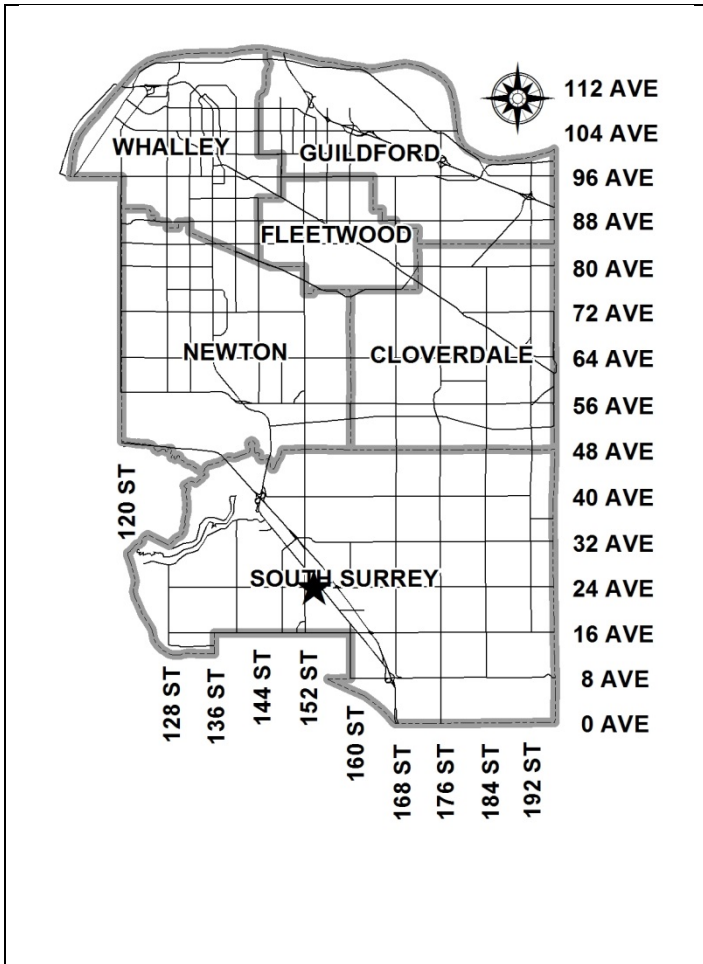


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0061-00

Planning Report Date: July 7, 2014



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Land Use Plan Amendment** from Townhouse (15 upa) to Apartment (45 upa)
- **Rezoning** from RF to CD (Based on RM-45)
- **Development Permit**
- **Development Variance Permit**

to permit the development of a four-storey apartment structure.

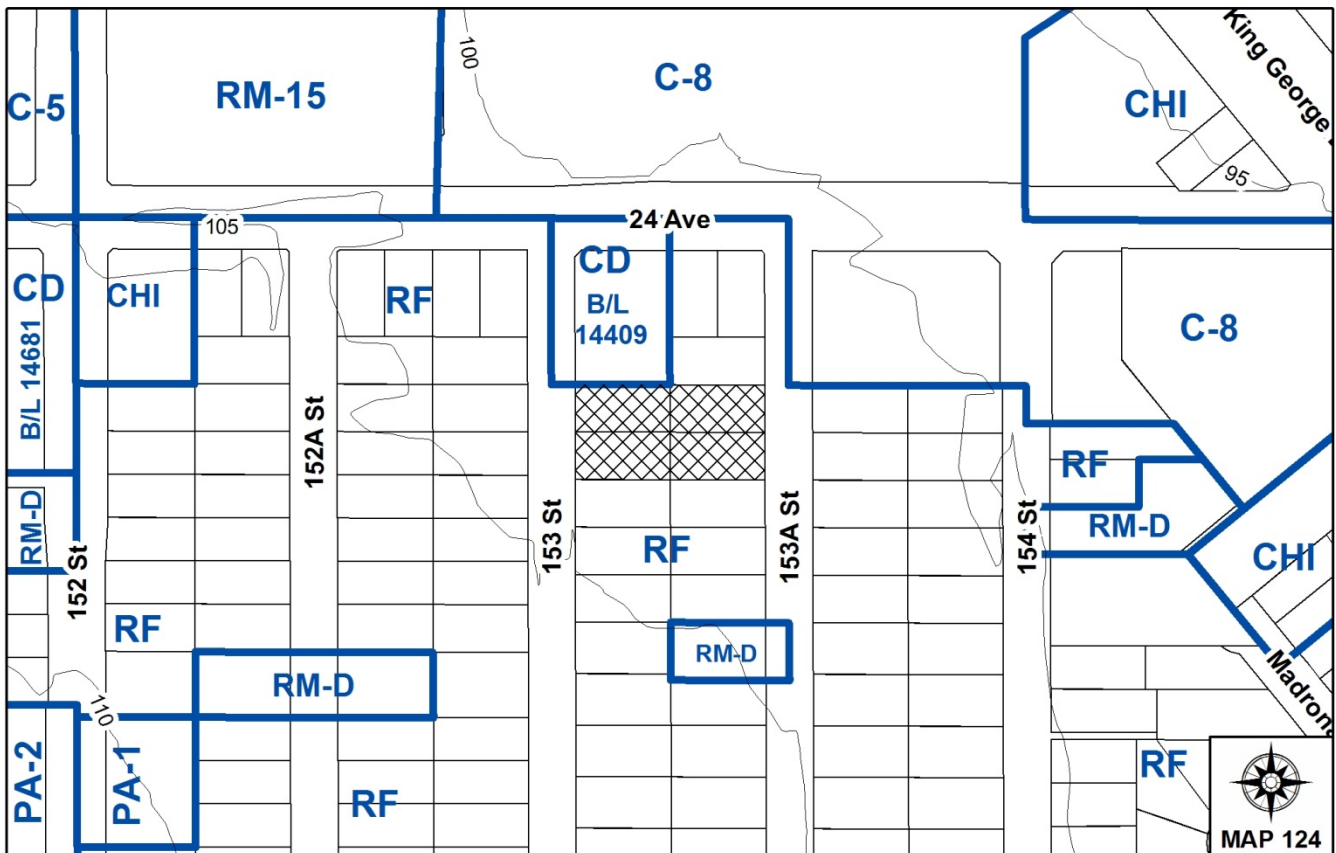
LOCATION: 2359 and 2353 - 153A Street
 2350 and 2360 - 153 Street

OWNER: The Semiahmoo Foundation

ZONING: RF

OCP DESIGNATION: Urban

LAND USE PLAN DESIGNATION: Townhouse



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment
 - Rezoning
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An Official Community Plan (OCP) amendment is required to re-designate the site from "Urban" to "Multiple Residential" to permit the proposed four-storey apartment structure.
- An amendment to the King George Highway Corridor Land Use Plan is also required to re-designate the site to from 'Townhouse (15 upa)' to Apartment (45 upa) to permit the density, form and character of the apartment building.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of South Surrey and the changing commercial and service nature of the 24 Avenue corridor.
- The original "urban" and "townhouse" designations along the major arterial were originally adopted in 1995, nearly 20 years ago, when the King George Highway Corridor Land Use Plan was first adopted.
- The proposed development will not only utilize the site more efficiently, but support the existing Frequent Transit Network (FTN) service along 152 Street. The proposed density will also support future FTN service on 24 Avenue and B-Line service on 152 Street as identified in the Mayor's Council Transit Plan as well as potential longer term Rapid Transit along 152 Street.
- At the same time, the Semiahmoo House Society's project will provide much needed independent living units for their clients, along with purpose built affordable rental units for low income seniors, families and individuals. The project will increase and diversify housing choice within the neighbourhood and is keeping with the objectives and terms of reference set out for the City's Housing Action Plan.
- The project will provide an attractive addition to area which respects the neighbourhood context and provides an aesthetic link to the Semiahmoo House Society's existing facility on 24 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by re-designating the subject site from "Urban" to "Multiple Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 213 square metres (2,293 square feet) to 84.3 square metres (907 square feet).
5. Council authorize staff to draft Development Permit No. 7910-0061-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7910-0061-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 111 to 82
7. 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) completion and adoption of a housing agreement regulating the use and services of the development to the specifications and satisfaction of the Planning and Development Department;
 - (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space.
8. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to re-designate the land from Townhouse (15 upa) to Apartment (45 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:**
 4 Elementary students at Jessie Lee Elementary School
 2 Secondary students at Earl Marriot Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and may be ready for occupancy in 2015.

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: The proposed site consists of 4 RF zoned lots, located directly south of the Society’s existing facility on 24 Avenue. Three of the lots currently contain older homes, while the fourth lot at 2360 - 153 Street is used for overflow SHS staff parking.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North :	Semiahmoo House, single family homes	Urban/Commercial/ Townhouse 15 upa	CD/RF
East (Across 153 A Street):	Single Family Homes	Urban/Townhouse 15 upa	RF
South:	Single Family Homes	Urban	RF
West (Across 153 Street):	Single Family Homes	Urban/Townhouse 15 upa	RF

JUSTIFICATION FOR PLAN AMENDMENT

- Both an OCP and a Land Use Plan amendment are required to re-designate the site to permit the four-storey apartment structure behind the existing Semiahmoo House Society facility on 24 Avenue.
- The applicant is proposing to amend the OCP by re-designating the site from "Urban" to "Multiple Residential" and King George Highway Corridor Land Use Plan from "Townhouse 15 upa" to "Apartment 45" to allow for the form and density of the proposed development.
- The proposed changes to the land use designations have merit as the area along the south side of 24 Avenue has continued to transition and offer more and more commercial and community services.
- Since the King George Highway Corridor Land Use Plan was first adopted in 1995, nearly 20 years ago, the area's original 'urban' and 'townhouse' designations along the major arterial have been changed to permit both the Semiahmoo House facility at 15306 24 Avenue and the commercial center and liquor store at 15388 24 Avenue.
- The present proposal is a logical extension of that development and the proposed amendments will help utilize the site more effectively and efficiently and support the City's existing Frequent Transit Network (FTN) service along 152 Street. The proposed density will also support future FTN service on 24 Avenue and B-Line service on 152 Street as identified in the Mayor's Council Transit Plan, as well as, potential longer term Rapid Transit along 152 Street.
- At the same time, the Semiahmoo House Society's project will provide much needed independent living units for the SHS clients and purpose build affordable below market rental units for low income seniors, families and individuals.

DEVELOPMENT CONSIDERATIONS

The Development Site

- The development site consists of four single family lots between 153 and 153A Street, located directly behind the Semiahmoo House Society's existing facility at 15306 24 Avenue in South Surrey. Altogether, the rectangular shaped parcel measures nearly 3,234 m² (0.8 acres) in area.
- The site is presently designated "Urban" in the Official Community Plan (OCP), "Townhouse 15 upa" in the King George Highway Corridor Land Use. It is also is zoned as "Single Family Residential Zone (RF)".

The Proposal

- The Semiahmoo House Society ("the Society or SHS") is proposing to develop a 4,500 m² (48,437 ft²) 71 unit, four-storey apartment structure at 2350 and 2360 - 153 Street, 2353 and 2359 - 153A Street.

- The apartment building will be a purpose built rental building offering 20 independent living units to the SHS clients and 51 affordable rental units which will be owned and operated by the Society. A Housing Agreement with the City will regulate the ongoing operation and use of the facility.
- The Semiahmoo House Society has been providing service and supports to people with developmental disabilities and their families in Surrey since 1958 and is committed to improving quality of life by providing the best client care in a cost-effective manner.
- The Society's clients with developmental disabilities will be able to live independently in their own apartments and receive support from trained Society staff when needed. Clients will also benefit and receive mutual support and assistance from other supported clients, living in their own apartments, within the same complex.
- The project will also offer 51 units of affordable, below market rental units to seniors, families and individuals with lower incomes. The project is being developed with funding from both the Society and BC Housing. Other potential partners, including the City, are also being sought to raise additional capital for the project.
- The apartment building will provide an economical way of providing much needed housing and supports to people with disabilities, who are at risk of homelessness. There are current limited opportunities for people with developmental disabilities to live independently, affordably and inclusively in the broader community. There is also a shortage of affordable rental housing in this area.
- The Society's new development is also in keeping with the principles outlined for the City's upcoming Housing Action Plan. That plan is to identify opportunities to increase the supply of non-market housing for low income households, and support housing for seniors, youth and people with disabilities, and people with addictions and mental disorders.

The Proposal

- To accommodate their proposal, the Society is proposing to amend the OCP and the King George Highway Corridor Land Use Plan and rezone the site. Specifically, the applicant is proposing to amend the OCP by re-designating the site from "Urban" to "Multiple Residential" and King George Highway Corridor Land Use Plan from "Townhouse 15 upa" to "Apartment 45".
- The applicant is also proposing to rezone the site from "Single Family Residential Zone (RF)" to a "Comprehensive Development Zone (CD)" based on the RM-45 zone. A Development Permit is required to regulate the form and character of the apartment structure. A Development Variance Permit (DVP) is also required to vary the amount of required on-site parking and size of the on-site indoor amenity area.

24 Avenue Land Use Study

- This is the second proposal for the Semiahmoo House Society. In March 2010, the Society first submitted a plan to develop a 54-unit four storey apartment on the site. At that time, the Society planned on retaining ownership of 15 one-bedroom units to rent to their clients, while the remainder of the building was to be stratified and sold off as market units.
- In September 2010, staff presented Council with an initial Planning Report on the Society's proposal and the 24 Avenue Area (Appendix XI). The Society's application provided the City with an opportunity to evaluate and re-examine land use patterns around 24 Avenue and to re-open discussions on the proposed new 23A Avenue local road connection between 152 and 154 Street, as identified in the King George Highway Corridor Land Use Plan.
- The 23A Avenue connection is crucial to improve both the resiliency and east-west connectivity of the local road system and is consistent with the City's Transportation Strategic Plan policies to establish a finer grid network in the area. The staff planning process was therefore to examine various land use plan scenarios for higher density mixed-use and commercial development along 24 Avenue and 152 Street, to identify a future 23A Avenue roadway alignment, along with an acquisition and funding strategy.
- Upon receiving the September 2010 report, Council authorized staff to initiate a Land Use Planning Study for the 24th Avenue area concurrently with the processing of the Society's development application. The report suggested that adoption of the amending OCP/Rezoning by-laws would be subject to completion of the study.

Results of Process

- In response to Council's direction, in December 2010 staff held an open house on the 24 Avenue Study Area. Approximately 200 people attended that meeting and it soon became clear the large turnout was due in part to miscommunication about the nature and intent of the 23A Avenue. Many residents from Madrona Place attending the meeting were also very vocal in their opposition against extending the local road into their cul-de-sac.
- Following the meeting, staff received a series of comment sheets, letters, emails and faxes from concerned residents. Approximately 60% of respondents were opposed or strongly opposed to amending the plan and allowing a new 23A Avenue road connection in the neighbourhood.
- The 24 Avenue area was subsequently subsumed under a larger community planning process. In May 2012, Council approved Corporate Report R118 "Update on the Process of Preparing a Local Area Plan for the Semiahmoo Town Centre" which extended the boundary of the Town Centre Plan to include the area. As a result the pattern of future land use and the need for the local road in the 24 Avenue area will be dealt with in conjunction with the Semiahmoo Town Centre Plan.
- Despite this, it was clarified that the Society would be requested to make, as a condition of rezoning, an adequate commitment for the acquisition of the local road based on the number of market units. As the present proposal does not provide market units, the voluntary contribution to the road will not be taken at this time.

CD By-law

- The proposed CD By-law for the present proposal (Appendix VII) is based on the RM-45 Zone and includes modifications to the maximum allowable density e.g., units per hectare/acre and floor area ratio (FAR), front and side yard setbacks (See Table 1 below).

Table 1: RM-45 vs Proposed CD Zone

	RM-45 Zone	CD Zone
Density		
#units per hectare (u.p.h.)	111	219.5
# units per acre (u.p.a.)	45	89
Floor Area Ratio (FAR)	1.30	1.37
Lot Coverage	45%	43%
Setbacks		
Front Yards (153 and 153A Street)	7.5 m (25 ft.)	3.0 m (10 ft.) to Post 5.0 m (16 ft.) to Building Face
Side Yard (N)	7.5 m (25 ft.)	8.4 m (28 ft.)
Side Yard (S)	7.5 m (25 ft.)	7.4 m (24 ft.)
Height	15 m (50 ft.)	14 m (46 ft.)

- Overall, the applicant is proposing a density of 219.5 units per hectare (or 89 units per acre) and a floor area Ratio (FAR) of 1.37.
- The FAR or massing of the proposed townhouse buildings is slightly higher than 1.30 typically allowed for the RM-45 zone. However, the number of units on a per hectare/acre basis is substantially higher given the number of smaller independent living and affordable rental units proposed for the building. Out of total 71 units, a full 50 units will be either studio, one-bedroom and one-bedroom plus den units. The remaining 21 units will be comprised of 16 two-bedroom and five (5) three-bedroom units.
- As can be seen on the table above the proposed building height and lot coverage are in keeping with the RM-45 Zone and will produce a form, height and massing generally consistent with that of RM-45 Zone. It should be noted however that additional child care facilities will not be permitted as an accessory use.
- In addition, the applicant is requesting variances to the 7.5 metre front and the southern side yard setbacks. The CD zone includes provisions to reduce the front yard setbacks along 153 and 153A Street from 7.5 metres (25 ft.) to 3.0 metres (10 ft.). This 3 metre setback will however accommodate the posts supporting the deck structures facing both public streets. The actual building walls on each side of the site will be set back 5.0 meters (16ft.) from property line.
- A minor reduction in the southern side yard setback to 7.4 metres (24 ft.) from 7.5 metres (25 ft.) is also required.

PRE-NOTIFICATION

- In August 2011, staff sent out an initial letter notifying the public of the Society's early plans to build a 54 unit apartment structure. A development sign was also erected on the site. In response, staff fielded a number of calls both for and against the development.
- In addition since November 2011, staff have received 35 letters and emails on the project, including just over 30 letters of support from families of clients and individuals supportive of the Society's work. The five emails opposing the development were all concerned again with the proposed density of the development, traffic, parking and noise issues.
- On May 22, 2014, a second pre-notification letter for the current 71 unit apartment proposal was sent out to 245 households within 100 metres (328 feet) of the site; and the existing on-site development sign was amended.
- To date staff, have only received two phone calls about the current proposal. The first telephone call from a local resident focused on the impact of the development on local roads, traffic, parking, congestion and noise. The resident questioned the wisdom of allowing a dense apartment building near new expensive homes. The resident also identified concerns with the increased activity, congestion and noise and further potential disruptions to the neighbourhood with increased handi-dart services.
- The second telephone call focused on the details of the proposal and how it differed from the previous one presented in 2011.

Public Meeting

- On June 11, 2014, the Semiahmoo House Society hosted a public information meeting (PIM) on the present development proposal. The meeting held at their existing facility and was attended by a total of 72 people.
- According to the applicant, most of the people attending the PIM were in support of the proposal. Of the 22 comments sheets filled out at the meeting, 19 people were in support of the proposal, while 3 were not. Eleven (11) of the comment sheets in support of the project were however filled out by attendees living in White Rock and other parts of Surrey, not in the immediate neighbourhood.
- Most of comments supporting the development focused on the quality of the design, architecture and landscaping proposed for the site as well as the fact the SHS has a proven ability to build and manage community assets. There was also overwhelming support for the new SHS independent living and affordable rental units which many saw as fulfilling a crucial gap in the social infrastructure.
- At the same time, the three people who commented against the development voiced concerns with the proposed density of the development, potential parking on the street, the impact of drop-off traffic on 153 Street and the potential effect of low income rentals on neighbouring properties.

(In response to these concerns, staff have reviewed the proposed site parking arrangements and do not have any concerns about additional street or overflow parking. All of the apartment's parking will be provided on site within the underground parking structure. The ramp entrance to the parkade will be located off 153 A Street to reduce the amount of traffic and activity on 153 Street. Staff are currently reviewing the need for the additional handi-dart stop in front of the building on 153 Street as there is already such a stop in front of the Semiahmoo House).

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process and through the public meeting held by the applicant.

DESIGN PROPOSAL AND REVIEW

Site Design and Layout

- The proposed SHS development will be approximately 4,500 m²a (48,437 ft²) in area (excluding the underground parking) and will combine both independent living units and affordable, below market rental units.
- As noted the development site is somewhat transitional in nature, located just south of the existing Semiahmoo House and South Surrey's main commercial corridor on 24th Avenue and north of an established residential neighbourhood.
- Subsequently, staff have worked closely with the applicant and architect to adjust the design and layout of the building so that it embraces and respects the surrounding area and local context.
- In particular, the massing of the proposed development has been designed to respect the size and scale of adjacent buildings. The east and west elevations of the building both step back from the street to reduce massing along the road edge and to offer a gradual transition between the Semiahmoo House to the north and the adjacent single family house to the south.
- Care has also been taken to site building to maximize the separation from the adjacent existing single family residence. The setback and landscaping along the south side of the building has been designed to provide a green buffer between the apartment and the existing house and neighbourhood to south.
- To further minimize any impact to the existing neighbourhood, access to the underground parking has been located at the northeast corner of the site. The building's flat roof is also intended to compliment the horizontal elements on the building elevations and maintain a low profile relative to the existing single family residential development adjacent to the site.

- The main pedestrian entry to the building will be along 153rd Street and the facades have been articulated to provide further visual interest. A combination of hardi-siding and panels along with stone veneer at the entrances are proposed to provide durability. The horizontal siding and cladding panels with battens, having different textures and colours, will add additional articulation and interest to the facade.
- A strong visual connection will also be maintained between the Semiahmoo House and the apartment. An outdoor amenity space, including a courtyard with a seating area and trellised walkway extending through to Semiahmoo House, are provided at the north side of the site to further reinforce this relationship.
- The apartment will also complement and form a visual extension of the Semiahmoo House. The building will use materials and colours (including light grays, greens and cream tones) to reinforce its relationship to the Semiahmoo House. The heavier trim elements including columns and roof and deck fascia will also draw directly from the heavy timber elements used on the Semiahmoo House.

Landscaping and Amenity Space

- The landscaping plan for the site calls for a total of 45 replacement trees planted on-site; including Japanese Maple, Magnolia, Redbud, Pine, Redwood and Crab Apple Trees.
- Soft landscaping including shrubs, grasses and groundcover will also be planted at the entrances and perimeters of the site and along pathways and common areas throughout the development.
- An outdoor amenity space 215 m² (2,317 ft²) in area is also proposed in keeping with the Zoning By-law. The outdoor area, which is linked to the indoor amenity area, is comprised of a hard surfaced trellised courtyard seating area and walkway to the Semiahmoo House, a natural play area and a more passive outdoor space.
- The area has specially been located on the north side of the site, between the apartment building the Semiahmoo site to minimize the impact on the adjacent single family neighbourhood.
- The project will also offer 84 m² of indoor amenity space at the northwest corner of the building. While a variance to the Zoning By-law is required to reduce the amount of required indoor amenity space from 213 m² (2,293 ft²) to 84.3 m² (907 ft²), the reduction may be supported by the fact many of the 20 SHS clients will use the facilities offered at the Society's main facility.
- The indoor amenity space should provide enough area to service the clients of the 51 rental units. The space, as proposed, should also provide enough functional space for gatherings especially considering its integration with the outdoor space and indoor lobby. In lieu of this, the applicant will be asked to make a cash-in-lieu contribution to the City.

Parking

- The applicant is also requesting a variance to the required on-site parking. While all the parking will be provided on-site in an underground structure, the applicant is seeking a

variance from 111 to 82 parking stalls. This difference is due in part to the nature of the social housing project.

- Typically in a development of this size (with the unit count and type), 97 stalls would be required for residential parking and 14 stalls would be required for visitors for a total of 111 stalls. Staff do not however believe all of this parking is required and Transportation is also supportive of the parking reduction.
- In this instance, 20 apartment units will belong to SHS’s clients who will not drive or need parking stalls. At the same time, below market rental projects do not typically require as much parking as market strata units. Parking for social housing apartments also drops considerably when it is located near rapid transit corridors. To present the case for this variance the SHS commissioned Bunt and Associates to prepare a parking study for the site.
- As a result, the Society has requested and staff are in support of a reducing the required parking on site by 29 parking stalls. Of the 29 stalls, 20 stalls will be associated with the SHS client units, while 9 stalls will be associated with the below income rentals. The variance of the further 9 stalls is supportable given the development’s proximity to rapid transit and commercial shopping and services and the number of one bedroom units.
- At the same time, it should be noted that one of the lots which will form part of the development site (2360 153 Street) is now used as a temporary overflow parking for SHS staff. Typically 15 staff cars make use of the lot from 7 am to 2 pm daily (excluding weekends).
- In order to provide for this parking and ensure no overflow parking on the streets, the SHS will designate 15 underground stalls on site for staff use during the day. Each of the 15 stalls will convert and be available for visitor parking after 2 pm and on weekends. Regardless a minimum 10 visitor stalls will be made available on-site for both the SHS clients and rental housing at all times during the day.

	Proposed Parking
SHS portion of building:	
20 SHS Clients units	0
Visitors, support staff to SHS Clients	5 to be provided at all times
SHS staff spaces (to make up for loss of parking lot at 2360 153 Street)	15 stalls will be marked for SHS staff use 7am - 2pm Monday to Friday only and will convert to visitor parking for the whole building after 2pm Monday thru Friday and weekends.
Below Income Rental Housing:	
51 units of low income rental housing	51 – 57 depending on need*
Visitors stalls	5 stalls to be provided at all times. This may be increased if all the stalls for rental housing are not being used.

*The number of stalls allocated to the rental housing component for the project may move up and down depending on need and types of units rented. This arrangement will also be managed through the housing agreement.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment for the development site. 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	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Aspen, Trembling	3	3	0
Birch, Paper	2	2	0
Cherry	2	2	0
Chestnut	1	1	0
Honeylocust	1	1	0
Maple, Norway	2	2	0
Coniferous Trees			
Cedar, Western	2	2	0
Douglas Fir	6	6	1
Falsecypress	1	1	0
Pine, Ponderosa	2	2	0
Redwood, Coast	1	1	0
Sequoia, Giant Weeping	1	1	0
Total (excluding Alder and Cottonwood Trees)	24	24	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		48	
Total Retained and Replacement Trees		51	
Contribution to the Green City Fund		\$0.00	

- The Arborist Assessment states that there are a total of 25 protected trees on the site, none of which are alderwood or cottonwood trees. Unfortunately due to the configuration of the required underground parking structure on the site none of the identified trees may be retained.
- In all, the applicant will be required to plant trees on a 2 to 1 replacement ratio for a total of 48 replacement trees. The total number of retained and replacement trees to be planted on site has yet to be determined, along with applicant’s contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

On April 29, 2014, the applicant prepared and submitted a sustainable development checklist. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria identified 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 development will be consistent with the amended OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The development will include purpose built (non-market) rental units and affordable rental units for SHS Clients
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development will incorporate low impact development standards and a variety of low impact technologies such as low flush toilets etc.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> None
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The development will incorporate CPTED principles
6. Green Certification (F1)	<ul style="list-style-type: none"> None
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The SHS members and end users have been consulted extensively on their needs in their suites.

ADVISORY DESIGN PANEL

On June 26, the SHS project went forward to the ADP for review and comment. The ADP were generally pleased with the project. Any remaining minor issues and details are to be addressed with staff prior to final adoption of the rezoning by-law.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the amount of required on-site parking from 111 to 82 spaces.

Applicant's Reasons:

- The SHS provided an initial parking report for the site prepared by Bunt and Associates. After several discussions, the proposed parking variance (described in detail above) has been agreed to with staff. In our opinion the proposed parking (all underground and all on-site) will provide adequate parking for rental complex, visitors and SHS staff alike.

Staff Comments:

- Planning and Transportation staff support the parking variance for this project as described and justified in the section above.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets
Appendix II	Survey Plan, Proposed Subdivision Layout, 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	ADP Comments
Appendix VII	NCP Plan
Appendix VIII	OCP Re-designation Map
Appendix IX	Development Variance Permit No. 7910-0061-00
Appendix X	Proposed CD By-law
Appendix XI	September 10, 2010 Report to Council

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

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DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	-	3,234 m ² (0.8 acres)
Road Widening area		
Undevelopable area		
Net Total	-	3,234 m ² (0.8 acres)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	43%	43%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (East and West)	3.0 m (10 ft.)	3.0 m (10 ft.)
Side #1 (N)	8.4 m (28 ft.)	8.4 m (28 ft.)
Side #2 (S)	7.4 m (24 ft.)	7.4 m (24 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m (50 ft.)	14 m (50 ft.)
Accessory	-	-
NUMBER OF RESIDENTIAL UNITS		
Bachelor	10	10
One Bed	40	40
Two Bedroom	16	16
Three Bedroom +	5	5
Total		
FLOOR AREA: Residential	3792.7 m ² (40,824 ft ²)	3792.7 m ² (40,824 ft ²)
FLOOR AREA: Commercial	-	-
Retail	-	-
Office	-	-
Total	-	-
FLOOR AREA: Industrial	-	-
FLOOR AREA: Institutional	-	-
TOTAL BUILDING FLOOR AREA	3792.7 m ² (40,824 ft ²)	3792.7 m ² (40,824 ft ²)

** 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	219.5	219.5
# units/acre	89	89
FAR (net)	1.37	1.37
AMENITY SPACE (area in square metres)		
Indoor	84 m ² (907 ft ²)	84 m ² (907 ft ²)
Outdoor	215 m ² (2,317 ft ²)	215 m ² (2,317 ft ²)
PARKING (number of stalls)		
Commercial	-	-
Industrial	-	-
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	-	-
Total Number of Parking Spaces*	82	81
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	-	-
Size of Tandem Parking Spaces width/length	-	-

*A full parking breakdown is provided on Page 13 of the report

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



PROPOSED DEVELOPMENT

Ankenman Associates Architects Inc.
13321 Beecher St., Coquitlam, B.C. V4A 3A7 604.536.1600

2350 & 2360 153 STREET,
2353 & 2359 153A STREET, SURREY, B.C.

RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

RENDERING

0905
JUNE 17, 2014

A0



1 SHADOW - MAR 21 @ 3PM
A0.1 SCALE: NTS



2 SHADOW - JUN 21 @ 3PM
A0.1 SCALE: NTS



3 SHADOW - SEP 21 @ 3PM
A0.1 SCALE: NTS



4 SHADOW - DEC 21 @ 3PM
A0.1 SCALE: NTS



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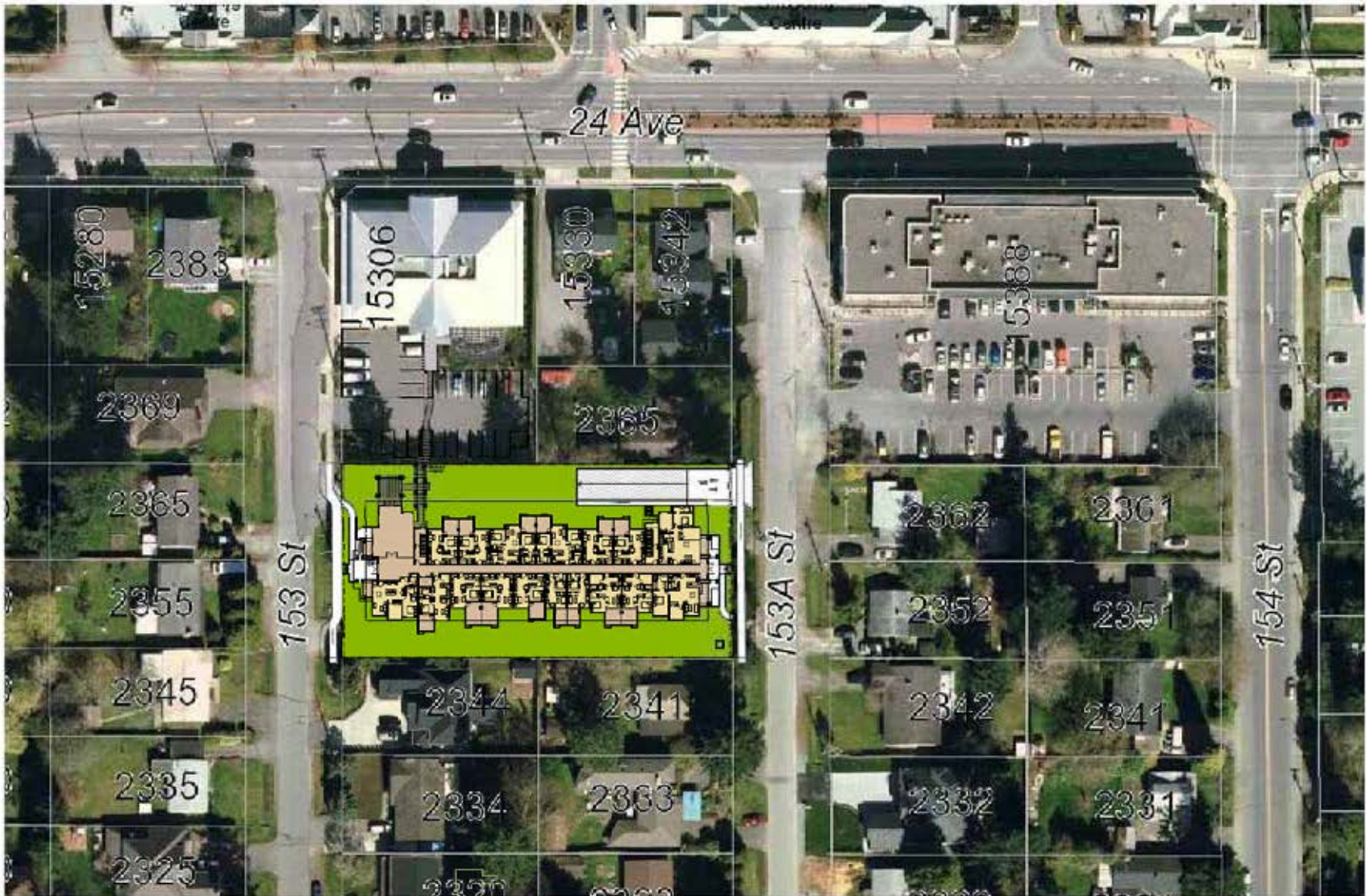
RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

2350 & 2360 153 STREET,
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SHADOWS

0905
JUNE 17, 2014

A0.1



1 CONTEXT PLAN
A0.0 SCALE: 1/32" = 1'-0"



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RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

CONTEXT PLAN

1/32" = 1'-0" 0905

JUNE 17, 2014



A0.2



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2350 & 2360 153 STREET,
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RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

0905
JUNE 17, 2014

A0.3





1 NORTH ELEVATION
SCALE: NTS



2 WEST ELEVATION
SCALE: NTS



3 EAST ELEVATION
SCALE: NTS



4 SOUTH ELEVATION
SCALE: NTS



Ankenman Associates Architects Inc.
12311 Beecher St., Coquitlam, BC, V4A 3A7 604.536.1000

PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

2350 & 2360 153 STREET,
2353 & 2359 153A STREET, SURREY, B.C.

COLOURED ELEVATIONS NTS 0905

JUNE 17, 2014

A3.03



1
A3.04

WEST STREETScape

SCALE: NTS



PROPOSED DEVELOPMENT

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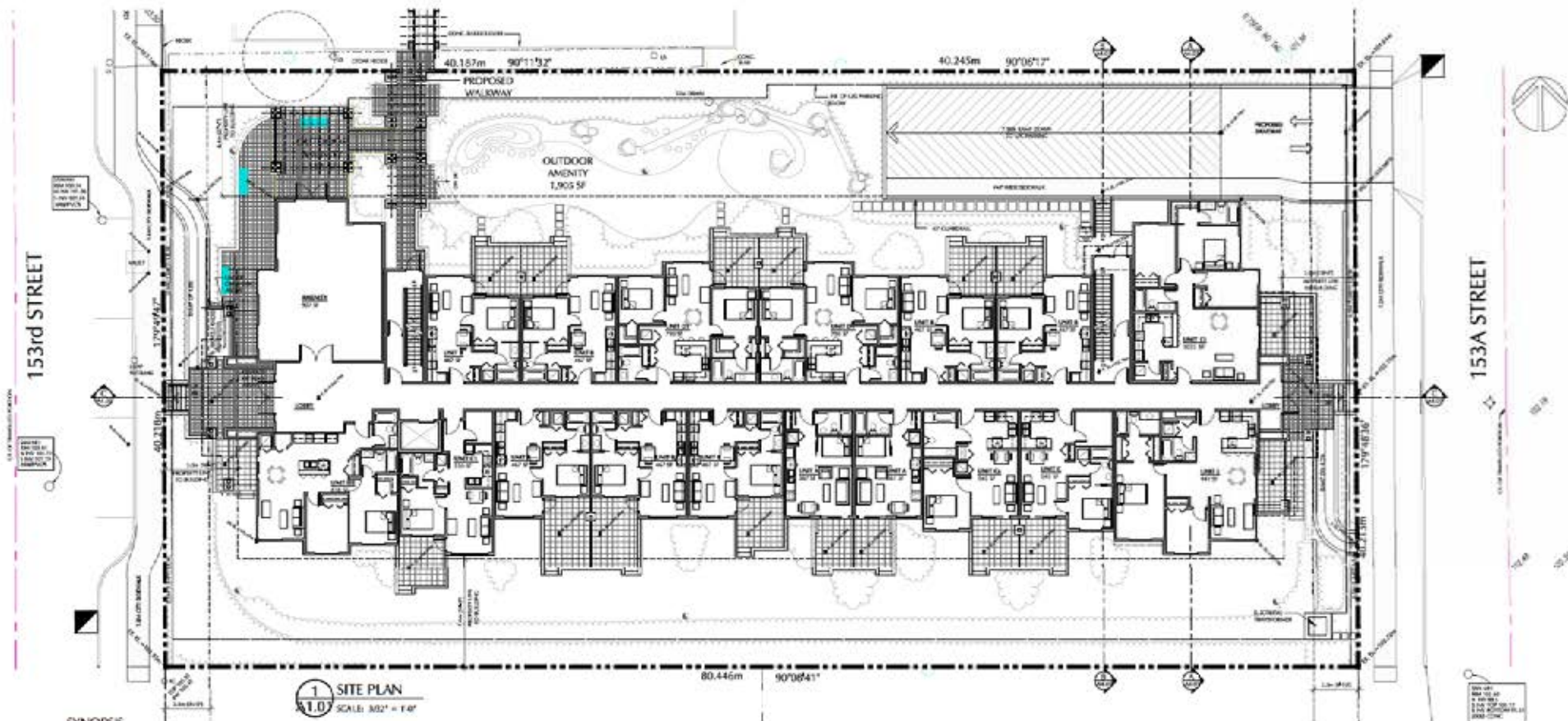
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2353 & 2359 153A STREET, SURREY, B.C.

RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

STREETSCAPE NTS 0905

JUNE 17, 2014

A3.04



1 SITE PLAN
SCALE: 3/32" = 1'-0"

SYNOPSIS

ZONING
 ZONING: R1
 PROPOSED: O3

CIVIC ADDRESS
 2350 & 2360 153 STREET, SURREY, BC
 2353 & 2359 153A STREET, SURREY, BC

LEGAL DESCRIPTION
 THE SOUTH HALF LOT 16, THE NORTH HALF LOT 17,
 THE NORTH HALF LOT 26, AND THE SOUTH HALF LOT 27,
 SECTION 14, BOWEN ST 1, N.A.L.D. PLAN 0812

SITE AREA
 CROSS SITE AREA: 1,233.6 SQ M (280,000 SQ FT)
 0.5214 HA (1,291,000 SQ FT)

SITE COVERAGE (INCLUDING DRIVE)
 PROVIDED SITE COVERAGE: 1,375.2 SQ M (297,500 SQ FT) = 11.1% = 43.8%

BUILDING AREA (NOT INCLUDING DRIVE, NOT INCLUDING RECREATION AMENITY)

LEVEL 1 RESIDENTIAL	1,115.7 SQ M	(2,352,8 SQ FT)
LEVEL 2 RESIDENTIAL	1,211.2 SQ M	(2,629,2 SQ FT)
LEVEL 3 RESIDENTIAL	1,045.0 SQ M	(2,248,7 SQ FT)
LEVEL 4 RESIDENTIAL	1,045.0 SQ M	(2,248,7 SQ FT)
TOTAL BUILDING AREA	4,421.9 SQ M	(9,520,4 SQ FT)

UNDERGROUND PARKING: 2,915.1 SQ M (6,240,0 SQ FT)

DENSITY
 PROVIDED: 71 UNITS / 0.5214 HA = 134.4 UNITS/HA
 71 UNITS / 0.5990 ACRES = 118.5 UNITS/ACRE

FLOOR AREA RATIO
 PROVIDED F.A.R.: 4,421.9 SQ M / 2,333,654 = 1.907

BUILDING HEIGHT (MEASURED FROM AVERAGE FINISH GRADE TO TOP OF FINISH)
 AVERAGE FINISH GRADE: 102.08 M (336.47 FT)
 (102.08M+102.32M+102.26M+103.47M+102.94M) / 5 = 102.63 M (338.12 FT)
 PROVIDED BUILDING HEIGHT: 14.00 M (45.93 FT)

UNIT CALCULATIONS

UNIT TYPE	UNIT AREA	NO. OF UNITS	TOTAL UNIT AREA
UNIT A - WALKER	38.1 SQ M	10 UNITS	381.0 SQ M (4,170 SQ FT)
UNIT B - 1 BEDROOM	43.4 SQ M	20 UNITS	868.0 SQ M (9,315 SQ FT)
UNIT C - 2 BED ROOM	52.6 SQ M	4 UNITS	210.4 SQ M (2,260 SQ FT)
UNIT D - 3 BED ROOM	52.6 SQ M	4 UNITS	210.4 SQ M (2,260 SQ FT)
UNIT E - 4 BED ROOM	51.1 SQ M	4 UNITS	204.4 SQ M (2,200 SQ FT)
UNIT F - 2 BEDROOM	69.0 SQ M	2 UNITS	138.0 SQ M (1,486 SQ FT)
UNIT G - 3 BEDROOM	69.7 SQ M	3 UNITS	209.1 SQ M (2,260 SQ FT)
UNIT H - 4 BEDROOM	77.9 SQ M	3 UNITS	233.7 SQ M (2,514 SQ FT)
UNIT I - 2 BEDROOM	78.9 SQ M	2 UNITS	157.8 SQ M (1,708 SQ FT)
UNIT J - 3 BED ROOM	88.2 SQ M	1 UNIT	88.2 SQ M (9,517 SQ FT)
UNIT K - 4 BEDROOM	85.9 SQ M	2 UNITS	171.8 SQ M (1,839 SQ FT)
UNIT L - 3 BEDROOM	92.2 SQ M	2 UNITS	184.4 SQ M (1,994 SQ FT)
UNIT M - 3 BEDROOM	95.0 SQ M	1 UNIT	95.0 SQ M (1,031 SQ FT)
TOTALS		71 UNITS	3,727.5 SQ M (40,118 SQ FT)

PROVIDED 4 ADAPTABLE UNITS (71 UNITS + 36,400 = 107.5 UNITS)
 EFFICIENCY = (40,118 SQ M / 107.5) / 36,400 = 85.0% INCLUDING AMENITY SPACE

AMENITY
 REQUIRED: 71 UNITS x 3 SQ M = 213 SQ M (229 SQ FT)
 PROVIDED: 84.3 SQ M (907 SQ FT)

OUTDOOR: 71 UNITS x 3 SQ M = 213 SQ M (229 SQ FT) + 213.3 SQ M (2,317 SQ FT)

STAIRS

PROVIDED TO	NO. OF UNITS	NO. OF STAIRS
EAST	10 UNITS	10 STAIRS
WEST	10 UNITS	10 STAIRS
NORTH	4 UNITS	4 STAIRS
SOUTH	4 UNITS	4 STAIRS

PARKING RATIONALE

MINIMUM TRAILER RESERVE	31 UNITS x 1.0 STALL/UNIT =	31 STALLS
VEHICLE	31 UNITS x 0.2 STALL/UNIT =	11 STALLS
TOTAL	20 UNITS x 1.0 STALL/UNIT =	20 STALLS
TOTAL		62 STALLS

DISABLED PARKING: 1 STALL
SHALL CAR PARKING: 1 STALL
BIKE PARKING: 6 SPACES



PROPOSED DEVELOPMENT

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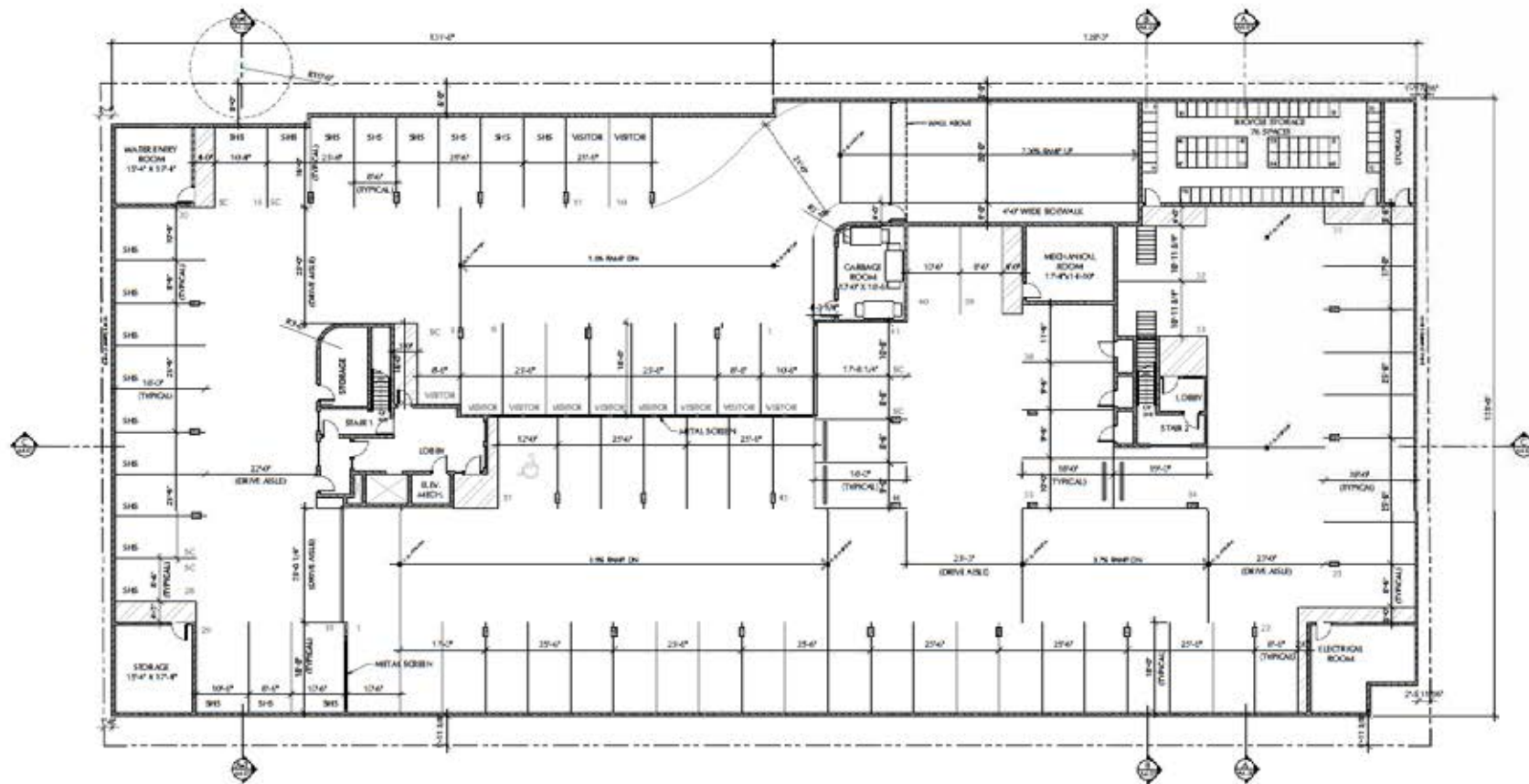
RESIDENTIAL DEVELOPMENT FOR

2350 & 2360 153 STREET,
 2353 & 2359 153A STREET, SURREY, B.C.
 SEMIAHMOO HOUSE SOCIETY

SITE PLAN & SYNOPSIS
MAIN FLOOR

3/32"=1'-0" 0905
 JUNE 17, 2014

A1.01



1 PARKING PLAN
SCALE: 3/32" = 1'-0"

- NOTE:**
1. PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
 2. INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 3. AVOID HIDDEN CORNERS AND INSTALL CONCAVE MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 4. PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREA.
 5. ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 6. ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 7. PROVIDE ROUGH SURFACE FINISH ON RAMPS TO ODER SKATEBOARDERS.



PROPOSED DEVELOPMENT

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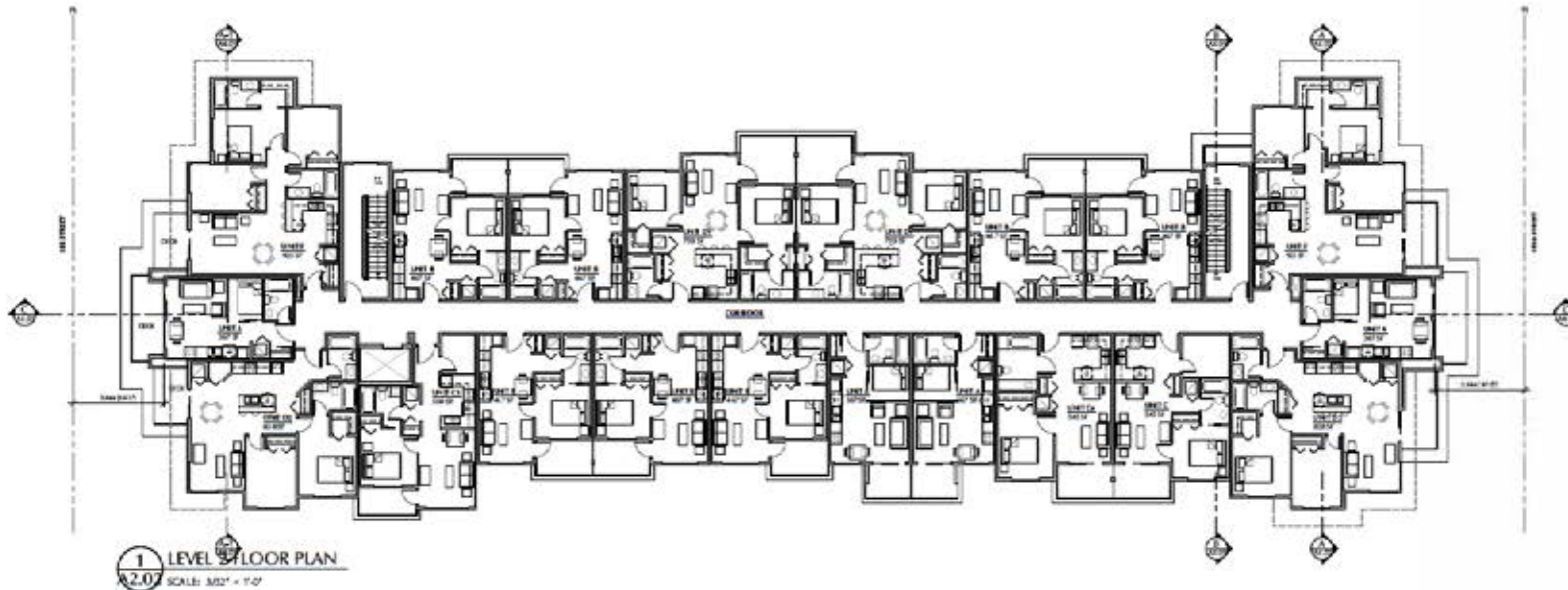
RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

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2353 & 2359 153A STREET, SURREY, B.C.

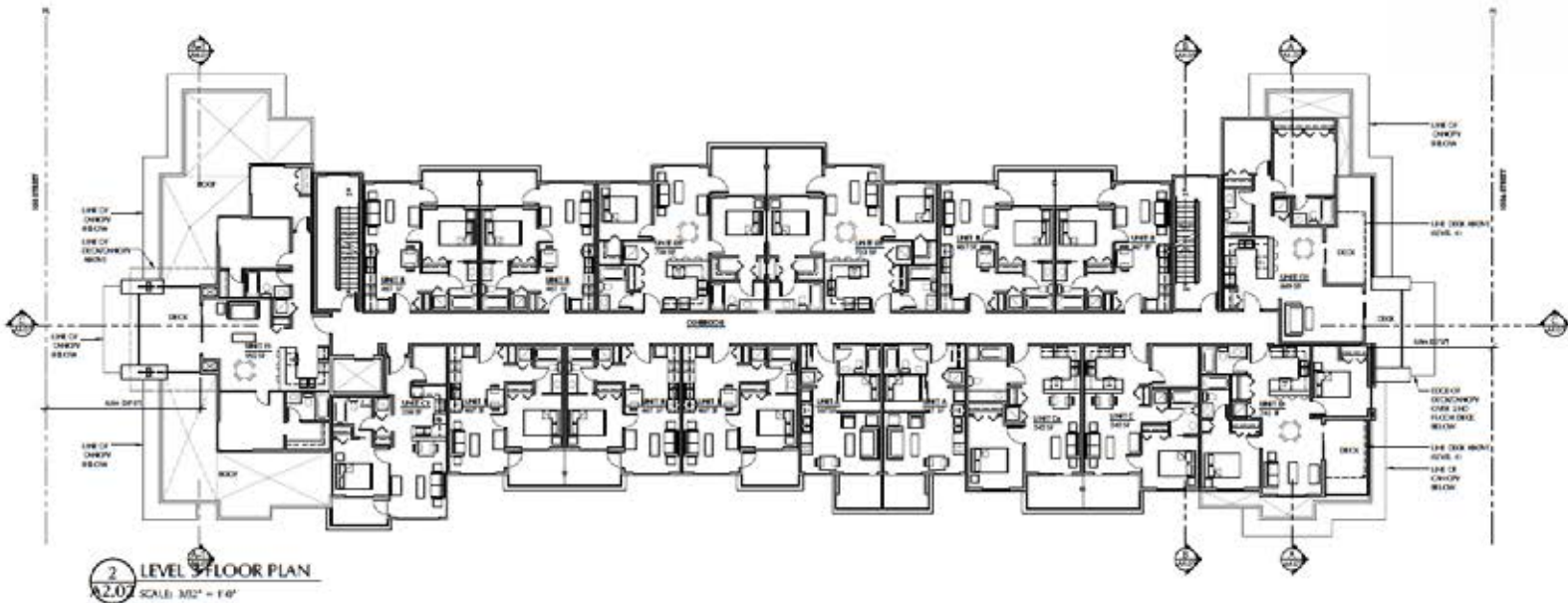
PARKING PLAN 3/32"=1'-0" 0905

JUNE 17, 2014

A2.01



1 LEVEL 2.07 FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 LEVEL 2.08 FLOOR PLAN
SCALE: 3/32" = 1'-0"



PROPOSED DEVELOPMENT

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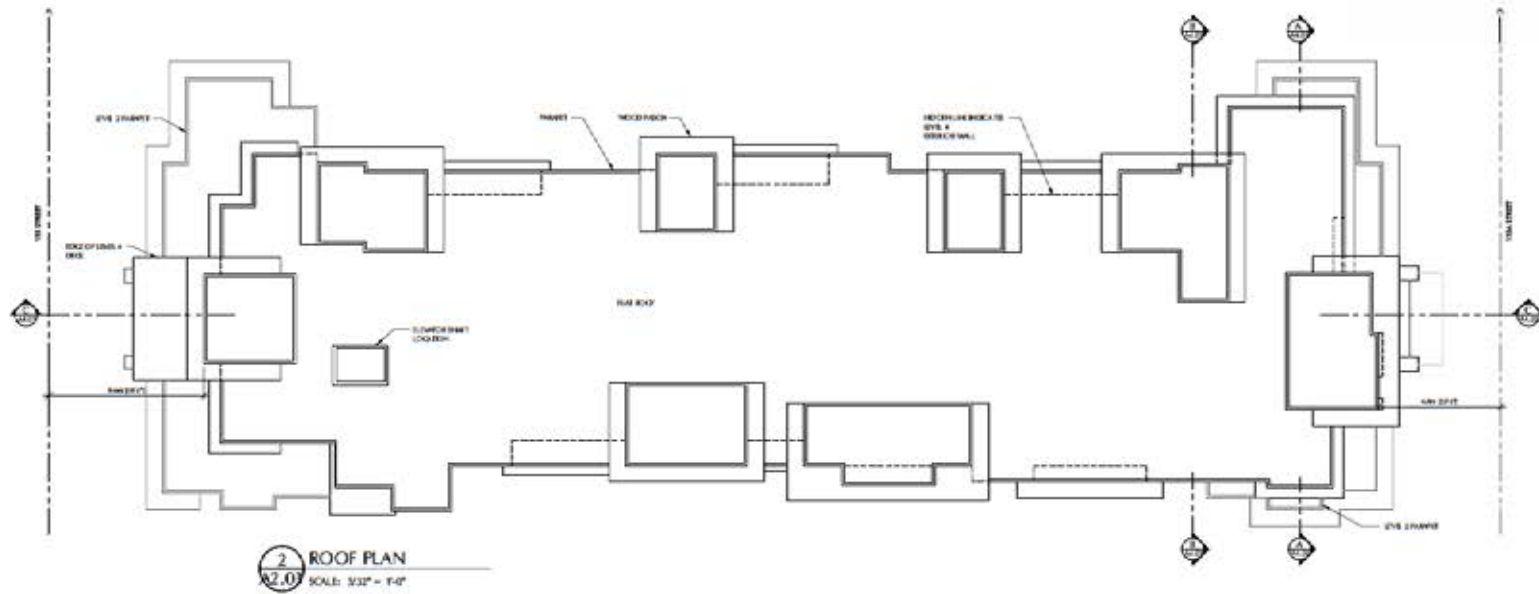
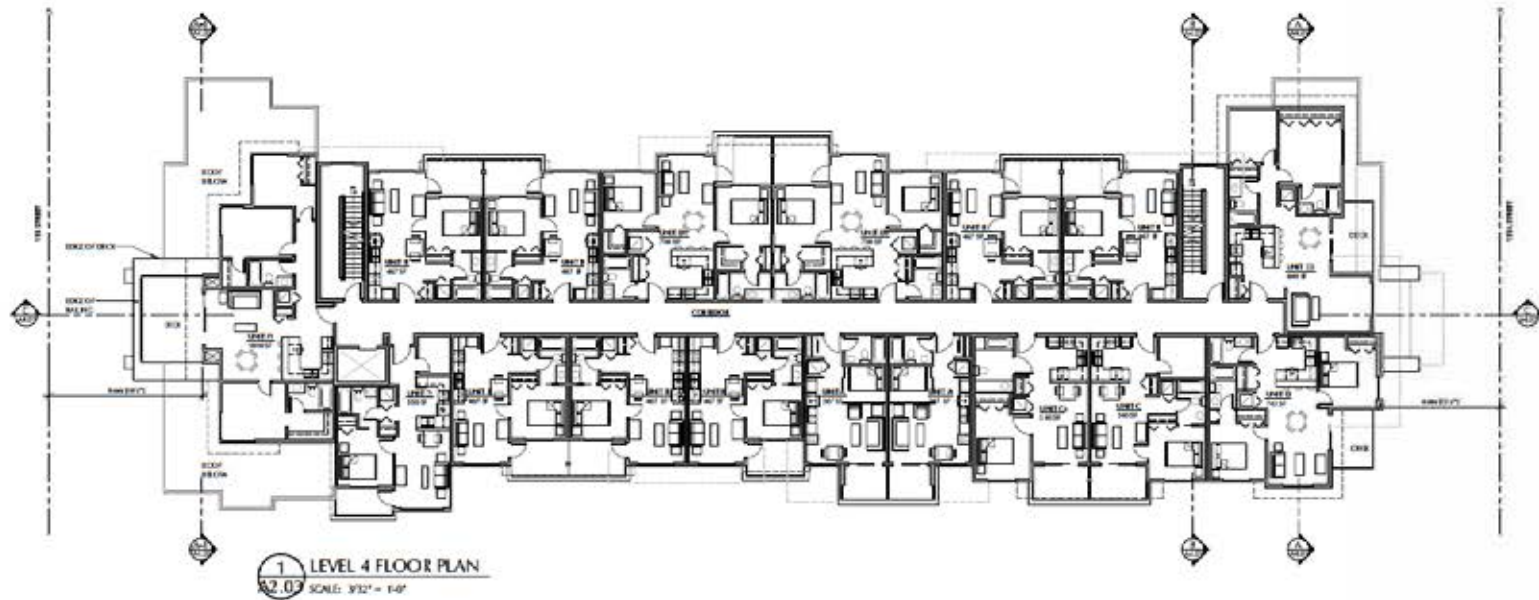
RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

LEVEL 2 & 3
FLOOR PLANS

3/32"=1'-0" 0905

JUNE 17, 2014

A2.02



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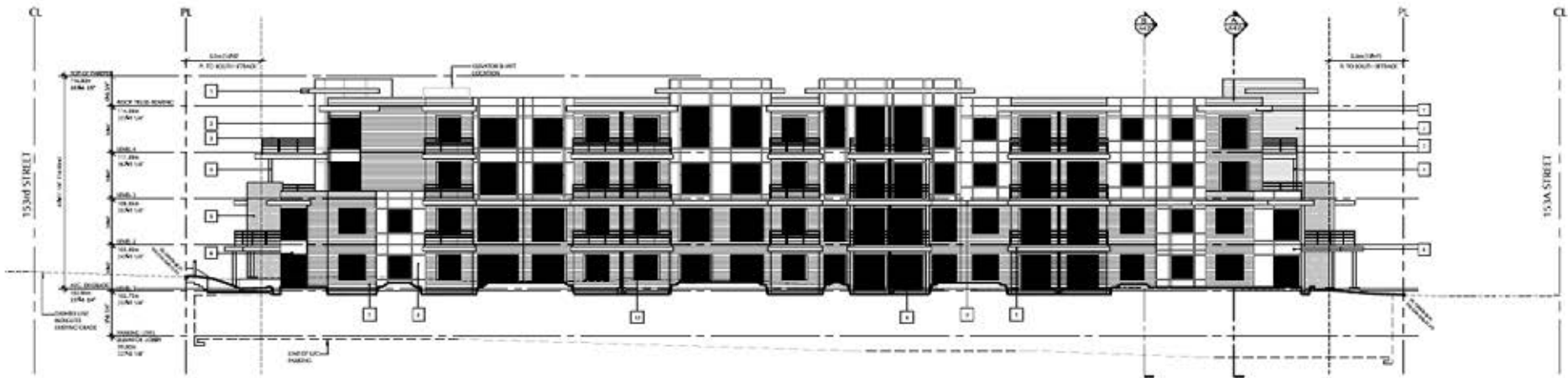
LEVEL 4 FLOOR PLAN &
ROOF PLAN

3/32"=1'-0" 0905

RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

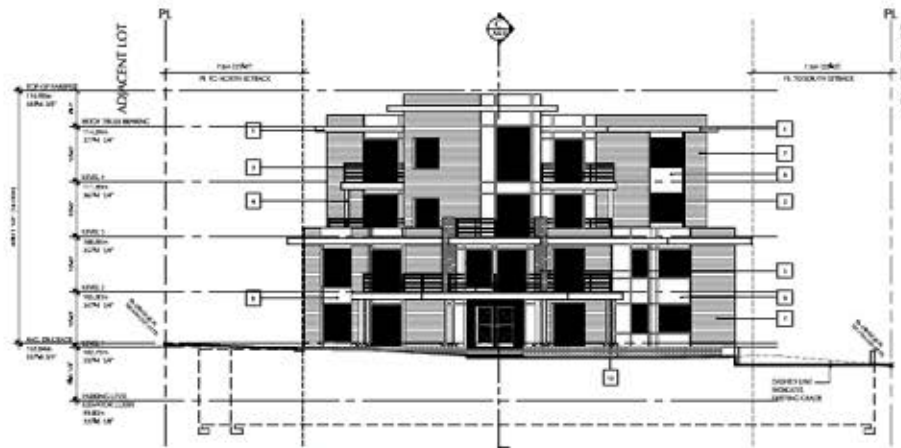
JUNE 17, 2014

A2.03



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEY NOTES:	
1 WOOD FASCIA AT EYEBROW ROOF DECK -COLOUR: SIKING STAIN TO MATCH SEMIAHMOO HOUSE	7 CEMENTITIOUS STONE HORIZONTALLY INSTALLED WITH 4" EXPOSURE -COLOUR: TO MATCH BENJAMIN MOORE 2136-38 AMERICAN SAGE
2 REFINISHED WINE BARREL DOOR FRAME CW DOUBLE GLAZING -COLOUR: TO MATCH BENJAMIN MOORE 372-38 PEWTER	8 3 1/2" WOOD BALUSTE HORIZONTALLY AND VERTICALLY INSTALLED -COLOUR: TO MATCH BENJAMIN MOORE 2136-38
3 METAL RAILING ON TERRACE GLAZING -CLEAR ANODIZED ALUMINUM	9 1 1/2" WIDE WOOD FASCIA AT CLADDING SIDING (TRANSOM) -COLOUR: SIKING STAIN TO MATCH SEMIAHMOO HOUSE
4 1 1/2" WIDE WOOD FASCIA AT CLADDING SIDING -COLOUR: SIKING STAIN TO MATCH SEMIAHMOO HOUSE	10 8" HIGH EXPOSED CONCRETE W/ 1/2" CW SAND BLASTED FINISH
5 MANUFACTURED IRON VENER TO MATCH CULTURED STONE GREY SOUTHERN LEGGESTONE	11 STONE COLUMN BASE 1/4" HIGH WALL WALL CW MANUFACTURED STONE VENER & PINET EDGERS' CONCRETE -VENER TO MATCH CULTURED STONE GREY SOUTHERN LEGGESTONE
6 CEMENTITIOUS CLADDING PANEL -COLOUR: TO MATCH BENJAMIN MOORE 2136-38 CRIMSON GLEN	12 PRIVACY SCREEN -SOLID STAIN TO MATCH BENJAMIN MOORE 2136-38 CRIMSON GREEN



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED DEVELOPMENT

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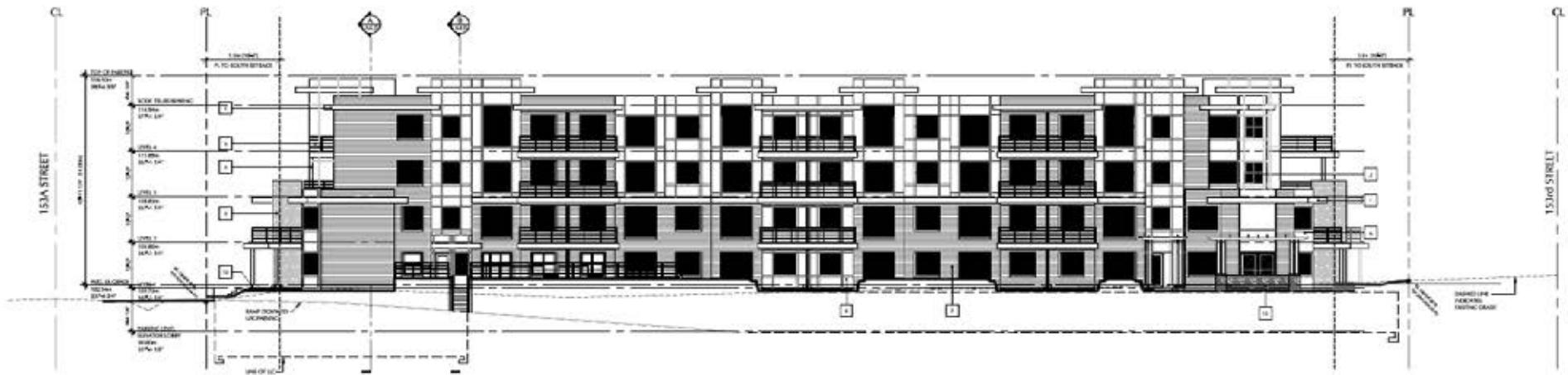
RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

2350 & 2360 153 STREET,
2353 & 2359 153A STREET, SURREY, B.C.

ELEVATIONS 3/32"=1'-0" 0905

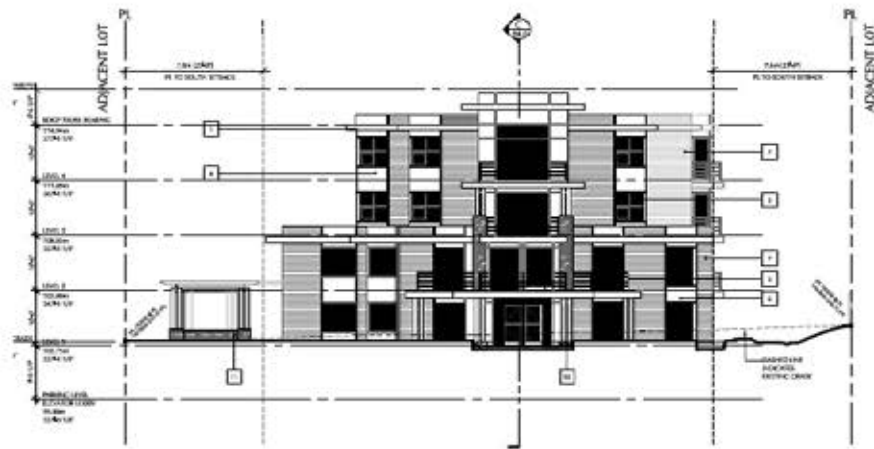
JUNE 17, 2014

A3.01



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEY NOTES:	
1 WOOD FASCIA AT INBOARD ROOF DECK -COLOUR: BIRCH/BLACK STAIN -TO MATCH SEMIAHMOO HOUSE	11 CEMENTITIOUS SIDING HORIZONTALLY INSTALLED WITH 1/4" EPSULAR -COLOUR: TO MATCH BENJAMIN MOORE 2118-33 MORGAN PAGE
2 REFINISHED VINYL WINDOW DOOR FINISH CW DOUBLE GLAZING -COLOUR: TO MATCH BENJAMIN MOORE 2114-40 RWYTER	12 1/2" WOOD BATTENS HORIZONTALLY AND VERTICALLY INSTALLED -COLOUR: TO MATCH BENJAMIN MOORE 2118-33
3 METAL BALCONY CW TEMPERED GLAZING -CLASH COLOURED ALUMINUM	13 1 1/2" WOOD FASCIA W/ CLADDING/ SIDING TRANSITION -COLOUR: BIRCH/BLACK STAIN -TO MATCH SEMIAHMOO HOUSE
4 8WF WOOD COLLARS -COLOUR: BIRCH/BLACK STAIN -TO MATCH SEMIAHMOO HOUSE	14 8" HIGH EXPOSED CONCRETE BASE CW SAND BLASTED FINISH
5 MANUFACTURED STONE VENEER TO MATCH CLR FLURED STONE CRT SOUTHERN LEDGESTONE	15 STONE COLUMN BARS 1/2" HIGH W/ALL CW MANUFACTURED STONE VENEER & PRECAST CONCRETE CAPSTONE JANITOR TO MATCH CLR FLURED STONE CRT SOUTHERN LEDGESTONE
6 CEMENTITIOUS CLADDING PANEL -COLOUR: TO MATCH BENJAMIN MOORE 2114-40 CREEKIDE GREEN	16 PRIVACY SCREEN -COLOR STAIN TO MATCH BENJAMIN MOORE 2114-40 CREEKIDE GREEN



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED DEVELOPMENT

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RESIDENTIAL DEVELOPMENT FOR

2350 & 2360 153 STREET,
2353 & 2359 153A STREET, SURREY, B.C.

SEMIAHMOO HOUSE SOCIETY

ELEVATIONS 3/32"=1'-0" 0905

JUNE 17, 2014

A3.02



① WOOD FASCIA AT EYEBROW
ROOF, DECKS
-COLOUR: SIEKENS STAIN
TO MATCH SEMIAHMOO
HOUSE



⑥ CEMENTITIOUS CLADDING PANEL
-COLOUR: BENJAMIN MOORE
2141-40 CREEKSID GREEN



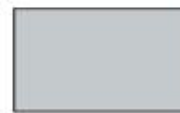
⑪ PRIVACY SCREEN
-COLOUR TO MATCH BENJAMIN MOORE
2141-40 CREEKSID GREEN



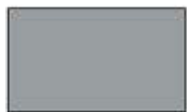
② 8"x8" WOOD
COLUMNS
-COLOUR: SIEKENS STAIN
TO MATCH SEMIAHMOO
HOUSE



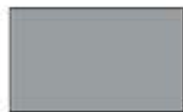
⑦ CEMENTITIOUS SIDING
HORIZONTALLY INSTALLED
WITH 6" EXPOSURE
-COLOUR: TO MATCH BENJAMIN
MOORE 2138-30 MOHEGAN SAGE



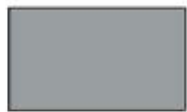
⑫ SOFFIT
-KAYCAN: PEBBLE STONE



③ VINYL WINDOW/DOOR
FRAME C/W DOUBLE GLAZING
-COLOUR: TO MATCH BENJAMIN
MOORE 2121-30 PEWTER



⑧ 3 1/2" WOOD BATTENS
(VERTICALLY & HORIZONTALLY
INSTALLED)
-COLOUR: TO MATCH BENJAMIN
MOORE 2121-30 PEWTER



④ METAL RAILING C/W TEMPERED
GLAZING
-CLEAR ANODIZED ALUMINUM



⑨ 1 1/4" WIDE WOOD
FASCIA (AT CLADDING/ SIDING
TRANSITION)
-COLOUR: SIE KENS STAIN
TO MATCH SEMIAHMOO
HOUSE



⑤ STONE VENEER
-COLOUR: TO MATCH CULTURED
STONE GREY SOUTHERN
LEDGESTONE



⑩ EXPOSED CONCRETE
-SAND BLASTED FINISH



PROPOSED DEVELOPMENT

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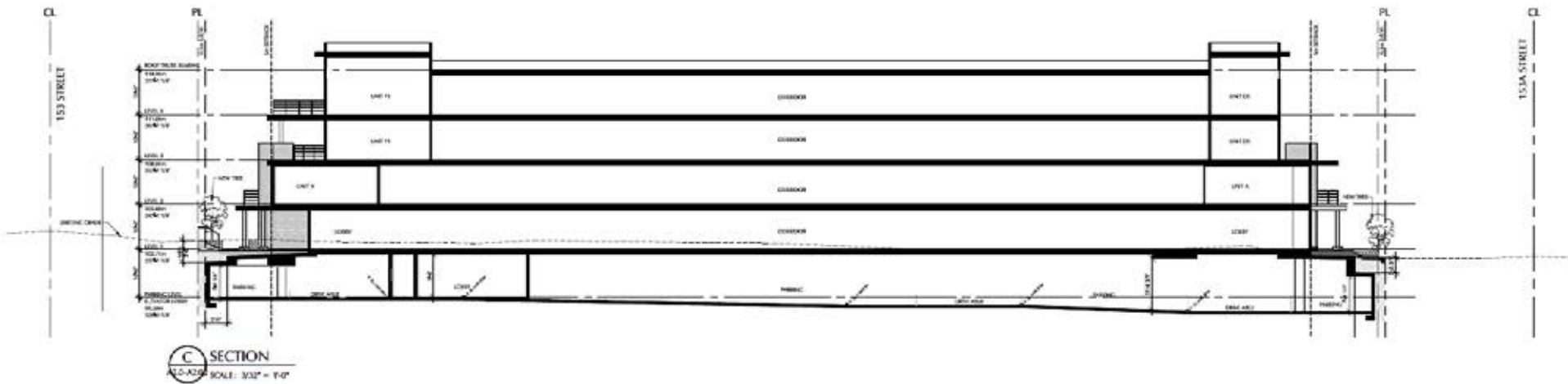
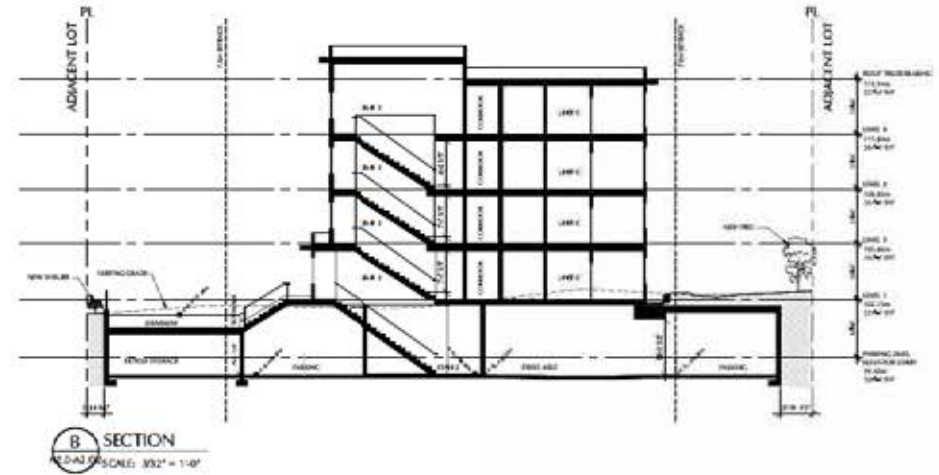
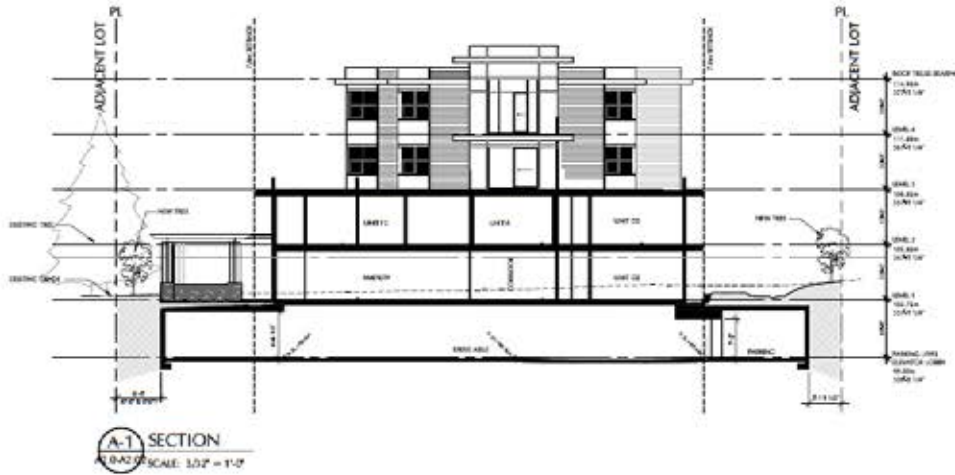
RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

2350 & 2360 153 STREET,
2353 & 2359 153A STREET, SURREY, B.C.

COLOUR BOARD SCALE: N/A 0905

JUNE 17, 2014

A3.05



PROPOSED DEVELOPMENT

Ankenman Associates Architects Inc.
 13221 Beecher St., Coquitlam, B.C. V4A 3J7 604.536.1600

2350 & 2360 153 STREET,
 2353 & 2359 153A STREET, SURREY, B.C.

RESIDENTIAL DEVELOPMENT FOR SEMIAHMOO HOUSE SOCIETY

SECTIONS 3/32"=1'-0" 0905

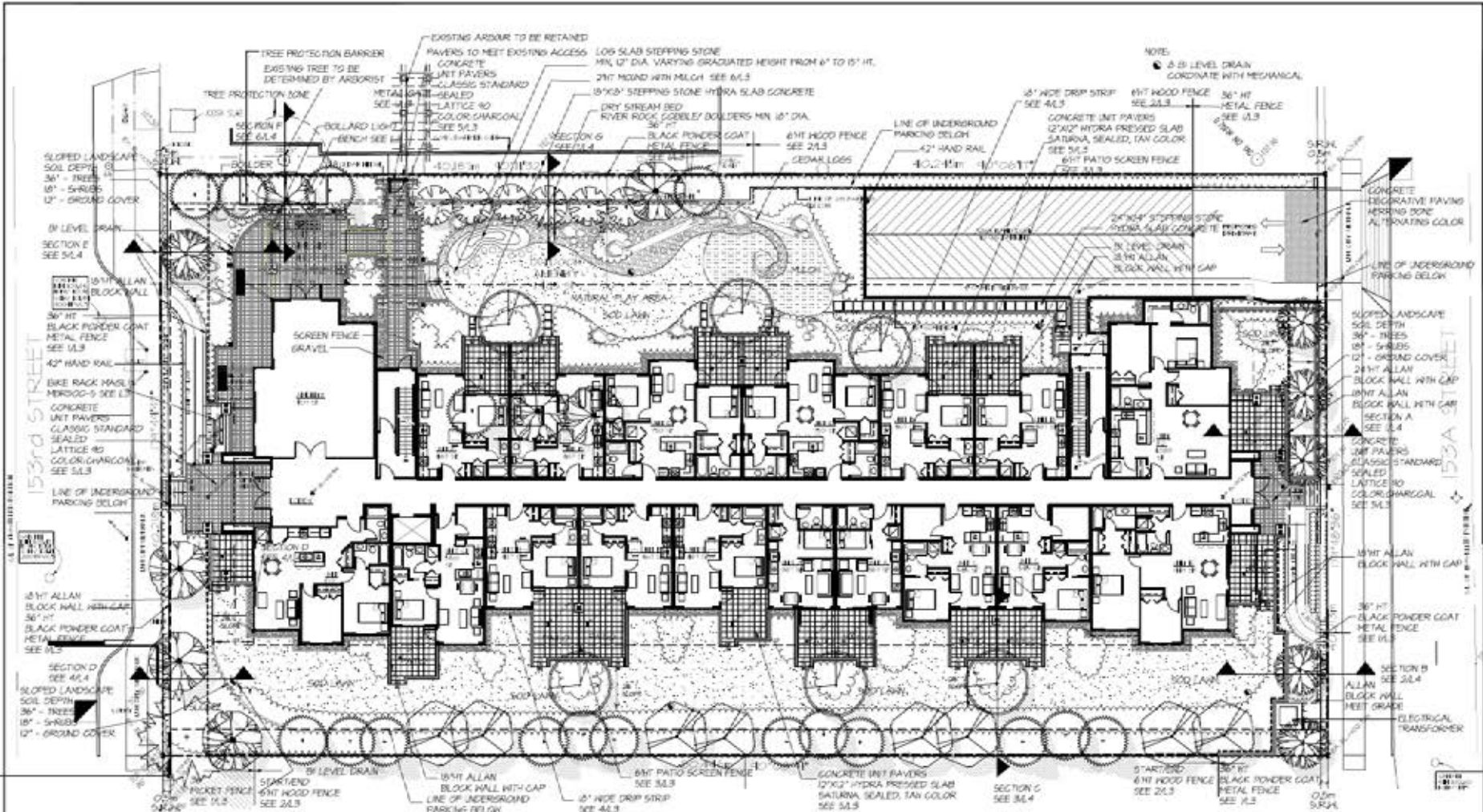
JUNE 17, 2014

A4.01

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220 - 26 Lorne Mews
New Westminster, BC
V3M 3E7
Tel: 604 533 0044
Fax: 604 533 0045



PLANT SCHEDULE

M2 JOB NUMBER: 14-009

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(Tree symbol)	6	ASER PALMATH KORO NO TO	KORO NO TO JAPANESE MAPLE	50H CAL-ML1515H-B1B
(Tree symbol)	6	CERIS CANADENSIS 'FLOATING CLOUD'	FLOATING CLOUD REDBUD	50H CAL-01B
(Tree symbol)	6	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	50H CAL-01B
(Tree symbol)	6	BEALUS YUKI 'SPICES'	CRABAPPLE	50H CAL-15H STD-B1B
(Tree symbol)	1	METADROSA GLYPTOSTROPHODES	DARK REDHOG	50H HI-B1B
(Tree symbol)	1	OXYDENNON ARDORUM	SOURHOOD	50H CAL-15H STD-B1B
(Tree symbol)	1	PHILUS CONCORDIA	SOFT PINE	30H HI-B1B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZES AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT:
SEMAHMOO HOUSE
2300 2300 153rd Street
2302, 2308 - 153A Street
Burnaby, BC

DRAWING TITLE:
TREE PLAN

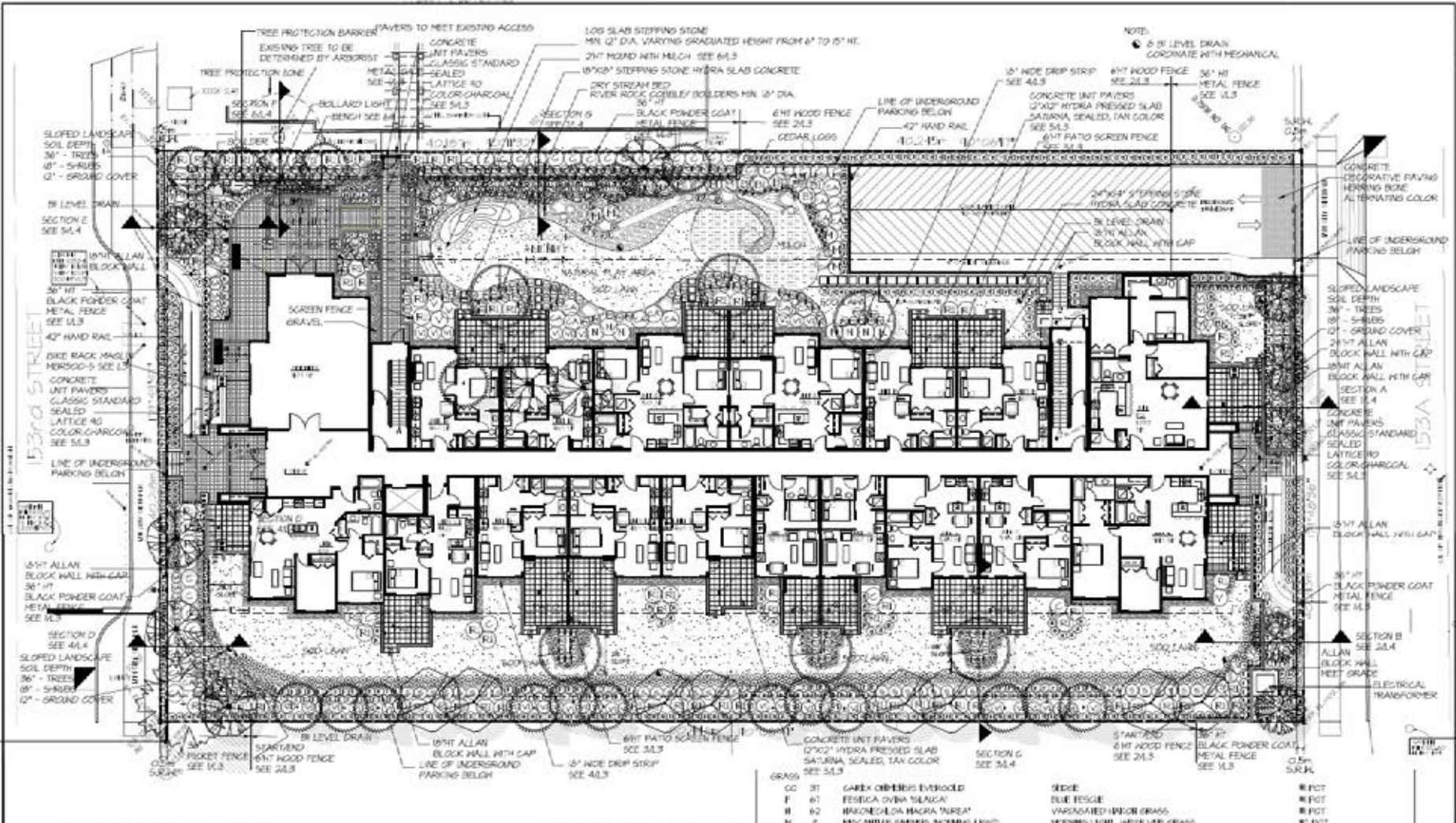
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220 - 26 Lorne Mews
New Westminster, BC
V3M 3L7
Tel: 604.533.0044
Fax: 604.533.0045



PLANT SCHEDULE M2 JOB NUMBER: 16-000

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B	81	BIUNY SHIBIBIFENS	CORNER BUSHWOOD	42 POT 25CM
C	36	CHRYSA X AZEY FRASEL	ARTIC PEACH HOGE CRABE	45 POT 50CM
CA	18	CORINA ALBA TEGANTERIN	VARIEGATED SHRUB DOGWOOD	45 POT 50CM
I	25	SEX CRINATA SKY FENCE	SKY FENCE JAPANESE HULLY	45 POT 40CM
LI	27	LEUCODIUM JAPINICA	WAX LEAF HOLEY	45 POT 40CM
B	7	MANINA DOMESTICA LILGOCARPA	YELLOW BERRY HEMERY BANBRO	45 POT 50CM
RI	76	RHOCCOCHROM BOM BELL	RHOCCOCHROM PINK	45 POT 30CM
R	26	ROSA WHITE HEDLAND	WHITE HEDLAND ROSE	42 POT 40CM
SA	37	SARCOCOGGA HOGGERANA VAR. HMBLES	HEMLOCK SHEET BOX	42 POT 25CM
S	24	SERAPHA X DUNEDIA MIDORNY HATERE	SERAPHA	42 POT 40CM
T	75	TAXUS KNECIA SPOHBI	YEH	12M H/D 50B
TI	254	TALIA OCCIDENTALE SHIRASE	EMERALD GREEN CEDAR	12M H/D 50B
BI	4	VACERUM CORTHUSUM	BLUEBERRY	40 POT
VI	47	VERBUM DAVIDE	DAVIDS VERBUM	42 POT 30CM
V	10	VERBUM X BOURNADISE	PINK DAM VERBUM	45 POT 40CM

GRASS	GO	31	GAREX OMBRIS EVERSOED	EDGE	8 POT
	H	67	HECTICA OVINA NULAL	BLUE FESSE	8 POT
	H	62	HACONCOLA HAKRA NUREA	VARIEGATED HIRON GRASS	8 POT
	H	7	HESCARIUS SHIBES HONING LEAF	HONING LIGHT JAPANESE GRASS	40 POT
HERBIAL					
	L	55	LAVENDULA ANGUSTIFOLIA NUREA	ENGLISH LAVENDER	8 POT
	LI	206	LIBRE HEGAN	BLUE LILY-TURT	8 POT
GC					
	A	342	ARGOSTAPHYLOS UVA-URSI	KORNBUSSE	8 POT 20CM
	B	322	BESIA GAMBIA SHIBIBO PINK	HEART	8 POT
	G	1	GALIBERIA SHILON	SALAL	8 POT 20CM
	F	41	PACUISANDRA TERIBALLS	JAPANESE SPURGE	8 POT 20CM
	PO	296	POLYSTICHUM FINEST	WESTERN SHED FERN	8 POT 20CM
	RI	40	RUBUS CALYNDRES	ORANGE BERRY	8 POT

NOTE: * 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. * SEARCH AND REVEAL HARD PLANT MATERIAL AVAILABLE FOR OPTIMAL REVEAL. LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LORNE HARBOR AND HAGER VALLEY. * SUBSTITUTIONS: CONTAINMENT APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY SUBSTITUTION. 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.

PROJECT:

SEMAHMOO HOUSE
2050, 2760 153rd Street
2852, 2560 - 153A Street
Gurrey, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 11/29/21 DRAWING NUMBER:

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

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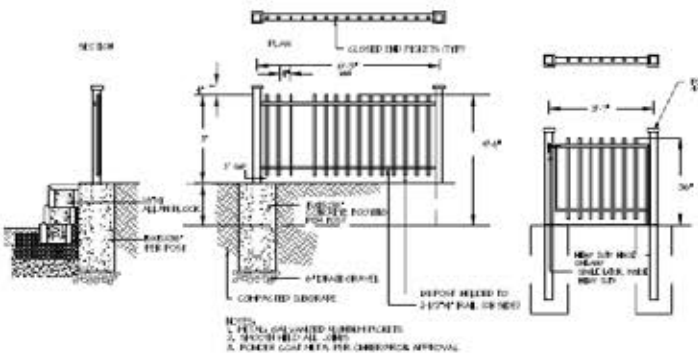
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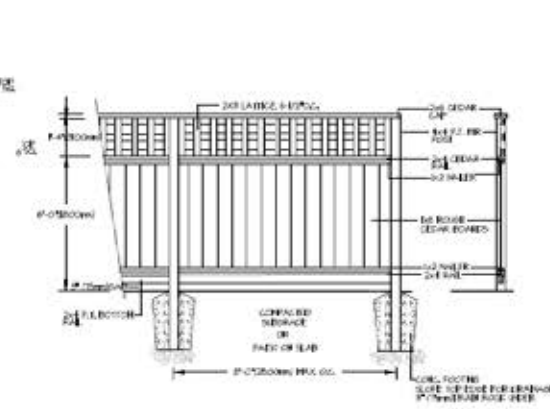
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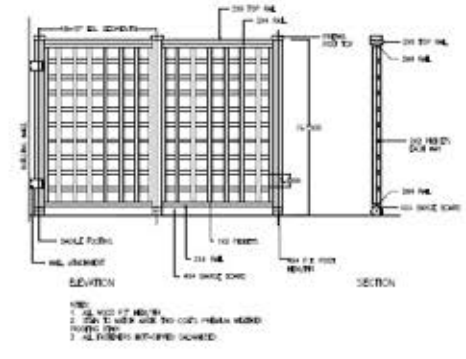
220 - 26 Lorne Mews
New Westminster, BC
V6M 3L7
Tel: 604.533.0044
Fax: 604.533.0045



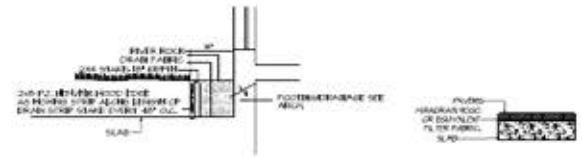
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SCALE: 1/2\"/>



2 6FT HT SOLID FENCE w/ LATTICE
SCALE: 1/2\"/>



3 6FT HT PATIO SCREEN
SCALE: 1/2\"/>



4 DRAIN STRIP
SCALE: 1/2\"/>

5 PAVERS ON SLAB
SCALE: 1/2\"/>



BIKE RACK
MASON PER 500-5



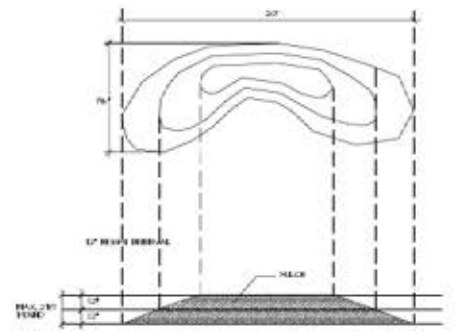
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DOLLARD LIGHT



BENCH
MASON HLE500



NATURAL PLAY AREA



6 2' HEIGHT MOUND WITH MULCH
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1	10/27/16	ISSUED FOR ACP	MM
2	11/16/16	ISSUED FOR ACP	MM
3	12/16/16	ISSUED FOR M&P PLAN	MM
4	1/11/17	ISSUED FOR ACP	MM
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PROJECT:
SEMAHMOO HOUSE
2350, 2380 53rd Street
2342, 2309- 102A Street
Burney, BC

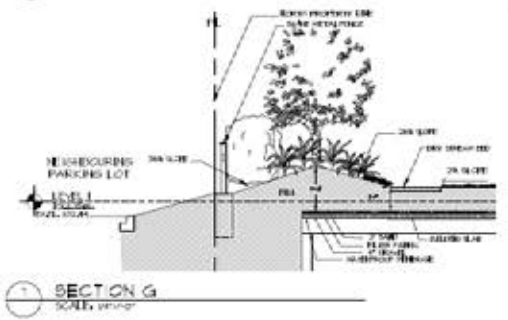
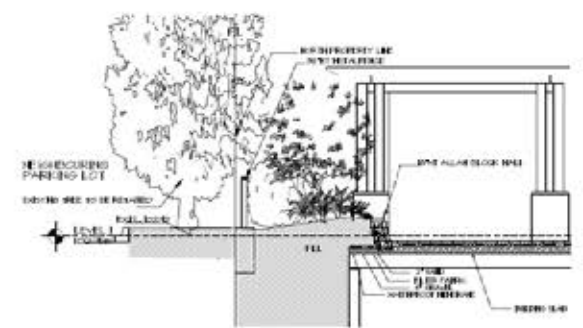
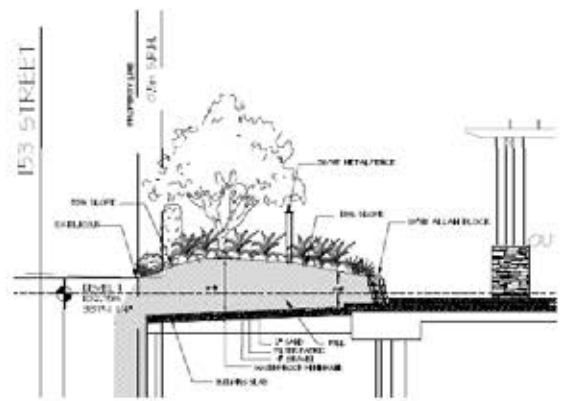
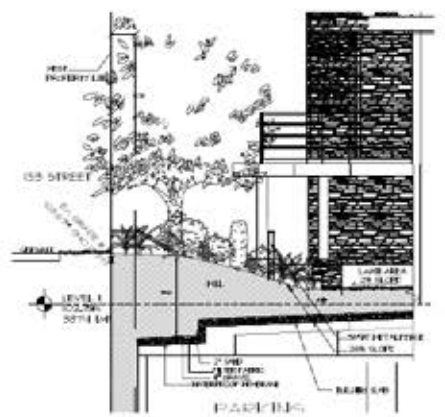
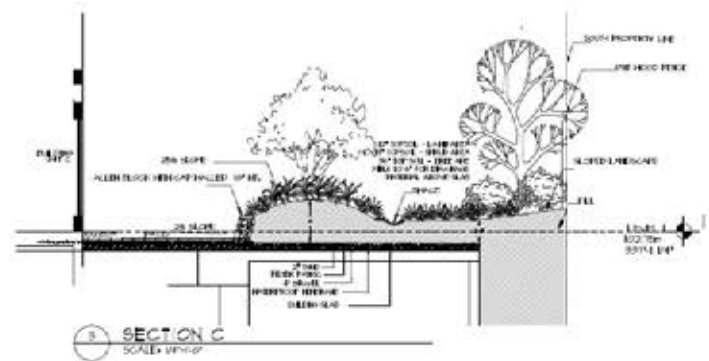
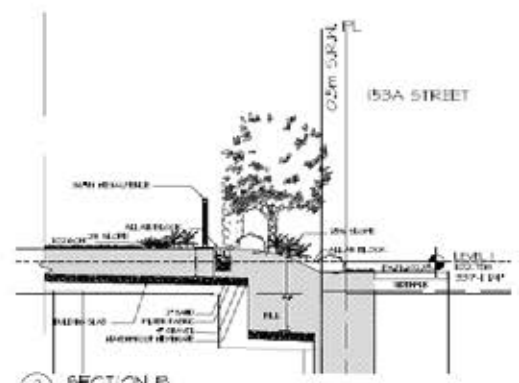
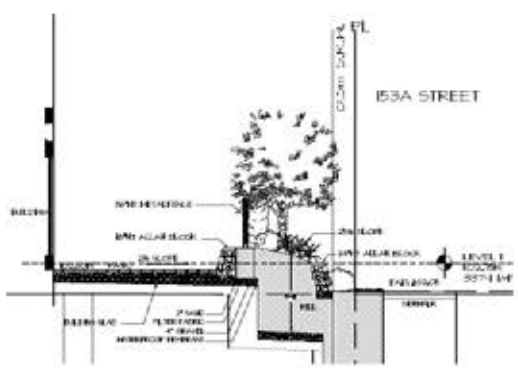
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DETAIL PLAN

DATE: 10/16/16	DESIGNER/SCALE:
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REVISION: MM	
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220 - 26 Lorne Mews
New Westminster, BC
V6M 3L7
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PROJECT:
SEMAHMOO HOUSE
2350, 2380 153rd Street
2342, 2309- 153A Street
Burnaby, BC

DRAWING TITLE:
SECTION PLAN

DATE: 11/11/16	DESIGNER/SCALE:
SCALE: 1/8" = 1'-0"	
DRAWN: M2	L4
SECTION: 151	
CHECKED: M2	
NO. DATE	NO. PROJECT NUMBER: 16-009



Thursday, April 10, 2014
Planning

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

A Late French Immersion program was recently moved from White Rock Elementary to Jessie Lee Elementary to increase enrolment at the school. Also, with the replacement school location of Sunnyside Elementary, there was a boundary move from Sunnyside to Jessie Lee for the triangular area North of 24th Ave between Highway 99 and 152nd Street. It is noted that Jessie Lee catchment also includes a major portion of Semiahmoo Town Centre, which may be subject to further densification. Jessie Lee Elementary school capacity has been adjusted for the implementation of full day Kindergarten and inclusion of a "Strongstart" program for preschool age children and their parents. A new Secondary School is proposed as the #3 priority in the 2013-2017 Five Year Capital Plan in the Grandview Area to help relieve growth and overcrowding at Earl Marriott Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0061 00

SUMMARY

The proposed 71 lowrise units are estimated to have the following impact on the following schools:

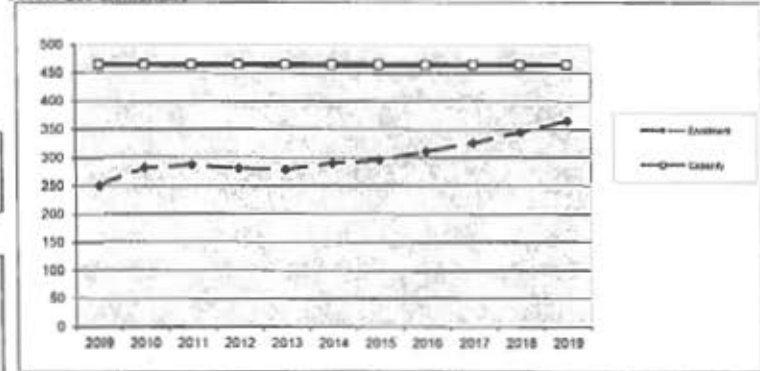
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

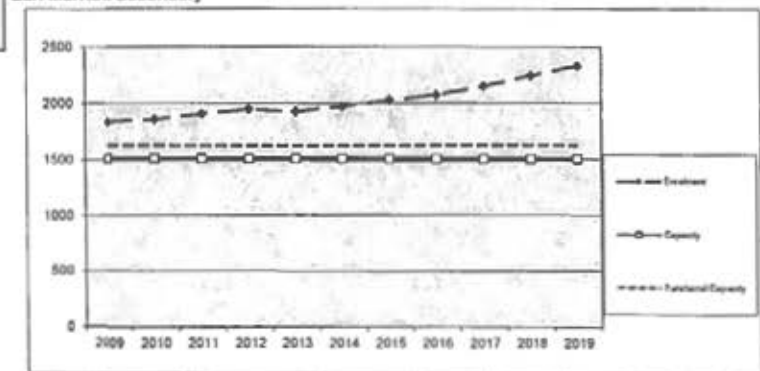
September 2013 Enrolment/School Capacity

Jessie Lee Elementary	
Enrolment (K/1-7):	34 K + 245
Capacity (K/1-7):	40 K + 425
Earl Marriott Secondary	
Enrolment (8-12):	1927
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Jessie Lee Elementary



Earl Marriott Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 10-0061-00

Address: 2350 / 60 - 153 Street and 2353 / 59 - 153A Street, Surrey, BC

Registered Arborist: Peter Mennel

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)	25 24 <i>Am</i>
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$	
- All other Trees Requiring 2 to 1 Replacement Ratio $24 \times \text{two (2)} = 48$	48
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $1 \times \text{one (1)} = 1$	
- All other Trees Requiring 2 to 1 Replacement Ratio $2 \times \text{two (2)} = 4$	5
Replacement Trees Proposed	0
Replacement Trees in Deficit	5

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

Signature of Arborist:

Date: April 1, 2014



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





Advisory Design Panel

Minutes – *draft*

2E - Comm.,
 City Hall
 13450 - 104 Avenue
 Surrey, B.C.
 THURSDAY, JUNE 26, 2014
 Time: 4:01 pm

Present:

Chair - I. Mickelson
Panel Members:
 N. Baldwin
 T. Bunting
 T. Wolf
 C. Taylor
 E. Mashing
 K. Newbert

Guests:

Ben Cooper, Marcon Developments Ltd.
 Wolf Stang, Marcon Developments Ltd.
 Doug Tennant, Semiahmoo House Society
 Mark Ankenman, Ankenman Associates Architects
 Yong Cho, Ankenman Associates Architects
 Meredith Mitchell, M2 Landscape Architecture
 Cheryl Fu, First Capital (Semiahmoo) Corporation
 Gerry Eckford, ETA landscape Architecture
 Tom Bunting, Studio B Architects

Staff Present:

T. Ainscough, City Architect - Planning & Development
 H. Bello, Senior Planner - Planning & Development
 M. Rondeau, Senior Planner - Planning & Development
 H. Dmytriw, Legislative Services

A. RECEIPT OF MINUTES

It was

meeting of June 12, 2014, be received.

Moved by C. Taylor

Seconded by T. Bunting

That the minutes of the Advisory Design Panel

Carried

B. NEW SUBMISSIONS

1. 4:00PM

File No.:

7910-0061-01

New

Description:

OCP Amendment, LAP Amendment, REZ (CD based on RM-45), DP for 4 storey 71 unit apartment building

Address:

2359 and 2353 – 153A Street;

2350 and 2360 – 153 Street, King George Boulevard Corridor, Semiahmoo, South Surrey

Developer:

Semiahmoo House Society and

Ben Cooper, Marcon Developments Ltd.

Architect:

Yong Cho, Ankenman Associates Architects

Landscape Architect:

Meredith Mitchell, M2 Landscape Architecture

Planner:

Helen Popple

Urban Design Planner:

Hernan Bello

The Urban Design Planner presented an overview of the proposed project and highlighted that this is a new building. Close by to the north of 24 Ave. is Peninsula Village Shopping Centre. The property slopes down from 153 Street to 153A Street. The entrance lobby (at 153 St.) will be lower than 153 Street itself and a ramp will bring you up to that point. The building is plain in character. City staff have worked with the developer since 2010 to refine the project.

The City Architect noted that the main urban design issue to be resolved was the treatment of the main entry on the west to define the scale of the entry, and the issue of the entrance being lower than the sidewalk level. The City is looking for input from the Panel members and a response from the architect.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The project will provide homes for people that are developmentally-delayed, and will integrate people into a market setting. The Semiahmoo House Society is well recognized for providing a lot of different programs for this group.
- The initial attempt to integrate 20 units of Semiahmoo House into a strata project was designed and was approved, however the market at that time indicated it would not work.
- Robert Brown, affordable housing consultant proposed a rental housing model that was adopted by the Semiahmoo House Society.
- 51 units of market rental housing are proposed.
- The client, Marcon Developments Ltd., has been challenged with task of building rental and affordable units to meet the needs of the society. The Semiahmoo House Society is happy with the current proposal.
- The setting for Semiahmoo House was determined 15 years ago; they have had the property for a very long time. It is to be retained and to be developed like the adjacent property and is an opportunity to daylight this with a private lane running all the way through.
- 153 and 153A Streets run deeply into the single family residential area. Commercial traffic is now penetrating the area.
- The original desire for a through road from 154 Street to 152 Street has now gone by the wayside. There is currently no NCP for the area. A plan for the King George Corridor was set in 1993; to date, not one project conforms to that plan.
- The architectural solution is to keep the development distinct but a part of that family (existing SHS building).
- The materials palette will be the same as Semiahmoo House, with anodized windows, railings, beams with stain on the face of the wood fascia, and stone elements added at the entrances.
- Massing responds to the single family neighbourhood; the building is to be a 4-storey stacked building with the street edges scaled down.
- Sustainability - situated close to public transit and bus routes; has bike racks, two electric car charging plugs, a car sharing program, residential parking underground that will be utilized by both buildings (no surface parking).

The Landscape Architect reviewed the landscape plans and highlighted the following:

- The concept is to create a more 'outflowing' landscape, and perimeter fencing.
- The large percentage of green space is also allowing for deeper than normal soil depths.
- The grade issue was dealt with by reducing the retaining walls and sloping the site. The retaining walls are all less than 2' high at grade and less than a 5% slope.
- Pedestrian ramps will be on both sides to the main entries.

- Retaining walls at the parking area edge and at the hydro kiosk.
- A guard rail will be provided around the parking ramp and the access stair to the underground parking.
- Patios are at grade to the slab and not visible from the road.
- Patios will have planting to screen from the open areas. There will be privacy screens between the units. Patios will have unit pavers.
- A large amenity area is adjacent to the existing Semiahmoo House on the north side. The slab is stepped back to retain the 15-18' tall tree. On top of the slab will be a planted area with an aggregate dry stream bed bioswale, with a mixture of ornamental, low broad leaf evergreens, mixed shrubs and a secondary shrub (conifer tree). A perimeter fence on the north side will have an access gate to the existing SHS building. There will be open seating areas, a berm, and an active kid's play area with stepping stones and logs.
- Significant screening is provided at the south with large and small trees.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

OCP Amendment, LAP Amendment, REZ (CD based on RM-45),

DP for 4 storey 71 unit apartment building

2359 and 2353 – 153A Street;

2350 and 2360 – 153 Street, King George Boulevard Corridor, Semiahmoo, South Surrey

File No. 7910-0061-01

It was

Moved by T. Wolf

Seconded by E. Mashing

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Site planning is acceptable if no other configuration is available.
- Unusual siting – through street to street? Fronting one street is better.
- Would prefer a more street oriented massing with a stronger relationship to the existing SHS centre but recognize that affordability and the existing land holdings may trump this.
- Good outdoor amenity.
- Form of development seems appropriate for single family neighbourhood. This is not setting a good precedent for multi-family streetscape.
- Good access to Semiahmoo House.

Building Form and Character

- Consider one main prominent entrance. The west entry could be the main entrance (if two entrances are maintained). Two entries are important—one could be played up more as the front—one back.
- Should read as an entrance and an inviting east entrance can be just a convenient exit.

- Front and back entry looks the same. Front entry should be emphasized as such. Address number to be located here?
- Sunken front entrance is not ideal, however, if the entrance remains lower than the sidewalk, use low plants at the front for good sightlines into the site.
- The 2' drop to the west entry seems acceptable, but could be made flat if the ground floor slab was stepped.
- Depressed entries are acceptable if designed properly. Better than lowering the floor to floor height.
- Grade at entry is acceptable.
- Architectural expression is acceptable but more design development to detailing of the façade is needed.
- Consider more variety than 2 + 2 in cladding; more up/down.
- The entry façade should be more distinctly articulated with the centre section moved north to increase distance to the back yards to the south.
- Ground level units can be expressed in a more unique way with direct access to the patios. Window and door configuration and façade treatment can reflect this level.
- Square windows are repetitive at ground.
- Consider more open treatment to ground floor: more openings, more glass.
- Very simple form, slightly problematic with the long length over the existing backyards.
- Long corridors problematic again—wider corridor recommended.
- Consider rotating the patios facing north and south to an east/west orientation for privacy (so they are not facing the street).
- East west patios have screening; the remaining patios have minimal planting. The trade-off is socializing/neighbourliness versus privacy.
- Consider that the bedrooms are visible from the lawn area.
- Outdoor amenity area patio is for social gatherings - add a long table and barbeque or at least a gas connection for barbeques.
- Relationship between eye-brows and wall treatment appears clumsy. Needs greater resolution.
- Agree that either “more” or “less” wood should be applied to finishes (e.g., add to soffits).

Landscaping

- Landscaping is lush and well worked out. Natural play area on north face with mulch that doubles as bioswale; good use for this space.
- Hopefully a good urban design. The 5-10 minute walking distance to open green space, retail, and transit have been considered?
- Consider some seating at east entry.

Accessibility

- Add one disabled parking in visitor parking.
- Power doors at entrances.
- Call buttons to be accessible.
- Elevator button panel to be placed horizontally.
- Provide emergency call buttons in the parking lobby.

Sustainability

- Sustainability features are a bit light.

- Good permeable surfaces.
- Orientation good for sustainability.
- Like the features indicated from a sustainability point of view.
- Buildings systems should consider:
 - Hot water heat
 - Condensing domestic hot water heating
 - HRV ventilator per suite
- LEED Silver equivalent would be a good sustainability goal considering this is a rezoning.

Tomas Bunting and Nigel Baldwin excused themselves from the panel due to conflict with the second item. Quorum was retained.

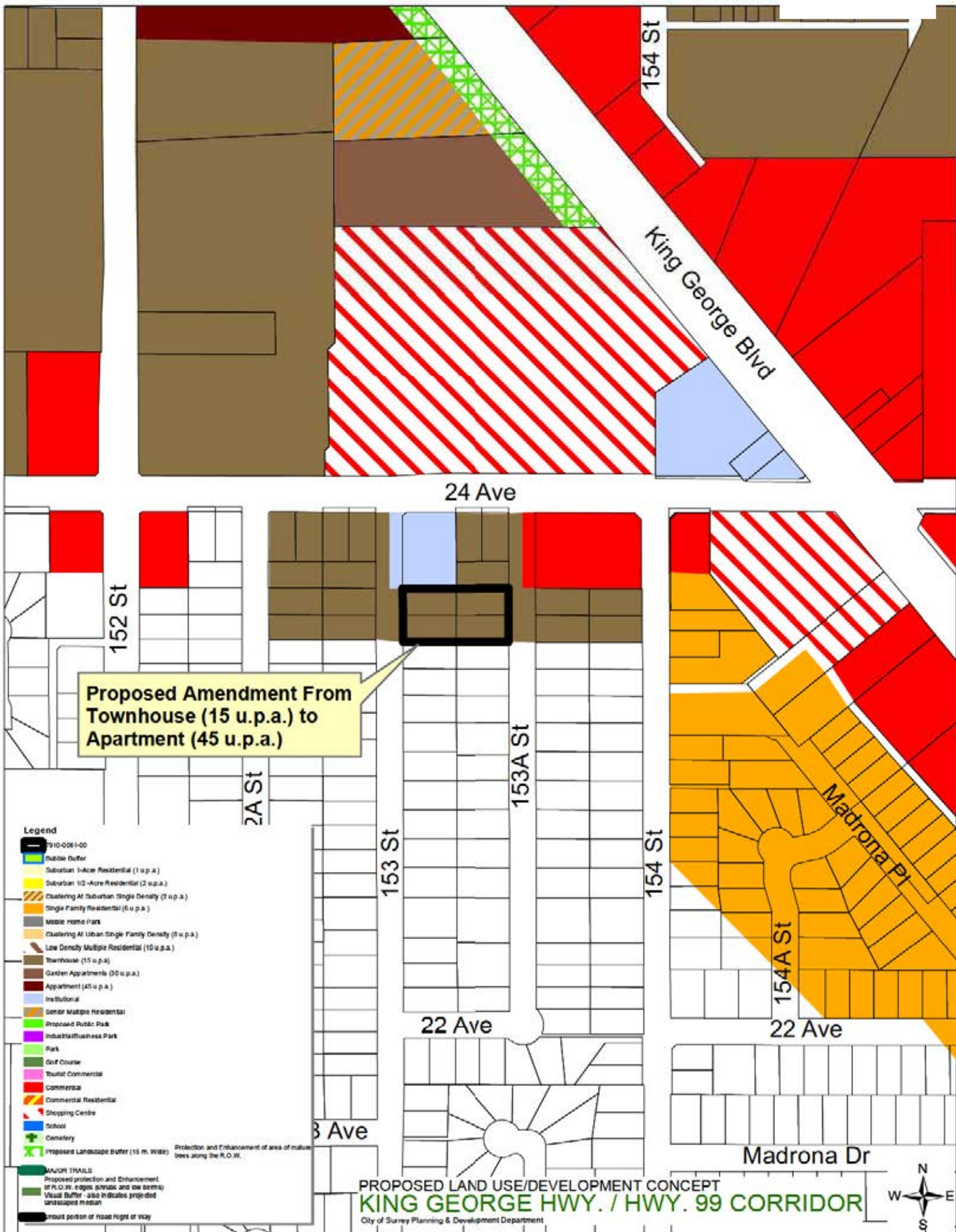
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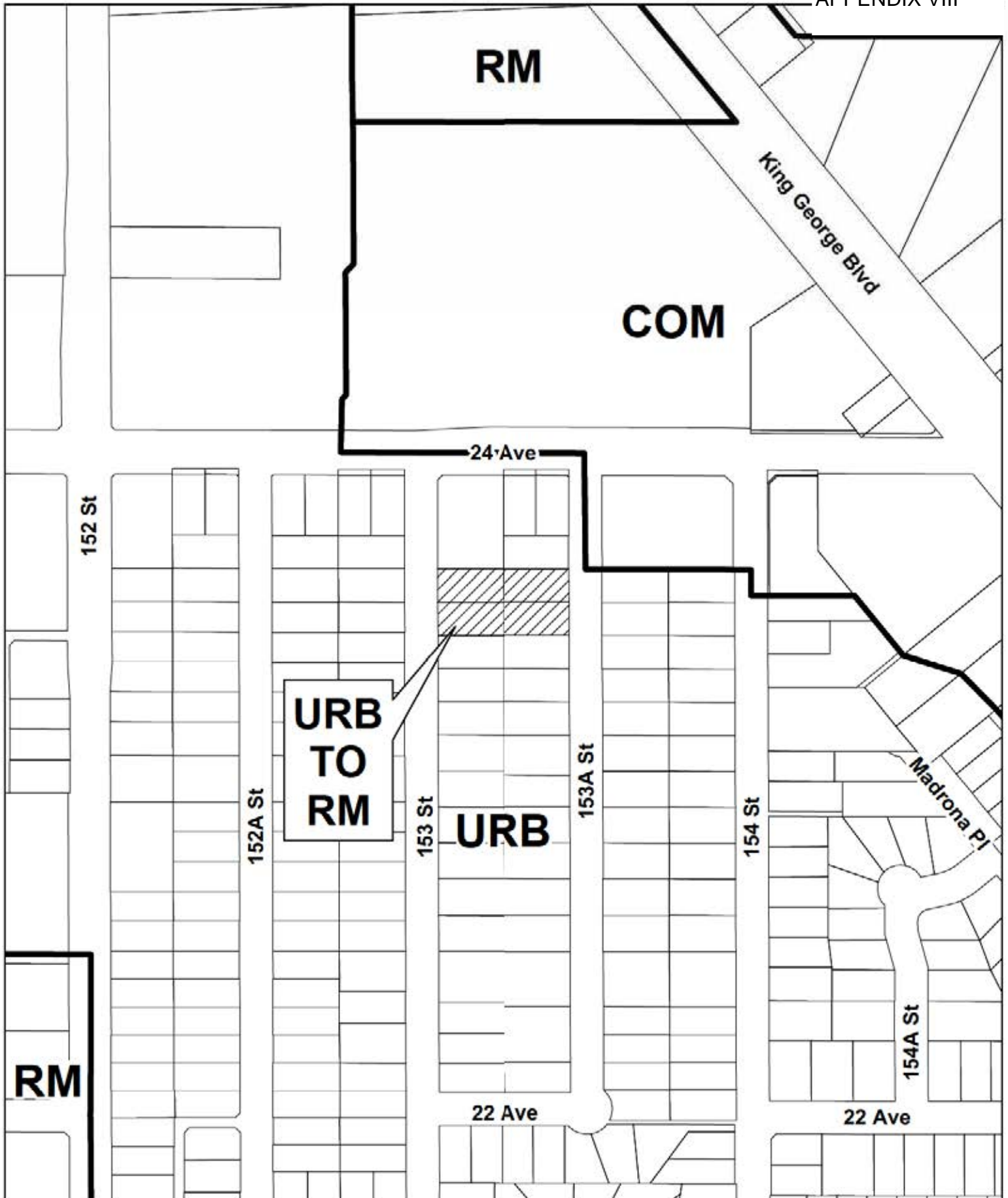
File No.:	7914-0136-00 New
Description:	DP for a renovation to the Semiahmoo Shopping Centre
Address:	1711 - 152 Street
Developer:	First Capital (Semiahmoo) Corporation c/o Cheryl Fu, Project Manager
Architect:	Tom Bunting, Studio B Architects
Landscape Architect:	Gerry Eckford, ETA Landscape Architecture
Planner:	Heather Kamitakahara
Urban Design Planner:	Hernan Bello

The Urban Design Planner presented an overview of the proposed project and highlighted that this is not a new building.

- The Semiahmoo Mall is an old mall. The most significant change will be to the new on-roof parking. The issue is the residential areas that overlook the roof top of the mall and the proposed surface parking.
- The mall will have existing surface parking, with new parking on the roof. The remainder of the proposal is for a complete reface of the mall.
- The parkade will have trees on the roof and the applicant is proposing a vehicle ramp from the ground level, with perforated metal guard rails. Panel is asked to comment on the transparency of the guard material.
- The Parks Recreation and Culture department would like to enhance the Semiahmoo Trail, to connect to the trail's north link, plus add a landscaped node at the west mall entry, as a place making opportunity.
- An enhanced pedestrian connection from Martin Drive is also recommended at the northeast.

The City Architect noted there was an earlier application that was shelved when Bosa sold the site. The ADP at the time emphasized the importance of developing Semiahmoo Trail through the site to provide unique character for the project.





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0061-00

Issued To: THE SEMIAHMOO FOUNDATION
("the Owner")

Address of Owner: 15306 - 24 Avenue
Surrey, BC V4A 2J1

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: 005-120-713

South Half Lot 16 Section 14 Township 1 New Westminster District Plan 8492

2359 - 153A Street

Parcel Identifier: 003-659-984

North Half Lot 17 Section 14 Township 1 New Westminster District Plan 8492

2353 - 153A Street

Parcel Identifier: 011-392-827

North Half Lot 26 Section 14 Township 1 New Westminster District Plan 8492

2350 - 153 Street

Parcel Identifier: 001-754-441

The South Half Lot 27 Section 14 Township 1 New Westminster District Plan 8492

2360 - 153 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) Table C-6 of Part 5 "Parking Requirements for Residential Uses", the required parking for this Non-Ground Oriented Multiple Unit Residential Buildings (Apartments) is reduced from 111 to 82 on-site parking spaces.
5. This development variance permit applies to only the building 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.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

CITY OF SURREY

BYLAW NO. _____

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

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 005-120-713

South Half Lot 16 Section 14 Township 1 New Westminster District Plan 8492

2359 - 153A Street

Parcel Identifier: 003-659-984

North Half Lot 17 Section 14 Township 1 New Westminster District Plan 8492

2353 - 153A Street

Parcel Identifier: 011-392-827

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2350 - 153 Street

Parcel Identifier: 001-754-441

The South Half Lot 27 Section 14 Township 1 New Westminster District Plan 8492

2360 - 153 Street

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

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

A. Intent

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

B. Permitted Uses

The *Lands* and *structures* shall be used for *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *density* shall not exceed a *floor area ratio* shall not exceed 1.37 and 219.54 *dwelling units* per hectare [89 u.p.a.].
2. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of the *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 43%.

F. Yards and Setbacks

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

Use	Setback	Front Yard (East)	Rear Yard (West)	Side Yard (North)	Side Yard on Flanking Street (South)
<i>Principal Buildings and Accessory Buildings and Structures</i>		3.0 m [10 ft.]	3.0 m [10 ft.]	8.4 m [27 ft.]	7.4 m [24 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 14 metres [46 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is not permitted.

I. Landscaping

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

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,200 sq. m. [.79 acre]	75 metres [245 ft.]	35 metres [115 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
7. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone.
8. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

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

_____ MAYOR

_____ CLERK

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City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0061-00

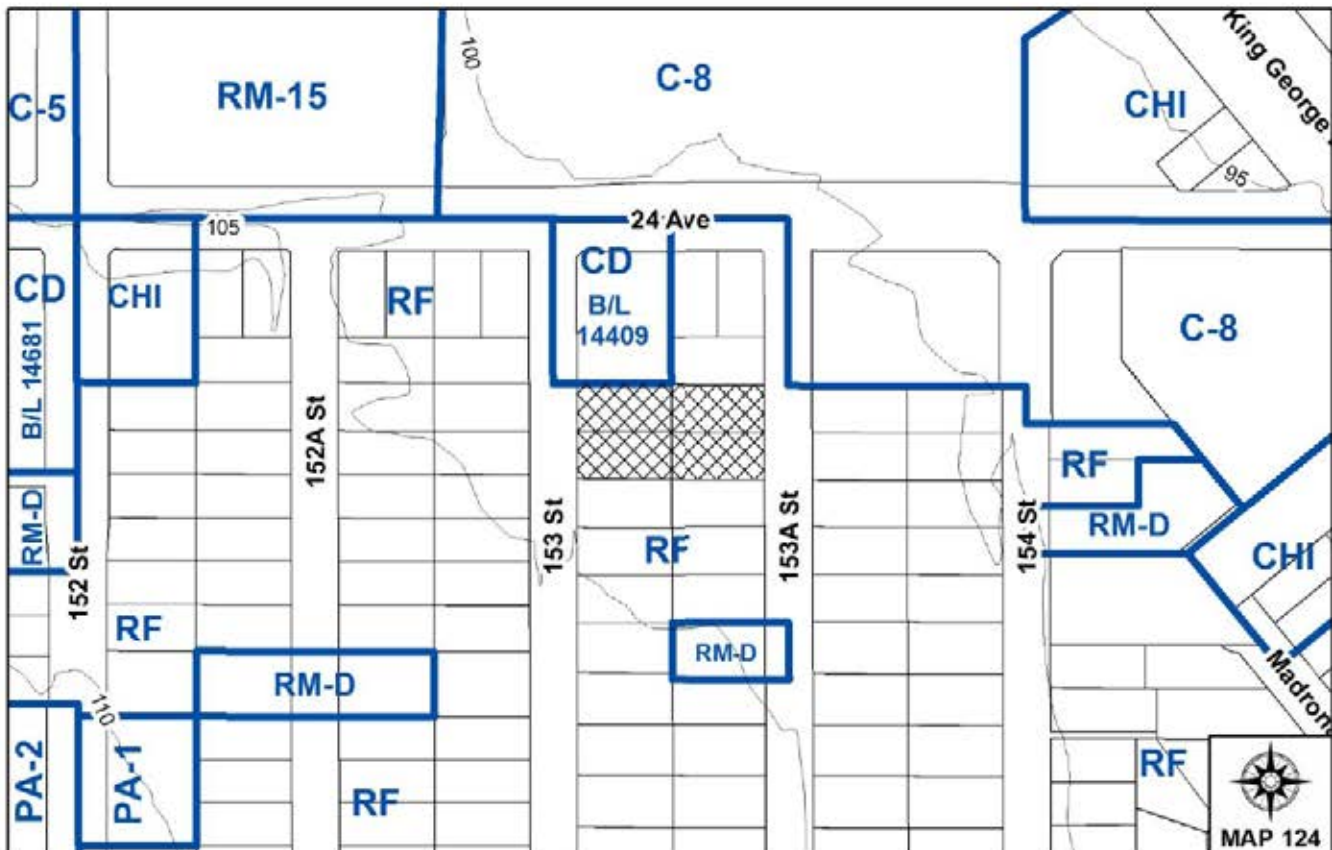
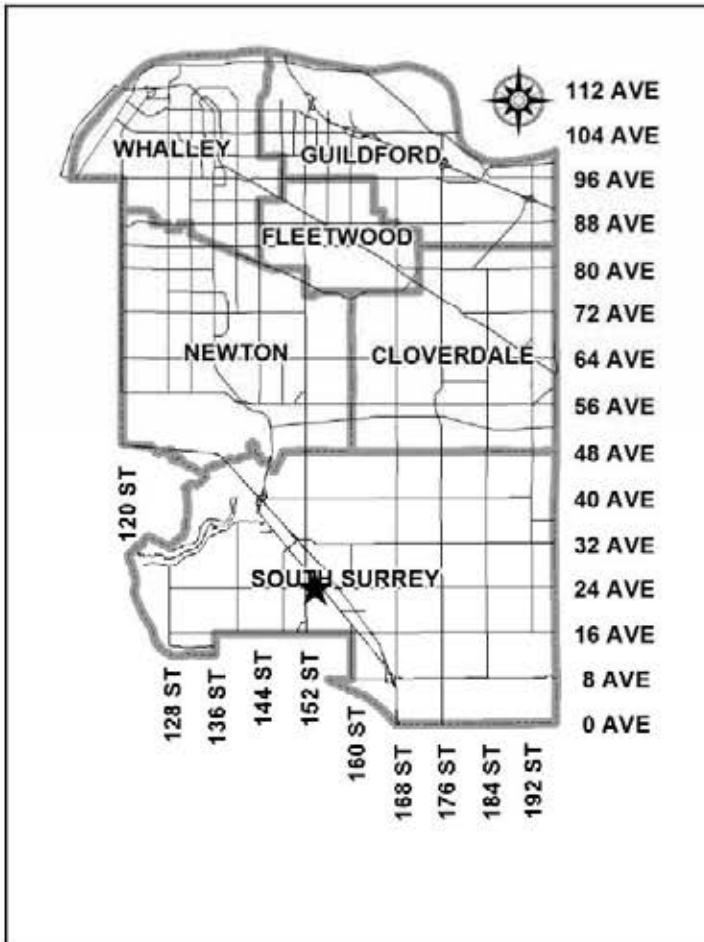
Planning Report Date: September 13, 2010

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **LAP Amendment** from Urban Residential to Proposed/Existing Apartments
- **Rezoning** from RF to CD (based on RM-45)
- **Development Permit**

in order to permit the development of a four storey apartment building.

LOCATION: 2350/60 - 153 Street; 2353/59 - 153A Street
OWNER: The Semiahmoo Foundation
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- Authorize staff to initiate a Land Use Planning process for the 24th Avenue Study area as per the general Terms of Reference discussed in the report and shown in Appendix II.
- Authorize staff to process the proposed development (OCP/LAP Amendments, Rezoning and Development Permit) submitted by the Semiahmoo House Society for a four (4) storey apartment structure, concurrently with the preparation of the proposed land use plan. Final adoption of the OCP/Rezoning By-law is subject to completion of the 24th Avenue Study.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The apartment proposed by the Semiahmoo House Society will require:
 - an OCP Amendment from Urban to Multiple Residential;
 - an amendment of the King George Highway Corridor Local Area Plan from Urban Residential to Proposed/Existing Apartments; and
 - An amendment of Zoning By-law No. 12000 from RF to CD Zone (based on RM-45 Zone).

RATIONALE OF RECOMMENDATION

- A new 23 Avenue connection between 152 Street and Madrona Place is required to improve east-west connectivity and the overall resiliency of the local road system. The 23 Avenue connection is reflected in the King George Highway/Boulevard Land Use Plan approved by Council in 1995.
- The proposed apartment building by the Semiahmoo House Society provides the City with an opportunity to re-evaluate and re-examine the local land use patterns around 24 Avenue and to initiate discussions with area residents on the proposed 23 Avenue connection, including future roadway alignments, acquisition and financing options.
- The discussions on the future roadway are particularly important given the proposed apartment may abut or be situated near the future road alignment. At the same time the Society has indicated a desire to move forward with its apartment application in order to provide needed housing and supports to people with disabilities. Staff, therefore request Council authorize the development of a 24th Avenue land use plan, concurrently with the processing of the Society's development proposal. Final adoption of the OCP/Rezoning By-laws is subject to completion of the 24th Avenue Study.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council instruct staff to initiate a land use planning process for the proposed study area along 24 Avenue in accordance with the General Terms of Reference discussed in the report and as shown in Appendix II. The intent of the planning process is to review alternative land use and density options including the realization of an east-west road between 152 Street and Madrona Place.
2. Council authorize staff to allow the Semiahmoo House Society's development application to proceed through the application review process concurrently with the development of the proposed land use plan.
3. Council not consider Final Adoption of any OCP Amendment or Rezoning By-laws associated with the project until completion of the 24th Avenue Study.

REFERRALS

Engineering:

The Engineering Department has provided initial comments on the need for a finer grid network in the 24 Avenue area to support the principles and objectives laid out in the Transportation Strategic Plan. However, a funding model for realizing a 23 Avenue east-west connection still needs to be determined.

SITE CHARACTERISTICS

Existing Land Use: The proposed apartment building is to incorporate 4 RF zoned lots directly south of the Society's existing facility on 24 Avenue. Three of the lots currently contain older 70s styled homes, while the fourth lot at 2360 - 153 Street is temporarily being used by the Society for staff parking.

Adjacent Area (to Proposed Study Site and Apartment):

Direction	Existing Use	OCP/Local LUP Designation	Existing Zone
North (Across 24 Avenue):	Townhouse development. Peninsula Shopping Centre, other commercial uses.	OCP: Urban/Commercial LAP: Townhouse, Commercial, Institutional	RM-15, C-8 and CHI
East:	Commercial Plazas, shopping areas along King George Boulevard. Single family lots to the south-east.	OCP: Urban/Commercial LAP: Commercial Shopping Centre	C-8, CHI and RF

Direction	Existing Use	OCP/Local LUP Designation	Existing Zone
South:	Single family and duplex houses.	OCP: Urban	RF and RM-D
West:	Gas station, duplexes, single family houses and church facility.	OCP: Urban LAP: Commercial, Townhouses and Institutional	CD, RM-D, RF and PA-2

DEVELOPMENT CONSIDERATIONS

Background

- On July 28, 2004, Council approved a development (OCP amendment, rezoning and development permit) allowing for a two-storey 3,000 m² retail centre on the property, south of 24 Ave, between 153A and 154 Street (File Number 7903-0293-00).
- The application, which rezoned the property from RF (Single Family Residential) to C-8 (Community Commercial), introduced commercial development to the south side of 24 Avenue and reflected the fact that the character of the area was changing and becoming more of a business/commercial district.
- As a condition of the rezoning, Council instructed staff to develop an implementation plan and an equitable cost sharing arrangement for a new 23 Avenue connection between 152 Street and 154 Street. Resolving the approach to the acquisition and construction of a new mid-block connection, at approximately 23 Avenue, was deemed necessary to shorten the block's length between 24 and 20 Avenue and improve overall vehicular and pedestrian connectivity. The road connection between 152 Street and 154 Street was also stipulated in the King George Highway Corridor Local Area Plan (LAP).
- In response to the request, staff conducted a series of questionnaires and hosted an open house with area residents to look at options for a new 23 Avenue connection. The resulting discussions looked at land use plan scenarios including bands of higher density mixed-use and commercial development along 24 Avenue and 152 Street, options for future traffic and roadway patterns and potential funding mechanisms for the new connector.
- Ultimately, the applicant provided the City with an adequate commitment to secure the future 23 Avenue road requirement without completion of the plan, prior to Fourth Reading.

Rationale for a 24th Avenue Land Use Plan Process

- The apartment proposed by the Semiahmoo House Society ("the Society") provides the City with another opportunity to re-evaluate and re-examine the area's existing local land use plan. It also provides a way to initiate discussions with area residents on a 23 Avenue connection, including alignments, acquisition and financing options. These discussions are important as the location of the Society's proposed development may influence the road alignment.
- Since 2004, the character of the area and the importance of 24 Avenue as a transportation corridor has grown with the introduction of the Grandview Corners shopping area, the Morgan Crossing lifestyle village and the continued redevelopment and intensification of the King George Boulevard and Highway 99.

- At the same time, staff continue to receive inquiries concerning the development potential and viability of future commercial, mixed-use and intensive residential proposals along the 24 Avenue corridor.

The Need for Improved Connectivity

- The Engineering Department has also confirmed that acquisition and construction of a 23 Avenue between 20 and 24 Avenue is a priority for the City. Specifically the City's Engineers would like to see a 23 Avenue connection link up from 152 Street through to Madrona Place.
- The addition of a 23 Avenue would be consistent with the policies to establish a finer grid network as identified in the City's Transportation Strategic Plan. The new road alignment at 23 Avenue would shorten and refine the area's existing transportation grid by reducing the current 100 x 700 metre block, extending from 20 to 24 Avenue, into four short 100 x 100 metre blocks. It would also help to improve local access and increase the overall resiliency of the road system by:
 - Reducing vehicle, cycling and pedestrian trip lengths due to reductions in travel distance between destinations,
 - Reducing trip times and GHG emissions,
 - Increasing network resiliency due to the increase in routing options especially if a particular link in the network is closed,
 - Improving emergency response times and service area coverage,
 - Dispersing local neighbourhood traffic resulting in reduced traffic concentrations along the major arterial and collector roads and intersections bordering the neighbourhood,
 - Providing direct access to 152 Street for additional pedestrian crossing, and
 - Providing convenient access to the existing frequent network transit (FTN) system on 152 Street and helping to increase transit modal share.
- Engineering has also confirmed that allowing for higher density and mixed-use buildings along the neighbourhood arterials would support the planned FTN service along 24 Avenue and potential bus and rail rapid transit along 152 Street.

Current Proposal

- The Semiahmoo House Society ("the Society") has been providing service and supports to people with developmental disabilities and their families in Surrey since 1958 and is committed to improving quality of life by providing the best client care in a cost-effective manner.
- The Society's current proposal is to develop a (4) four storey apartment structure consisting of 55 to 70 units behind the existing facility at 15306 24 Avenue. The Society has secured four lots (2350 and 2360 153 Street, 2353 and 2359 153A Street) for this purpose and sees developing an apartment building as an economical way of providing much needed housing and supports to people with disabilities, who are at risk of homelessness.
- Following completion of the building, the Society plans on retaining ownership of 15 one-bedroom units to rent to clients with developmental disabilities as semi-independent living units. The remainder of the building will be stratified and sold off as market units.

- Clients with disabilities will be able to live independently in their own apartments and receive support from trained Society staff when needed. Clients will also benefit and receive mutual support and assistance from other supported clients, living in their own apartments, within the same complex. This type of housing, known as 'cluster housing' is becoming a popular housing option in Greater Vancouver.
- The Semiahmoo House Society has been in discussions with BC Housing about project funding and is beginning to seek out developers interested in partnering in the project.

Developing the Plan

- The Semiahmoo House Society's application to develop an apartment building has re-opened discussions concerning the need for a new 23 Avenue connector in the King George area.
- In response, staff are proposing to initiate a land use planning process and to consult the community and examine options for the connector including future traffic, land use patterns and potential funding mechanisms.
- A key challenge in achieving a new 23 Avenue connector will be the dominance of single family RF lots, 18 metres in width. A number of alternative implementation scenarios will consequently need to be explored within the context of the land use plan including:
 - Standard acquisition and dedication at time of independent development applications.
 - City acquisition of approximately 10-12 RF lots with road construction and financial recovery through area specific servicing levy.
 - Pre-determination of parcel consolidation with ultimate road dedication.
- It is anticipated the Planning process for the 24th Avenue area will commence in the fall with an open house gathering community opinions and ideas.
- At the same time, it is recognized the Semiahmoo House Society's proposed development will provide important and affordable housing options for people with disabilities, close to services, support and public transit. Given the proposal's merit, staff believe Society's application should be processed while the larger area plan is developed.
- The Society's proposed development will undoubtedly influence the neighbourhood's planning discussions. Nevertheless, staff are cognizant the application should not preclude but conform to the conditions or policies adopted as part of the final plan.

Proposed Study Area

- The proposed study area for the 24th Avenue land use plan is outlined in Appendix II. The area is bordered by two well used arterial roads - 24 Avenue and 152 Street - and extends just past 154 Street to Madrona Place. The study area then extends approximately 250 metres south of 24 Avenue. The extent of the south boundary may be adjusted during the planning process to include additional areas to address interfacing issues.

General Terms of Reference for the Study

Intent

- The 24th Avenue land use study will examine the area's existing land use patterns and uses (OCP, LAP, Zoning) as well as potential alignments and funding options to secure and acquire a new 23 Avenue connection between 152 Street and Madrona Place.
- The final study will make recommendations on the form and density of development along the neighbourhood's arterial edges (152 Street and 24 Avenue) and confirm the location, character and scale of additional mixed use, commercial or multi-family development.
- The plan will also determine the preferred location and design of a 23 Avenue connection and the preferred funding mechanism to attain the roadway. With Parks input, the plan will also look at opportunities for integrating planned and new cycling, greenway and other pedestrian walkways within the study area.

Plan Preparation and Consultation Process

- The 24th Avenue land use plan process will be managed by the Planning and Development Department under the existing budget. The consultation process will involve residents, owners, stakeholders and other interested parties within and adjacent to the study area.
- As part of the process, staff envision preparing background and communication materials and hosting public meetings or workshops on the key issues, prior to reporting back to Council. At least two land use options will be developed for public review and comment.

Expected Outcome

- Ultimately, staff will come forward with a revised plan for the 24th Avenue area outlining a land use pattern and detailing the process to acquire a new 23 Avenue connector for Council consideration. The final plan along with implementation measures will be integrated with the King George LAP.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan

Jean Lamontagne
General Manager
Planning and Development

HP/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mark Ankenman, Ankenman Associates Architects Inc.
 Address: Suite 200 – 12321 Beecher Street
 Surrey, BC
 V4A 3A7
 Tel: 604-536-1600

2. Properties involved in the Application

- (a) Civic Address: 2350 and 2360 – 153 Street; 2353 and 2359 – 153A Street
- (b) Civic Address: 2350 – 153 Street
 Owner: The Semiahmoo Foundation, Inc. No. 526008
 PID: 011-392-827
 North Half Lot 26 Section 14 Township 1 New Westminster District Plan 8492
- (c) Civic Address: 2360 – 153 Street
 Owner: The Semiahmoo Foundation, Inc. No. 526008
 PID: 001-754-441
 South Half Lot 27 Section 14 Township 1 New Westminster District Plan 8492
- (d) Civic Address: 2353 – 153A Street
 Owner: The Semiahmoo Foundation, Inc. No. 526008
 PID: 003-659-984
 North Half Lot 17 Section 14 Township 1 New Westminster District Plan 8492
- (e) Civic Address: 2359 – 153A Street
 Owner: The Semiahmoo Foundation, Inc. No. 526008
 PID: 005-120-713
 South Half Lot 16 Section 14 Township 1 New Westminster District Plan 8492

3. Summary of Actions for City Clerk's Office