of the creek that requires repairs. The QEP and the Geotechnical Engineer recommend that the wall be removed and replaced. This work requires a WSA Change Approval and a DFO Letter of Advice. These approvals are required prior to Final Adoption. The owner is required to undertake and pay for these works, and this will be secured through the P-15 Agreement.
- The applicant proposed a lock block retaining wall for the wall replacement. This solution was not supported and the applicant is required to determine an acceptable solution for the wall replacement prior to Final Adoption. The QEP and Geotechnical Engineer will further work on finding an acceptable solution for the wall replacement prior to Final Adoption of the associated Rezoning By-law. Both the EDP and IMP, and the updated Geotechnical Report, need to be peer reviewed prior to acceptance.

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 applicant is proposing 6 townhouse units on the south side of Hyland Creek, and 4 townhouse units on the north side. The units are all large, family-oriented units with 3 or more bedrooms.
- All proposed units have double-car, side-by-side garages.
- Building materials include hardie plank siding, vinyl windows and asphalt roof shingles. The colour scheme includes gray and white with red door accents.

Landscaping

- The landscaping plan shows a mix of trees and shrubs, and decorative paving at the site entrances.

Indoor Amenity

- Indoor amenity space is not proposed. Cash-in-lieu of indoor amenity space is required. This is consistent with the minimum indoor amenity space requirements in the Zoning Bylaw. No physical indoor amenity space is required for developments with 10 units or less.

Outdoor Amenity

- Outdoor amenity space is not proposed due to the modest number of units and considerable riparian area on-site. Cash-in-lieu of outdoor amenity space is required.

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. These generally include providing updated landscaping plans, and providing adequate buffering to the PMT.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	0	1
Cherry	1	1	0
Little Leaf Linden	1	1	0
Lombardy Poplar	1	1	0
Maple	1	0	1
Paperbark Birch	1	1	0
Coniferous Trees			
Douglas Fir	26	19	7
Shore Pine	1	1	0
Western Hemlock	1	0	1
Total (excluding Alder and Cottonwood Trees)	34	24	10

Additional Estimated Trees in the proposed Open Space/Riparian Area	31	2	29
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	16		
Total Retained and Replacement Trees Proposed	26		
Estimated Contribution to the Green City Program	\$15,600		

- The Arborist Assessment states that there are a total of 34 mature trees on the site, excluding Alder and Cottonwood trees. 7 existing trees, approximately 17% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 10 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 31 protected trees that are located within the proposed open space/riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 55 replacement trees on the site. Since the proposed 16 replacement trees can be accommodated on the site, the proposed deficit of 39 replacement trees will require an estimated cash-in-lieu payment of \$15,600, representing \$400 per tree (grandfathered Bylaw rate), 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 vine maple, paperbark maple, weeping nootka cypress, eddies white wonder dogwood, and slender silhouette sweetgum.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site with an estimated contribution of \$15,600 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Development Variance Permit No. 7916-0654-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HK/ar

SUBDIVISION PLAN OF LOT 5 SECTION 17 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 12306

PLAN _____

PURSUANT TO SECTION 67 LAND TITLE ACT

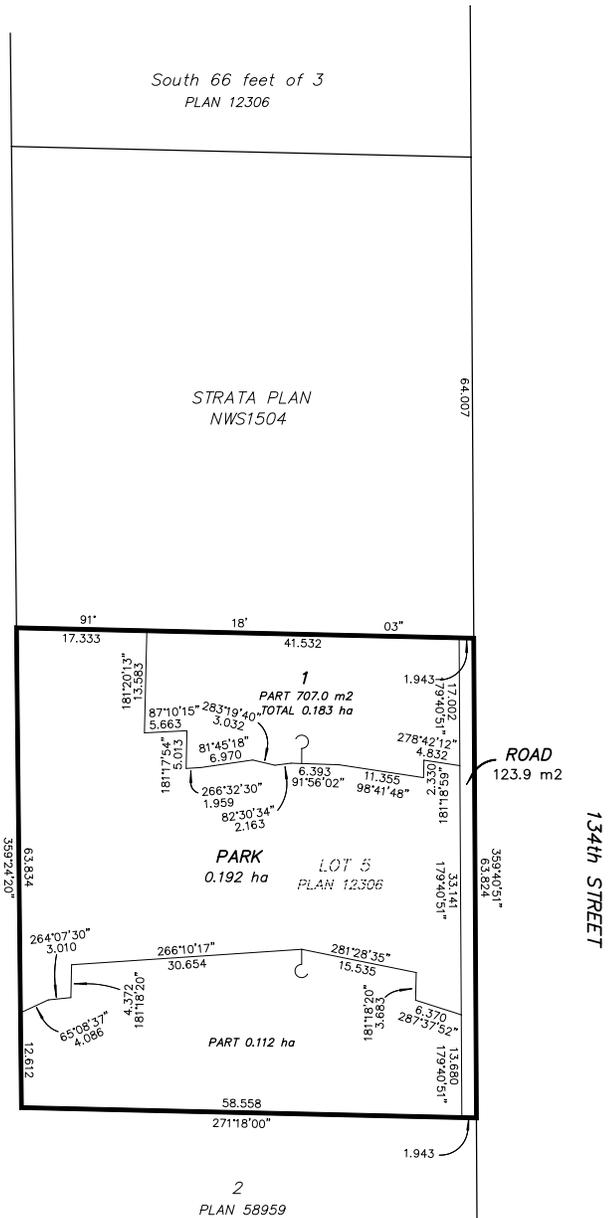
BCGS MAP SHEET 92G.016

5M 0 10 20M

"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 560mm in height
by 432mm in width (C size) when plotted at a scale of 1:500

PRELIMINARY



THIS PLAN LIES WITHIN THE
CITY OF SURREY

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE JURISDICTION OF
THE APPROVING OFFICER FOR THE CITY OF SURREY

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604-599-1886
FILE: 211395SD

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE ___th DAY OF JULY, 2024
GENE PAUL NIKULA BCLS (803)



① 3D PERSPECTIVE

PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

7091 - 134th STREET, SURREY, BC

NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ISSUED FOR DP-REZONING PERMIT
09.15.23		RE-ISSUED FOR DP-REZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR DP-REZONING PERMIT

REVISIONS:

PROJECT NAME:

PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:

7091 - 134th STREET, SURREY, BC

SEAL:



Wayne Venables, Architect ABC

DRAWING TITLE:
COVERSHEET

DRAWN	DATE
WV	MAY 10, 2023
SCALE	SHEET NO.
AS SHOWN	
PROJECT NO.	SHEET NO.
22007	A001

DRAWING INDEX

- A001 COVERSHEET, CONSULTANT LIST & DWG INDEX
- A002 SITE PLAN & ZONING BYLAW ANALYSIS
- COLOURED SITE PLAN
- CONTEXT PLAN
- STREETSCAPE
- A101 BLDG 01 LOWER & MAIN FLOOR PLAN
- A102 BLDG 01 UPPER FLOOR PLAN & ROOF PLAN
- A103 BLDG 01 ELEVATIONS
- A104 BLDG 01 3D PERSPECTIVES
- A105 BLDG 02 LOWER & MAIN FLOOR PLAN
- A106 BLDG 02 UPPER FLOOR PLAN & ROOF PLAN
- A107 BLDG 02 ELEVATIONS
- A108 BLDG 02 ELEVATIONS
- A109 BLDG 02 3D PERSPECTIVES
- A110 UNIT PLANS A1 & A2
- A111 UNIT PLANS B1 & B2

CONSULTANT LIST

ARCHITECT

VEN ARCHITECTURE INC.
115 - 33341 MARSHALL ROAD,
ABBOTSFORD, BC V2S 8P5
PH: 604-566-4582

CONTACT: WAYNE VENABLES

CIVIL

HUB ENGINEERING INC.
SUITE 212, 12992 - 76 AVENUE
SURREY, BC V3W 2V6
PH: 604-572-4328

CONTACT: JAKUB CZOCH

LANDSCAPE

PMG LANDSCAPE ARCHITECTS LTD.
SUITE C100 - 4185 STILL CREEK DRIVE,
BURNABY, BC V5C 6G9
PH: 604-294-0011

CONTACT: CAELAN GRIFFITHS

ARBORIST

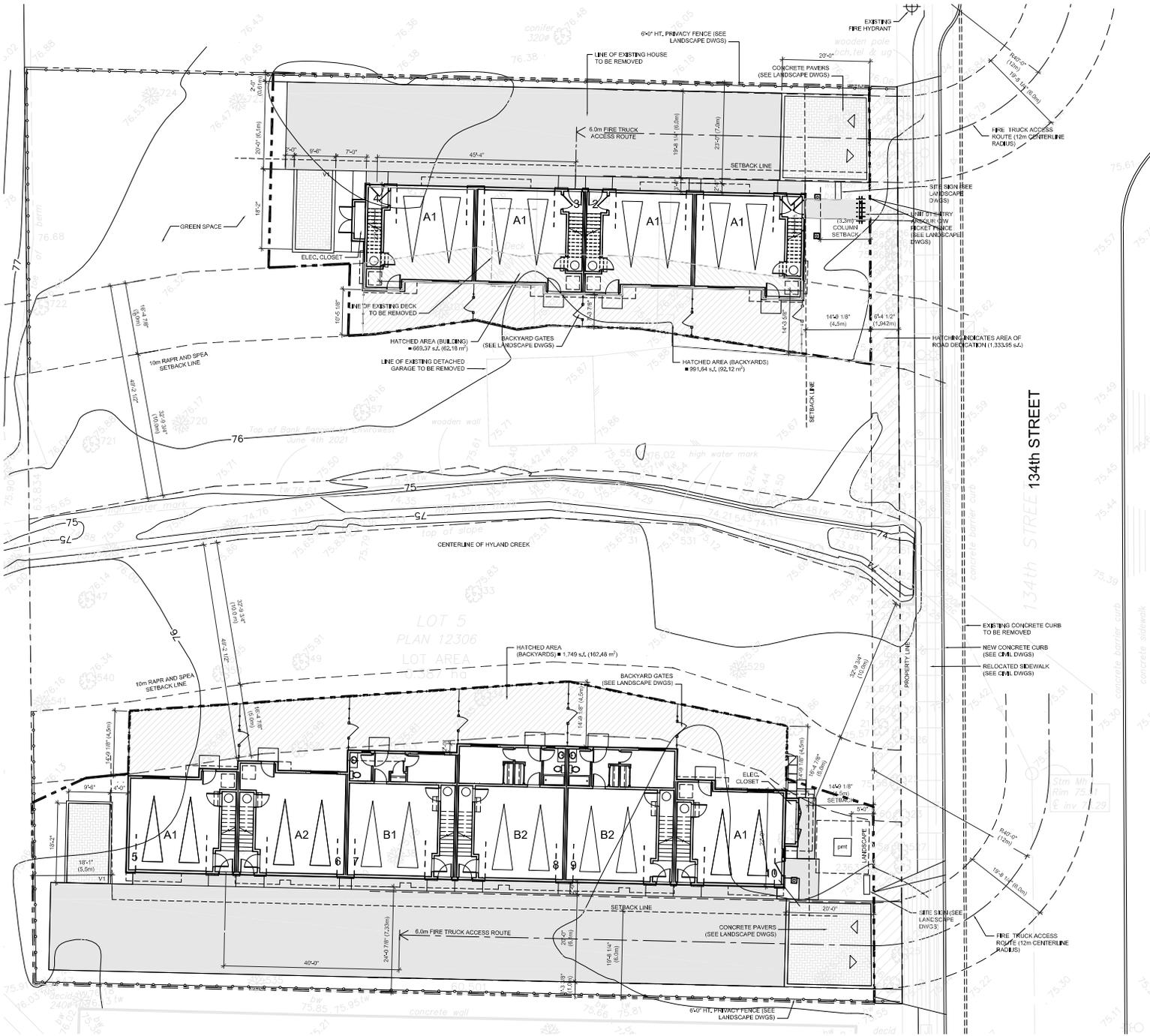
MIKE FADUM AND ASSOCIATES LTD.
#105, 8277 - 129 STREET,
SURREY, BC V3W 0A6
PH: 778-593-0300

CONTACT: TIM VANDENBERG

ENVIRONMENTAL

ENVIROWEST CONSULTANTS INC.
2000 HARTLEY AVENUE,
COQUITLAM, BC V3K 6W5
PH: 604-944-0502

CONTACT: IAN WHYTE



ZONING BYLAW ANALYSIS

CNIC ADDRESS:
7091 - 134th STREET, SURREY, BC

LEGAL ADDRESS:
LOT 5, SECTION 17, TOWNSHIP 2, NWD PLAN 12306

OCC: MULTIPLE RESIDENTIAL

ZONE: RF

CURRENT: BASED ON RM-30

PROPOSED:

LOT AREA: GROSS = 41,645.64 s.f. (3,889 m²) 0.955 AC. (0.38 ha)

ROAD DEDICATION = 1,333.95 s.f.

NET AREA = 40,311.69 s.f. (3,745.08 m²)

DENSITY: 75 du / ha

PROPOSED: 10 du / 0.38 ha (GROSS SITE AREA) = 26.31 du / ha

10 du / 0.174 ha (NET SITE AREA) = 57.47 du / ha

*EXCLUDES 15m STREAM SETBACK AREA

LOT COVERAGE:

PERMITTED: 45%

PROPOSED: 17.02% (GROSS SITE AREA)

37.18% (NET SITE AREA)

SETBACKS:

PERMITTED: 4.5 m (FRONT), 6.0 m (REAR) & 6.0 m (SIDE)

PROPOSED: 4.5m FRONT (UNIT 1)

3.3m FRONT (UNIT 1 ENTRY COLUMNS) - VARIANCE REQD

5.5 m REAR (UNIT 5 FOR ELECTRICAL CLOSET) - VARIANCE REQD

6.0 m SIDE (UNITS 1-4)

7.3 m SIDE (UNITS 5-10)

BUILDING HEIGHT:

PERMITTED: 13 m

PROPOSED: 10.24 m

UNIT BREAKDOWN & FINISHED AREAS (s.f.)						
TYPE	LOWER	MAIN	UPPER	UNIT TOTALS	NO.	SITE TOTALS
A1	91	611	599	1,301	6	7,806
A2	90	672	626	1,388	1	1,388
B1	285	742	746	1,773	1	1,773
B2	335	797	765	1,897	2	3,794
TOTALS					10	14,761

UNFINISHED GARAGE AREAS = 480 s.f.

PARKING:

REQUIRED:

- 10 du x 2.0 SPACES = 20 SPACES

RESIDENT:

- 10 du x 0.2 SPACES = 2.0 (2) SPACES

VISITOR:

- 22 SPACES

TOTAL:

PROPOSED:

- 20 SPACES
- 2 SPACES
- 22 SPACES

AMENITY:

REQUIRED:

- 10 du x 3.0 m² = 30 m²
- 10 du x 3.0 m² = 30 m²

OUTDOOR:

- 10 du x 3.0 m² = 30 m²

INDOOR:

- CASH-IN-LEU
- CASH-IN-LEU

UNITS: 10 du (BEDROOM COUNT VARIES)

ENVIRONMENTAL:

ENCROACHMENT INTO 10m RAPR & SPEA SETBACK

UNITS 1-4 = NONE

UNITS 5-10 = NONE

*ENCROACHMENT (MAX. 5m) INTO CITY OF SURREY ZONING BYLAW 15m SETBACK (SEE HATCHED AREA)

UNITS 1-4 = 11,861 s.f. (1,042.30 m²)

UNITS 5-10 = 1,749 s.f. (162.48 m²)

*THE MAJORITY OF THE PROPOSED BYLAW ENCROACHMENT IS FOR THE LANDSCAPED BACKYARDS OF THE TOWNHOUSES.

** ONLY (62.18 m²) 19.62% OF THE ENCROACHMENTS IS THE BUILDING FOOTPRINT.



115 - 3341 MARSHALL ROAD, ABBOTSFORD, BC V2S 1K6
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NO.	DATE (m/d/y)	DESCRIPTION
11,21,23		RE-ISSUED FOR DPREZONING PERMIT
08,15,23		RE-ISSUED FOR DPREZONING PERMIT
08,30,23		ROAD DEDICATION ADDED
08,07,23		UNIT 10 ADDED FOR CITY DISCUSSION
05,10,23		ISSUES FOR DPREZONING PERMIT

NO. DATE (m/d/y) DESCRIPTION

REVISIONS:

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7091 - 134th STREET, SURREY, BC



DRAWING TITLE:
SITE PLAN & ZONING ANALYSIS

OWNER:	DATE:
VV	MAY 10, 2023
SCALE:	CHECKED:
AS SHOWN	
PROJECT NO.:	SHEET NO.:
22007	A002

SITE PLAN
1" = 10'-0"





ZONING BYLAW ANALYSIS

Civic Address: 7091 - 134th Street, Surrey, BC
Legal Address: LOT 5, SECTION 17, TOWNSHIP 2, NWD PLAN 12306

Occupancy: MULTIPLE RESIDENTIAL

Zone: R-F
Current: BASED ON RM-30

Lot Area: GROSS = 41 845.64 s.f. (3,899 m²) 0.955 Ac. (0.38 ha)
 ROAD DEDICATION = 1,333.95 s.f.
 NET AREA = 40,511.69 s.f. (3,745.08 m²)

Density: PERMITTED: 75 du / ha
 PROPOSED: 10 du / 0.38 ha (GROSS SITE AREA) = 26.31 du / ha
 10 du / 0.174 ha (NET SITE AREA) = 57.47 du / ha
 *EXCLUDES 15m STREAM SETBACK AREA

Lot Coverage: PERMITTED: = 45%
 PROPOSED: = 17.02% (GROSS SITE AREA)
 = 37.18% (NET SITE AREA)

Setbacks: PERMITTED: = 4.5 m (FRONT), 6.0 m (REAR) & 6.0 m (SIDE)
 PROPOSED: = 4.5m FRONT (UNIT 1)
 3.3m FRONT (UNIT 1 ENTRY COLUMNS) - VARIANCE REQ'D
 5.5m REAR (UNIT 5 FOR ELECTRICAL CLOSET) - VARIANCE REQ'D
 6.0m SIDE (UNITS 1-4)
 7.3m SIDE (UNITS 5-10)

Building Height: PERMITTED: 13 m
 PROPOSED: 10.24 m

UNIT BREAKDOWN & FINISHED AREAS (s.f.)						
TYPE	LOWER	MAIN	UPPER	UNIT TOTALS	NO.	SITE TOTALS
A1	91	611	539	1,301	6	7,806
A2	90	672	626	1,388	1	1,388
B1	265	742	746	1,753	1	1,773
E2	355	797	755	1,897	2	3,794
TOTALS					10	14,761

UNFINISHED GARAGE AREAS = 480 s.f.

Parking: REQUIRED RESIDENT = 10 du x 2.0 SPACES = 20 SPACES
 VISITOR = 10 du x 0.2 SPACES = 2 (2) SPACES
 TOTAL = 22 SPACES

Proposed: RESIDENT = 20 SPACES
 VISITOR = 2 SPACES
 TOTAL = 22 SPACES

Amenity: REQUIRED OUTDOOR = 10 du x 3.0 m² = 30 m²
 INDOOR = 10 du x 3.0 m² = 30 m²

Proposed: OUTDOOR = CASH-IN-LIEU
 INDOOR = CASH-IN-LIEU

Units: 10 du (BEDROOM COUNT VARIES)

Environmental: ENCROACHMENT INTO 15m RAPR & SPEA SETBACK UNITS - 4 = NONE
 UNITS 5 - 10 = NONE
 *ENCROACHMENT (MAX. 5m) INTO CITY OF SURREY ZONING BYLAW 15m SETBACK (SEE HATCHED AREA)
 UNITS - 4 = 11,861 s.f. (1,043.30 m²)
 UNITS 5 - 10 = 1,749 s.f. (162.48 m²)

*THE MAJORITY OF THE PROPOSED BY-LAW ENCROACHMENT IS FOR THE LANDSCAPED BACKYARDS OF THE TOWNHOUSES.
 ** ONLY (62.18 m²) 19.62% OF THE ENCROACHMENTS IS THE BUILDING FOOTPRINT.

Site Plan
 1" = 10'-0"



115 - 33141 MARSHALL ROAD,
 ABBOTSFORD, BC V2S 1K4
 T. 604-596-4362 WWW.VENARCH.CA

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NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ISSUED FOR DPREZONING PERMIT
09.15.23		RE-ISSUED FOR DPREZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR DPREZONING PERMIT

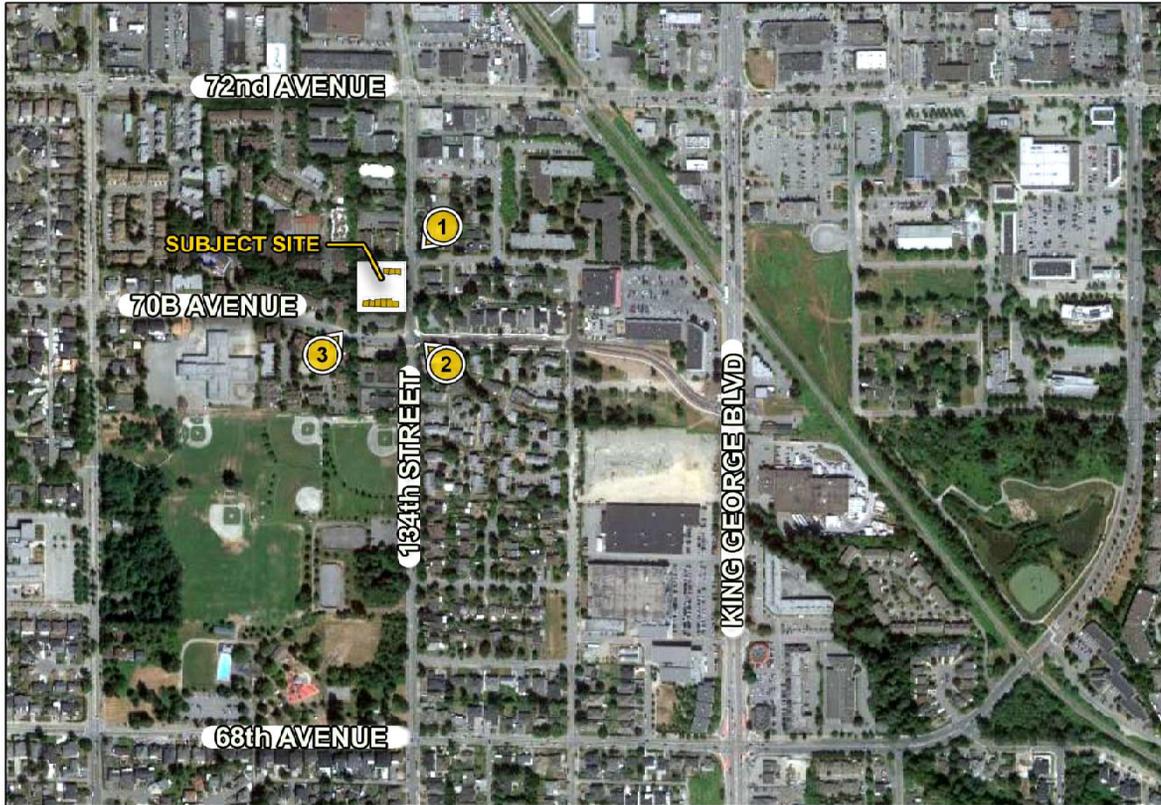
PROJECT NAME: PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS: 7091 - 134th STREET, SURREY, BC



DRAWING TITLE: SITE PLAN & ZONING ANALYSIS

DRAWN BY	DATE
WV	MAY '10, 2003
AS SHOWN	CHECKED:
PROJECT NO.	SHEET NO.
22007	A002



CONTEXT PLAN

10 UNIT TOWNHOME DEVELOPMENT

7091 - 134th STREET, SURREY, BC



VEN
Architecture Inc.

115 - 33341 MARSHALL ROAD, ABBOTSFORD, BC
Tel. 604-556-4582
Email: info@venarch.ca



STREETSCAPE (EAST - 134th STREET)

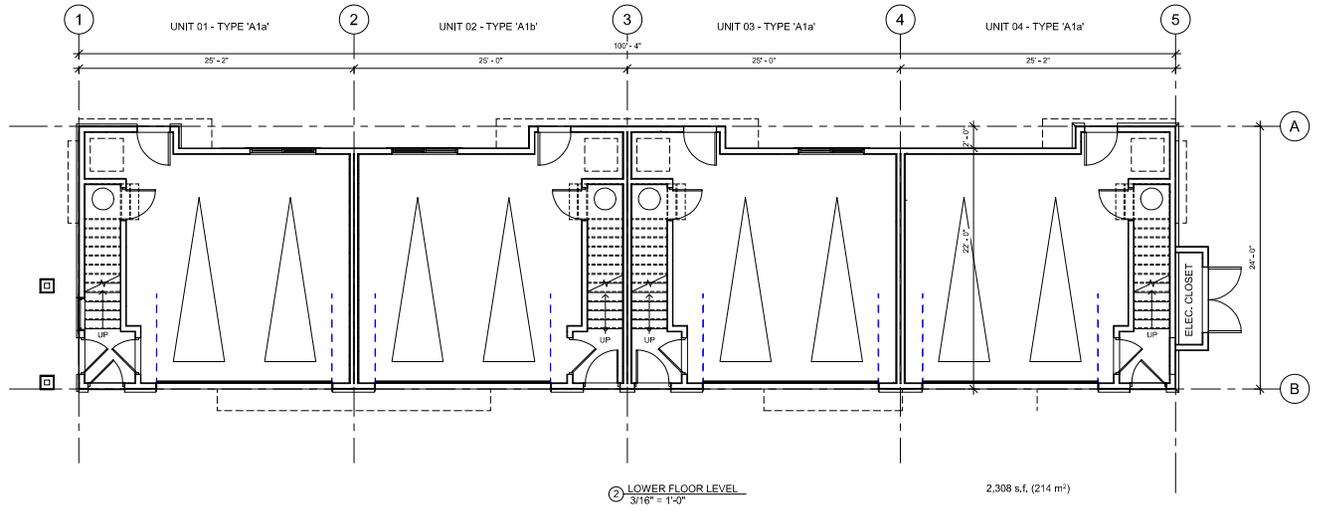
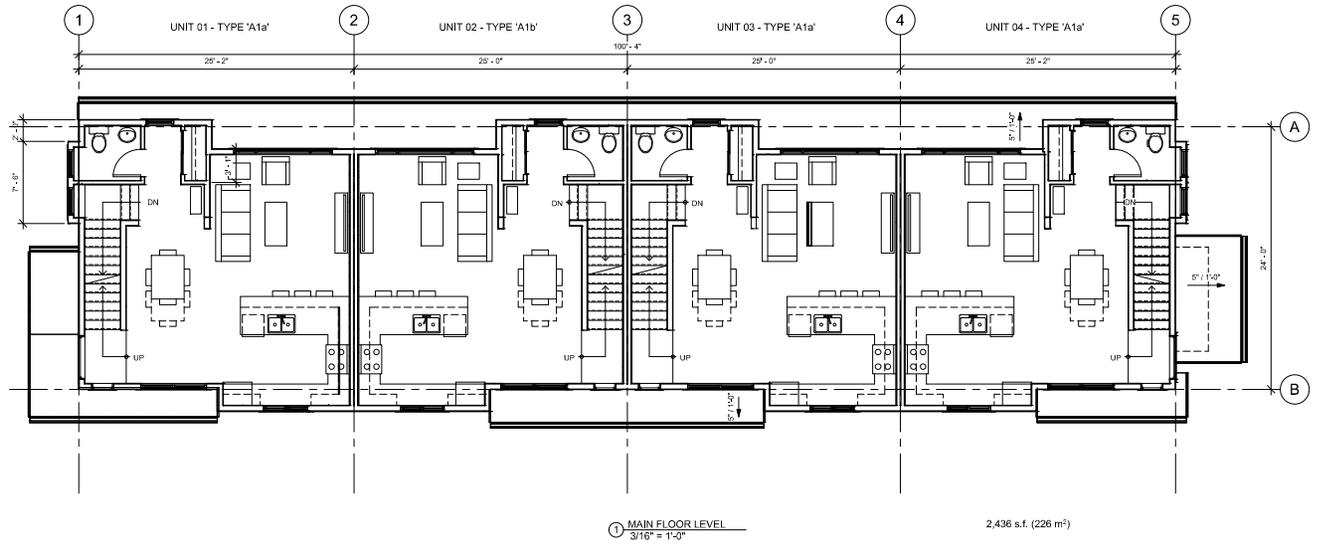
10 UNIT TOWNHOME DEVELOPMENT

7091 - 134th STREET, SURREY, BC



VEN
Architecture Inc.

115 - 33341 MARSHALL ROAD, ABBOTSFORD, BC
Tel. 604-556-4582
Email: info@venarch.ca



NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ISSUED FOR D/PREZONING PERMIT
08.15.23		RE-ISSUED FOR D/PREZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
06.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR D/PREZONING PERMIT

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

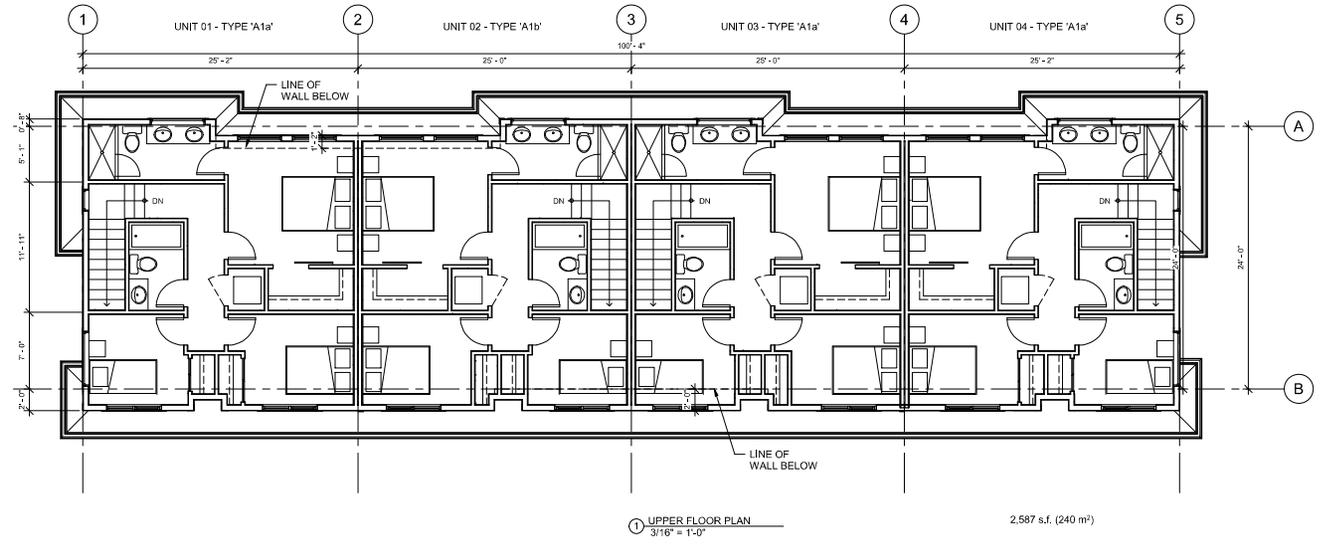
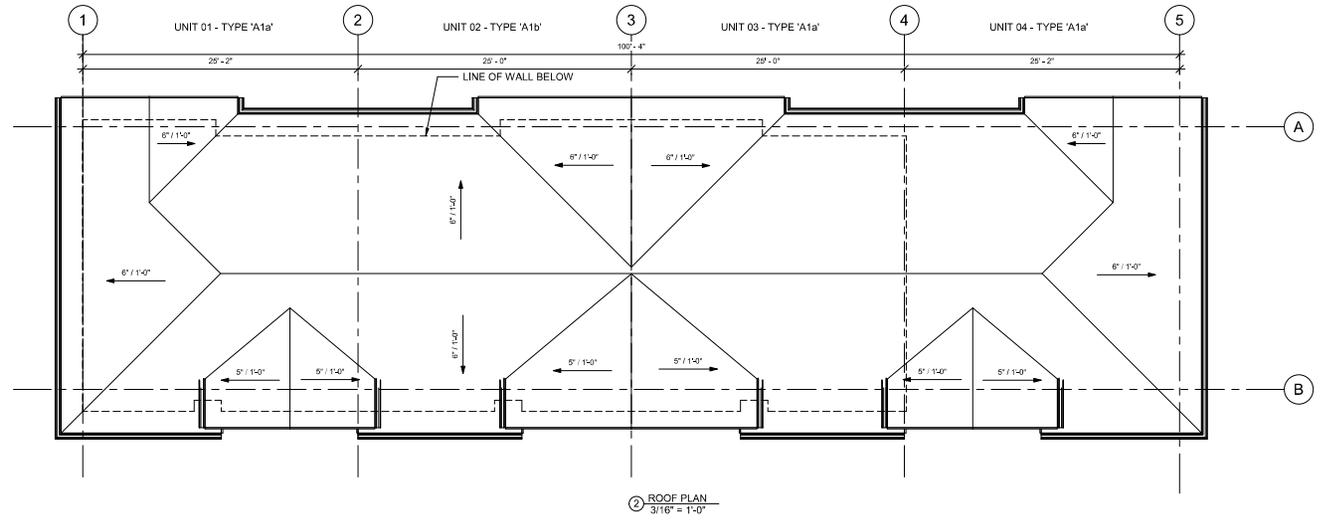
PROJECT ADDRESS:
7591 - 134th STREET,
SURREY, BC



DRAWING TITLE:
LOWER & MAIN FLOOR PLAN

DRAWN: WV	DATE: MAY 10, 2023
SCALE: AS SHOWN	CHECKED:
PROJECT NO. 22007	SHEET NO. A101

BUILDING 01



NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ISSUED FOR DP/REZONING PERMIT
08.15.23		RE-ISSUED FOR DP/REZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
06.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR DP/REZONING PERMIT

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7091 - 134th STREET,
SURREY, BC



DRAWING TITLE:
UPPER FLOOR PLAN & ROOF PLAN

DRAWN: WV	DATE: MAY 10, 2023
SCALE: AS SHOWN	CHECKED:
PROJECT NO. 22007	SHEET NO. A102

BUILDING 01



① WEST ELEVATION
3/16" = 1'-0"

① SOUTH ELEVATION
3/16" = 1'-0"

MATERIALS & FINISH LEGEND		
DESCRIPTION	COLOUR	
1. HORIZONTAL SIDING	ARCTIC WHITE	(HARDIE PLANK)
2. HORIZONTAL SIDING	PEARL GRAY	(HARDIE PLANK)
3. HORIZONTAL SIDING	NIGHT GRAY	(HARDIE PLANK)
4. VINYL WINDOWS	WHITE	
5. TRIMS & FASCIA BOARDS	WHITE	
6. ASPHALT ROOF SHINGLES	BLACK	
7. PAINTED ALUMINUM GUTTER	WHITE	
8. ENTRY DOOR	RASPBERRY TRUFFLE	(*BM 2080-10)
9. WOOD FRAME ENTRY	NATURAL WOOD	
10. STONE VENEER C/W CAPSTONE	ALPINE LEDGESTONE (**CS - DARK RIDGE)	TO MATCH NATURAL WOOD
11. VENTED SOFFIT	NATURAL WOOD	TO MATCH NATURAL WOOD
12. GARAGE DOOR	DARK GRAY	(TO MATCH NIGHT GRAY)

* BENJAMIN MOORE

** CULTURED STONE



② EAST ELEVATION
3/16" = 1'-0"

② NORTH ELEVATION
3/16" = 1'-0"

NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ISSUED FOR D/PREZONING PERMIT
08.15.23		RE-ISSUED FOR D/PREZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
08.10.23		ISSUED FOR D/PREZONING PERMIT

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7591 - 134th STREET,
SURREY, BC



DRAWING TITLE:
ELEVATIONS

OWNER	DATE
WV	MAY 10, 2023
SCALE:	CHECKED:
AS SHOWN	
PROJECT NO.	SHEET NO.
22007	A103

BUILDING 01



① NORTHEAST PERSPECTIVE



② SOUTHEAST PERSPECTIVE

NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ISSUED FOR D/PREZONING PERMIT
08.15.23		RE-ISSUED FOR D/PREZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
08.10.23		ISSUED FOR D/PREZONING PERMIT

REVISIONS:

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7591 - 134th STREET,
SURREY, BC

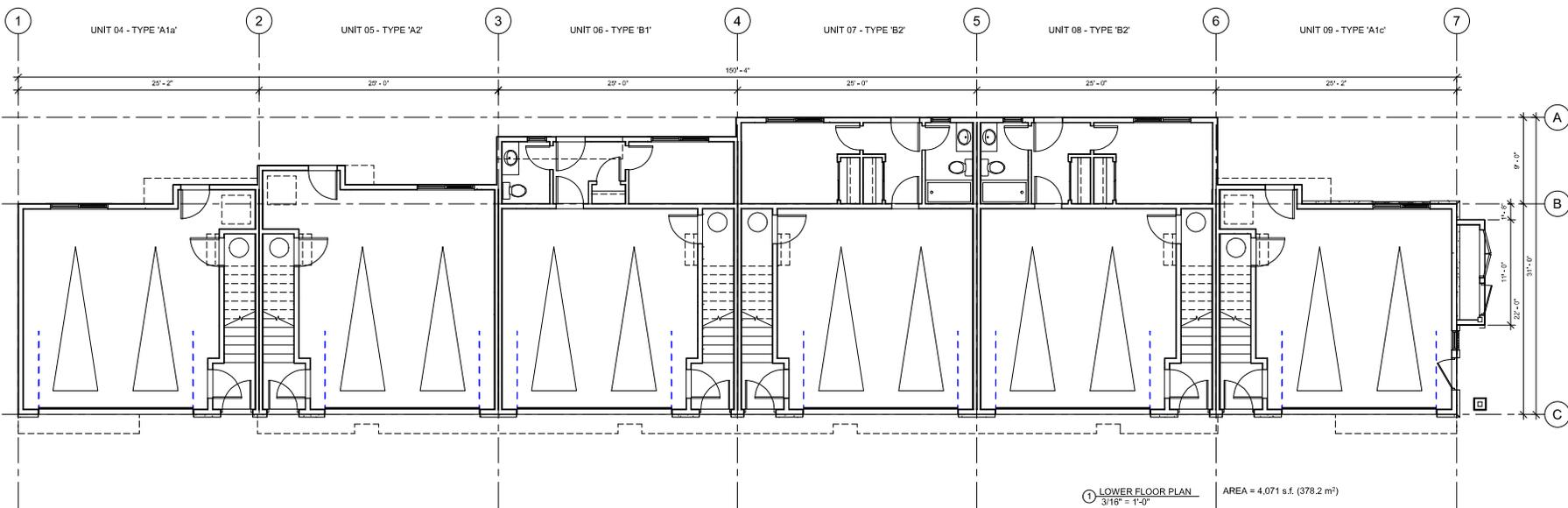
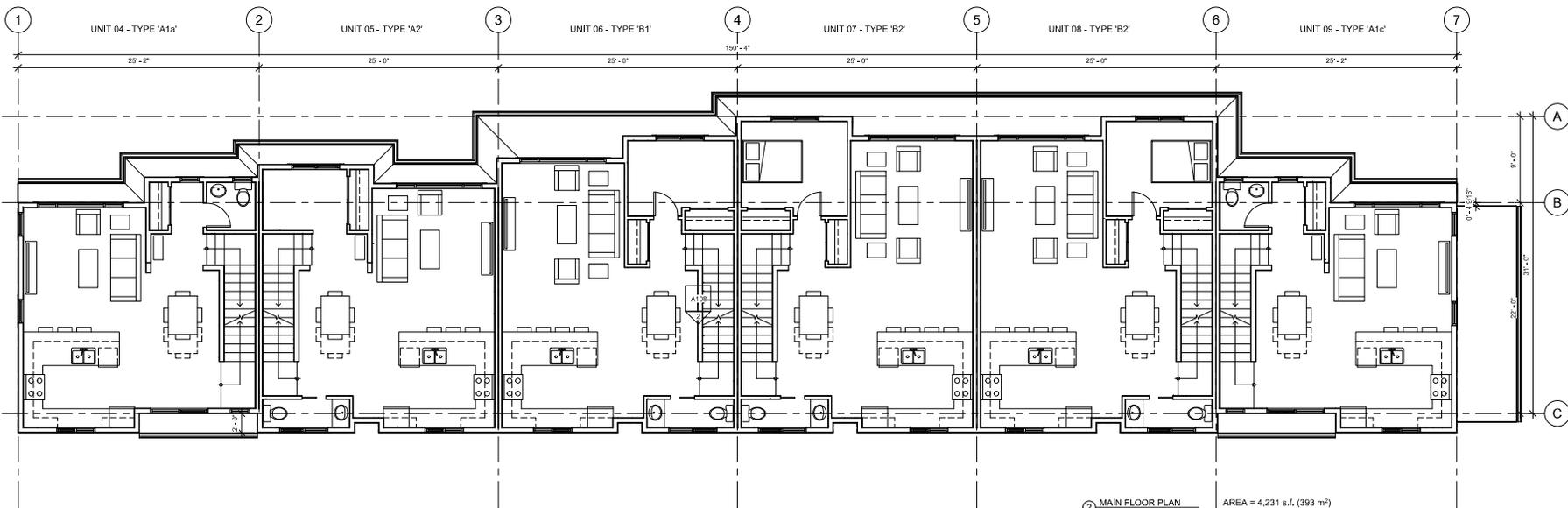
SEAL:

Wayne Venables, Architect ABC

DRAWING TITLE:
3D PERSPECTIVES

DRAWN: WV	DATE: MAY 10, 2023
SCALE: AS SHOWN	CHECKED:
PROJECT NO. 22007	SHEET NO. A104

BUILDING 01



NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ASSUED FOR DPREZONING PERMIT
09.15.23		RE-ASSUED FOR DPREZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR DPREZONING PERMIT

REVISIONS:

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

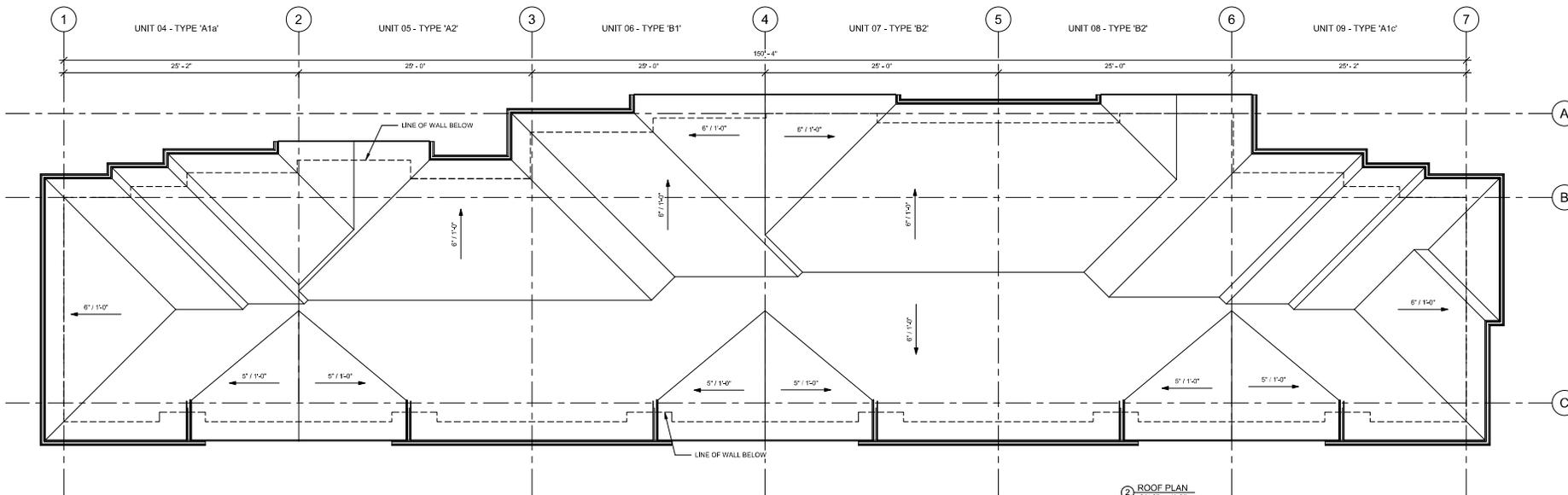
PROJECT ADDRESS:
7091 - 134th STREET,
SURREY, BC



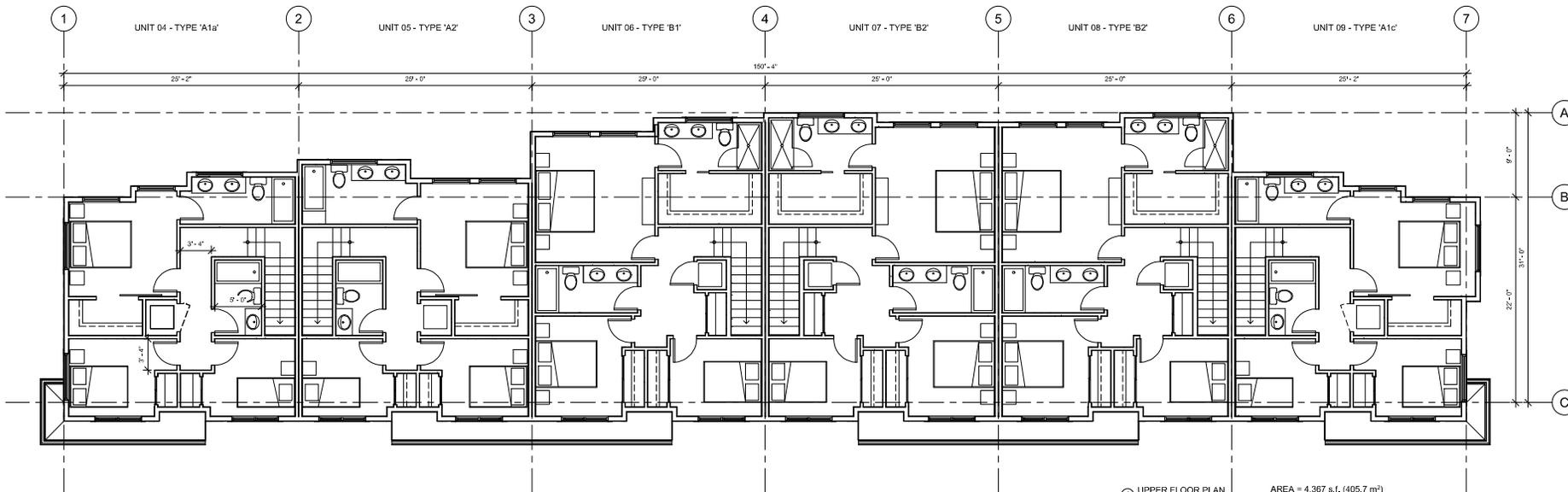
DRAWING TITLE:
LOWER AND MAIN FLOOR PLAN

DRAWN	DATE
WV	MAY 10, 2023
SCALE:	CHECKED:
AS SHOWN	
PROJECT NO.	SHEET NO.
22007	A105

BUILDING 02



2 ROOF PLAN
3/16" = 1'-0"

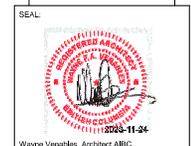


1 UPPER FLOOR PLAN
3/16" = 1'-0" AREA = 4,367 s.f. (405.7 m²)

NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ASSUED FOR DPREZONING PERMIT
08.15.23		RE-ASSUED FOR DPREZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR DPREZONING PERMIT

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7091 - 134th STREET,
SURREY, BC



DRAWING TITLE:
UPPER FLOOR PLAN & ROOF PLAN

DRAWN: WV	DATE: MAY 10, 2023
SCALE: AS SHOWN	CHECKED:
PROJECT NO. 22007	SHEET NO. A106

BUILDING 02



① SOUTH ELEVATION
3/16" = 1'-0"

MATERIALS & FINISH LEGEND	
DESCRIPTION	COLOUR
1. HORIZONTAL SIDING	ARCTIC WHITE (HARDIE PLANK)
2. HORIZONTAL SIDING	PEARL GRAY (HARDIE PLANK)
3. HORIZONTAL SIDING	NIGHT GRAY (HARDIE PLANK)
4. VINYL WINDOWS	WHITE
5. TRIMS & FASCIA BOARDS	WHITE
6. ASPHALT ROOF SHINGLES	BLACK
7. PAINTED ALUMINUM GUTTER	WHITE
8. ENTRY DOOR	RASPBERRY TRUFFLE (**BM 2080-10)
9. WOOD FRAME ENTRY	NATURAL WOOD
10. STONE VENEER C/W CAPSTONE	ALPINE LEDGESTONE (**CS - DARK RIDGE)
11. VENTED SOFFIT	TO MATCH NATURAL WOOD
12. GARAGE DOOR	DARK GRAY (TO MATCH NIGHT GRAY)

* BENJAMIN MOORE

** CULTURED STONE



② EAST ELEVATION
3/16" = 1'-0"

NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ASSUED FOR DRP/REZONING PERMIT
09.15.23		RE-ASSUED FOR DRP/REZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR DRP/REZONING PERMIT

REVISIONS:

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7091 - 134th STREET,
SURREY, BC



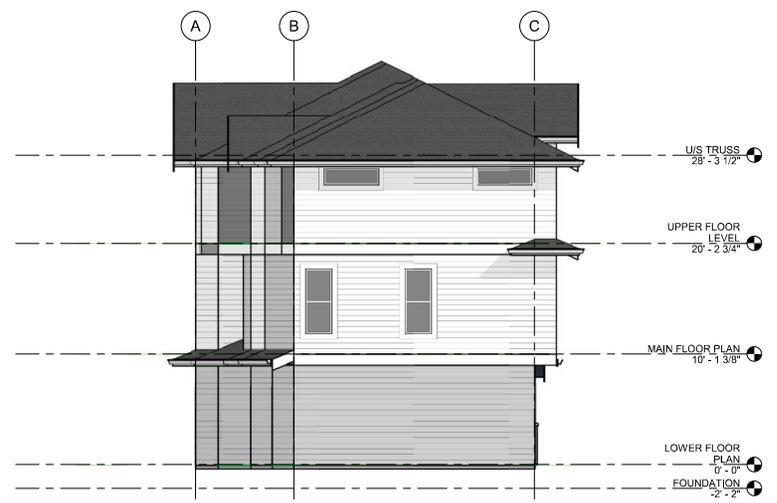
DRAWING TITLE:
ELEVATIONS

DRAWN	DATE
WV	MAY 10, 2023
SCALE	CHECKED
AS SHOWN	
PROJECT NO.	SHEET NO.
22007	A107

BUILDING 02



② NORTH ELEVATION
3/16" = 1'-0"



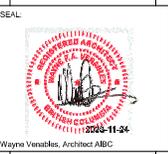
① WEST ELEVATION
3/16" = 1'-0"

NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ISSUED FOR DPREZONING PERMIT
09.15.23		RE-ISSUED FOR DPREZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR DPREZONING PERMIT

REVISIONS:

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7091 - 134th STREET,
SURREY, BC



DRAWING TITLE:
ELEVATIONS

DRAWN	DATE
WV	MAY 10, 2023
SCALE	CHECKED
AS SHOWN	
PROJECT NO.	SHEET NO.
22007	A108

BUILDING 02



① SOUTHEAST PERSPECTIVE



② NORTHWEST PERSPECTIVE

NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ISSUED FOR D/PREZONING PERMIT
09.15.23		RE-ISSUED FOR D/PREZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR D/PREZONING PERMIT

REVISIONS:

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

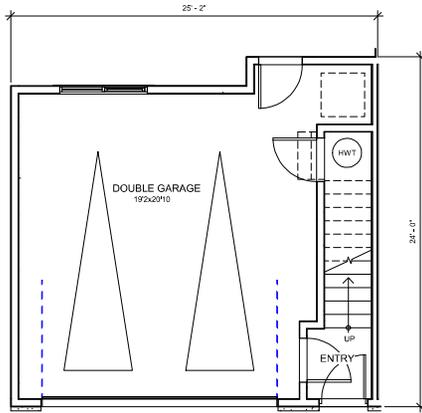
PROJECT ADDRESS:
7091 - 134th STREET,
SURREY, BC



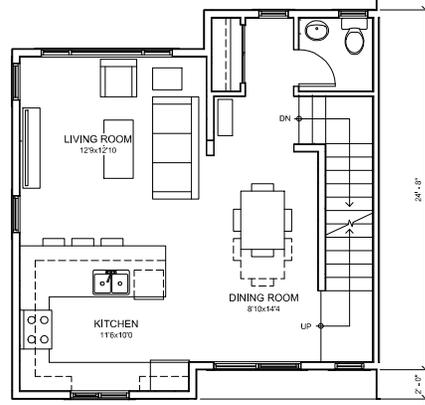
DRAWING TITLE:
3D PERSPECTIVES

DRAWN: WV	DATE: MAY 10, 2023
SCALE: AS SHOWN	CHECKED:
PROJECT NO. 22007	SHEET NO. A109

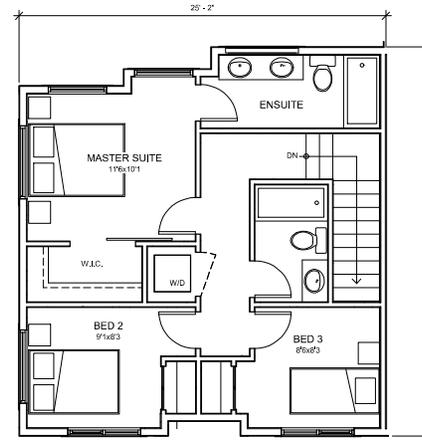
BUILDING 02



② LOWER FLOOR PLAN - UNIT A1a
1/4" = 1'-0"



① MAIN FLOOR PLAN - UNIT A1a
1/4" = 1'-0"



③ UPPER FLOOR PLAN - UNIT A1a
1/4" = 1'-0"

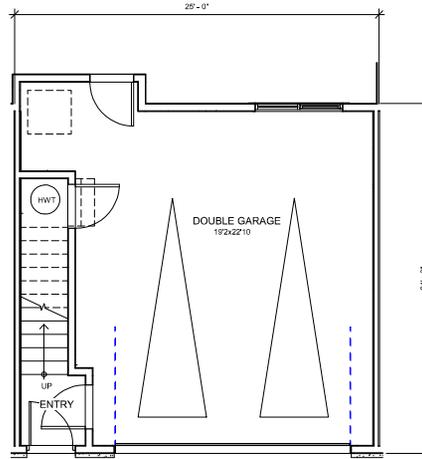
UNIT A1a: 3 BED

UNIT BREAKDOWN - AREA (s.f.)

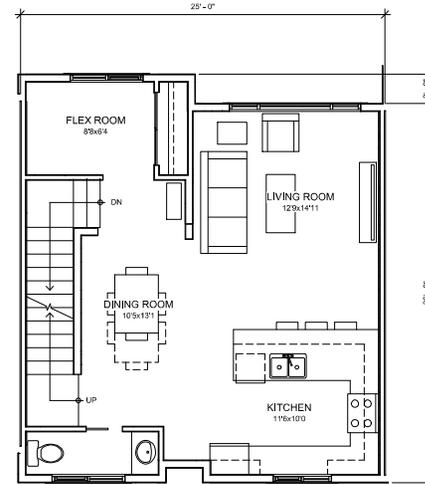
UNIT A1:	1,301 x 6du = 7,806 s.f.
UNIT A2:	1,388 x 1du = 1,388 s.f.
UNIT G1:	1,773 x 1du = 1,773 s.f.
UNIT B2:	1,897 x 2du = 3,794 s.f.
TOTAL	= 14,761 s.f.

UNIT A1a: AREA (s.f.)	FINISHED	UNFINISHED
LOWER FLOOR	91	480
MAIN FLOOR	611	
UPPER FLOOR	589	
TOTAL	1,301 s.f.	480 s.f.

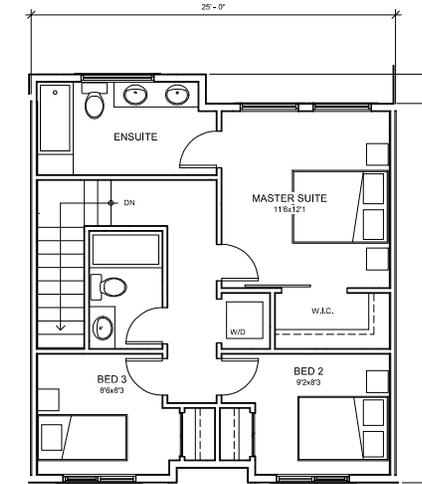
UNIT A2: AREA (s.f.)	FINISHED	UNFINISHED
LOWER FLOOR	90	480
MAIN FLOOR	672	
UPPER FLOOR	626	
TOTAL	1,388 s.f.	480 s.f.



④ LOWER FLOOR PLAN - UNIT A2
1/4" = 1'-0"



⑤ MAIN FLOOR PLAN - UNIT A2
1/4" = 1'-0"



⑥ UPPER FLOOR PLAN - UNIT A2
1/4" = 1'-0"

UNIT A2: 3 BED + FLEX

- 11.21.23 RE-ISSUED FOR DRP/REZONING PERMIT
- 08.15.23 RE-ISSUED FOR DRP/REZONING PERMIT
- 08.30.23 ROAD DEDICATION ADDED
- 08.07.23 UNIT 10 ADDED FOR CITY DISCUSSION
- 05.10.23 ISSUED FOR DRP/REZONING PERMIT

NO.	DATE (m/d/y)	DESCRIPTION
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REVISIONS:

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7061 - 134th STREET,
SURREY, BC

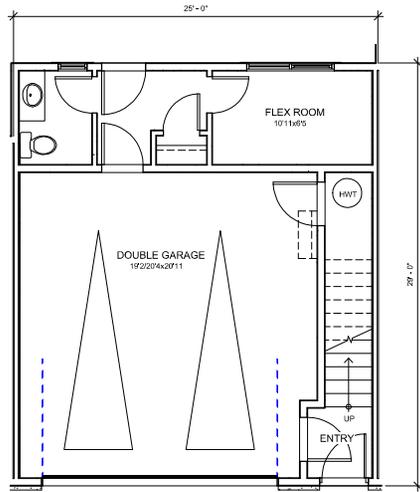


Wayne Vanables, Architect ABC

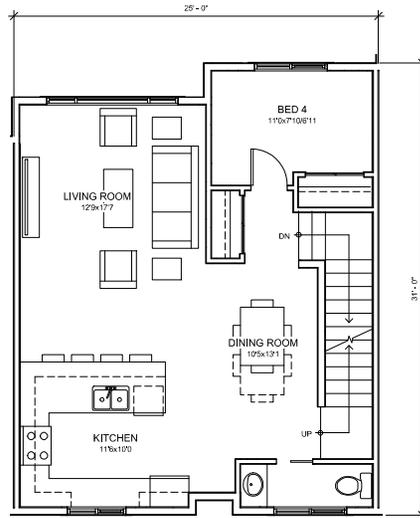
DRAWING TITLE:
UNIT PLAN A1a & A2

DRAWN: WV	DATE: MAY 10, 2023
SCALE: AS SHOWN	CHECKED:
PROJECT NO. 22007	SHEET NO. A110

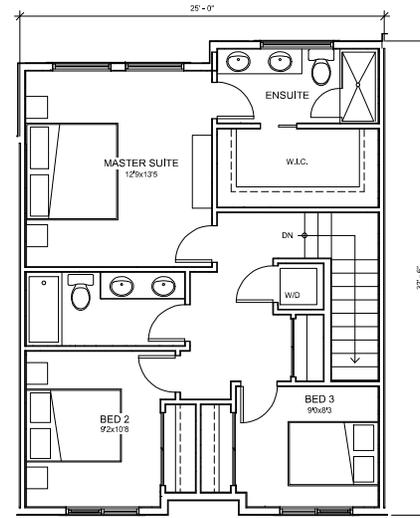
UNIT A1a & A2



1 LOWER FLOOR PLAN - UNIT B1
1/4" = 1'-0"



3 MAIN FLOOR PLAN - UNIT B1
1/4" = 1'-0"



5 UPPER FLOOR PLAN - UNIT B1
1/4" = 1'-0"

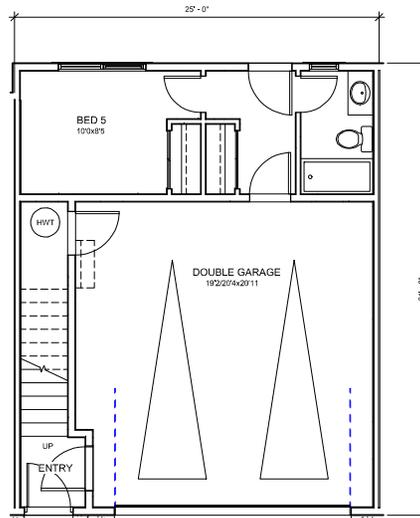
UNIT B1: 4 BED + FLEX

UNIT BREAKDOWN - AREA (s.f.)

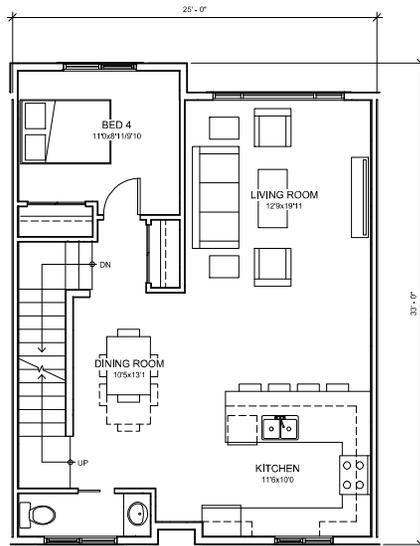
UNIT A1:	1,301 x 6du = 7,806 s.f.
UNIT A2:	1,388 x 1du = 1,388 s.f.
UNIT B1:	1,773 x 1du = 1,773 s.f.
UNIT B2:	1,897 x 2du = 3,794 s.f.
TOTAL	= 14,761 s.f.

UNIT B1: AREA (s.f.)	FINISHED	UNFINISHED
LOWER FLOOR	285	480
MAIN FLOOR	742	
UPPER FLOOR	748	
TOTAL	1,773 s.f.	480 s.f.

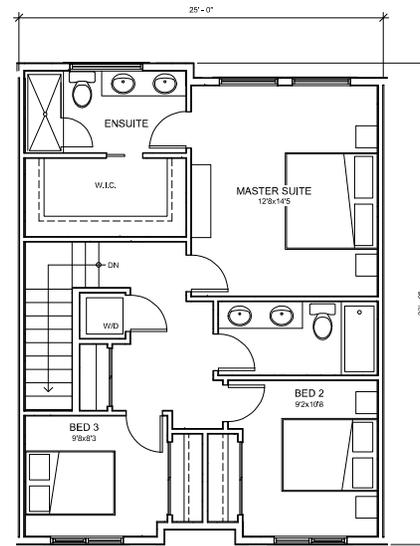
UNIT B2: AREA (s.f.)	FINISHED	UNFINISHED
LOWER FLOOR	335	480
MAIN FLOOR	797	
UPPER FLOOR	765	
TOTAL	1,897 s.f.	480 s.f.



2 LOWER FLOOR PLAN - UNIT B2
1/4" = 1'-0"



4 MAIN FLOOR PLAN - UNIT B2
1/4" = 1'-0"



6 UPPER FLOOR PLAN - UNIT B2
1/4" = 1'-0"

UNIT B2: 5 BED

UNIT B1 & B2

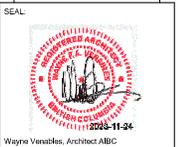
NO.	DATE (m/d/y)	DESCRIPTION
11.21.23		RE-ASSUED FOR D/PREZONING PERMIT
08.15.23		RE-ASSUED FOR D/PREZONING PERMIT
08.30.23		ROAD DEDICATION ADDED
08.07.23		UNIT 10 ADDED FOR CITY DISCUSSION
05.10.23		ISSUED FOR D/PREZONING PERMIT

NO. DATE (m/d/y) DESCRIPTION

REVISIONS:

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7061 - 134th STREET,
SURREY, BC



DRAWING TITLE:
UNIT PLAN B1 & B2

DRAWN	DATE
WV	MAY 10, 2023
SCALE	CHECKED
AS SHOWN	
PROJECT NO.	SHEET NO.
22007	A111

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 SEP 13	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

PROJECT:

TOWNHOUSE PROJECT

7091 134 STREET
SURREY

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 23 APR 21 DRAWING NUMBER:

SCALE: 1/16" = 1'-0"

DRAWN: CLG

DESIGN: CLG

CHKD: CW

L1

PMG PROJECT NUMBER: 23-080



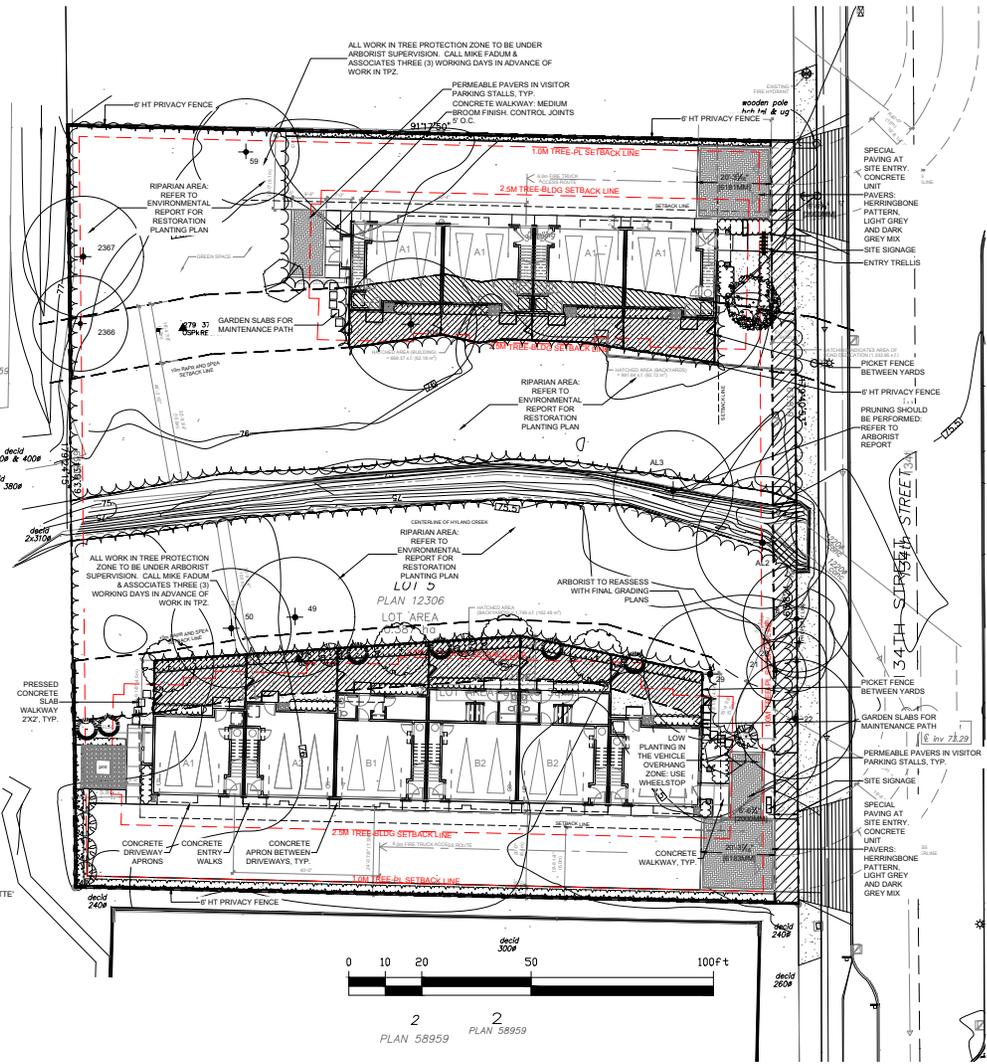
ACER CIRCINATUM PACIFIC FIRE

2 PLAN 58959 ACER GRISEUM

CHAMAECYPARIS NOOTKATENSIS 'PENDULA'

CORNUS EDDIE'S 'WHITE WONDER'

LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'



TREE SCHEDULE				PMG PROJECT NUMBER: 23-080
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER CIRCINATUM PACIFIC FIRE*	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	1	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	6	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	3.0M HT; B&B
	2	CORNUS NUTALLII EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	6CM CAL; 1.5 STD; B&B
	2	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION: CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REQUIRED REPLACEMENT TREES = 59
PROPOSED REPLACEMENT TREES = 20

RIPARIAN AREA PLANTING PLAN - FROM ENVIRONMENTAL CONSULTANT SPECIFICS 27 PRELOOTSUGA MENZIESII @2.0M AND 86 ACER CIRCINATUM #2 POTS.

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

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

DATE: **December 01, 2023** PROJECT FILE: **7816-0654-00**

RE: **Engineering Requirements
Location: 7091 134 Street**

REZONE

Property and Statutory Right-of-Way (SRW) Requirements

- Dedicate 1.942 metres for 134 Street.
- Register a minimum 5.0 to 6.0 metre SRW for Hyland Creek access.

Works and Services

- Construct the west side of 134 Street.
- Extend twin storm sewers at Hyland Creek.
- Construct water main along 134 Street.
- Install water, sanitary and drainage connections to each portion of the site.
- Install onsite low impact development sustainable drainage features.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements beyond those listed above.



Jeff Pang, P.Eng.
Development Services Manager
KMH



Department: **Planning and Demographics**
 Date: **March 4, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **16 0654 00**

The proposed development of **10** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

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

School-aged children population projection	10
---	----

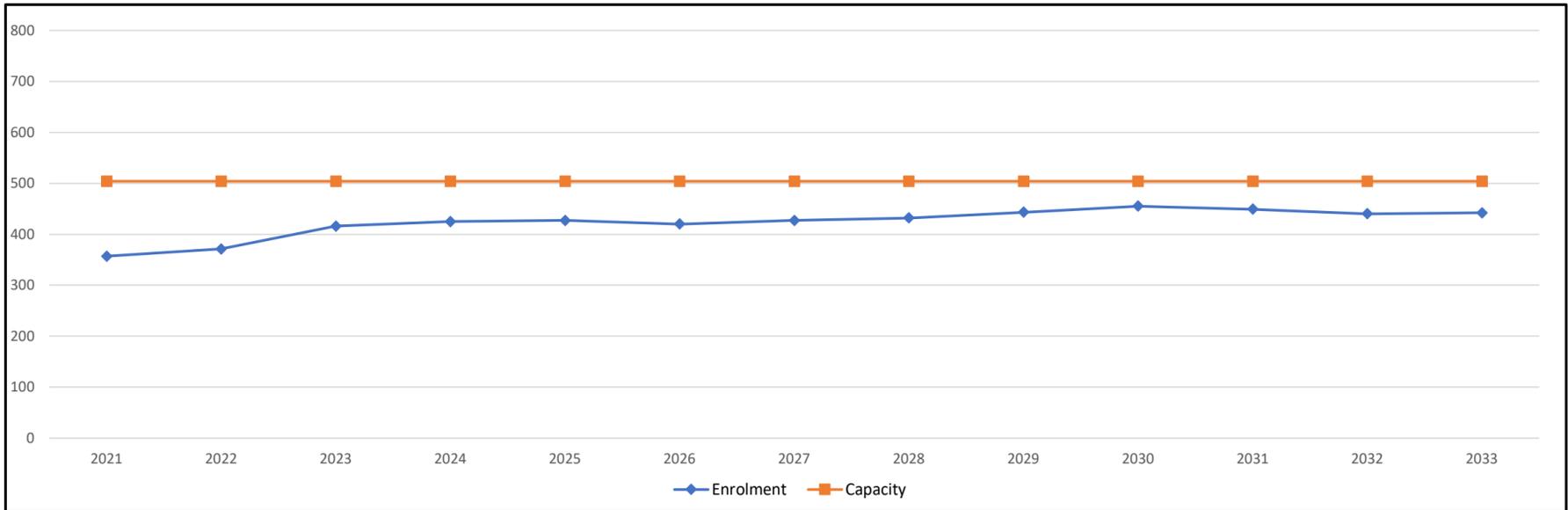
Projected Number of Students From This Development In:	
Elementary School =	5
Secondary School =	3
Total Students =	8

Current Enrolment and Capacities:	
WE Kinvig Elementary	
Enrolment	416
Operating Capacity	504
# of Portables	0
Princess Margaret Secondary	
Enrolment	1409
Operating Capacity	1500
# of Portables	4

W.E. Kinvig Elementary is serving maturing neighbourhoods and is currently operating under capacity and will continue this trend over the next 10 years. Any growth can be accommodated within the existing capacity of the school; therefore, there are no plans for any future expansions to the school.

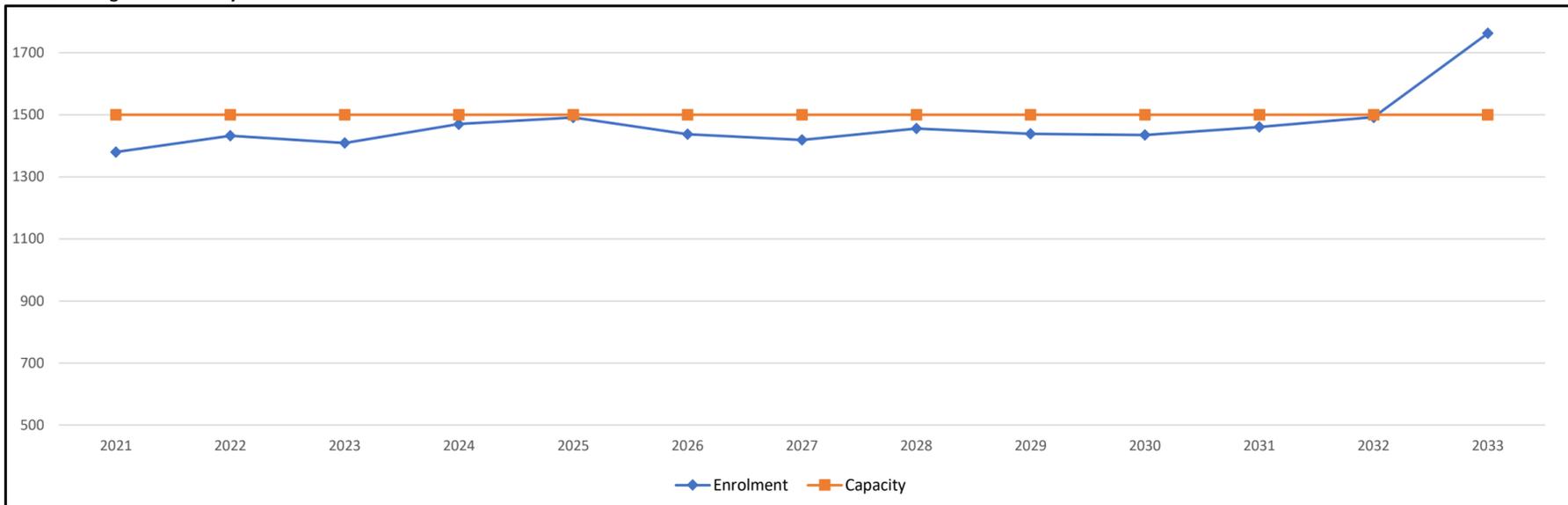
Princess Margaret has also been operating below capacity and is projected to remain so in the next few years. There is no capital projects requests for this school; but this catchment is monitored to watch annual enrolment growth impacts and changes to the strength and steepness of the growth trend line.

WE Kinvig Elementary



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

Princess Margaret Secondary



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

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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7916-0654-00

Address: 7091 – 134 Street, Surrey, BC

Registered Arborist: Tim Vandenberg

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)	41
Protected Trees to be Removed	31
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	10
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = <u>7</u> - All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = <u>48</u> 	55
Replacement Trees Proposed	16
Replacement Trees in Deficit	39
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	29

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	2
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

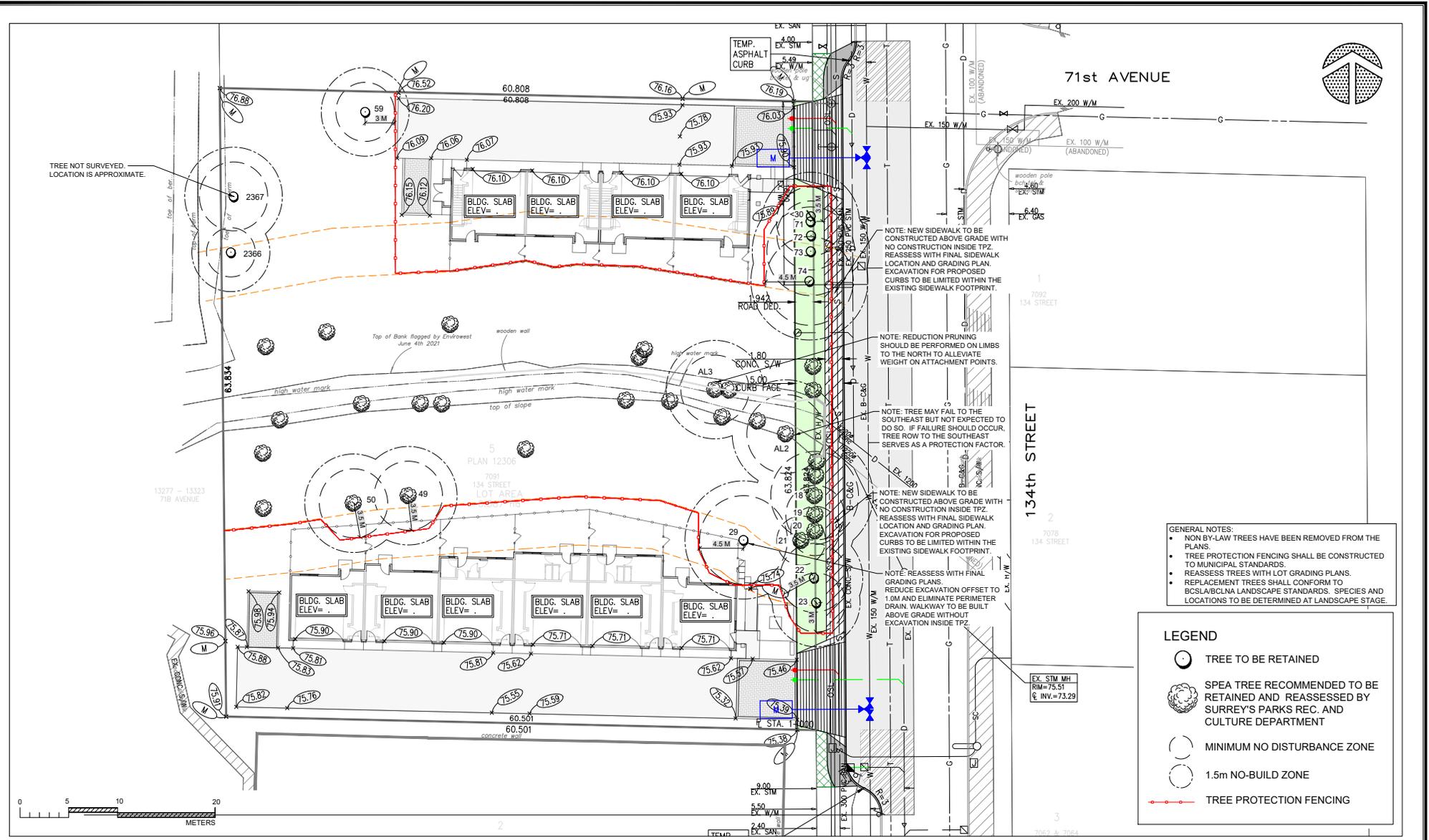
Signature of Arborist:

Date: November 21, 2023



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



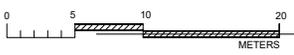


71st AVENUE

134th STREET

- GENERAL NOTES:
- NON-BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BC/S/AV/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

- LEGEND
- TREE TO BE RETAINED
 - SPEA TREE RECOMMENDED TO BE RETAINED AND REASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPARTMENT
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - TREE PROTECTION FENCING



NO.	DATE	BY	REVISION
1	DEC22/20	MK	SITE PLAN
2	MAR03/21	MK	REVISIONS
3	SEPT28/21	MK	REVISIONS
4	DEC05/22	MK	SITE & CIVIL PLAN
5	DEC12/22	MK	CIVIL PLAN

NO.	DATE	BY	REVISION
6	SEPT11/23	MK	SITE & CIVIL PLAN
7	OCT26/23	MK	UPDATED SURVEY / SITE & CIVIL PLAN
8	NOV09/23	MK	SITE & CIVIL PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
7091 - 134 STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT

DATE
 FEBRUARY 13, 2010

DRAWN MK
 SCALE AS SHOWN
T-2
 SHEET 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0654-00

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: 009-487-191

Lot 5 Section 17 Township 2 New Westminster District Plan 12306

7091 134 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection B. Streamside Setback Areas of Part 7A Streamside Protection, the minimum distance from top-of-bank for a Class B watercourse is reduced from 15 metres to a minimum of 10 metres, as shown on Schedule A which is attached hereto and forms part of this development variance permit;
 - (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum front (east) yard setback is reduced from 4.5 metres to 3.3 metres to the entry columns of Unit 1;
 - (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum rear (west) yard setback is reduced from 6.0 metres to 5.5 metres to the electrical kiosk;
 - (d) Subsection H.4.a Off-Street Parking and Loading/Unloading of Part 22 Multiple Residential 30 Zone is varied to allow visitor parking within the rear yard setback;
 - (e) In Subsection K. Subdivision of Part 22 Multiple Residential 30 Zone, the minimum lot area is reduced from 2,000 square metres to 1,800 square metres;
 - (f) In Subsection K. Subdivision of Part 22 Multiple Residential 30 Zone, the minimum lot width is reduced from 30 metres to 13 metres;
 - (g) In Table D.1: Required Number of Off-Street Parking and Bicycle Spaces of Part 5 Off-Street Parking and Loading/Unloading, the requirement for visitor bicycle spaces is varied from 6 visitor bicycle spaces per multiple unit residential building to 0.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

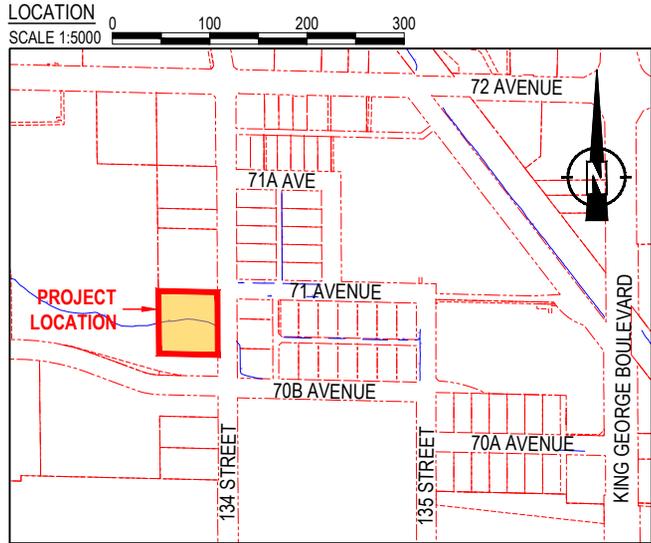
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



LEGEND

- - - Property Line
- - - Bylaw Setback
- 1.2 m Fence at Proposed Setback
- RAPR SPEA Protection Boundary
- - - Setback Flex Maximum (25 m)
- - - Setback Flex Minimum (10 m)
- Tree to be Retained
- ✗ Tree to be Removed
- Proposed Park Dedication Area (1,874 m²)

The minimum distance from top-of-bank for a Class B watercourse is reduced from 15 metres to a minimum of 10 metres

	North of Stream	South of Stream
 Habitat Gain	251 m ²	0 m ²
 Habitat Loss	178 m ²	161 m ²

REFERENCE DRAWINGS

1. Email: ACAD-bal-on-site.dwg. Received January 05, 2024; Mortise Group of Companies.
2. Email: 7091 134 Street- Tree Report - Dec 8 2022.pdf. Received December 22, 2022; Mortise Group of Companies.
3. Email: HUB 7091 134_ Revised_max.dwg. Received August 04, 2017; Diamond Head Consulting.
4. 2020 Legal Base from City of Surrey.

MORTISE GROUP OF COMPANIES
Surrey, BC

7091 - 134 STREET
Surrey, BC

envirowest
www.envirowest.ca

envirowest consultants inc.

2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5

office: 604-944-0502
facsimile: 604-944-0507
saper@vedere@envirowest.ca

ZONING BYLAW SETBACKS			
DESIGN: IWW	DRAWN: SCM/CEV	CHECKED: IWW	REVISION: 07
SCALE: As Shown	PROJECT NUMBER: 2307-01	REVISION DATE: January 09, 2024	
DATE: June 22, 2017	DRAWING NUMBER: 2307-01-03		

DATE: 2024-01-17 - 11:38am
PATH: N:\ENV-FS-R\Alpha\Envirowest Files\2024\Surrey\White Rock\2307-01\AutoCAD\Final\2307-01-03R07 Bylaw Setbacks.dwg
LAYOUT: 2307-01-03

The minimum lot area is reduced from 2,000 square metres to 1,800 square metres and the minimum lot width is reduced from 30 metres to 13 metres

The minimum front (east) yard setback is reduced from 4.5 metres to 3.3 metres to the entry columns of Unit 1

To allow visitor parking within the rear yard setback

The minimum rear (west) yard setback is reduced from 6.0 metres to 5.5 metres to the electrical kiosk

The requirement for visitor bicycle spaces is varied from 6 visitor bicycle spaces per multiple unit residential building to 0

ZONING BYLAW ANALYSIS

CIVIC ADDRESS:
7091 - 134th STREET, SURREY, BC

LOT ADDRESS:
LOT 5, SECTION 2, TOWNSHIP 2, NWD PLAN 12306

OCC: MULTIPLE RESIDENTIAL

ZONE: RF
CURRENT: RF
PROPOSED: BASED ON RM30

LOT AREA: GROSS ■ 41,845.84 s.t. (3,869 m²) 0.955 AC. (0.38 ha)
ROAD DEDICATION ■ 1,333.95 s.t.
NET AREA ■ 40,511.89 s.t. (3,745.08 m²)

DENSITY: PERMITTED: 75 du / ha
PROPOSED: 10 du / 0.38 ha (GROSS SITE AREA) = 26.31 du / ha
10 du / 0.174 ha (NET SITE AREA) = 57.47 du / ha
*EXCLUDES 15m STREAM SETBACK AREA

LOT COVERAGE: PERMITTED: ■ 45%
PROPOSED: ■ 17.02% (GROSS SITE AREA)
■ 37.18% (NET SITE AREA)

SETBACKS: PERMITTED: ■ 4.5 m (FRONT), 6.0 m (REAR) & 6.0 m (SIDE)
PROPOSED: ■ 4.5m FRONT (UNIT 1)
3.3m FRONT (UNIT 1 ENTRY COLUMNS) - VARIANCE REQ'D
5.5 m REAR (UNIT 5 FOR ELECTRICAL CLOSET) - VARIANCE REQ'D
6.0 m SIDE (UNITS 1-4)
7.3 m SIDE (UNITS 5-10)

BUILDING HEIGHT: PERMITTED: 13 m
PROPOSED: 10.24 m

UNIT BREAKDOWN & FINISHED AREAS (s.t.)						
TYPE	LOWER	MAIN	UPPER	UNIT TOTALS	NO.	SITE TOTALS
A1	91	611	599	1,301	6	7,806
A2	90	672	626	1,388	1	1,388
B1	285	742	746	1,773	1	1,773
B2	335	797	785	1,897	2	3,794
TOTALS					10	14,761

UNFINISHED GARAGE AREAS = 480 s.t.

REISSUED FOR DPREZONING PERMIT 11.21.23
REISSUED FOR DPREZONING PERMIT 08.15.23
REISSUED FOR DPREZONING PERMIT 08.30.23
UNIT 10 ADDED FOR CITY DISCUSSION 06.07.23
ISSUED FOR DPREZONING PERMIT 05.10.23

NO.	DATE (m/d/y)	DESCRIPTION
REVISIONS:		

PROJECT NAME:
PROPOSED 10 UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
7091 - 134th STREET, SURREY, BC

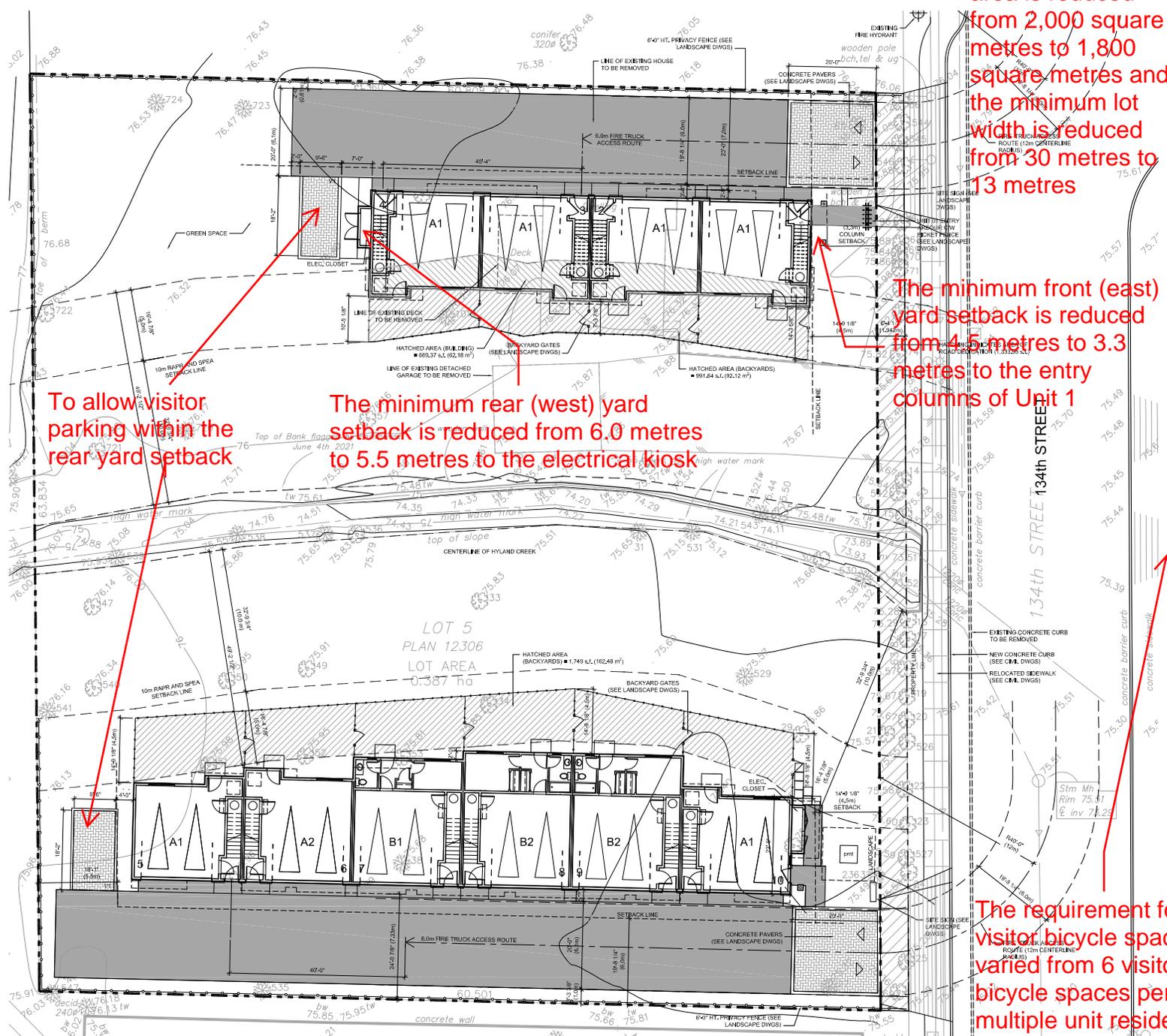
ENVIRONMENTAL:
ENCROACHMENT INTO 10m RAPR & SPEA SETBACK
UNITS 1-4 ■ NONE
UNITS 5-10 ■ NONE
* ENCROACHMENT (0.5m) INTO CITY OF SURREY ZONING BYLAW 15m SETBACK (SEE HATCHED AREA)
UNITS 1-4 ■ 1,661 s.t. (154.30 m²)
UNITS 5-10 ■ 1,749 s.t. (162.48 m²)
* THE MAJORITY OF THE PROPOSED BYLAW ENCROACHMENT IS FOR THE LANDSCAPED BACKYARDS OF THE TOWNHOUSES.
* ONLY 62.16 m² (16.62% OF THE ENCROACHMENTS IS THE BUILDING FOOTPRINT.

SEAL: [Professional Engineer Seal]

DRAWING TITLE:
SITE PLAN & ZONING ANALYSIS

DRAWN	DATE
WV	MAY 10, 2023
SCALE	DATE
AS SHOWN	
PROJECT NO.	SHEET NO.
22007	A002

SITE PLAN
1" = 10'-0"



115, 3341 MARSHALL ROAD,
ABBOTSFORD, BC V2S 1K9
T: 604.854.9452 WWW.VENARCHIT.CA

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