

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0123-00 &
 7918-0123-01

Planning Report Date: October 5, 2020

PROPOSAL:

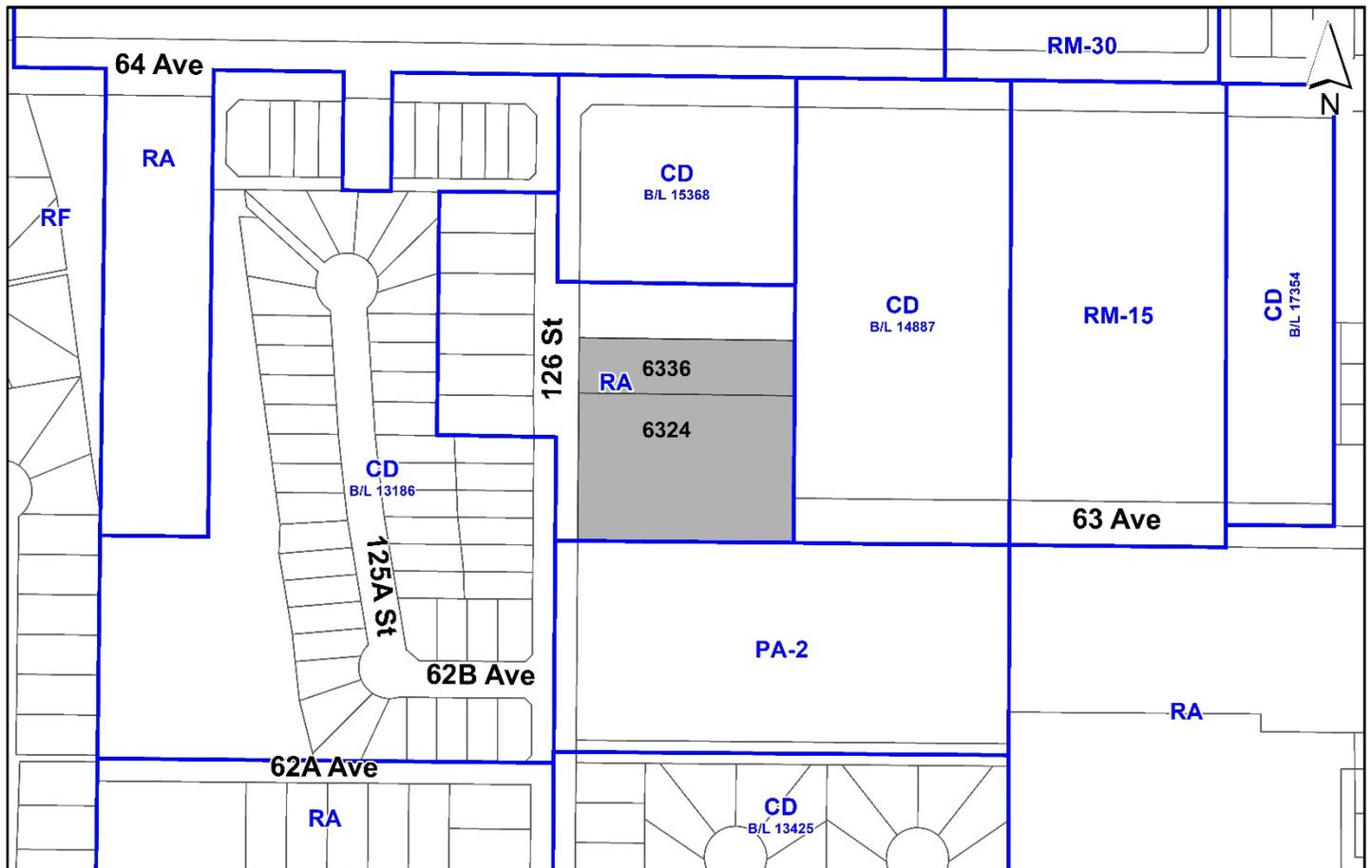
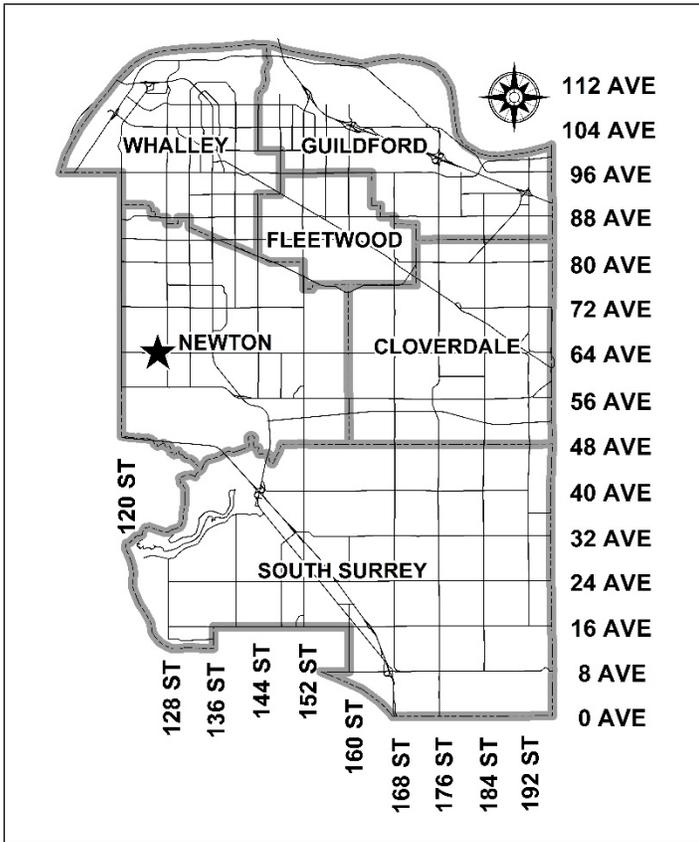
- **Development Variance Permit**
 to permit the development of 38 townhouse units.

LOCATION: 6336 - 126 Street
 6324 - 126 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (max 15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to reduce the required setbacks of the "Multiple Residential 30 Zone (RM-30)".

RATIONALE OF RECOMMENDATION

- At the April 1, 2019 Regular Council – Public Hearing meeting, Council supported the proposed building setback variances. Since that time, staff have worked with the applicant to refine the site plan. One of the requirements is to implement a pedestrian walkway at the southern end of Buildings 5 and 6 to increase connectivity. To accommodate the walkway, the buildings shifted slightly north, encroaching into the established setbacks of the previously supported Development Variance Permit.
- The proposed reduced setbacks to the north provide a sufficient building separation from future development on that site while accommodating the retained trees. Similarly, the reduced setbacks on the east property line are considered reasonable as it is a side or rear yard condition and will not negatively impact the townhouse residential units on the adjacent property.
- The reduced side yard and rear yard setbacks are consistent with similar townhouse developments in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Variance Permit No. 7918-0123-00.
2. Council approve Development Variance Permit No. 7918-0123-01 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (north) of the RM-30 Zone from 6.0 metres to 3.2 metres to the indoor amenity building, to 5.50 metres to Building 7, to 5.60 metres to Building 5, and to 5.55 metres to Building 6;
 - (b) to reduce the minimum rear yard setback (east) of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 2 and to 5.9 metres to Building 7; and
 - (c) to permit parking within the required side yard setback (north) for visitor parking spaces 6, 7, and 8.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of the requirements identified in the Planning Report dated March 11, 2019 and granted Third Reading by Council at the April 1, 2019 Regular Council – Public Hearing meeting.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwellings	Townhouses (max. 15 upa)	RA
North:	Single family dwelling	Townhouses (max. 15 upa)	RA
East:	Townhouses	Multiple Residential (max. 20 upa)	CD (By-law No. 14887)
South:	Church of Jesus Christ of Latter-Day Saints	Institutional	PA-2
West (Across 126 Street):	Single family dwellings	Compact Housing	RA and CD (By-law No. 13186)

Context & Background

- The subject 0.88-hectare (2.18 acre) site consists of two properties (6324 and 6336 – 126 Street) and is located on the east side of 126 Street, south of 64 Avenue in West Newton.

- The subject site is designated "Urban" in the Official Community Plan (OCP), "Townhouses (max. 15 upa)" in the West Newton South Neighbourhood Concept Plan (NCP) and zoned "One-Acre Residential Zone (RA)".
- At the April 1, 2019 Regular Council – Public Hearing meeting, Council granted Third Reading to Rezoning By-law No. 19798 and supported the subject development application in order to allow for the development of 38 townhouse units on the subject site. At this meeting, Council also Supported Development Variance Permit No. 7918-0123-00, which proposed several variances, including:
 - to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) to the indoor amenity building, to 5.8 metres (19 ft.) to the building face for Building 7, and to 5.9 metres (19 ft.) to the building face for Buildings 5 and 6;
 - to reduce the minimum rear yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the side yard building face for Building 2, and to 5.9 metres (19 ft.) to the rear building face for Building 7;
 - to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Building 3;
 - to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Buildings 1 and 2; and
 - to permit parking within the required side yard setback for visitor parking spaces 6, 7, and 8.
- Subsequent to Council's support for the variances, staff have been working with the applicant to resolve all outstanding conditions as outlined in the Planning Report No. 7918-0123-00, dated March 11, 2019 (Appendix II). As part of this, staff have worked with the applicant on some refinements to the site plan, which included the provision of additional pedestrian connectivity on the site through the inclusion of a walkway at the southern end of Buildings 4, 5, 6, and 7. To accommodate this, the buildings were shifted slightly north to maintain the same floor areas as previously established.
- Once the buildings were shifted north to accommodate the walkway, the buildings encroached upon the building setbacks established under Development Variance Permit No. 7918-0123-00 that were previously supported by Council.
- Furthermore, on May 5, 2020, Council adopted Corporate Report Ro66, which included new building setbacks under the RM-30 Zone. Previously, all yard setbacks under the RM-30 Zone were to be 7.5 metres. Therefore, under the subject development application, the applicant sought reduced building setbacks along all property lines, including a front yard setback (west) reduction from 7.5 metres to 7.0 metres to the building face and to 6.4 metres for the upper storeys of Building 3; and to the side yard on a flanking street setback (south) from 7.5 metres to 7.0 metres to the building face and to 6.4 metres to the upper storeys for Buildings 1 and 2.

- Corporate Report R066 reduced the front yard and side yard on a flanking street setback from 7.5 metres to 4.5 metres. Therefore, the previous variances sought on the front yard (west) and side yard on a flanking street (south) are no longer required given that all building setbacks are greater than the minimum required setback of 4.5 metres.
- Therefore, the applicant requests that Council file Development Variance Permit No. 7918-0123-00 in favour of a new Development Variance Permit to accommodate the shifted buildings and to eliminate the need for a variance to the front yard and side yard on a flanking street.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant requests that Council file Development Variance Permit No. 7918-0123-00 and introduce a new Development Variance Permit No. 7918-0123-01. The front yard setback (west) and side yard setback (south) variances are now longer required due to the recent changes in the RM-30 Zone.
- The applicant proposes to reduce the side yard (north) and rear yard (east) setbacks of the RM-30 Zone, as well as allow the visitor parking to be located within the required side yard setback (north) for visitor parking spaces 6, 7, and 8.
- The finalized site plan, showing the provision of the walkway along the south elevation of Buildings 4, 5, 6 and 7 will be included in the final Development Permit drawings for the subject application, should Council support the current proposal.

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in the Planning Report No. 7918-0123-00, dated March 11, 2019 and attached as Appendix II.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The subject site is designated "Townhouses (max. 15 upa)" in the West Newton South Neighbourhood Concept Plan (NCP).

Zoning By-law

- The applicant is requesting the following variances:
 - (a) to reduce the minimum side yard setback (north) of the RM-30 Zone from 6.0 metres to 3.2 metres to the indoor amenity building, to 5.50 metres to Building 7, to 5.60 metres to Building 5, and to 5.55 metres to Building 6;
 - (b) to reduce the minimum rear yard setback (east) of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 2 and to 5.9 metres to Building 7; and
 - (c) to permit parking within the required side yard setback (north) for visitor parking spaces 6, 7, and 8.
- The reduced setback (north) to the building face for Buildings 5, 6 and 7 is a side yard condition which will likely be mirrored in the future development to the north. This will create an ultimate building separation of a minimum approximately 11 metres.
- The proposed side yard setbacks are considered reasonable from an urban design perspective as they are a side yard condition and will thus have less potential for overlooking of the adjacent property to the north.
- Proposed Buildings 5, 6, and 7, along with the indoor amenity building, will be screened by the trees proposed for retention on the adjacent lot to the north.
- The reduced rear yard setback (east) variance was previously supported by Council at the April 1, 2019 Regular Council – Public Hearing meeting. The reduced setbacks will allow for a more functional site plan and are considered reasonable as the reduced setbacks will not negatively impact the townhouse residential units on the adjacent property.
- The reduced side yard and rear yard setbacks are consistent with similar townhouse developments in the area.
- The proposed variance to allow three visitor parking stalls within the required building setback was previously supported by Council at the April 1, 2019 Regular Council – Public Hearing meeting. The parking spaces will be screened from the adjacent property to the north by the trees on the adjacent property that are proposed for retention.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7918-0123-01
- Appendix II. Initial Planning Report No. 7918-0123-00 dated March 11, 2019

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KS/cm

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0123-01

Issued To:

(the "Owner")

Address of Owner:

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

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

Parcel Identifier: 000-836-109
South Half Lot 2 Section 7 Township 2 New Westminster District Plan 10494

6336 - 126 Street

Parcel Identifier: 005-230-225
Lot 3 Section 7 Township 2 New Westminster District Plan 10494

6324 - 126 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum side yard setback (north) of the RM-30 Zone from 6.0 metres to 3.2 to the indoor amenity building, to 5.50 metres to Building 7, to 5.60 metres to Building 5, and to 5.55 metres to Building 6;
 - (b) to reduce the minimum rear yard setback (east) of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 2 and to 5.9 metres to Building 7; and
 - (c) to permit parking within the required side yard setback (north) for visitor parking spaces 6, 7, and 8.

5. The siting of buildings and structures shall be in accordance with Schedule A which is attached hereto and form part of this development variance permit.

6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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

8. 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.

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

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

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

SCHEDULE A



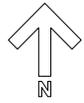
F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-5003 FAX: (604) 987-3533
E-MAIL: mfa@mlgofadab.com

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These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

STRATA
PLAN BC5903



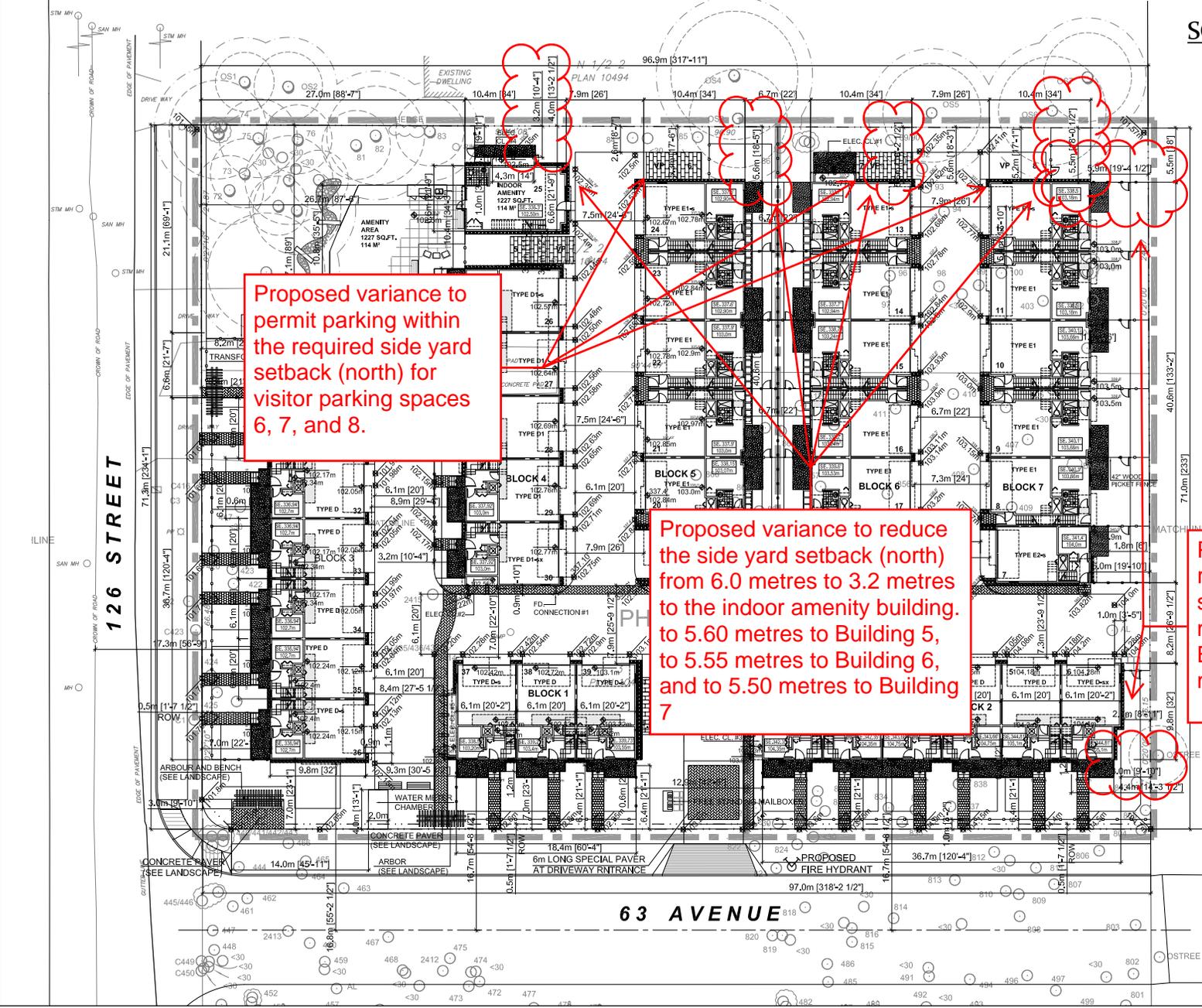
SITE PLAN

■ ■ ■ PHASE LINE

Proposed variance to permit parking within the required side yard setback (north) for visitor parking spaces 6, 7, and 8.

Proposed variance to reduce the side yard setback (north) from 6.0 metres to 3.2 metres to the indoor amenity building, to 5.60 metres to Building 5, to 5.55 metres to Building 6, and to 5.50 metres to Building 7

Proposed variance to reduce the rear yard setback (east) from 6.0 metres to 3.0 metres to Building 2 and to 5.9 metres to Building 7



ISSUED FOR REZONING & DP
REVISION ISSUED

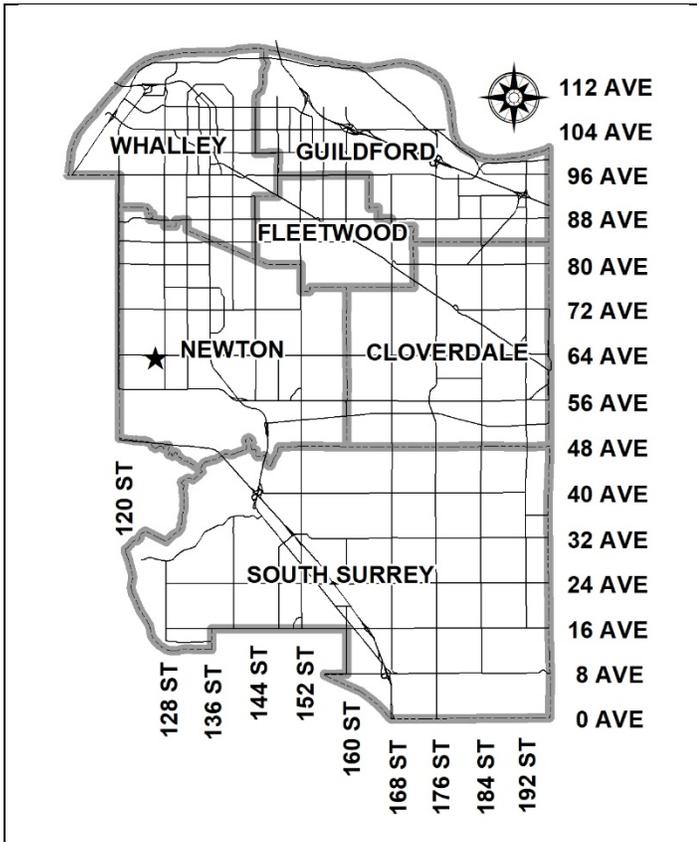
USE

DEVELOPMENT
6326-6336
126TH STREET, SURREY
FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
SITE PLAN

DATE: NOV 2017	SHEET NO.:
SCALE: NTS,	A-1.4
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 0000	

Planning Report Date: March 11, 2019



PROPOSAL:

- **NCP Amendment** to introduce "Townhouses (max. 25 upa)" as a new land use designation.
- **NCP Amendment** to re-designate the subject site from "Townhouses (max. 15 upa)" to "Townhouses (max. 25 upa)"
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 38 townhouse units.

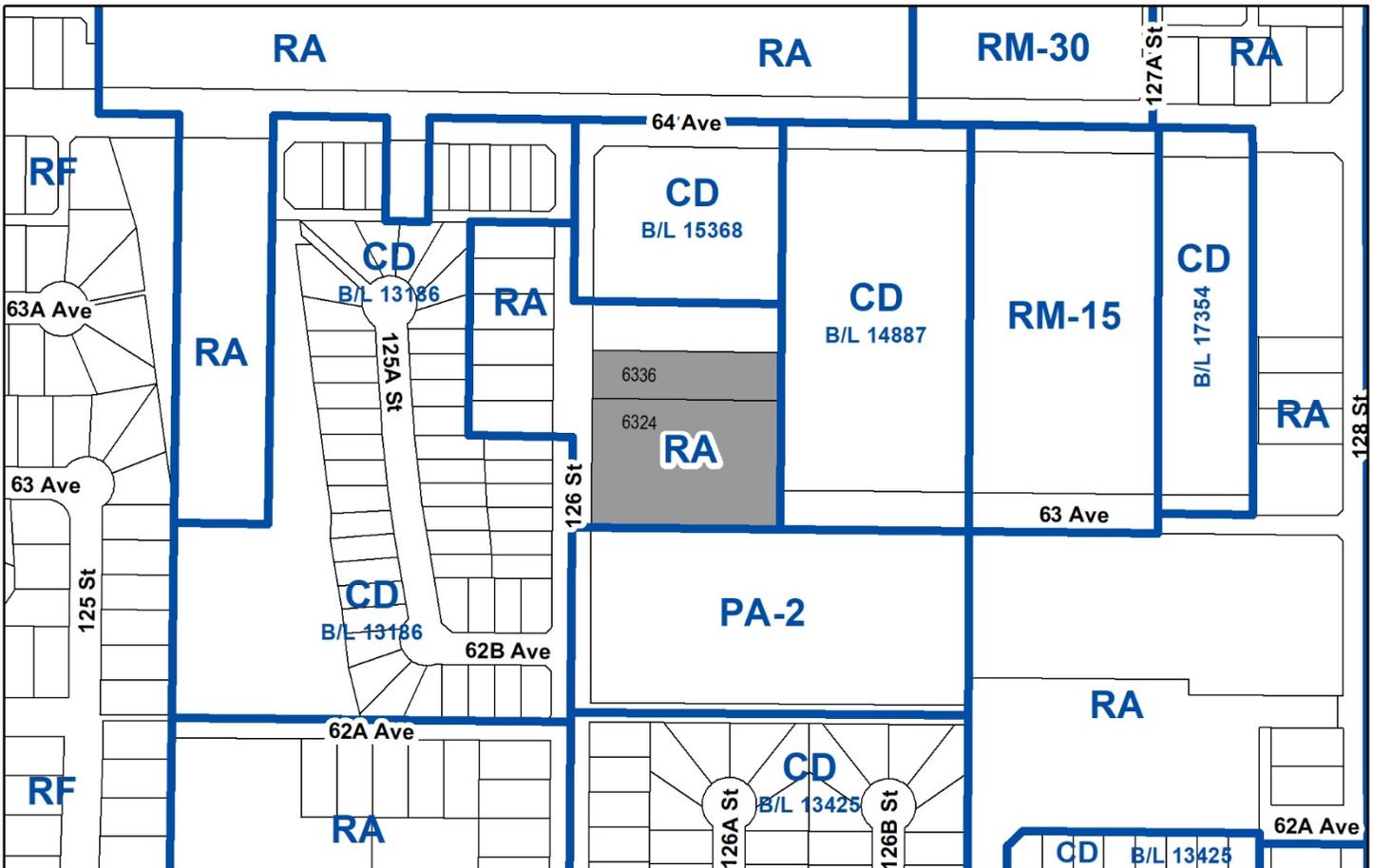
LOCATION: 6336 - 126 Street

6324 - 126 Street

ZONING: RA

OCB DESIGNATION: Urban

NCP DESIGNATION: Townhouses (max. 15 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to introduce a new land use: "Townhouses (max. 25 upa)" and to amend the West Newton South Neighbourhood Concept Plan (NCP) designation for the site from "Townhouses (max. 15 upa)" to "Townhouses (max. 25 upa)".
- The applicant proposes to reduce the required setbacks of the "Multiple Residential 30 Zone (RM-30)".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) Designation for the site.
- The West Newton South NCP was adopted by Council in July 1995 and is reflective with the form of development that was appropriate at that time. Since 1995, densities have steadily increased due to increased cost of land, changing market conditions including housing affordability, and to reflect the form of housing that is appropriate in an urbanizing City. For these reasons, it is necessary to introduce a new Land Use designation: "Townhouses (max. 25 upa)" to accommodate the proposal.
- The proposed NCP amendment to increase the density on the subject site is compatible with the existing land use within the immediate area.
- The proposed density and building form are appropriate for this part of Newton and the proposed design meets the design guidelines of the Development Permit Area.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Newton South Neighbourhood Concept Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0123-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0123-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) to the indoor amenity building, to 5.8 metres (19 ft.) to the building face for Building 7, and to 5.9 metres (19 ft.) to the building face for Buildings 5 and 6;
 - (b) to reduce the minimum rear yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the side yard building face for Building 2, and to 5.9 metres (19 ft.) to the rear building face for Building 7;
 - (c) to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Building 3;
 - (d) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Buildings 1 and 2; and
 - (e) to permit parking within the required side yard setback for visitor parking spaces 6, 7, and 8.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) consolidation of the site into one legal parcel;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend the West Newton South Neighbourhood Concept Plan (NCP) to introduce "Townhouses (max. 25 upa)" as a new Land Use designation and to redesignate the land from "Townhouses (max. 15 upa)" to "Townhouses (max. 25 upa)" when the project is considered for final adoption.

REFERRALS

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

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

10 Elementary students at J.T. Brown Elementary School
5 Secondary students at Tamanawis Secondary School

(Appendix IV).

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November 2020. The project will be constructed in two phases. Phase I: Blocks 4, 5, 6, 7 and amenity building. Phase II: Blocks 1, 2 and 3.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling.	Townhouses (max. 15 upa)	RA
East:	Townhouses.	Multiple Residential (max. 20 upa)	CD (By-law No. 14887)
South:	Church of Jesus Christ of Latter-Day Saints.	Institutional	PA-2
West (Across 126 Street):	Single family dwellings.	Compact Housing	RA and CD (By-law No. 13186)

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Townhouse (max. 15 upa)" in the West Newton South Neighbourhood Concept Plan (NCP). The proposed NCP amendment is to introduce "Townhouse (max. 25 upa)" as a new land use designation in the West Newton South NCP and to re-designate the subject site from "Townhouse (max. 15 upa)" to "Townhouse (max. 25 upa)" in order to permit the development of 38 townhouse units.
- The West Newton South NCP was adopted by Council in July 1995 and is reflective with the form of development that was appropriate at that time. Since 1995, densities have steadily increased due to increased cost of land, changing market conditions including housing affordability, and to reflect the form of housing that is appropriate in an urbanizing City. For these reasons, it is necessary to introduce a new Land Use designation: "Townhouses (max. 25 upa)" to accommodate the proposal.
- The proposed amendment to the West Newton South NCP is reflective of the higher densities achieved on similar sites in the area.
- The Planning and Development Department finds the proposed NCP amendment supportable for the following reasons:
 - The proposal is compatible with existing land use in the immediate area. Three townhouse projects, located at 6366 – 126 Street (CD By-law No. 15368), 12677 - 63 Avenue (CD By-law No. 14887), and 12775 – 63 Avenue (CD By-law No. 17354) were approved with comparable densities of 48 units per hectare (20 upa).
 - The applicant is proposing a moderate increase in density compared to similar developments in the immediate area. The current designation for the subject site permits 37 units per hectare (maximum 15 upa). The applicant is proposing a maximum density of 55.8 units per hectare (22.5 upa) and a floor area ratio of 0.84. The proposed density and floor area ratio are both allowable under the RM-30 Zone.

- The proposal requires a dedication of approximately 1,946 square metres (20,946 sq. ft.) for the extension of 63 Avenue, which reduces the site's net area to 0.68 hectares (1.68 ac.). The proposed gross density (before road dedication) is 43 units per hectare (17.4 upa), whereas the net density (after road dedication) is 55.8 units per hectare (22.5 upa). To this end, the proposed density is considered reasonable given the significant amount of land required for 63 Avenue road dedication.
- The subject site is close to several public amenities in the area including: Tamanawis Park and Tamanawis Secondary School to the north, M.J. Norris Park and Martha Jane Elementary School to the northeast, Newton Reservoir Park and Panorama Park Elementary School to the southeast, and Boundary Park and Boundary Park Elementary School to the west. A church is also located adjacent to the subject site.
- The applicant has worked to retain a cluster of significant trees at the northwest corner of the subject site, which will be incorporated into the proposed outdoor amenity area.

DEVELOPMENT CONSIDERATIONS

Background

- The subject 0.88-hectare (2.18 acre) site consists of two properties (6324 and 6336 – 126 Street) and is located on the east side of 126 Street, south of 64 Avenue in West Newton.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Townhouses (max. 15 upa)" in the West Newton South Neighbourhood Concept Plan (NCP) and zoned "One-Acre Residential Zone (RA)".
- The applicant was not able to assemble 6346 – 126 Street for inclusion in the subject development application. However, the applicant has prepared a concept for the development of 6346 – 126 Street. The concept demonstrates that this property has been taken into consideration during the development application review process and is not negatively impacted by the proposed development. A yield similar to that being achieved on the subject proposal can be achieved if 6346 – 126 Street develops independently in the future.

Proposal

- The applicant is proposing: 1) an amendment to the West Newton South NCP to introduce a new Land Use designation: "Townhouses (max. 25 upa)" and to redesignate the subject site from "Townhouses (max 15 upa)" to "Townhouses (max 25 upa)"; 2) to rezone the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)"; and 3) a Development Permit to facilitate the development of 38 townhouses.
- The applicant proposes 38 townhouse units, with a net floor area ratio (FAR) of 0.84 (5,823 square metres [62,680 sq. ft.]), and a unit density of 55.8 units per hectare (22.5 units per acre), both of which comply with the maximum density prescribed in the RM-30 Zone.
- A Development Variance Permit is also proposed for the townhouses for reduced building setbacks, as discussed in the By-law variance section of this report.

- The site will be bounded by 126 Street to the west, 63 Avenue to the south, townhouses to the east, and a remnant lot to the north designated "Townhouses (max. 15 upa) in the West Newton South NCP.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 21, 2018 to 224 properties within 100 metres (328 ft.) of the subject site and to the Newton Community Association. A development proposal sign was also installed on the site on August 22, 2018.
- To date, staff have received one email from a resident seeking additional information for the proposal. It was noted that the resident was concerned about increased traffic along 126 Street.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project is comprised of 38 four-bedroom townhouse units that are contained within seven (7) three-storey buildings. The units range in size from 139 square metres (1,500 sq. ft.) to 163 square metres (1,765 sq. ft.).
- The proposal also includes an indoor amenity building and an outdoor amenity area located on the northwest portion of the site.
- Individual unit entries are provided to 126 Street and 63 Avenue. The number of dwelling units within each individual building varies from 3 to 6 units.
- All units are proposed with double garage parking arrangement.
- Building materials include hardie panels, hardie siding, aluminum siding, brick veneer, and asphalt shingles for the roof. Colour scheme is proposed in sand and grey siding, with light brown wood-textured aluminum siding, dark brick veneer, and "caramel cedar" entry doors.
- The roof slope is proposed with a 7:12 pitch and is marked by a smaller porch canopy for each individual unit entry on a fronting street.

Vehicular Access & Parking

- Access to the subject site will be provided from 63 Avenue via one driveway. 63 Avenue is to be constructed through the subject development and will connect 126 Street to 128 Street.
- The applicant is proposing to provide 76 resident parking spaces and 8 visitor parking spaces, which meets the parking requirements of the Zoning By-law.

Amenity Space

- The Zoning By-law requires that 114 square metres (1,227 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on the requirement of 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 114 square metres (1,227 sq. ft.) of outdoor amenity space at the northwest corner of the site, consisting of play structures, seating benches, trees, and landscaping.
- The applicant is also proposing to provide 114 square metres (1,227 sq. ft.) of indoor amenity space. The indoor amenity space is located at the northwest corner of the site adjacent to the outdoor amenity space. The amenity building is proposed as a two-storey building with a multi-purpose layout suitable for resident gatherings.

Landscaping

- The landscaping includes a mixture of trees, shrubs, and ground cover.
- 43 trees are proposed to be planted within the project, including a mixture of Chinese Dogwood, Ivory Silk, Japanese Snowbell, and Raywood Ash.
- Other plantings include a variety of flowering and fruiting shrubs, grasses, and ground covers that are used to soften the hard surfaces on the site and help define transitions between private and semi-private spaces.
- Decorative pavers are proposed at the site's entrance, at each individual unit entry and within visitor parking spaces.

TREES

- Jeff Ross, 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 tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	2	2	0
Cherry	1	1	0
Pacific Dogwood	1	1	0
Magnolia	1	1	0
English Oak	1	1	0
Plum, pissard	1	1	0
English Laurel	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Douglas Fir	42	41	1
Western Hemlock	2	2	0
Dawn Redwood	1	1	0
Western Red Cedar	135	123	12
Zebra Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	189	176	13
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		43	
Total Retained and Replacement Trees		56	
Contribution to the Green City Fund		\$65,490	

- The Arborist Assessment states that there are a total of one-hundred and eighty-nine (189) protected trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 3 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that thirteen (13) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of three-hundred and fifty eight (358) replacement trees on the site. Since only forty-three (43) replacement trees can be accommodated on the site, the deficit of three-hundred and fifteen (315) replacement trees will require a cash-in-lieu payment of \$65,490, representing \$30,000 per gross acre, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Chinese Dogwood, Ivory Silk, Japanese Snowbell, and Raywood Ash.
- In summary, a total of fifty-six (56) trees are proposed to be retained or replaced on the site with a contribution of \$65,490 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 29, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The proposal complies with the site's OCP land use designation. Located within West Newton South Neighbourhood Concept Plan area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> Proposed gross density (before road dedication) of 43 units per hectare (17.4 upa) and net density (after road dedication) of 55.8 units per hectare (22.5 upa). The proposal is for 38 ground-oriented townhouse units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Proposes landscape absorbent soils > 300 mm in depth, natural landscaping, and permeable pavement. The proposal has taken an ecological approach to planting, providing ground cover, understory and canopy layering. Native plants act as a perimeter buffer, while cultivated ornamental varieties with habitat value are specified within the site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposal includes the extension of 63 Avenue connecting 126 street and 128 Street. The proposal includes electric vehicle charging stations.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The proposal provides spaces for different age groups including playground/recreation space, outdoor community gathering space, and indoor community amenity space.
6. Green Certification (F1)	<ul style="list-style-type: none"> None provided.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> None provided.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) to the indoor amenity building, to 5.8 metres (19 ft.) to the building face for Building 7, and to 5.9 metres (19 ft.) to the building face for Buildings 5 and 6.

Applicant's Reasons:

- The proposed setbacks provide a sufficient building separation from future development on the site to the north while taking into consideration the retained trees.

Staff Comments:

- The reduced setback to the building face is a side yard condition which will likely be mirrored in the future development to the north. This will create an ultimate building separation of at minimum approximately 11 metres (36 ft.).

- The proposed setback is considered reasonable from an urban design perspective as it is a side yard condition.
- Proposed Buildings 5, 6, and 7 will be screened by retained trees on the adjacent lot to the north.

(b) Requested Variance:

- To reduce the minimum rear yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the side yard building face for Building 2, and to 5.9 metres (19 ft.) to the rear building face for Building 7.

Applicant's Reasons:

- The reduced setbacks allow for a more functional site plan.

Staff Comments:

- The proposed reduced setback for Building 2 is considered reasonable given that townhouse units on the adjacent site are a side yard condition.
- The minimum 3.0 metre (9.8 ft.) setback for Building 2 is a side yard condition so there is minimal offsite impacts and the rear yard condition for Building 7 has a minimum 6.0 metre (20 ft.) building setback from the building on the adjacent site to the east. The reduced setbacks are consistent with setbacks on similar townhouse developments.
- Despite the proposed reduced setback for proposed Building 2, an offsite tree on the adjacent property is proposed to be retained.

(c) Requested Variance:

- To reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Building 3.
- To reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Buildings 1 and 2.

Applicant's Reasons:

- Setback reductions along a public street frontage provide more interaction between the public realm and the private realm. This improves the livability of the units and the street.

Staff Comments:

- Reduced setbacks along the street allows for more "eyes on the street". For Crime Prevention Through Environmental Design (CPTED) reasons, this is good urban form.

- The proposed setbacks are consistent with other recently approved developments in the area while respecting the larger setbacks of the single family homes directly across 126 Street.
- The reduced setbacks along the streets provide a more urban streetscape.

(d) Requested Variance:

- To permit parking within the required side yard setback for visitor parking spaces 6, 7, and 8.

Applicant's Reasons:

- Allowing the visitor parking to be located within the required setbacks results in a more functional site plan.

Staff Comments:

- The proposed parking within the required setback will be screened from the adjacent property to the north by trees on the adjacent property that are proposed for retention.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Amendment
Appendix VII.	Development Variance Permit No. 7918-0123-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by F. Adab Architects Inc. and M2 Landscape Architecture respectively, dated February 20, 2019 and February 12, 2019.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,844.2 m ²
Road Widening area		1,946 m ²
Undevelopable area		
Net Total		6,898.2 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36%
Paved & Hard Surfaced Areas		37%
Total Site Coverage		73%
SETBACKS (in metres)		To building face
Front (west)	7.5 m	7.0 m & 6.4 m
Rear (east)	7.5 m	5.9 m & 3.0 m
Side #1 (north)	7.5 m	3.2 m & 5.8 m & 5.9 m
Side #2 (south)	7.5 m	7.0 m & 6.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13	10
Accessory	11	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		38
Total		38
TOTAL BUILDING FLOOR AREA		5,823 m ² (62,678 sq. ft.)

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha / # units/acre (gross)		43 uph / 17.4 upa
# of units/ha / # units/acre (net)		55.8 uph / 22.5 upa
FAR (gross)		0.65
FAR (net)		0.84
AMENITY SPACE (area in square metres)		
Indoor	114 m ²	114 m ²
Outdoor	114 m ²	114 m ²
PARKING (number of stalls)		
Residential Bachelor 4 Bedrooms	76	76
Residential Visitors	8	8
Total Number of Parking Spaces	84	84
Number of small cars	N/A	N/A
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PROJECT STATISTICS

CIVIC ADDRESS :

6324, 6336, 126 STREET, SURREY, BC.

LEGAL DESCRIPTION :

LOT 3, SOUTH HALF LOT 2, BOTH OF SECTION 7, TOWNSHIP 2, NWD., PLAN 10494

LOT AREA :

BEFORE DEDICATION : 8844.2 SQ.M. = 2.18 ACRE =0.88 HA.

AFTER DEDICATION : 6898.2 SQ.M.=1.689 ACRE= 0.68 HA.

ZONING :

PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -
MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE :

BLOCK 1 : 4061 SQ.FT.= 377.2 SQM.

BLOCK 2 : 4061 SQ.FT.= 377.2 SQM.

BLOCK 3 : 1227 SQ.FT. = 113.9 SQM.

BLOCK 4 : 4233 SQ.FT. = 393.2 SQM.

BLOCK 5 : 4233 SQ.FT. = 393.2 SQM.

BLOCK 6 : 4233 SQ.FT. = 393.2 SQM.

BLOCK 7 : 4233 SQ.FT. = 393.2 SQM.

AMENITY BUILDING : 771 SQ.FT.= 71.67 SQM.

TOTAL BUILDING AREA : 27052 SQ.FT.=2512.77 SQM.

GROSS LOT COVERAGE (BUILDINGS) : 2512.77 / 8844.25 = 28%

NET LOT COVERAGE (BUILDINGS) : 2512.77 / 6898.2 = 36%

TOTAL HARD SURFACED AREAS : 2576.8 SQM.

NET LOT COVERAGE (HARD SURFACED) : 2576.87 / 6898.2 = 37%

TOTAL GROSS SITE COVERAGE (INCLUDING HARD SURFACED) : 5089.57/8844.25 =57%

TOTAL NET SITE COVERAGE (INCLUDING HARD SURFACED) : 5089.57/6898.2 =73%

NO. OF UNITS : 38

FLOOR AREA :

RESIDENTIAL : 61435 SQ.FT. = 5707.31 SQ.M.

AMENITY : 1227 SQ.FT. = 114 SQM.

TOTAL : 62660 SQ.FT. = 5822.97 SQM.

FAR :

GROSS : 5822.97 / 8844.25 = 0.658

NET : 5822.97 / 6898.2 = 0.844

DENSITY :

GROSS : 38 / 2.18 = 17.43 UNIT/ACRE, 38 / 0.88 = 43 UNIT/HA.

NET : 38 / 1.689 = 22.5 UNIT/ACRE, 38 / 0.68 = 55.8 UNIT/HA.

BUILDING HEIGHT :

3 STOREYS

SETBACKS :

PROVIDED : NORTH PL. : min. 5.8 m = 19'-0"

max. 6.0 m = 19'-7"

SOUTH PL. : 7.0 m = 23'

EAST PL. : 6.0 m = 19.6' TO REAR YARDS

3.0 m = 9.8' TO SIDEYARDS

WEST PL. : 7.0 m = 23'

TREE PROTECTION AREA :

775 SQM.

AMENITY :

INDOOR : 3 SQM. / UNIT = 3 X38 = 114 SQM. = 1227.12 SQ.FT.

OUTDOOR : 3 SQM. / UNIT = 3 X38 = 114 SQM. = 1227.12 SQ.FT.

PARKING :

2 STALLS / TOWNHOUSE : 76 STALLS

VISITORS : 0.2 X UNITS = 0.2 X38 = 7.6

UNIT MIX					
UNIT TYPE	D	D1	E1	E2	TOTAL
NO OF BED RM.	4	4	4	4	
NO OF UNIT	15	5	14	4	38
AREA	1515	1600	1765	1500	
TOTAL AREA	22725	8000	24710	6000	61435

NO OF 4 BED RM : 38

DOUBLE CAR GARAGE : 38



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NO.	DATE	REVISION/ISSUED
3	02-20-19	REISSUED FOR REZONING & DP
2	01-24-19	REISSUED FOR REZONING & DP
1	10-26-18	ISSUED FOR REZONING & DP

PROJECT TITLE:

TOWNHOUSE
DEVELOPMENT
6326-6336
126TH STREET, SURREY
FOR:

CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:

CONTEXT PLAN

DATE:	OCT 2017	SHEET NO.:
SCALE:	N/A	A-1.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1801	



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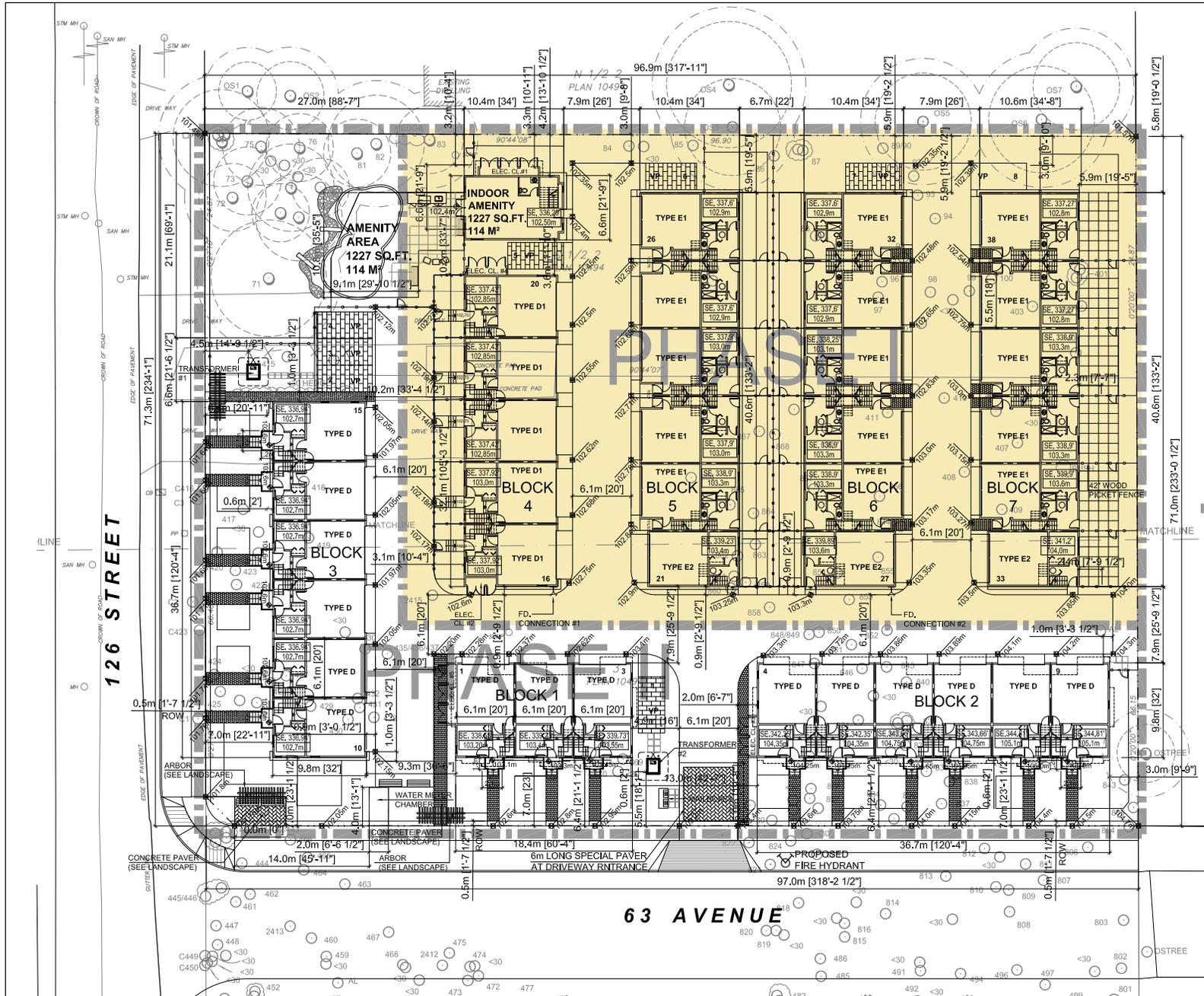
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SITE PLAN

--- PHASE LINE



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1	10-26-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
6326-6336
126TH STREET, SURREY
FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
SITE PLAN

DATE:	NOV 2017	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	0000		

A-1.4



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PERSPECTIVE VIEW FROM 126 STREET AND 63 AVENUE

3	02-20-19	REISSUED FOR REZONING & DP
2	01-24-19	REISSUED FOR REZONING & DP
1	10-26-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
6326-6338
126TH STREET, SURREY
FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
**PERSPECTIVE VIEW
FROM 126 STREET &
63 AVENUE**

DATE:	NOV 2017	SHEET NO.:
SCALE:	N/A	
DESIGN:	A.A.	A-1.6
DRAWN:	A.A.	
PROJECT NO.:	0000	



BLOCKS 5-6-7 ENTRY SIDE ELEVATION



AMENITY BUILDING - EAST ELEVATION



63 AVENUE STREETSCAPE VIEW



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3	02-20-19	REISSUED FOR REZONING & DP
2	01-24-19	REISSUED FOR REZONING & DP
1	16-26-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
6326-6336
1227H STREET, SURREY
FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
- BLOCKS 5-6-7 ELEVATION
- AMENITY ELEVATION
- 63 AVE. STREETSCAPE

DATE: NOV 2017	SHEET NO:
SCALE: NTS.	A-1.7
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 0000	

Exterior Finishes and Colour

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

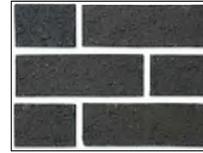
Emphasis is given to rich urban elements with prefabricated Hardie panels and brick being the dominant finish material. Hardie panels are used around the window frames and Hardie siding between them. Wood colour also introduced in different location as an warm accent.

Windows and railings are black resulting in stronger contrast between the exterior materials.



BLOCK 1 SOUTH ELEVATION

EXTERIOR FINISH :



BRICK
ABONY - BY MISSION



ASPHALT SHINGLE
MOIRE BLACK - BY LANDMARK



ALUMINUM SIDING
DARK ACACIA
CODE : 1001/01-0733 BY GENTEK LONGBOARD



HARDIE SIDING
SW 7015 REPOSE GRAY
BY SHERWIN WILLIAMS



HARDIE SIDING
SW 7019 GAUNTLET GRAY
BY SHERWIN WILLIAMS



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1	10-26-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
6326-6336
126TH STREET, SURREY
FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
EXTERIOR FINISH & AMENITY EAST FACADE RENDERING

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	A-1.8
DRAWN:	A.A.	
PROJECT NO:	1801	



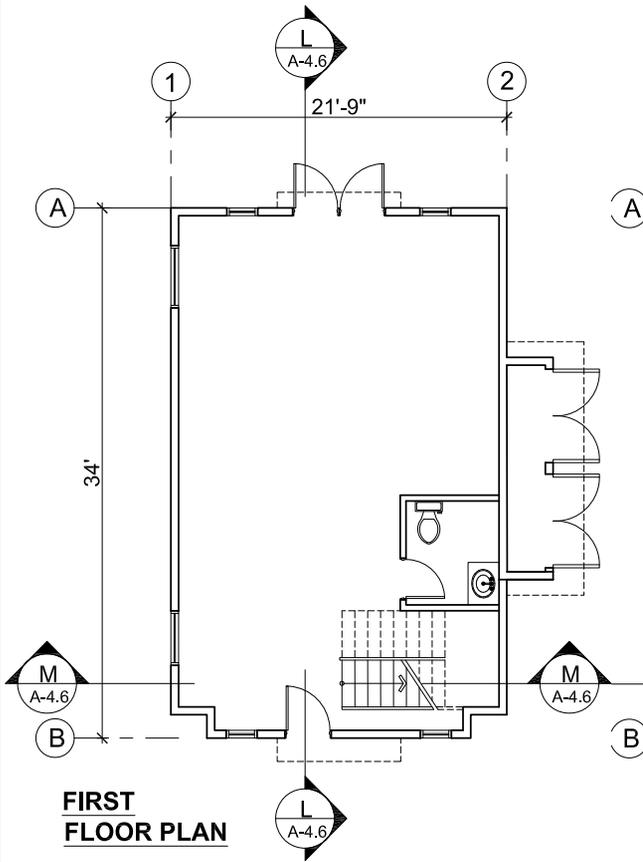
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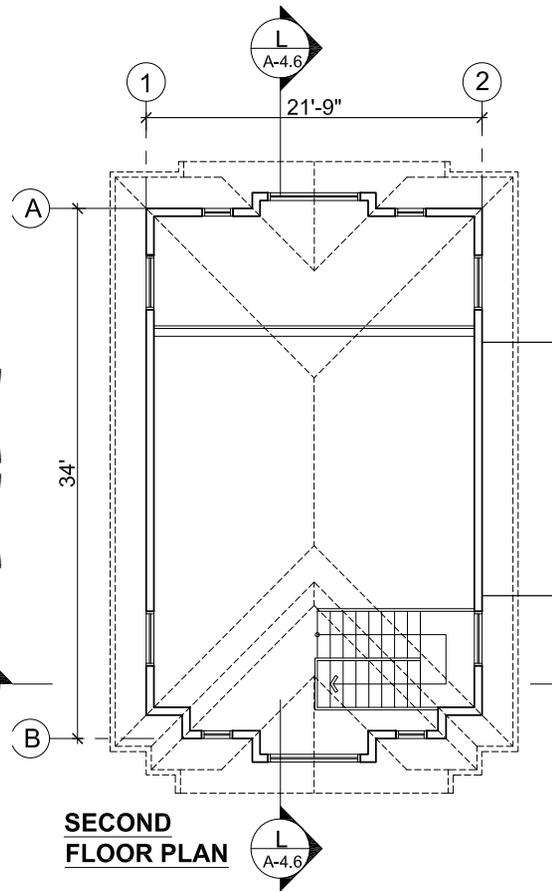
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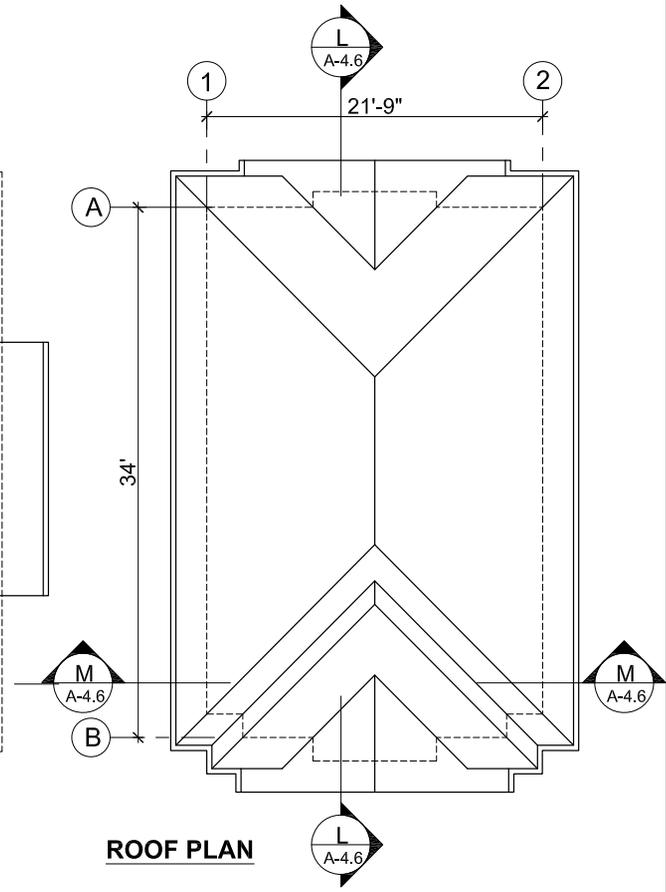
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

NO.	DATE	REVISION / ISSUED
3	02-20-19	REISSUED FOR REZONING & DP
2	01-24-19	REISSUED FOR REZONING & DP
1	10-26-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
63 AVE. TOWNHOMES
6324.6336, 126 STREET, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
AMENITY BUILDING FLOOR PLANS

DATE:	June 2017	SHEET NO:	A-2.6
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1704		



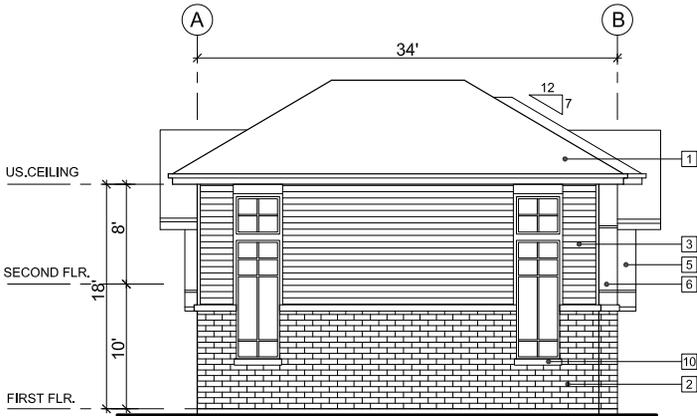
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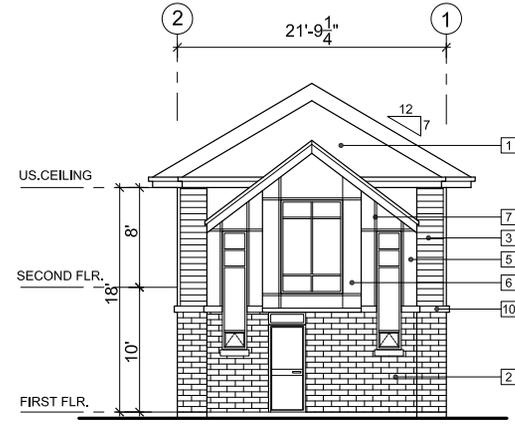
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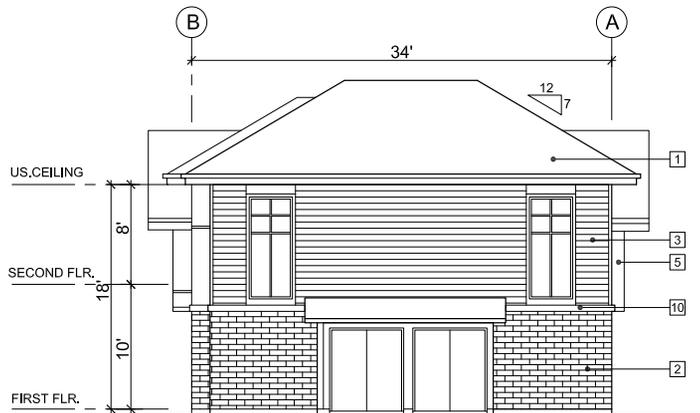
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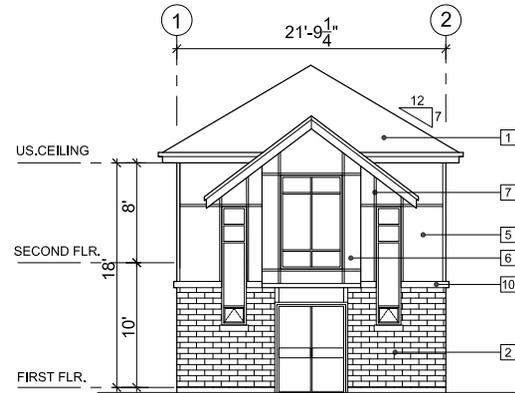
AMENITY SOUTH (SIDE) ELEVATION



**AMENITY
EAST ELEVATION**



AMENITY NORTH (SIDE) ELEVATION



**AMENITY
WEST ELEVATION**

EXTERIOR FINISHES

- 1 ASPHALT SHINGLE
MOIRE BLACK- BY LANDMARK
- 2 BRICK VENEER
EBONY - BY MISSION
- 3 6" HORIZONTAL SIDING -
PVC / CARAMEL REF #8 BY SAGIPER
- 4 6" HORIZONTAL HARDIE SIDING
/ BAND BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
- 5 HARDIE PANEL / BOARD
SW 7019 GAUNTLET GRAY - BY SHERWIN WILLIAMS
- 6 HARDIE PANEL / BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
- 7 REVEAL (IN HARDIE PANELS) - COLOUR SAME AS PANELS
- 8 WINDOW
VINYL -BLACK
- 9 RAILING
ALUMINUM - BLACK
GLASS (SAFETY) - CLEAR
- 10 PRECAST CONCRETE CAP - GRAY
- 11 ENTRY DOOR
COLOUR TO MATCH CARAMEL CEDAR
- 12 GARAGE DOOR
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
- 13 CEDAR SHINGLE
CARAMEL CEDAR

NO.	DATE	REVISION / ISSUED
3	02-20-19	REISSUED FOR REZONING & DP
2	01-24-19	REISSUED FOR REZONING & DP
1	10-26-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
63 AVE. TOWNHOMES
6324.6336, 126 STREET, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
**AMENITY BUILDING
ELEVATIONS**

DATE:	June 2017	SHEET NO:	
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1704		

A-3.6

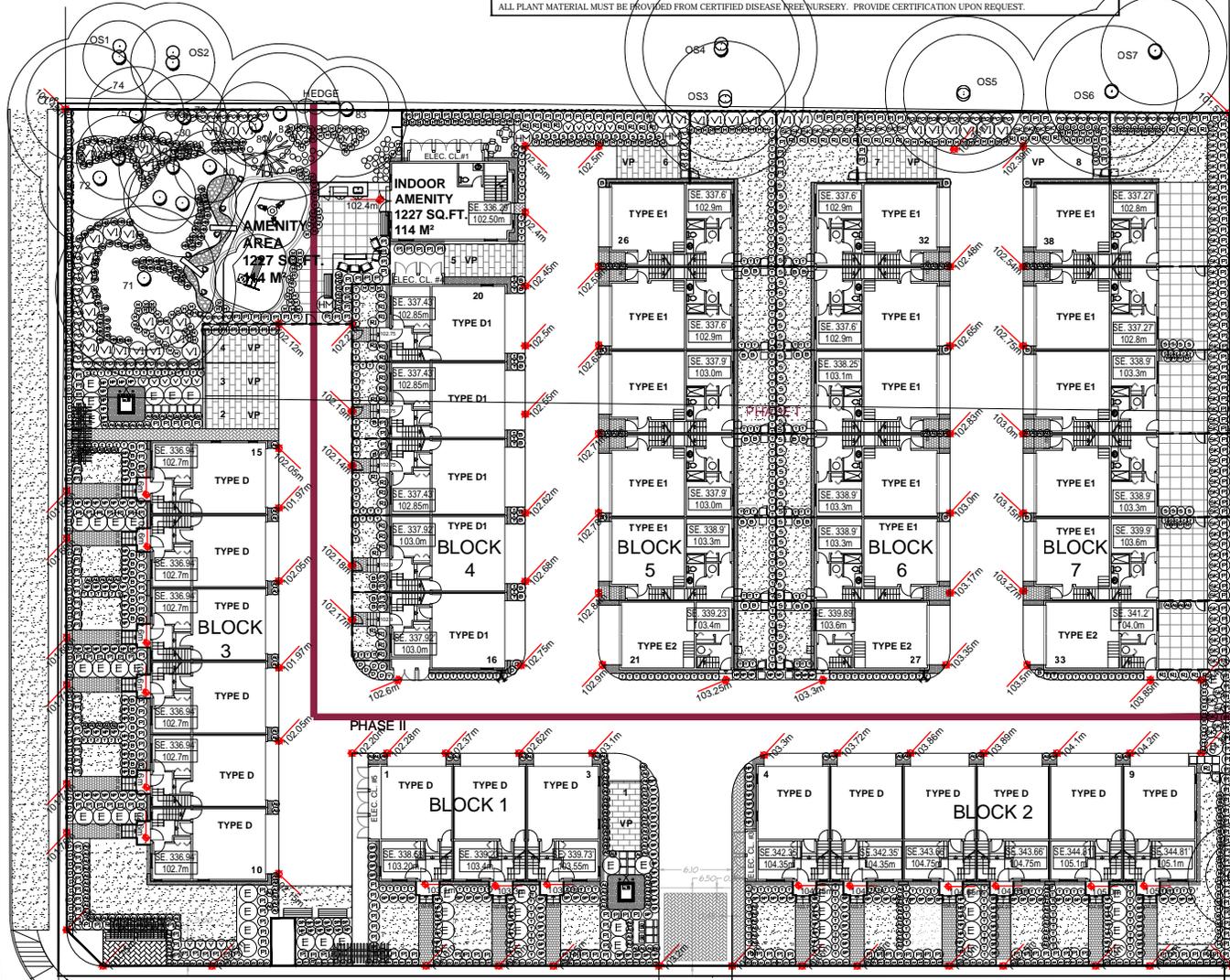
PLANT SCHEDULE-SHRUB

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
67	BUXUS SEMPERVIRENS	COMMON BOXWOOD	12 POT
51	BIGNONIAS ALATA 'COMPACTUS'	COMPACT HINDED BURNING BUSH	12 POT
195	BIGNONIAS FORTUNEI 'COLORATUS'	WINTERKEEPER	12 POT, 30CM
88	BIGNONIAS JAPONICUS PALOMA BLANCA	PALOMA BLANCA BIGNONIAS	12 POT, 30CM
3	HAMAMELIS X INTERMEDIA 'DIANE'	RED HITCH HAZEL	12 POT, 30CM
108	HANDIWA DOMESTICA FIREPOWER	FIREPOWER HANDIWA	12 POT
40	PRUNUS LUSITANICA	PORTUGUESE LAUREL	12 POT
332	PRUNUS LUSITANICA	PORTUGUESE LAUREL	1 M BAB
58	RHOODODENDRON ELIZABETH	RHOODODENDRON RED	12 POT
44	ROSA 'PEARL MEDILAND'	HEIDI AND ROSE	12 POT
64	SARCOCOCCA HOOKERIANA VAR. HMLIS	HIMALAYAN SHEET BOX	12 POT, 25CM
14	SCOPHIA JAPONICA (ROB MALE)	JAPANESE SCOPHIA	12 POT

45	SPIRAEA SHIROBANA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	12 POT
395	TAXUS X MEDIA 'HICKSII'	HICKS YEW	12 POT
48	VACCINIUM FAVIFOLIUM	RED Huckleberry	12 POT
6	VIBURNUM DAVIDII	DAVIDS VIBURNUM	12 POT
8			
87	HAKONEGLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	12 POT
124	CALLUNA VULGARIS 'DARK BEAUTY'	HEATHER PINK	12 POT
221	PACHISANDRA TERMINALIS	JAPANESE SPRUCE	12 POT, 15CM
14	POLYSTICHUM MUNITIM	WESTERN SHORR FERN	12 POT, 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * APPROVE AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MARKING AND 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

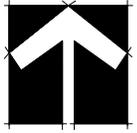
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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



NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
TOWNHOUSE DEVELOPMENT
 126 STREET + 63RD AVENUE
 SURREY, BC

DRAWING TITLE: SHRUB PLAN	
DATE: 2019.AUGUST.14	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L2
DRAWN: BN	OF 6
DESIGN: BN	
CHKD: MTLM	
M2A PROJECT NUMBER:	JOB NO. 180206

12626 STREET

PROPOSED FIRE HYDRANT
63RD AVENUE

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 24, 2019** PROJECT FILE: **7818-0123-00**

RE: **Engineering Requirements
Location: 6324 126 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 20.0 m for 63 Avenue for the Through Local standard;
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 63 Avenue & 126 Street; and
- Register 0.5 m SRW along the 63 Avenue and 126 Street frontages for inspection chambers and sidewalk maintenance.

Works and Services

- Construct 63 Avenue to the through Local standard;
- Construct the east side of 126 Street to the Through Local standard;
- Construct curb extensions at the intersection of 63 Avenue & 126 Street;
- Construct 7.3 m wide concrete driveway letdown with curb extension;
- Construct storm and water mains along 63 Avenue to service the development;
- Construct new storm, sanitary and water service connections to service the development; and
- Register RC for maintenance of stormwater quality/sediment control inlet chamber.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Acting Development Services Manager



Planning

March 6, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0123 00 (Updated)

SUMMARY

The proposed 38 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	10
Secondary Students:	5

September 2018 Enrolment/School Capacity

J.T. Brown Elementary	
Enrolment (K/1-7):	36 K + 271
Operating Capacity (K/1-7)	19 K + 279
Tamanawis Secondary	
Enrolment (8-12):	1419
Capacity (8-12):	1125

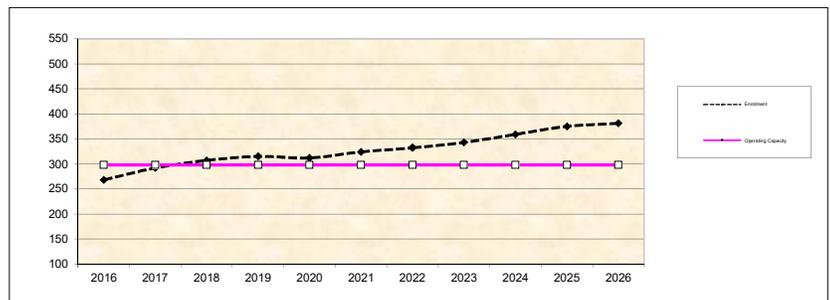
School Enrolment Projections and Planning Update:

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

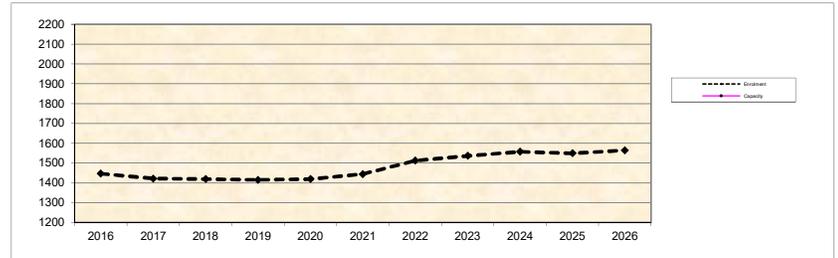
According to the District's enrolment projections, JT Brown modestly grew this year and is projected to continue to grow over the next 10 years. Like most neighbourhoods that are mature, projected growth will not be greater than 2% overall. This type of growth can be accommodated by portables. There are no current plans to expand the school.

Tamanawis Secondary is currently operating at 126%. Over the next 10 years, enrolment is projected to grow by approximately 187 students. As part of the District's 2019/20 Capital Plan submission, there is a request 375 capacity addition targeted to open September 2021. There has been no Ministry funding approval for the project.

J.T. Brown Elementary



Tamanawis Secondary



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

Tree Preservation Summary

Surrey Project No: TBD

Address: 6324/6336-126 Street

Registered Arborist: Jeff Ross #PN-7991A

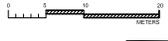
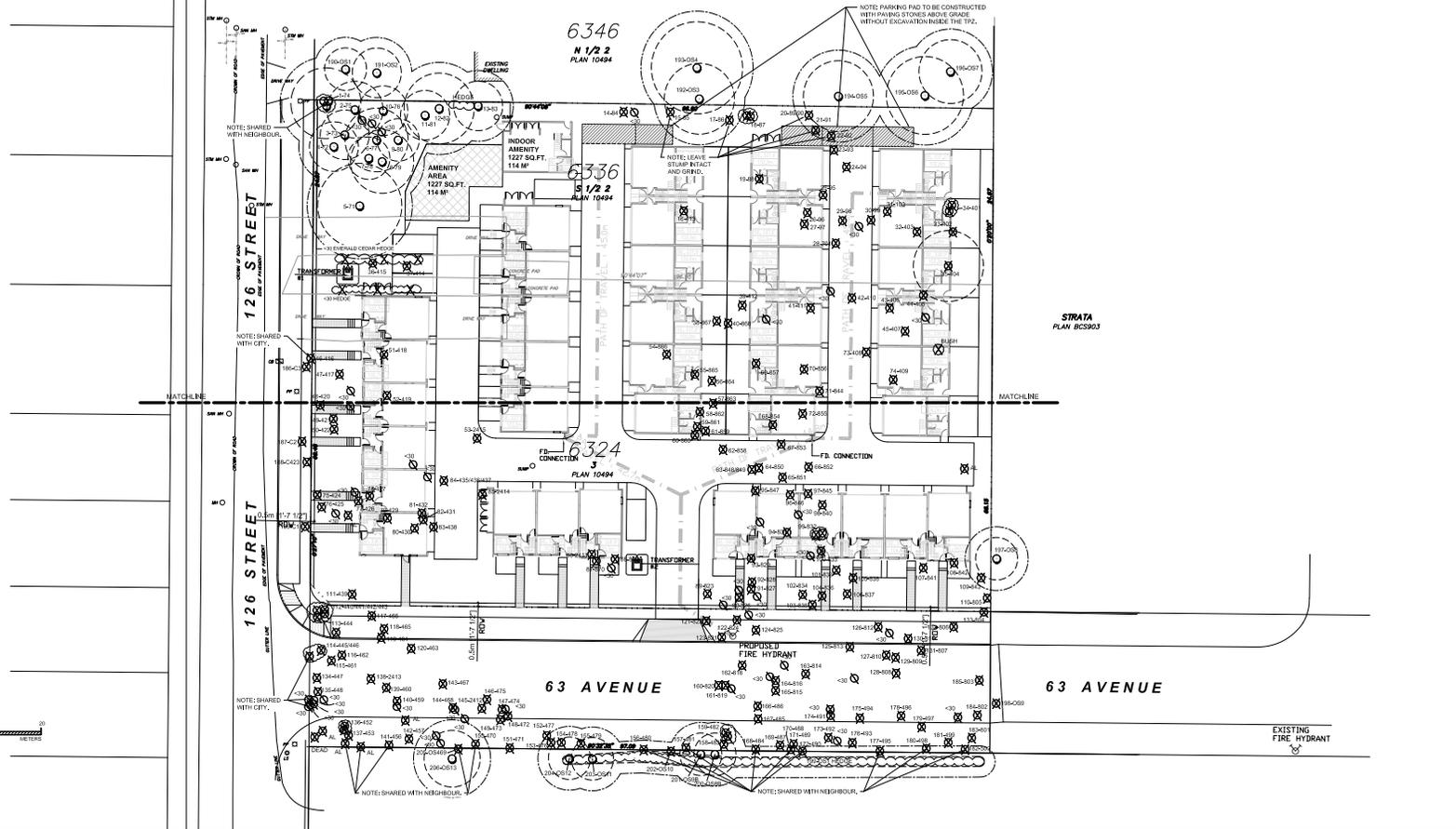
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	195
Protected Trees to be Removed	182
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	13
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 6 X one (1) = <u>6</u> - All other Trees Requiring 2 to 1 Replacement Ratio 176 X two (2) = <u>352</u> 	358
Replacement Trees Proposed	43
Replacement Trees in Deficit	315
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist: 	Date: December 7, 2018
--	------------------------





LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  NON BY-LAW TREE
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m EXCAVATION OFFSET



NO.	DATE	BY	REVISION
1	OCT 31/17	MK	SITE PLAN
2	JAN 22/18	MK	REVISED SITE PLAN
3	APR 23/18	MK	REVISED SITE PLAN
4	MAY 15/18	MK	REVISED SITE PLAN
5	SEPT 17/18	MK	REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 SL
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

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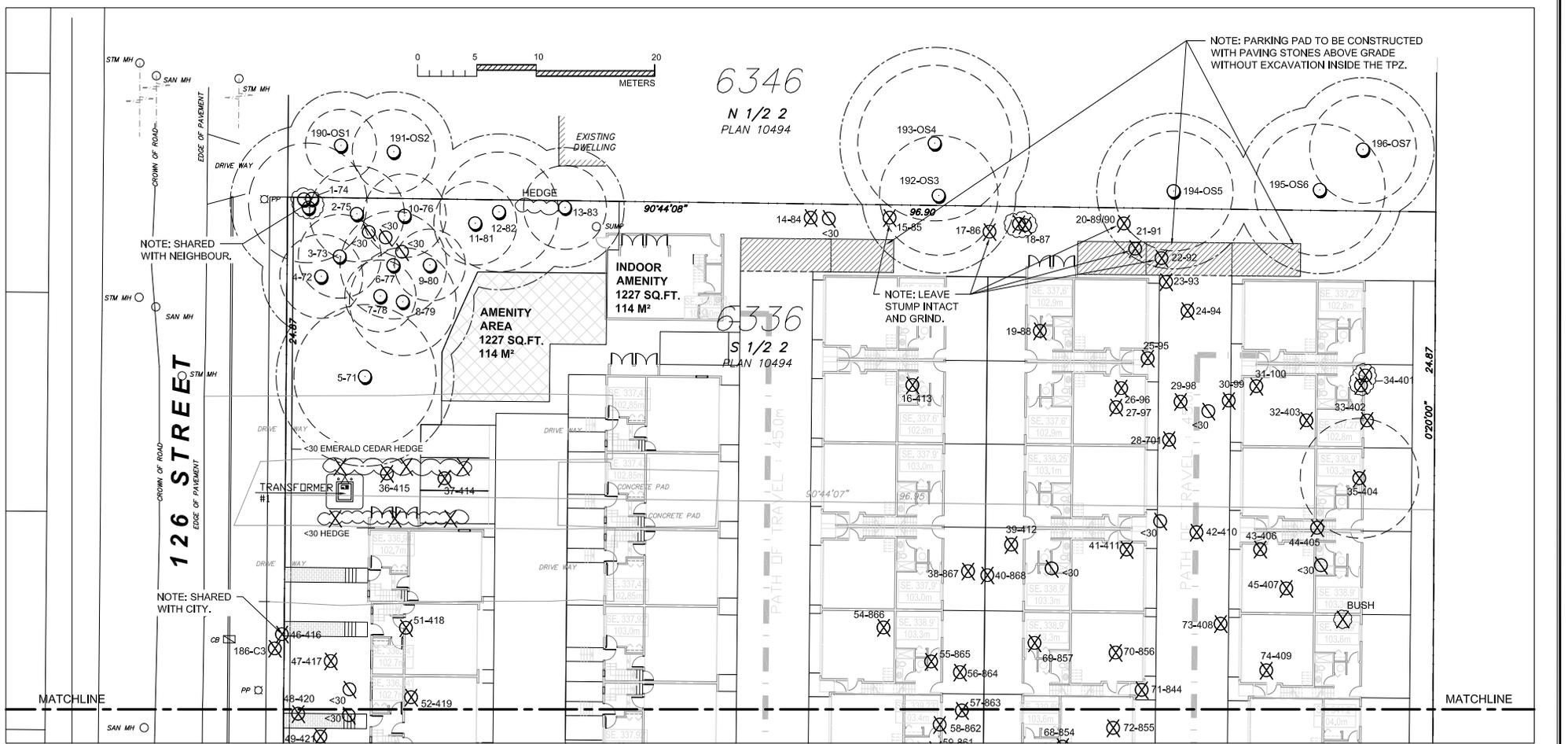
PROJECT TITLE
6324 & 6336
126 STREET
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
 SCALE AS SHOWN
 DATE AUGUST 4, 2017

T-1
 SHEET 2 OF 6
KEYPLAN



LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  NON BY-LAW TREE
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m EXCAVATION OFFSET



STAMP	NO.	DATE	BY	REVISION
	1	OCT 31/17	MK	SITE PLAN
	2	JAN 22/18	MK	REVISED SITE PLAN
	3	APR 23/18	MK	REVISED SITE PLAN
	4	MAY 15/18	MK	REVISED SITE PLAN
	5	SEPT 17/18	MK	REVISED SITE PLAN

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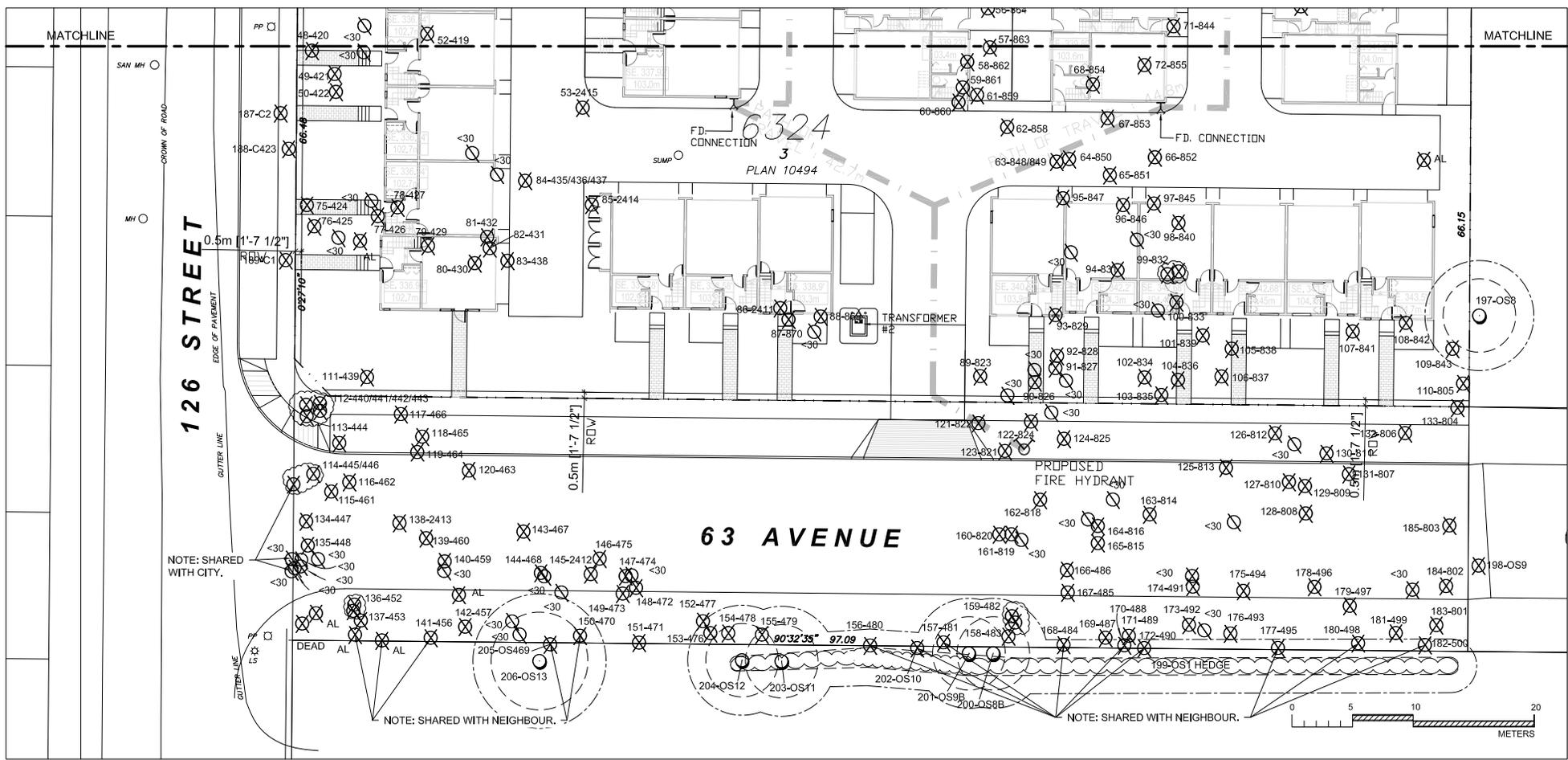
PROJECT TITLE
6324 & 6336
126 STREET
 SURREY, B.C.

SHEET TITLE
T1A - TREE REMOVAL AND PRESERVATION PLAN

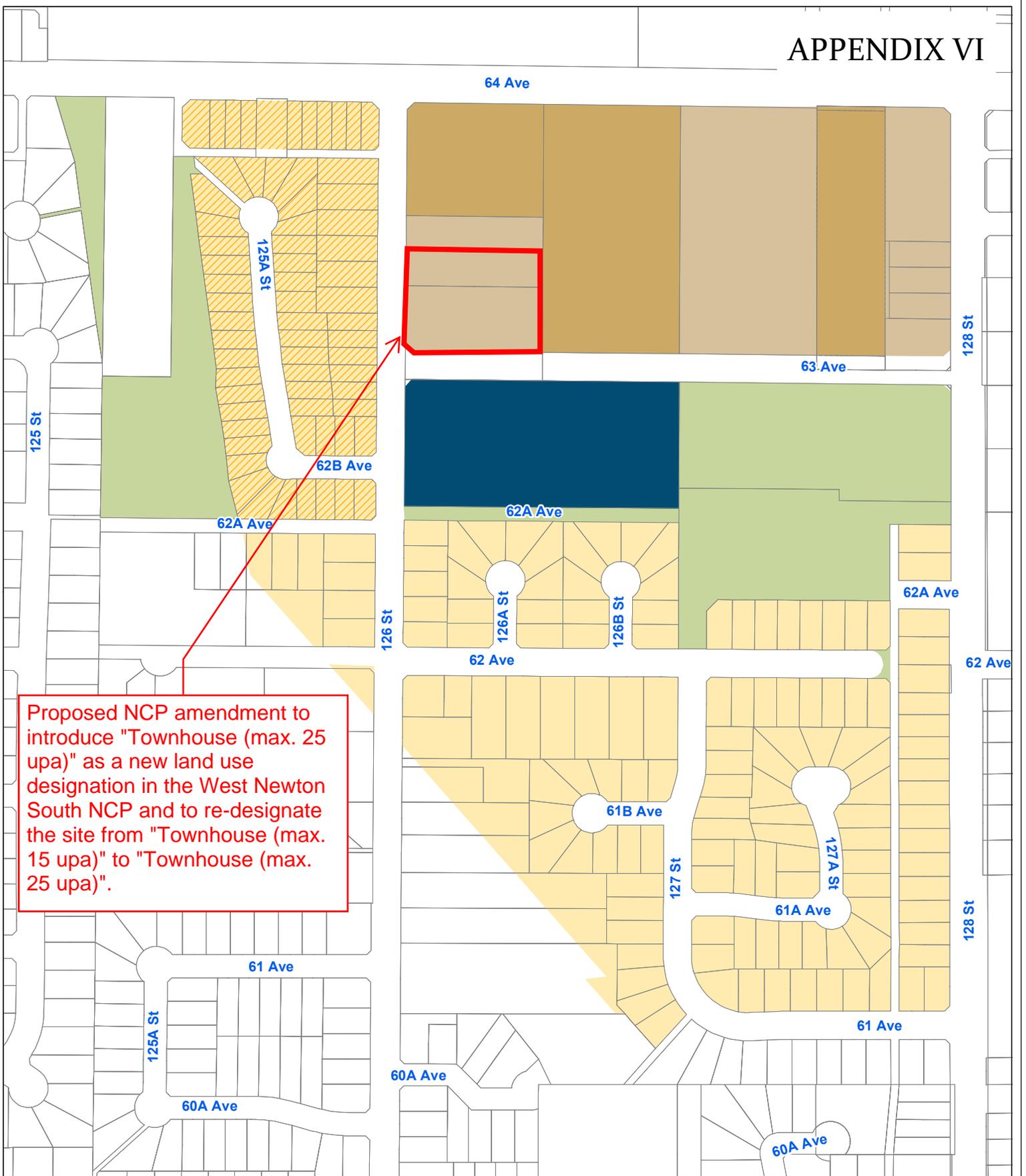
CIENT

DRAWN MK
 SCALE AS SHOWN
 DATE AUGUST 4, 2017

T-1A
 SHEET 3 OF 6



APPENDIX VI



Proposed NCP amendment to introduce "Townhouse (max. 25 upa)" as a new land use designation in the West Newton South NCP and to re-designate the site from "Townhouse (max. 15 upa)" to "Townhouse (max. 25 upa)".

- Single Family
- Townhouses (max 15 upa)
- Institutional
- Compact Housing
- Multiple Residential (max 20 upa)
- Park & Open Space

WEST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council May 1, 1998 Amended 3 Aug. 2011



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

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0123-00

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: 000-836-109

South Half Lot 2 Section 7 Township 2 New Westminster District Plan 10494

6336 - 126 Street

Parcel Identifier: 005-230-225

Lot 3 Section 7 Township 2 New Westminster District Plan 10494

6324 - 126 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard setback (north) is reduced from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) to the indoor amenity building, to 5.8 metres (19 ft.) to the building face for Building 7, and to 5.9 metres (19 ft.) to the building face for Buildings 5 and 6.
 - (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone the minimum rear yard setback (east) is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the side yard building face for Building 2, and to 5.9 metres (19 ft.) to the rear building face for Building 7.
 - (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone the minimum front yard setback (west) is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Building 3.
 - (d) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone the minimum side yard setback (south) is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Buildings 1 and 2.
 - (e) In Subsection H. Off-Street Parking and Loading/Unloading of Part 22 Multiple Residential 30 Zone, parking within the required side yard setback is permitted for visitor parking spaces 6, 7, and 8.
5. The siting of buildings and structures shall be in accordance with Schedule A " which is attached hereto and form part of this development variance permit.
6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. 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



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P 3R4 TEL: (604) 987-3003 FAX: (604) 987-3933 E-MAIL: mfa@mlkgonfadsab.com

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These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



SITE PLAN

Proposed variance to reduce the minimum side yard setback from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) to the indoor amenity building, to 5.8 metres (19 ft.) to the building face for Building 7 and to 5.9 metres (19 ft.) to the building face for Buildings 5 and 6.

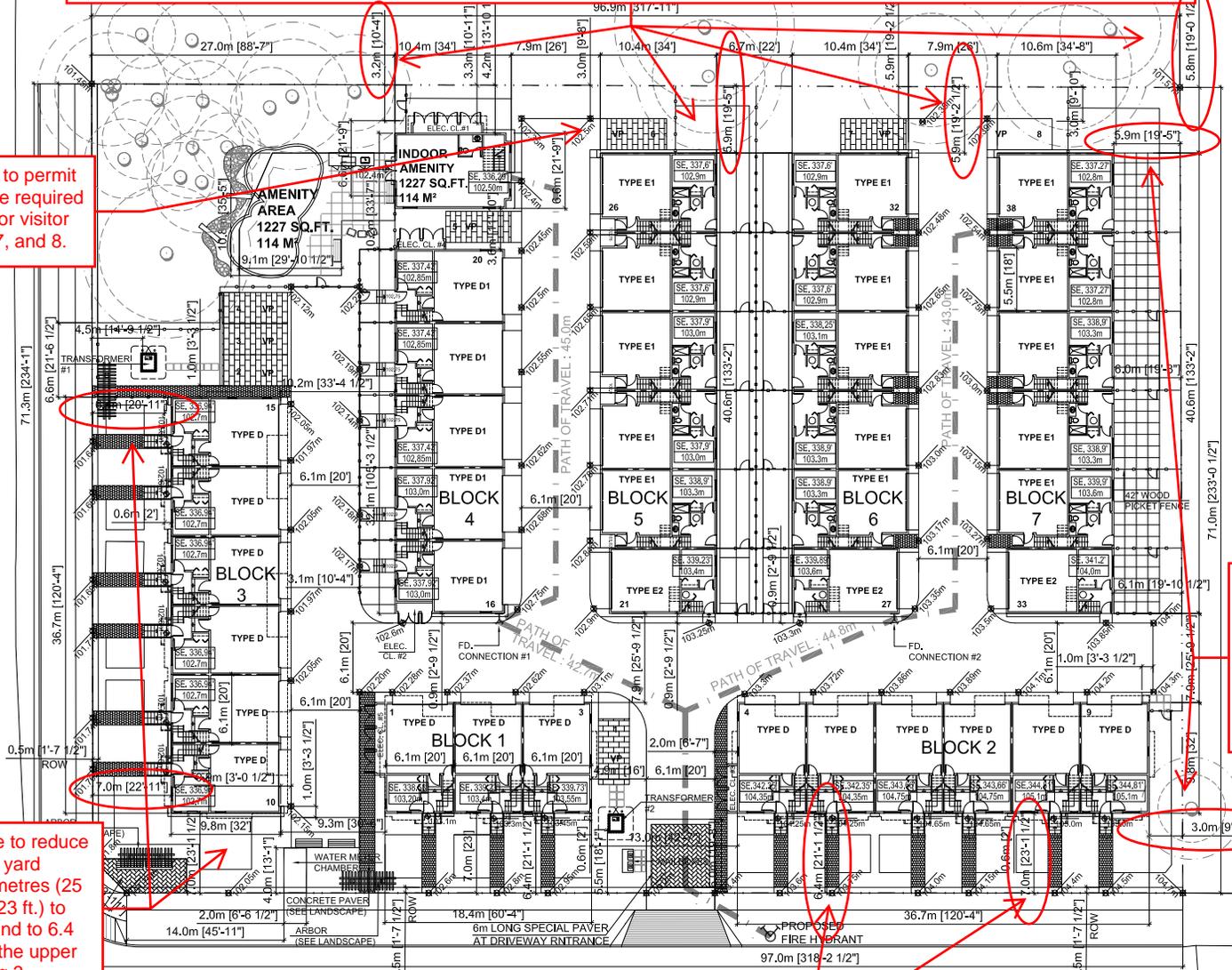
Proposed variance to permit parking within the re required side yard setback for visitor parking spaces 6, 7, and 8.

Proposed variance to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the side yard building face for Building 2 and to 5.9 metres (19 ft.) to the rear building face for Building 7.

Proposed variance to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Building 3.

Proposed variance to reduce the minimum side yard setback from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Buildings 1 and 2.

126 STREET



ISSUED FOR REZONING & DP
ISSUED FOR REZONING & DP
ISSUED FOR REZONING & DP
REVISION ISSUED

TOWNHOUSE DEVELOPMENT
6326-6336
126TH STREET, SURREY
FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
SITE PLAN

DATE: NOV 2017 SHEET NO:
SCALE: NTS.
DESIGN: A.A.
DRAWN: A.A.
PROJECT NO: 0100
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