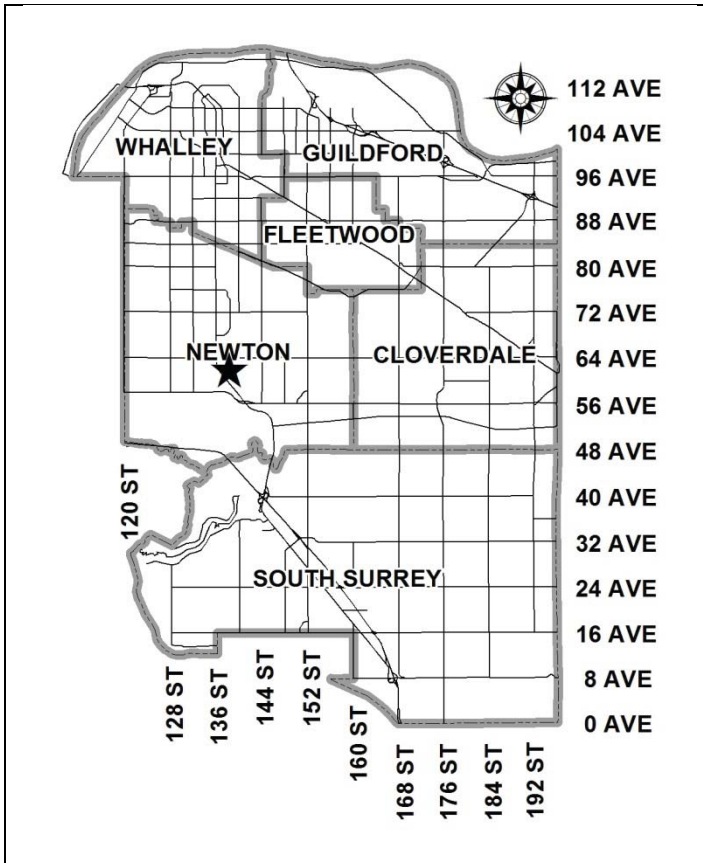


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0100-00

Planning Report Date: April 2, 2012



**PROPOSAL:**

- **NCP amendment** from Townhouse 15 upa max to Townhouse 25 upa max
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

to permit the development of 41 townhouse units.

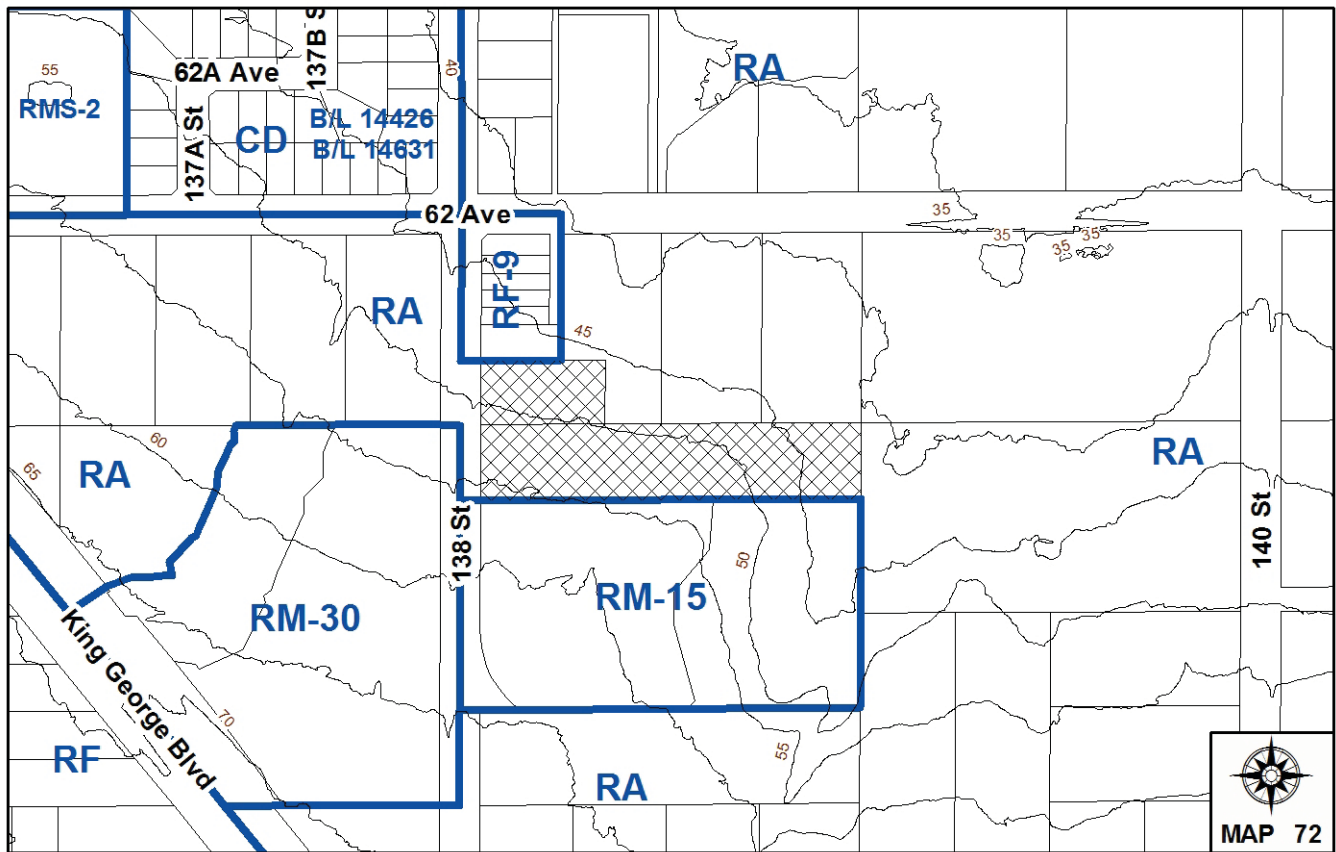
**LOCATION:** 6156 and 6138 - 138 Street

**OWNER:** 653294 BC Ltd., Inc. No. 0653294

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse 15 upa max/Creeks and Riparian Setbacks



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the South Newton NCP is required to re-designate the site from 'Townhouse 15 upa max' to 'Townhouse 25 upa max'.
- A housekeeping amendment or adjustment to the NCP designation, 'Creeks and Riparian Setbacks', is required to include the full 30 metres west of the top of bank of the property's watercourses.

### RATIONALE OF RECOMMENDATION

- The proposal complies with Official Community Plan (OCP) designation.
- The proposed land use is consistent with the existing and planned land use patterns in the South Newton area. The proposed designation and density also correspond with recently approved developments in the area.
- The development will provide for a 30 metre setback from the top of bank of the property's two yellow coded watercourses.
- In total 1,570 sq.m. (16,899 sq.ft) of riparian area or roughly 17% of the site will be dedicated to the City for riparian protection.
- The developer has agreed to contribute towards the 138 Street realignment, north of 60 Avenue, as per Council's approved strategy.
- The new townhouses will be developed in a modernist style and comply with the design guidelines in the Official Community Plan (OCP) and the South Newton NCP.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No.12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7910-0100-00 generally in accordance with the attached drawings (Appendix VIII).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (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) registration of a Section 219 Restrictive Covenant identifying tandem parking arrangements and prohibiting the conversion of the tandem parking space into livable space; and
  - (h) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend the South Newton NCP to re-designate the land from 'Townhouse 15 upa' to 'Townhouse 25 upa' when the project is considered for final adoption.

## REFERRALS

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

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

7 Elementary students at Woodward Hill School  
 3 Secondary students at Sullivan Heights School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2013. (Appendix IV)

**Parks, Recreation & Culture:** Parks has no objection to the proposed development and supports the dedication of the riparian area at the east end of the site.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary Approval granted for 1 year.

**SITE CHARACTERISTICS**

**Existing Land Use** The development site is currently vacant. The single family homes and accessory buildings on site were previously demolished.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation(s)</b>	<b>Existing Zone(s)</b>
North:	Small lots and vacant land under application to develop as townhouse (7909-0135-00)	Urban/Single family small lots, Townhouse 15 upa	RF-9, RA
East:	Vacant riparian land. In-stream application for RF-12 lots at 6129 140 Street (7910-0245-00)	Urban/Creek and Riparian Setback	RA
South:	Townhouse Complex	Urban/ Townhouse 15 upa	RM-15
West (across 138 Street):	Two vacant parcels – one under application to develop as RF-12 lots (7910-0270-00), one recently rezoned to provide for townhouses (7907-0020-00)	Urban/Townhouse 25 upa, Townhouse 15 upa/ Detention Pond	RM-30, RA

**JUSTIFICATION FOR PLAN AMENDMENT**

- An NCP amendment from 'Townhouse 15 upa max' to 'Townhouse 25 upa max' is required to permit the proposed net density of 22 townhouse units per acre.
- The proposal is in keeping with the OCP and is consistent with the patterns of development and land uses recently approved in the area.

- In November 2011, the lands west of the site at 6059 138 Street (Application #7907-0020-00) were re-designated from 'Townhouse 15 upa max' to 'Townhouse 25 upa max' and rezoned to RM-30 to allow for a 91 townhouse unit development and future apartment site.
- Development application #7909-0135-00, on the lands directly north of the site at 13844 62 Avenue, will also amend the NCP from 'Townhouse 15 upa max' to 'Townhouse 25 upa max' and rezone the site to RM-30 to allow for 56 townhouse units. This application, at Third Reading before Council, will also provide the City with a protected riparian corridor, 30 metres west of the top of bank, which will correspond with the riparian area dedicated through the present application.
- The development will result in a cash contribution of \$55,000 per net developable area in accordance with Council's approved funding strategy for the 138 Street realignment, north of 60 Avenue.

### DEVELOPMENT CONSIDERATIONS

- The development site consists of two parcels located on the east side of 138 Street between 60<sup>th</sup> and 62<sup>nd</sup> Avenue. The site, approximately 9,305 square metres (2.30 acres) in area, is designated "Urban" in the Official Community Plan (OCP) and is zoned for "One-Acre Residential (RA)" development.
- Under the South Newton Neighbourhood Concept Plan (NCP), the majority of the site is designated for "Townhouse 15 upa" development, while the east portion of the site, containing two Class B, yellow-coded watercourses, is designated "Creek and Riparian Set-backs".

### The Proposal

- The applicant is proposing to re-designate and rezone the site to permit a 41 unit townhouse development, with a net density of 22 units per acre.
- In addition to the NCP amendment re-designating the site from 'Townhouse 15 upa max' to 'Townhouse 25 upa max', the proposal will adjust and expand the 'Creek and Riparian Setbacks' designation, by 428 sq.m (4,606 sq.ft.) to correspond with the riparian area 30 metres west of the top of bank. The resulting riparian area, measuring 1,570 sq.m. (16,899 sq.ft) or 17% of the site, will be dedicated to the City for riparian protection.
- The applicant is proposing to rezone from "One Acre Residential" (RA) to a "Comprehensive Development" (CD) based on the RM-15 zone. A Development Permit will be required to regulate the form and character of the proposed development.

### CD By-law

- The proposed CD By-law for the site (Appendix VII) is based on the RM-15 multiple residential zone and includes modifications to maximum allowable density e.g., units per hectare/acre and floor area ratio (FAR), yard setbacks and height (See Table 1 below).
- Overall, the applicant is proposing a density of 55 units per hectare (or 22 units per acre) and Floor Area Ratio of 0.73 based on the net area of the site after riparian dedication. The proposed site coverage is calculated at 36%.

- The FAR or massing of the proposed townhouse structures is higher than .60 typically allowed in the RM-15 zone given all of the proposed townhouse units will include three (3) bedrooms and 24 or 58% of the units will contain three (3) bedrooms with dens or recreation rooms.
- The proposed density is in keeping with the recent applications east and north of the site (7909-0020-00 and 7909-0135-00), which included FARs of 0.79 and 0.78 and site coverages of 36% and 35%.

Table 1: RM-15 vs CD Zone

	<b>RM-15</b>	<b><u>CD Zone</u></b>
<b>Density</b>		
#units per hectare (u.p.h.)	37	54.5
# units per acre (u.p.a.)	15	21.6
Floor Area Ratio	.60	.73
<b>Site Coverage</b>		
	43%	36%
<b>Setbacks</b>		
Front	7.5 m	4.7 m to stairs 6 m to building face
Rear	7.5 m	2.3 m to riparian area
Interior Side Yard (N)	7.5 m	6.3 m to stairs 7.5 m to building face
Interior Side Yard (S)	7.5 m	5.3 m to stairs 5.8 m to building face 4.5 m to side of one unit
<b>Height</b>	11 m	12 m

- The setbacks in the CD zone are also less than what is permitted under the RM-15 zone. As can be seen on Table 1, the proposed setbacks for the front and side yards to the building are near or within 2 metres of the 7.5 metres required by the RM-15 zone.
- The slope, grading and narrow configuration of the site, will, however, necessitate the project's stairs to encroach into the setbacks. The CD zone therefore makes provision for stairs (over three risers) to encroach into the required front and side yard setbacks.
- The zone for the site also includes a provision to reduce the south side yard setback to a minimum of 4.5 metres along the side of a townhouse unit facing 138 Street. This is supportable given the fact there will be minimal overlook from the unit to the existing townhouse to the south. The minimum south side yard setback of 5.8 metres proposed for the D units east of the amenity building can also be supported as these units will overlook the City's riparian park area to the south.
- In contrast, the rear yard setback will measure a minimum 2.3 metres to the side of the site's electrical room, adjacent to the riparian area. The average rear yard setback from the side of end units D1 and D2 will, however, be closer to 3.2 metres. The reduced setback is considered acceptable as both units D1 and D2 will have private back yards.

- The applicant is also requesting a minor variance to the height typically required under the RM-15 zone. While the majority of buildings will measure 11 metres in height, Buildings 4, 7 and 8 are marginally higher with respective heights of 11.66 metres, 11.1 metres and 11.79 metres due to the site's slope across the length of building 4 and the steep fall of the site toward the east.

### Tree Retention

- On March 12, 2012, the applicant's arborist submitted a report and tree preservation/replacement plan for the site. The report states that seven (7) of the 49 mature trees identified on net site area will be retained, while 42 trees will require removal to accommodate site grading and development. All of the mature protected trees in riparian area will be preserved. The following is a breakdown of the protected trees on the townhouse site by species:

Tree Species	Total No. of Trees*	Trees Proposed to be Retained	Trees Proposed to be Removed
Bitter Cherry	2	0	2
Black Cottonwood	2	0	2
Douglas Fir	7	2	5
Pacific Dogwood	2	0	2
Western Hemlock	9	0	9
Western Red Cedar	26	5	21
Weeping Willow	1	0	1
<b>Total</b>	<b>49</b>	<b>7</b>	<b>42</b>

*\* Trees in the riparian zone to be dedicated to the City are not included.*

- Of the 42 trees to be removed, 2 trees are to be replaced on a 1:1 basis and 40 trees are to be replaced on a 2:1 basis for a total of 82 replacement trees. In lieu of this, the applicant is proposing to plant a total of 107 trees on-site. The arborist report, tree preservation and replacement plan will be subject to final review and approval prior to Bylaw adoption.

### Ecosystem Management Study (EMS)

- The dedication of the riparian area at the rear of the property around the creeks will also help conserve a portion of an area identified to have ecological significance under the new Ecosystem Management Study (EMS). While approximately 61% of the subject site falls into the South Newton West Terrestrial Hub #35, this hub, encompasses a much larger area of 129 acres outside of the subject property.
- The current proposal will conserve approximately 1,570 sq.m (.38 acres) or 28% of the EMS hub on the subject site. The development will therefore result in a loss of approximately 1% of the entire hub area.

### PRE-NOTIFICATION

- In January 2011, pre-notification letters were sent out for this application and a development sign was posted on-site. In response, the Planning and Development Department received one letter and several e-mails and telephone calls.

- In early 2011, a group of residents wrote the City a letter expressing concern about increasing development in the South Newton area. The residents were particularly concerned with the loss of trees and riparian areas and what was perceived as a lack of improvement to local park space, roads, lighting and sidewalks. The residents called for ongoing discussions and consultations with respect to the future of the area.
- In early 2011, the City responded to several inquiries from residents living adjacent or in the vicinity of the site. These inquiries focused on the development, the layout of the site, the future of South Newton, local parking, and the plans for opening, widening and finishing 138 Street.

*(In response, the Planning and Engineering Departments provided background and information on the proposed development, the South Newton NCP and the 138 Street realignment).*

- On March 13, 2011, a Public Information meeting on the development was also held at the YMCA. The meeting was attended by seven people. While the reaction to the proposal was mostly positive - residents commented on the overall site layout, the use of space, the reservation of trees and riparian area, and the terraced or stepped retaining walls - others commented on the increased traffic and street parking which might be generated by the development.

## DESIGN PROPOSAL AND REVIEW

### Site Design and Layout

- The applicant has worked closely with staff to adjust the design and layout of the townhouse site to help protect trees and to grade and treat the site in such a way that no retaining wall measures more than 1.2 metres (4 ft) in height and privacy and over look issues are minimized.
- In particular, the applicant moved internal road system to increase the setback to 12.3 metres at the northwest corner of the site and reduced the number of units to minimize overlook onto the existing RF-9 homes and proposed townhouse to the north.
- The applicant has done a great deal of work to soften and step the required retaining walls along the northern portion of the site in order to reduce the visual impact of the development. In particular, the entire retaining wall along the northern property line will be stepped and will be treated with a variety of soft landscaping and shrubs.
- A concerted effort has also been made to preserve the stand of 7 mature trees along the southern property line to provide a treed amenity area and buffer adjacent to the existing RM-15 site south of the site.

### Unit Design

- The development will be comprised of 8 buildings or townhouse clusters, containing 4 to 5 units arranged around an internal road system.



- The units along 138 Street will be oriented towards the street and have direct pedestrian access to the street. In all, the development will contain 41 three-bedroom units ranging in size from 112 to 176 sq.m. (1,208 to 1,903 sq.ft.). Two enclosed parking stalls (tandem and double car garages) are provided with each townhouse unit, along with 8 visitor spaces, for a total of 90 on-site parking spaces.
- Of the 41 townhouse units to be provided on site, 20 townhouses will provide double car garages, while 21 units will provide for tandem parking. The tandem parking stall arrangement will be governed by a Section 219 Restrictive Covenant to prohibit the conversion of tandem parking stalls into habitable space.
- The townhouse clusters will be built in a modernized urban townhouse style. The materials for the project will include horizontal fibre cement and wooden batten boards, vinyl trim, aluminum railing and flashing and asphalt roof shingles. The project will be finished in a suite of soft gray colours and tones and cultured stone, highlighted with different tones and colour accents.

#### Amenity Space

- The applicant is proposing a total 593 sq.m. (6,383 sq.ft.) of outdoor amenity space, which is substantially larger than the 123 sq.m. (1,324 sq.ft.), normally required for a development of this size. The outdoor amenity space, at the southern centre of the site, will be characterized by the stand of mature trees to be retained on-site, a grassed open area and a active children's play area.
- A one storey amenity building will also be co-located with the outdoor amenity space. The amenity building will consist of a communal meeting room and powder room for functions and activities. The proposed building is substantially smaller than what is typically required under the RM-15 zone. In all the building will provide 42.8 sq.m.(460 sq.ft.) of space versus the required 123 sq.m. (1,324 sq.ft.). As such the applicant is seeking to pay cash-in-lieu for the shortfall.

#### Landscaping

- In addition to the trees being retained on-site, the landscaping plan calls for 107 replacement trees to be planted on-site including katsura, cypress, dogwood, beech, magnolia and spruce. Soft landscaping including shrubs, grasses and groundcover is to be planted at the entrances and perimeters of townhouse clusters and along pathways, retaining walls and common areas throughout the development.

### 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
Appendix II	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	NCP Plan
Appendix VII	Proposed CD By-law

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/kms

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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	.93 ha/2.30 acres	.93 ha/2.30 acres
Road Widening area	-	-
Undevelopable area	-	-
Dedicated Riparian Area	.157 ha/.39 acres	.157 ha/.39 acres
Net Total	.773 ha/1.90 acres	.773 ha/1.90 acres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	36%	36%
Paved & Hard Surfaced Areas	-	-
Total Site Coverage	-	-
SETBACKS (in metres)		
Front	4.7 m	4.7 m
Rear	2.3 m	2.3 m
Side #1 (N)	6.3 m	6.3 m
Side #2 (S)	5.3 m	5.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	12 m
Accessory	11 m	11 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor	-	-
One Bed	-	-
Two Bedroom	-	17
Three Bedroom +	-	24
Total	-	41
FLOOR AREA: Residential	5600 sq.m.	5600 sq.m.
FLOOR AREA: Commercial	-	
Retail		
Office		
Total		
FLOOR AREA: Industrial	-	
FLOOR AREA: Institutional	-	
TOTAL BUILDING FLOOR AREA	5600 sq.m.	5600 sq.m.

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

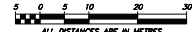
## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	55/22	55/22
FAR (gross)	-	-
FAR (net)	.73	.73
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	42.8 sq.ft.	42.8 sq.ft.
Outdoor	593 sq.ft.	593 sq.ft.
<b>PARKING (number of stalls)</b>		
Commercial	-	-
Industrial	-	-
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	2 per unit	2 per unit
Residential Visitors	8	8
Institutional	-	-
Total Number of Parking Spaces	90	90
Number of disabled stalls		
Number of small cars	20	20
Tandem Parking Spaces:	21	21
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PROPOSED SUBDIVISION PLAN OF  
NORTH 125.4 FEET LOT 2, BLOCK 2,  
AND  
PARCEL A (N16573E) LOT 1, BLOCK 2,  
BOTH OF  
SECTION 9, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN 2840

BCGS 92G.016



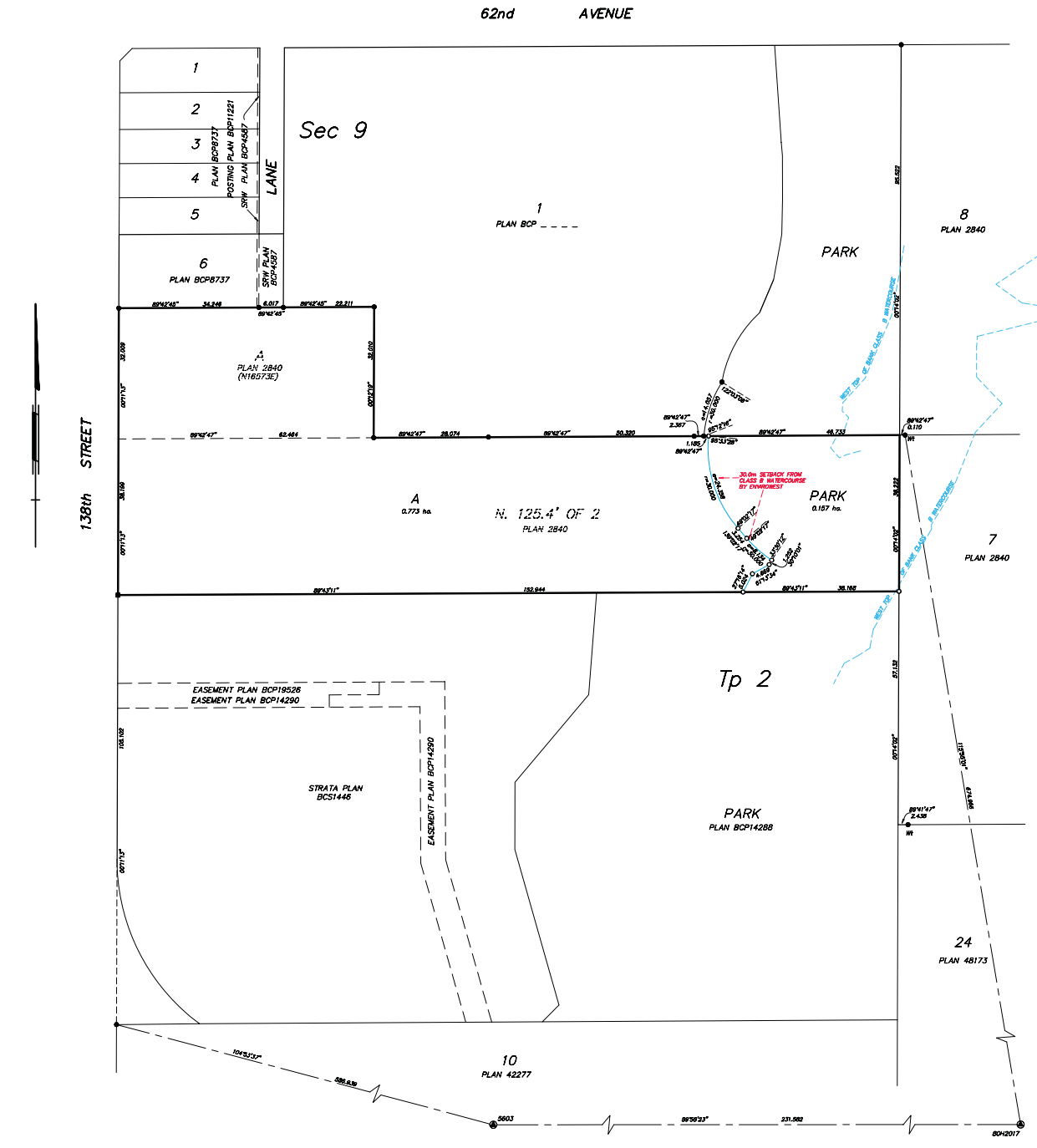
ALL DISTANCES ARE IN METRES  
The intended plot size of this plan is 560mm in width by 864mm in height  
(D size) when plotted at a scale of 1:500

PLAN BCP

DEPOSITED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS DAY OF . . . 201 .

REGISTRAR

REF:



- LEGEND :**
- ⊙ INDICATES CONTROL MOVEMENT FOUND
  - ⊙ INDICATES LEAD PILE FOUND
  - ⊙ INDICATES STANDARD IRON POST FOUND
  - ⊙ INDICATES STANDARD IRON POST PLACED
  - WR INDICATES WITNESS

INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, MADE3 (CSRS)  
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
GEODETIC CONTROL MONUMENTS BC0077 AND 2963.  
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES  
MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.99999305  
**MURRAY & ASSOCIATES**  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E3  
(604) 587-9188

253284 B.C. LTD. R.C. NO. 853284	WESTMINSTER SAVINGS CREDIT UNION INCORPORATION NO. F189
_____ AUTHORIZED SIGNATORY (PRINT NAME CLEARLY NEAR SIGNATURE)	_____ AUTHORIZED SIGNATORY (PRINT NAME CLEARLY NEAR SIGNATURE)
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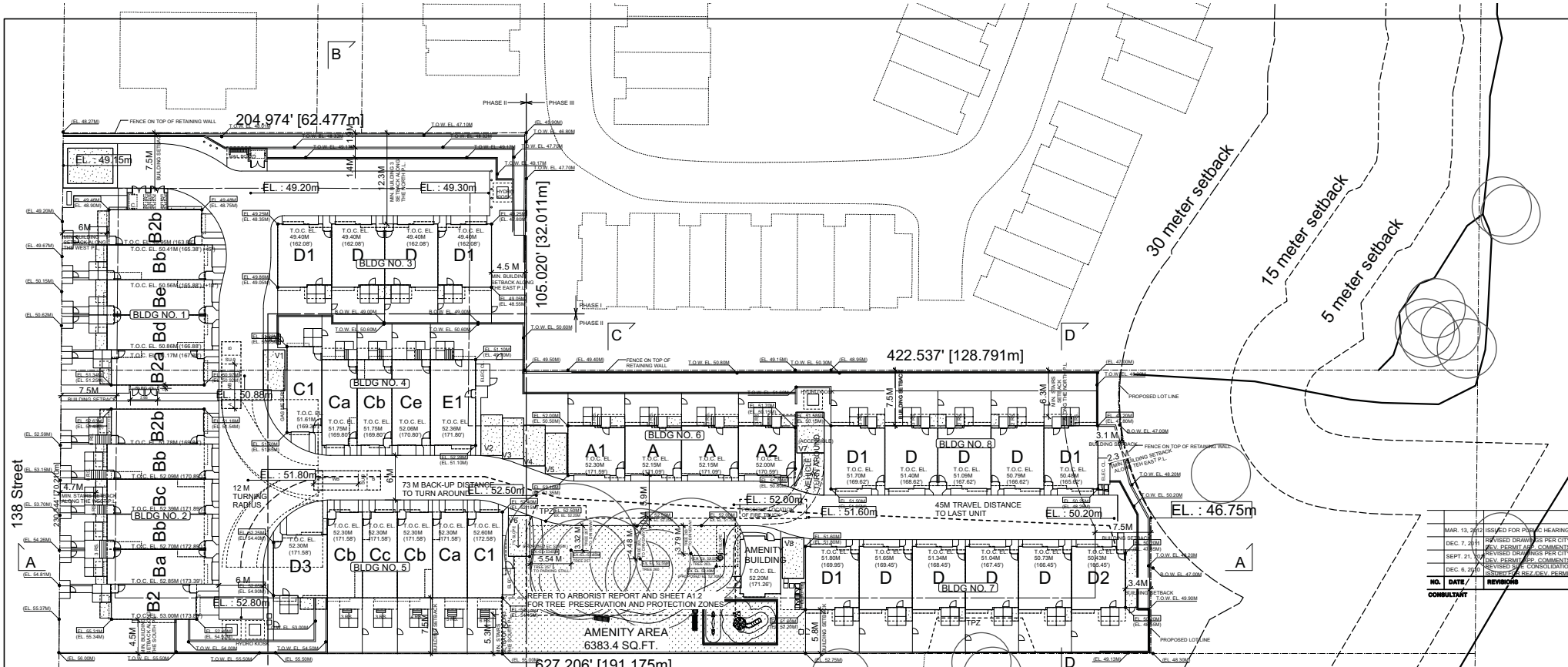
APPROVED UNDER THE LAND TITLE ACT  
DATED THIS DAY OF . . . 201 .

\_\_\_\_\_  
APPROVING OFFICER FOR  
THE CITY OF SURREY

I, GREGORY MARSTON, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE  
THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY  
AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE  
THE XXX DAY OF XXX, 201X. THE PLAN WAS COMPLETED AND CHECKED,  
AND THE CHECKLIST FILED UNDER XXXXXXX ON THE XXX DAY OF XXX, 201X.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
(CITY OF SURREY)

PRELIMINARY



**SITE PLAN**  
SCALE: 1" = 20'-0"

**STATISTICS:**  
CIVIC ADDRESS: 6156, 6158, 6159 STREET, CITY OF SURREY  
LEGAL DESCRIPTION: LOT A, LOT 2, BLOCK 2, SECTION 9, TOWNSHIP 2, PLAN 2840, NEW WESTMINSTER DISTRICT  
EXISTING ZONING: RA  
PROPOSED ZONING: RM-15

**SITE AREA:**  
6156 138 STREET: 21,471.6 SQ.FT. : 1,994.77 SQ.M.  
6158 138 STREET: 78,588.3 SQ.FT. : 7,310.41 SQ.M.  
GROSS TOTAL: 100,160.9 SQ.FT. : 9,305.18 SQ.M. (0.93 HECT.) (2.30 ACRES)  
WATERCOURSE DEDICATION: 17,463.3 SQ.FT. : 1,622.36 SQ.M.  
NET TOTAL: 82,697.6 SQ.FT. : 7,682.80 SQ.M. (0.77 HECT.) (1.90 ACRES)

**LOT COVERAGE:**  
ALLOWED: (33+0.77x12.5+42.6%) : 35,229.2 SQ.FT. (42.6%) : 2,272.87 SQ.M.  
PROPOSED: (%) : 29,832.3 SQ.FT. (36.1%) : 2,771.52 SQ.M.

**DENSITY:**  
MAX. DENSITY (U.P. ACRE): 22 UNITS PER ACRE = 41.8 UNITS  
MAX. DENSITY (FAR): 41 UNITS / 1.90 ACRES = 21.6 U.P. ACRES (54.5 U.P. HECT.)  
PROPOSED (FAR): 60,276.7 SQ.FT. = 0.729 FAR

**HEIGHT:**  
MAX. HEIGHT: 11 M. (36 FEET)  
MAX. HEIGHT: 11 M. (36 FEET)  
OTHER ACC. BUILDINGS: 4.5 M. (15 FEET)  
PRINCIPAL BUILDINGS: 11.79 M. (38.7 MET)  
INDOOR AMENITY ACC. BLDG: 4.5 M. (14.6 FEET)  
OTHER ACC. BUILDINGS: NONE PROPOSED

**PROPOSED FLOOR AREA:**

UNIT	AREA (SQ.FT.)	AREA (SQ.M.)	AREA (SQ.FT.)	AREA (SQ.M.)	AREA (SQ.FT.)	AREA (SQ.M.)
UNIT-A (3 BRS)	1208.5	111.8	2417.6	223.8	441.8	40.9
UNIT-A1 (3 BRS)	1206.9	111.6	1206.9	111.6	442.8	40.9
UNIT-A2 (3 BRS)	1209.5	112.0	1209.5	112.0	440.4	40.5
UNIT-Ba (3 BRS + REC)	1633.8	151.8	1633.8	151.8	450.4	41.4
UNIT-Bb (3 BRS + REC)	1597.8	147.8	1597.8	147.8	478.4	44.2
UNIT-Bc (3 BRS + REC)	1575.5	145.8	1575.5	145.8	450.4	41.4
UNIT-Bd (3 BRS + REC)	1601.0	149.1	1601.0	149.1	450.4	41.4
UNIT-Be (3 BRS + REC)	1608.9	149.8	1608.9	149.8	450.4	41.4
UNIT-Bf (3 BRS)	1292.3	119.8	1292.3	119.8	462.6	42.7
UNIT-Bg (3 BRS)	1376.2	126.8	1376.2	126.8	539.5	49.8
UNIT-Bh (3 BRS)	1569.2	144.8	1569.2	144.8	487.5	45.1
UNIT-Ca (3 BRS)	1298.8	120.8	2581.6	239.6	487.5	45.1
UNIT-Cb (3 BRS)	1288.3	119.3	3864.9	357.4	487.5	45.1
UNIT-Cc (3 BRS)	1298.8	120.8	1298.8	120.8	487.5	45.1
UNIT-Cd (3 BRS)	1374.9	126.8	1374.9	126.8	540.1	49.9
UNIT-De (3 BRS + DEN)	1571.0	145.4	1571.0	145.4	450.4	41.4
UNIT-De (3 BRS + DEN)	1493.5	138.3	4480.5	413.2	403.2	37.2
UNIT-D1 (3 BRS + DEN)	1568.0	145.1	7830.0	725.0	410.0	37.8
UNIT-D2 (3 BRS + REC)	1568.0	145.1	1568.0	145.1	408.0	37.6
UNIT-D3 (3 BRS + DEN)	1585.4	146.5	1585.4	146.5	401.3	37.0
UNIT-E1 (3 BRS + REC)	1903.4	176.3	1903.4	176.3	412.5	38.1
GARAGE/RECYCLING ELCC. ROOMS	-	-	187.6	17.3	-	-
ELCC. ROOMS	-	-	235.7	21.9	-	-
<b>TOTAL</b>	<b>41 UNITS</b>	<b>60267.5 SQ.FT.</b>	<b>18388.3 SQ.FT.</b>	<b>2559.6 SQ.FT.</b>		

**LEGEND:**  
NOTE: ALL ELEVATIONS IN METERS  
• 000.00' - NATURAL GRADE  
• 000.00' - INTERLOCKED NATURAL GRADE  
• 000.00' - FINISH GRADE/ELEVATION  
• - - - - - EXISTING TREE TO BE RETAINED  
• - - - - - EXISTING TREE TO BE REMOVED

**PARKING**  
REQUIRED: 2 SPACES x 41 UNITS = 82 SPACES (RESIDENTS)  
0.2 x 41 UNITS = 8.2 SPACES (VISITORS)  
TOTAL = 90 SPACES  
(25% x 82 SPACES = 20 SPACES (SMALL CAR))  
PROVIDED: RESIDENTS (STANDARD) = 65 SPACES  
RESIDENTS (SMALL) = 17 SPACES  
VISITORS = 8 SPACES  
TOTAL = 90 SPACES

NOTE: 21 RESIDENT SPACES ARE TANDEM  
NOTE: 1 ACCESSIBLE VISITOR PARKING SPACE IS PROVIDED. (1 PER 100 SPACES OR PART THEREOF)

**AMENITY SPACE**  
REQUIRED (INDOOR): 3 SQ.M. x 41 UNITS = 123 SQ.M.  
REQUIRED (OUTDOOR): 3 SQ.M. x 41 UNITS = 123 SQ.M.  
PROVIDED (INDOOR): 480.5 SQ.FT. (42.8 SQ.M.). PAYMENT-IN-LIEU FOR REMAINED SQ.M.  
PROVIDED (OUTDOOR): 6,383.4 SQ.FT. (593.0 SQ.M.)

NO.	DATE	REVISION
MAR. 13, 2012	ISSUED FOR PUBLIC HEARING	
DEC. 7, 2011	REVISED DRAWINGS PER CITY	
SEPT. 21, 2011	REVISED DRAWINGS PER CITY	
DEC. 6, 2010	REVISED SITE CONSOLIDATION	
	REVISED SITE CONSOLIDATION	

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**PROJECT:**  
41 UNIT TOWNHOUSE DEVELOPMENT

6156, 6158 - 138 STREET, CITY OF SURREY, B.C.

Yamamoto Architecture Inc.

2500 West Street, Suite 101, Vancouver, BC V6V 4T1 Tel: 778-1287 Fax: 778-1527

**SITE PLAN STATISTICS**

SCALE: 1" = 20'-0"  
DATE: DEC. 7, 2011  
DRAWN:  
CHECKED:  
SHEET NO.:  
PROJECT NO.: 0728

**A.1.1**



WEST ELEVATION (138th STREET)

MAR. 13, 2012	ISSUED FOR PUBLIC HEARING	
SEPT. 21, 2010	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS	
APR. 5, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS	
DEC. 6, 2010	REVISED SITE CONSOLIDATION ISSUED FOR NEZ DEV. PERMIT APP.	
AUG. 31, 2010	ISSUED FOR DEV. PERMIT APP.	
DEC. 10, 2009	ISSUED FOR ISDC REVIEW	
NO.	DATE	REVISIONS
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Yamamoto Architecture Inc.

PROJECT  
41 UNIT TOWNHOUSE DEVELOPMENT

DRAWING TITLE  
ELEVATIONS (138 STREET)  
BUILDING NO. 1, 2

SCALE  
1/8" = 1'-0"

DATE  
SEPT. 18, 2011

DRAWN  
YSD/KC

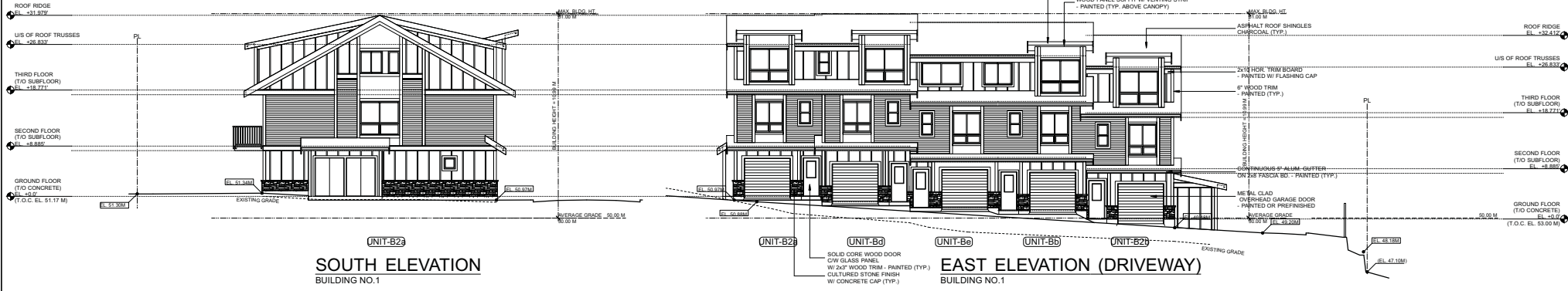
CHECKED

PROJECT NO.  
0728

6198, 6198 - 1807th STREET  
CITY OF BURNIEY, B.C.

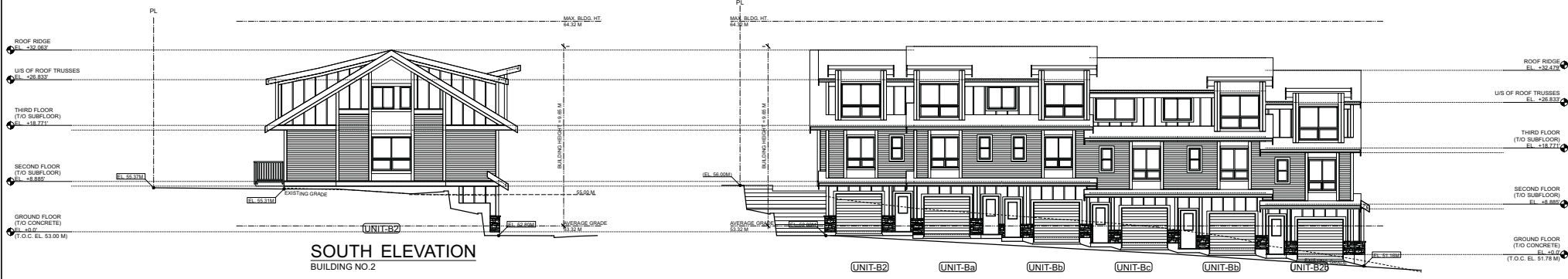
2888 east austin, vancouver, b.c.  
VAN AZ1 CAN. 604-791-1127 TEL: 604-791-1827





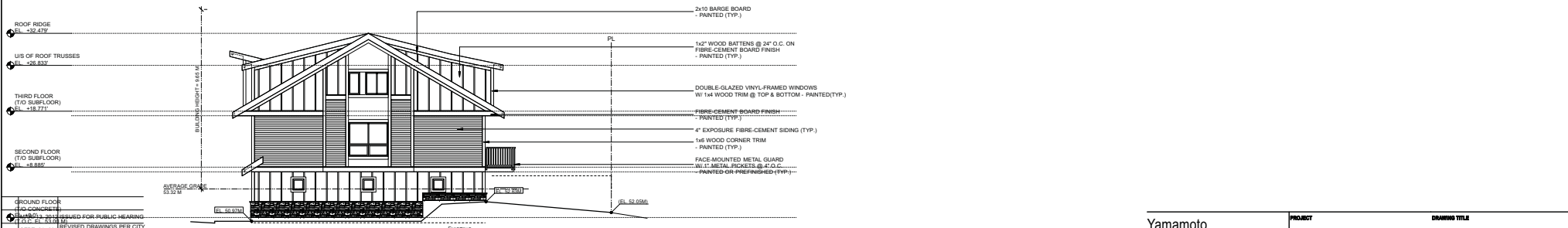
**SOUTH ELEVATION**  
BUILDING NO.1

**EAST ELEVATION (DRIVEWAY)**  
BUILDING NO.1



**SOUTH ELEVATION**  
BUILDING NO.2

**EAST ELEVATION (DRIVEWAY)**  
BUILDING NO.2



**NORTH ELEVATION**  
BUILDING NO.2

NO.	DATE	REVISIONS
1	SEP 10, 2010	ISSUED FOR PUBLIC HEARING
2	SEP 21, 2010	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS
3	APR. 5, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS
4	DEC. 6, 2010	REVISED SITE CONSOLIDATION ISSUED FOR REZ. DEV. PERMIT APP.
5	AUG. 31, 2010	ISSUED FOR DEV. PERMIT APP.
6	DEC. 10, 2009	ISSUED FOR ISDC REVIEW

Yamamoto  
Architecture Inc.

<b>PROJECT</b> 41 UNIT TOWNHOUSE DEVELOPMENT	<b>DRAWING TITLE</b> ELEVATIONS BUILDING NO. 1, 2
	<b>SHEET NO.</b> <b>A3.2</b>
<b>SCALE</b> 1/8" = 1'-0"	<b>DATE</b> SEP. 10, 2011
<b>DRAWN</b> YSD/KC	<b>CHECKED</b> [Signature]
<b>PROJECT LOCATION</b> 6198, 6198 - 198 STREET CITY OF SURREY, B.C.	<b>PROJECT NO.</b> 007

2288 oak street, vancouver, b.c.  
VAN V21 4A1 TEL: 604-791-1127 FAX: 604-791-1827



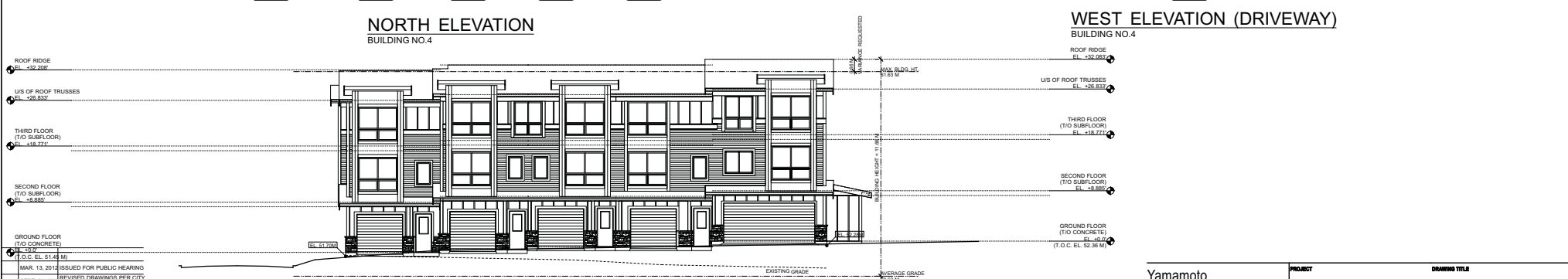
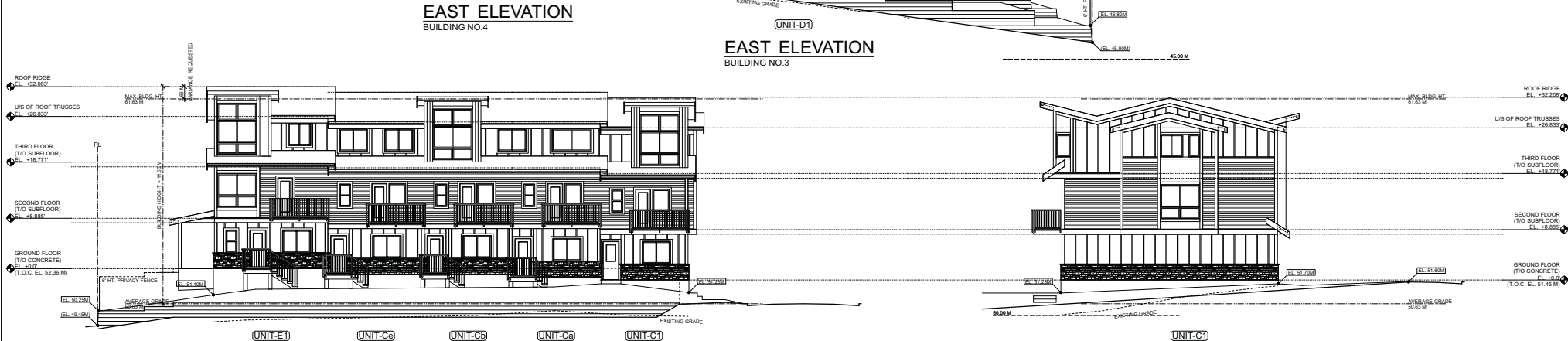
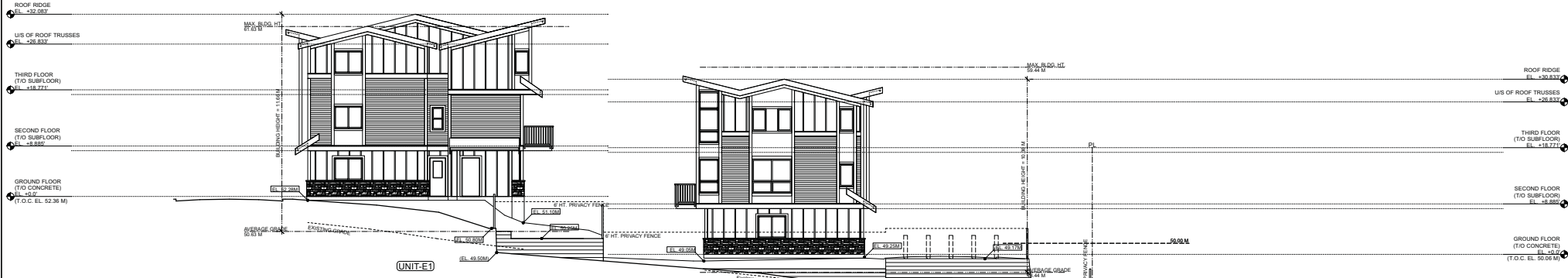
NO.	DATE	REVISIONS
	MAR. 13, 2012	ISSUED FOR PUBLIC HEARING
	SEPT. 21, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS
	APR. 5, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS
	DEC. 6, 2010	REVISED SITE CONSOLIDATION ISSUED FOR NEZ DEV. PERMIT APP.
	AUG. 31, 2010	ISSUED FOR DEV. PERMIT APP.
	DEC. 10, 2009	ISSUED FOR ISDC REVIEW

Yamamoto  
Architecture Inc.

PROJECT	DRAWING TITLE
41 UNIT TOWNHOUSE DEVELOPMENT	ELEVATIONS BUILDING NO. 2 & 3
	SHEET NO.
	SCALE 1/8" = 1'-0"
	DATE SEP. 18, 2011
	DRAWN YSD/KC
	CHECKED
	PROJ. NO. 0728

2288 Oak Street, Vancouver, B.C.  
VAN V21 4A1 TEL: 604-791-1127 FAX: 604-791-1807

6198, 6198 - 180TH STREET  
CITY OF BURNIEY, B.C.



NO.	DATE	REVISIONS
1	MAR. 13, 2012	ISSUED FOR PUBLIC HEARING
2	SEPT. 21, 2010	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS
3	APR. 5, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS
4	DEC. 6, 2010	REVISED SITE CONSOLIDATION ISSUED FOR NEZ DEV. PERMIT APP.
5	AUG. 31, 2010	ISSUED FOR DEV. PERMIT APP.
6	DEC. 10, 2009	ISSUED FOR ISDC REVIEW

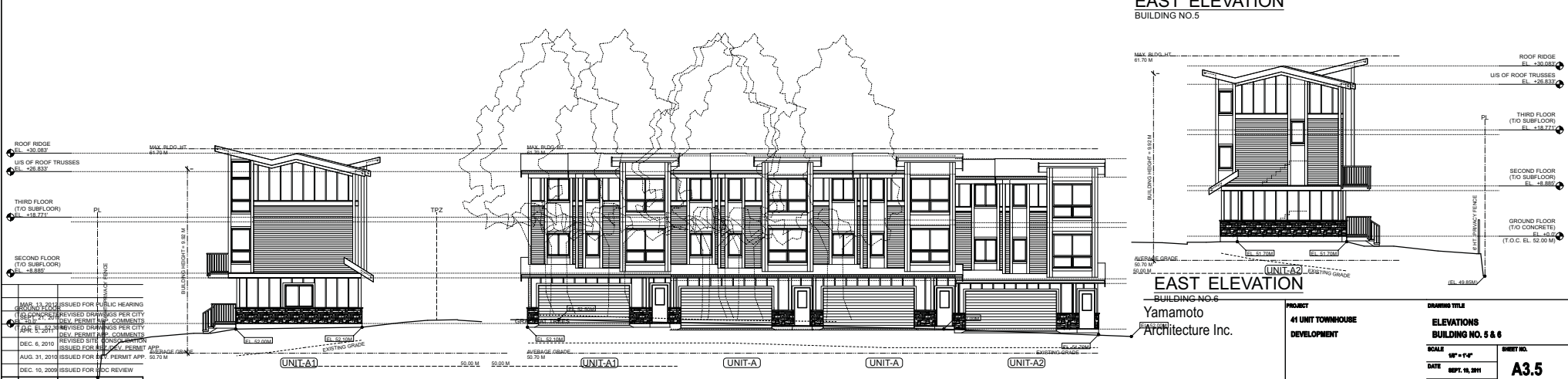
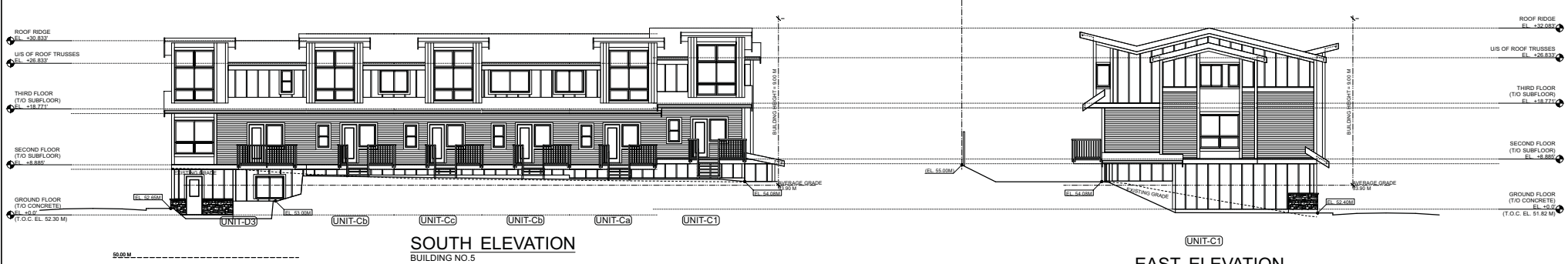
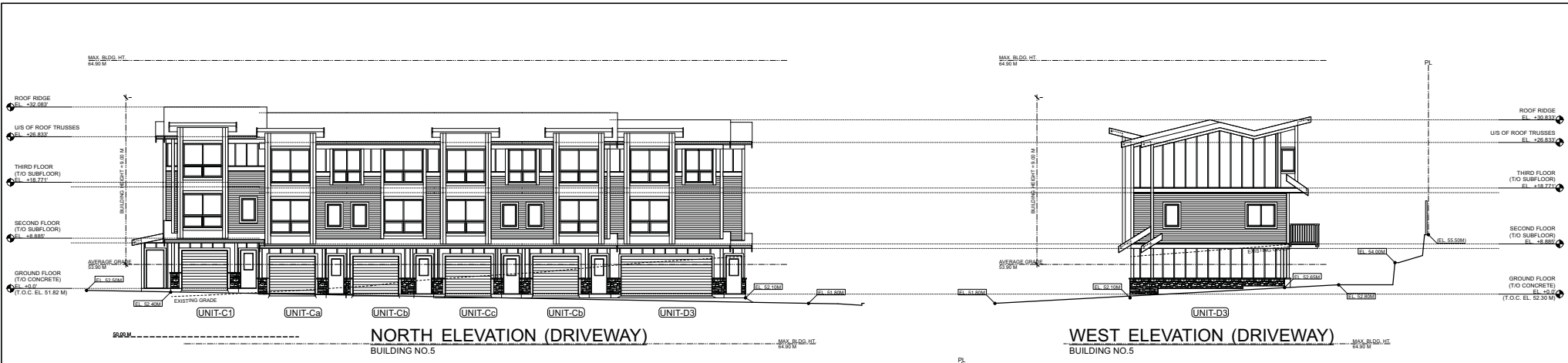
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<b>PROJECT</b> 41 UNIT TOWNHOUSE DEVELOPMENT	<b>DRAWING TITLE</b> ELEVATIONS BUILDING NO. 3 & 4
<b>SCALE</b> 1/8" = 1'-0"	<b>SHEET NO.</b> A3.4
<b>DATE</b> SEPT. 18, 2011	<b>DRAWN</b> YJDKK
<b>CHECKED</b>	<b>PROJ. NO.</b> 0728

6198, 6198 - 180TH STREET  
CITY OF BURNIEY, B.C.

2009 and above: Vancouver, B.C.  
VAN 6A1 TEL: 604-791-1127 FAX: 604-791-1827



NO.	DATE	REVISIONS
1	DEC 10, 2009	ISSUED FOR IBC REVIEW
2	AUG 31, 2010	ISSUED FOR IBC PERMIT APP. 50.70 M
3	DEC 6, 2010	REVISED SITE CONDITIONS
4	MAR 6, 2011	REVISED PERMIT COMMENTS
5	APR 13, 2012	REVISED DRAWINGS PER CITY
6	APR 13, 2012	REVISED DRAWINGS PER CITY
7	MAR 13, 2012	ISSUED FOR PUBLIC HEARING

**WEST ELEVATION**  
BUILDING NO. 6

**SOUTH ELEVATION (DRIVEWAY)**  
BUILDING NO. 6

Yamamoto  
Architecture Inc.

**PROJECT**  
41 UNIT TOWNHOUSE  
DEVELOPMENT

**DRAWING TITLE**  
ELEVATIONS  
BUILDING NO. 5 & 6

**SCALE**  
1/8" = 1'-0"

**DATE**  
SEP. 18, 2011

**DRAWN**  
YJDK

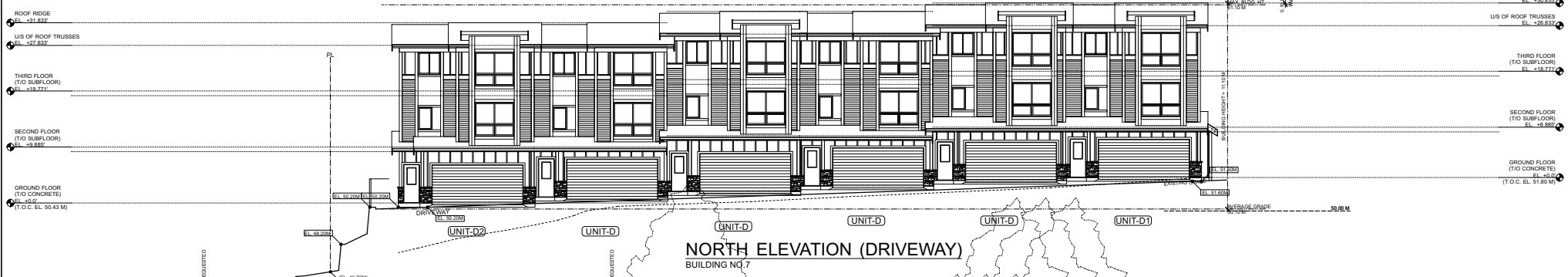
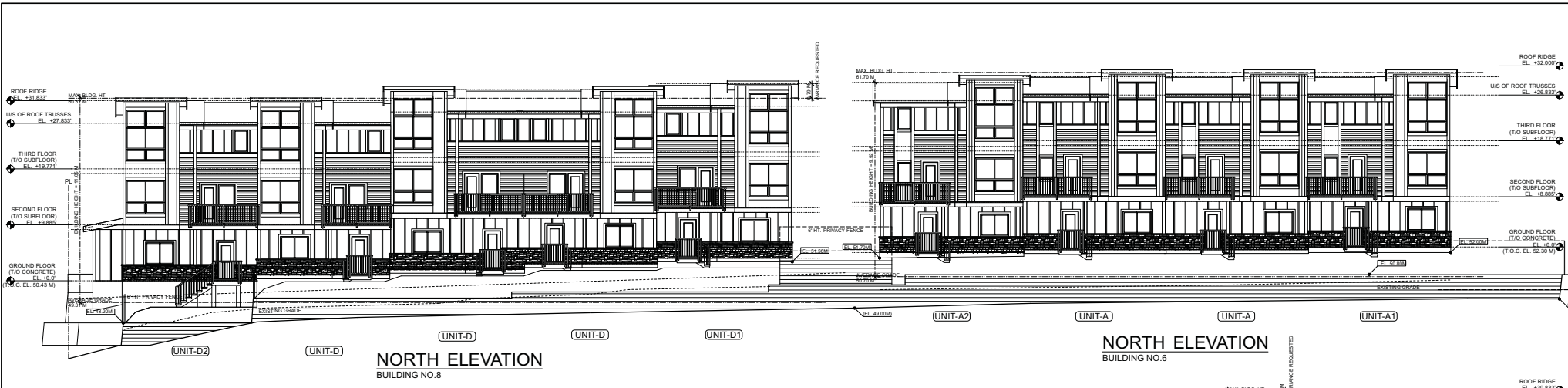
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**SHEET NO.**  
**A3.5**

**PROJ. NO.**  
0728

6108, 6108 - 180TH STREET  
CITY OF SURREY, B.C.

2288 east street, VANCOUVER, B.C.  
VAN 4J1 TEL: 604-791-1127 FAX: 604-791-1827



MAR. 13, 2012	ISSUED FOR PUBLIC HEARING	
SEPT. 21, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS	
APR. 5, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS	
DEC. 6, 2010	REVISED SITE CONSOLIDATION ISSUED FOR NEZ DEV. PERMIT APP.	
AUG. 31, 2010	ISSUED FOR DEV. PERMIT APP.	
DEC. 10, 2009	ISSUED FOR ISDC REVIEW	
NO.	DATE	REVISIONS
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**WEST ELEVATION**  
BUILDING NO. 7

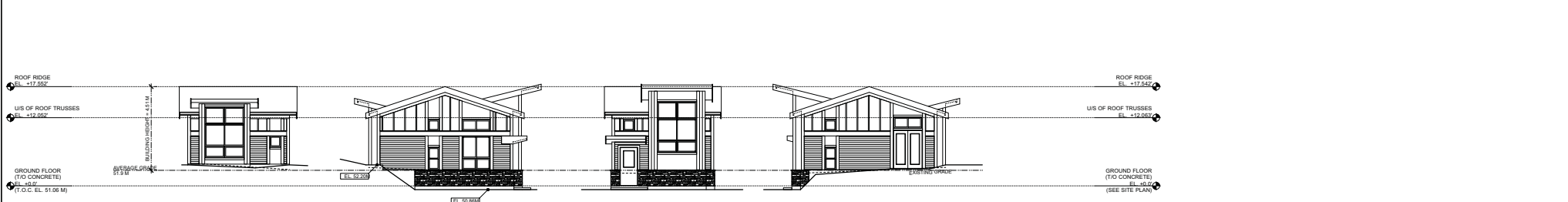
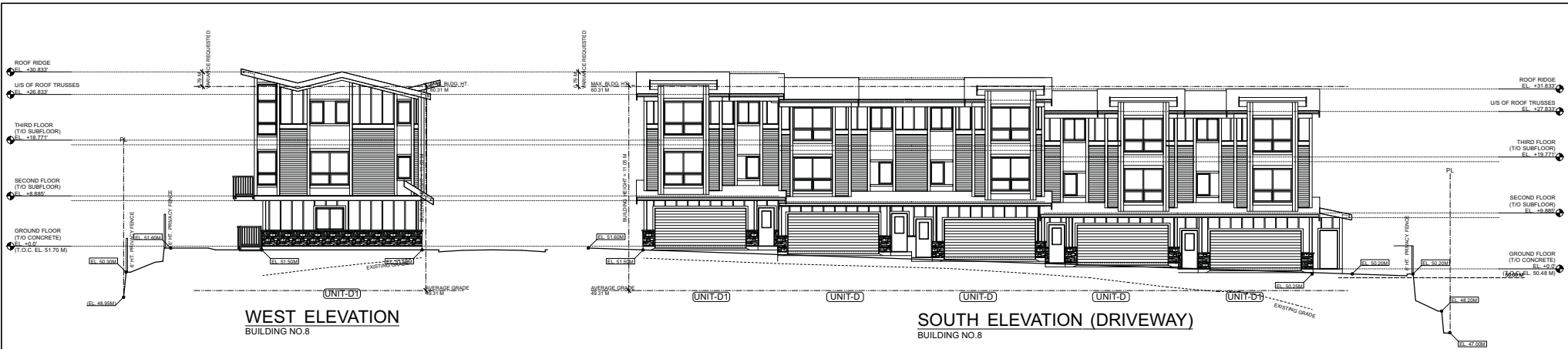
**SOUTH ELEVATION**  
BUILDING NO. 7

Yamamoto  
Architecture Inc.

<b>PROJECT</b>	41 UNIT TOWNHOUSE DEVELOPMENT	<b>DRAWING TITLE</b>	ELEVATIONS BUILDING NO. 6, 7, 8
<b>SCALE</b>	1/8" = 1'-0"	<b>SHEET NO.</b>	A3.6
<b>DATE</b>	SEP. 18, 2011	<b>DRAWN</b>	YJG/KC
<b>CHECKED</b>		<b>PROJECT NO.</b>	8728

2008 and above, Vancouver, B.C.  
VAN 421 TEL: 604-791-1127 FAX: 604-791-1827

6198, 6198 - 180TH STREET  
CITY OF SURREY, B.C.



NO.	DATE	REVISIONS
1	MAR. 13, 2012	ISSUED FOR PUBLIC HEARING
2	SEPT. 21, 2010	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS
3	APR. 5, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS
4	DEC. 6, 2010	REVISED SITE CONSOLIDATION ISSUED FOR NEZ DEV. PERMIT APP.
5	AUG. 31, 2010	ISSUED FOR DEV. PERMIT APP.
6	DEC. 10, 2009	ISSUED FOR ISDC REVIEW

**SOUTH ELEVATION**  
AMENITY BUILDING

**EAST ELEVATION**  
AMENITY BUILDING

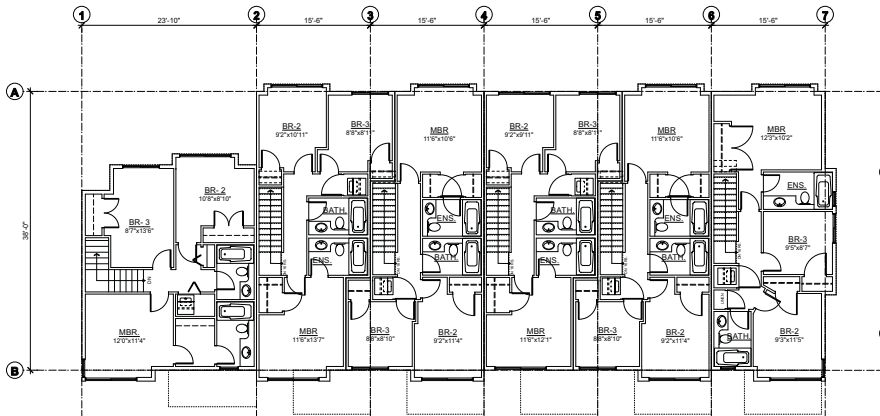
**NORTH ELEVATION**  
AMENITY BUILDING

**WEST ELEVATION**  
AMENITY BUILDING

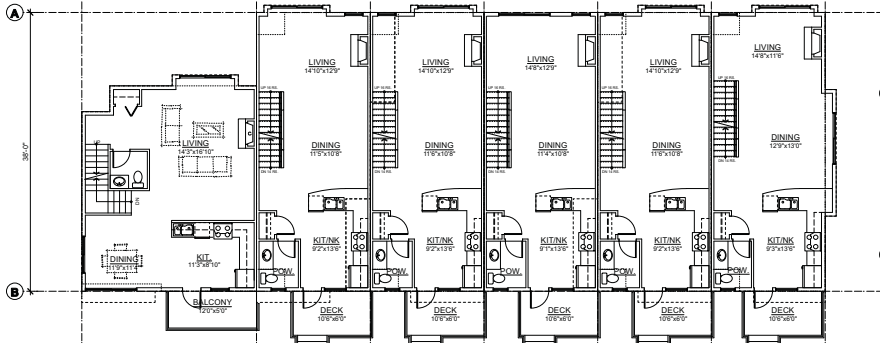
Yamamoto  
Architecture Inc.

PROJECT	DRAWING TITLE
41 UNIT TOWNHOUSE DEVELOPMENT	ELEVATIONS BUILDING NO. 7, 8, AMENITY
	SHEET NO. <b>A3.7</b>
	SCALE 1/8" = 1'-0"
	DATE SEP. 18, 2011
	DRAWN YJG/RC
	CHECKED
6198, 6198 - 180TH STREET CITY OF BURNABY, B.C.	PROJ. NO. 0728

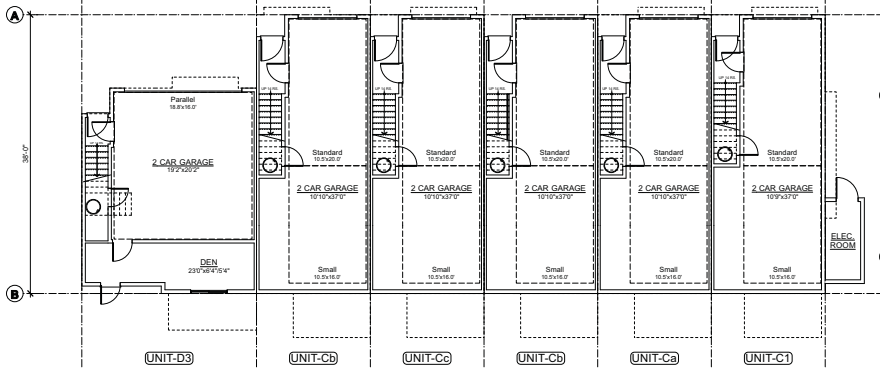
2008 and above, Vancouver, B.C.  
VAN AZI TEL: 604-791-1127 FAX: 604-791-1827



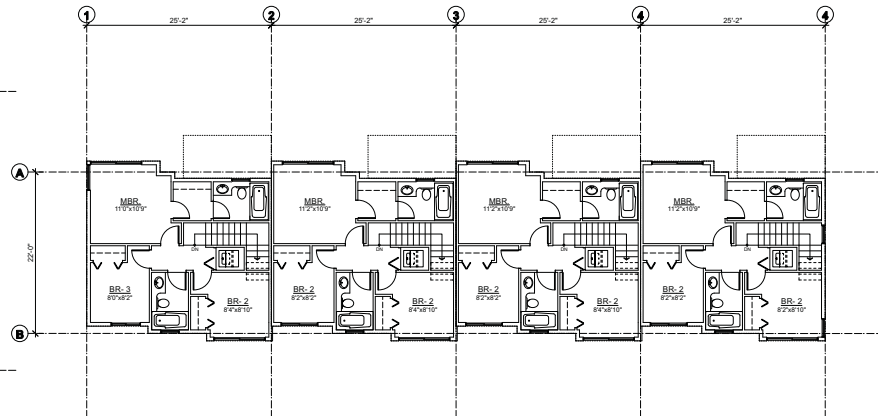
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



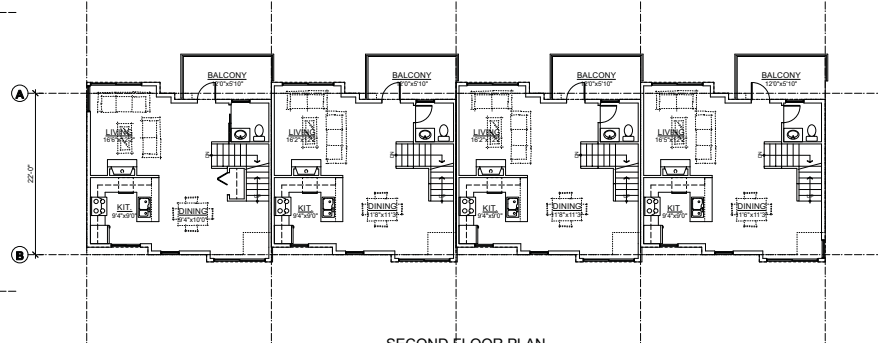
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



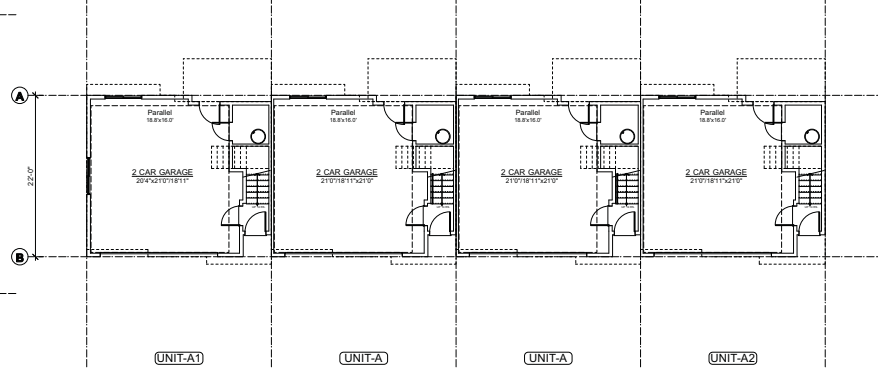
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 5



THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 6

NO.	DATE	REVISIONS
	MAR. 13, 2013	ISSUED FOR PUBLIC HEARING
	SEPT. 21, 2014	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS
	DEC. 6, 2016	REVISED SITE CONSOLIDATION ISSUED FOR REG. DEV. PERMIT
	AUG. 31, 2018	ISSUED FOR DEV. PERMIT APP.
	DEC. 10, 2008	ISSUED FOR SDC REVIEW

PROJECT  
**41 UNIT TOWNHOUSE DEVELOPMENT**

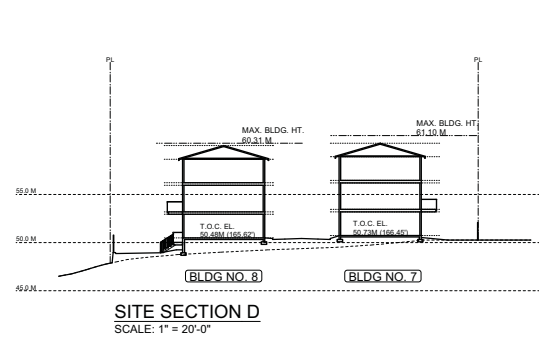
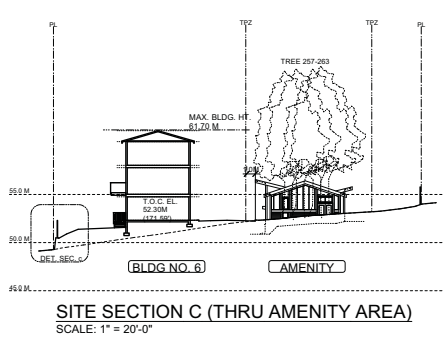
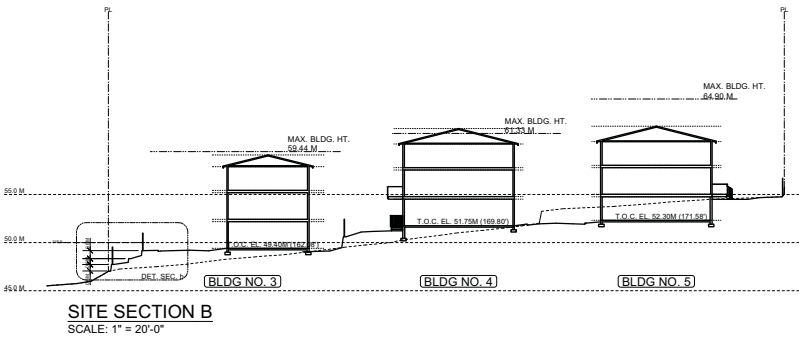
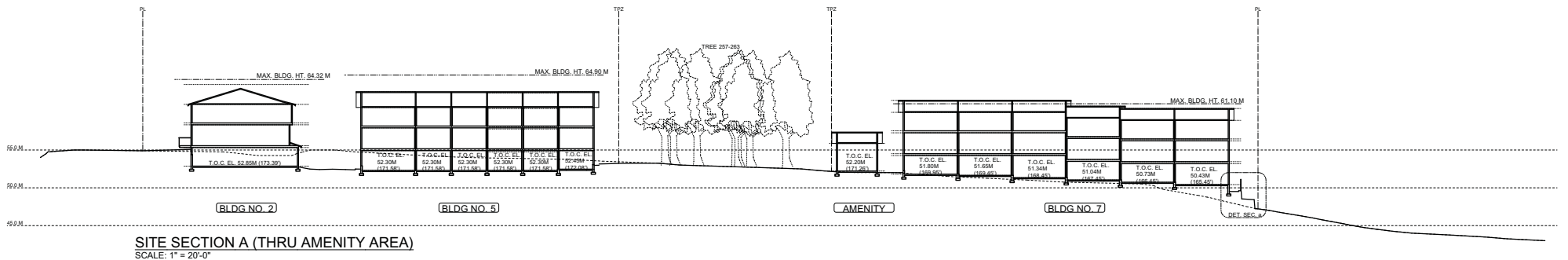
0188, 0189 - 138 STREET  
CITY OF BURNETT, FL.

Yamamoto  
Architecture Inc.

2208 9th Street, West, P.O.  
Box 471 | Tel: 781-1287 | Fax: 781-1287

DRAWING TITLE  
**FLOOR PLANS  
BUILDING NO. 6 & 7**

SCALE	SHEET NO.
1/8" = 1'-0"	<b>A2.3</b>
DATE	SEPT. 16, 2011
DRAWN	YK
CHECKED	PHAL NO. 0728



NO.	DATE	REVISIONS
MAR. 13, 2012	ISSUED FOR PUBLIC HEARING	
DEC. 7, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS	
SEPT. 21, 2011	REVISED DRAWINGS PER CITY DEV. PERMIT APP. COMMENTS	
DEC. 6, 2010	REVISED SITE CONSOLIDATION ISSUED FOR REF. DEV. PERMIT	

**CONSULTANT**

**REVISIONS**

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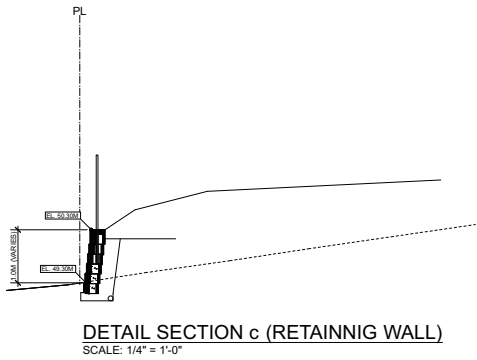
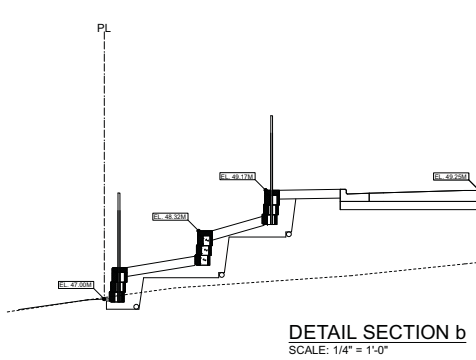
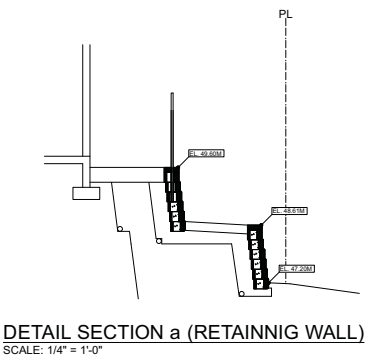
**PROJECT**  
**41 UNIT TOWNHOUSE DEVELOPMENT**

**6106, 6108 - 100 STREET CITY OF BURNHEY, B.C.**

**Yamamoto Architecture Inc.**

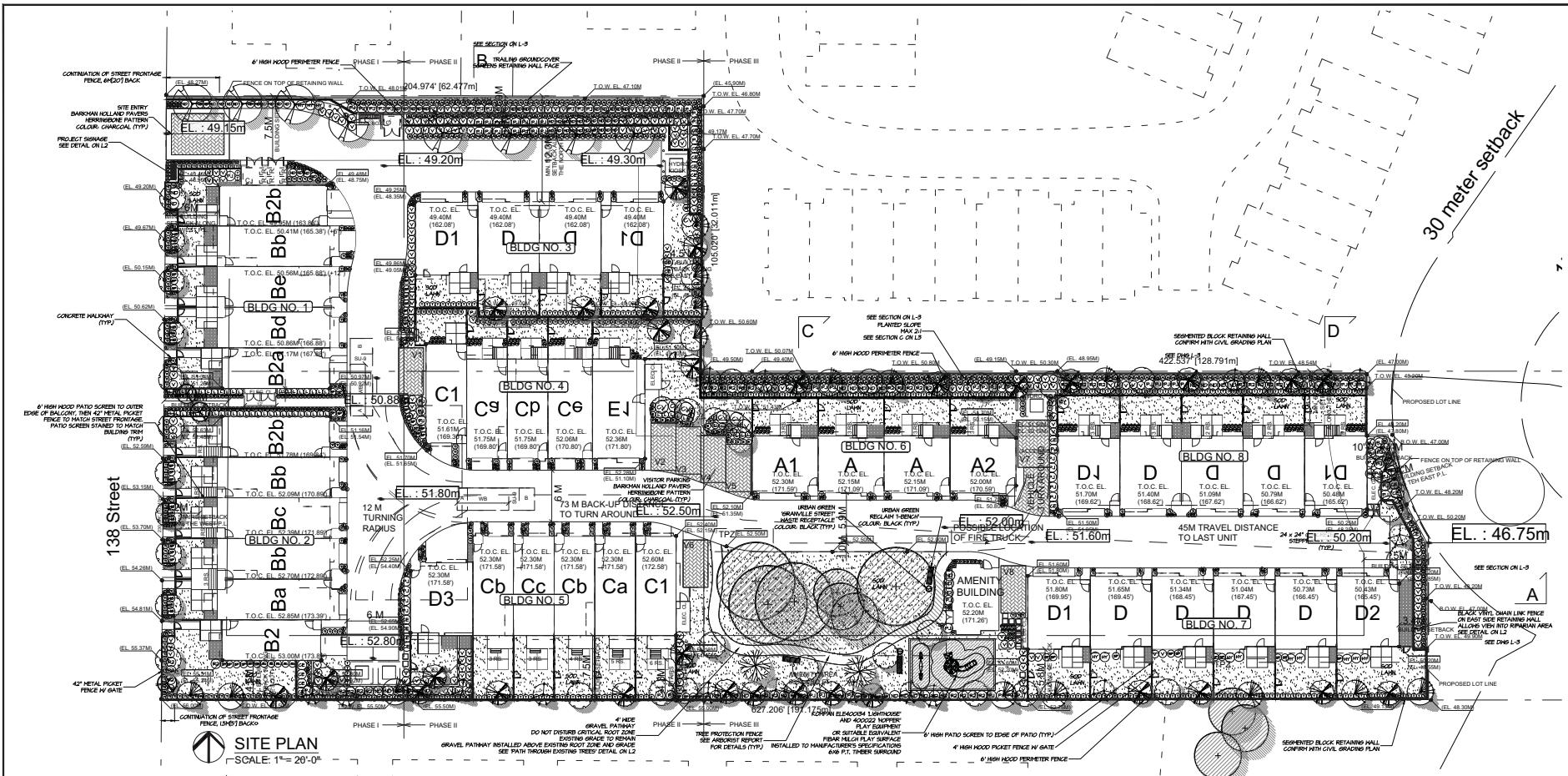
2288 West Street, Vancouver, B.C. V6V 4T1 Tel: 779-1587 Fax: 779-1587

**DRAWING TITLE**  
**SITE SECTIONS**



SCALE	SHEET NO.
1" = 20'-0"	
DATE	<b>A13</b>
DRAWN	
CHECKED	PROJ. NO. 0726





**SITE PLAN**  
SCALE: 1" = 20'-0"

**PLANT SCHEDULE** DMG JOB NUMBER: 10-024

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TRE	8	CERCIDIPHYLLUM JAPONICUM	KATSURAI TREE	6CM CAL, 12M STD, B4B
TRE	17	CHAMAECYPARIS ORBITATA 'GRACILIS'	SLENDER HINKI CYPRESS	23M HT, B4B
TRE	30	CORNUS EDDIE'S WHITE MONDER'	WHITE MONDER DOGWOOD	6CM CAL, 12M STD, B4B
TRE	3	FAGUS SYLVATICA 'DANKKII PURPLE'	PURPLE FASTIGIATE BEECH	6CM CAL, B4B
TRE	34	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA	3M HT, MULTISTEM B4B
TRE	15	PICEA CHINENSIS	SERBIAN SPRUCE	3.0M HT, B4B
CV	7	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT, 50CM
CE	25	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#3 POT, 80CM
BY	12	HIBIRANEA GERANIATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA	#3 POT, 40CM
L	58	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3 POT, 50CM
ND	23	NANDINA DOMESTICA	HEAVENLY BAMBOO	#2 POT, 40CM
FT	1	PHOTINIA X FRAXEO	PHOTINIA	#2 POT, 40CM
PJD	1	PIERIS JAPONICA 'COMPACTA'	PIERIS	#2 POT, 25CM
PJ	100	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT, 50CM
R2	34	RHOODOENDRON 'CREST'	RHOODOENDRON, YELLOWHAY	#2 POT, 30CM
R3	5	RHOODOENDRON 'ROSEUM ELEGANS'	RHOODOENDRON, PINK	#3 POT, 30CM
RF	60	SPIRAEA X BAMBALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	#2 POT, 40CM
T1	211	TAXUS X MEDIA 'M. EDDIE'	YEW	1.2M HT, B4B
T	321	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	1.5M HT, B4B
V	206	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT, 50CM
M6	12	HEIGELA FLORIDA 'NINE AND ROSES'	RED PRINCE HEIGELA	#2 POT, 40CM
PERENNIAL	HM	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY	#1 POT, 1-2 FAN
CG	A1	ARGYSTAPHYLOS INVA-URSI 'YANGQVNER JADE'	KINKINKINCK	#1 POT, 20CM
E	241	ELONNIMUS JAPONICA 'EMERALD GALETY'	ELONNIMUS, SILVER VARIEGATED	#2 POT, 40CM
G	4	GAULTHERIA SHALLOON	SALAL	#1 POT, 20CM
FP	125	PACHISANDRA TERMINALIS	JAPANESE SPURGE	#1 POT
PO	63	POLYSTICHUM MUNITHII	WESTERN SHORR FERN	#1 POT, 25CM

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

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

NO.	DATE	REVISION DESCRIPTION	DR.
1		REV. PER CITY COMMENTS	BA
2		REV. PER NEW SITE PLAN	BA
3		REV. PER NEW SITE PLAN	BA
4		REV. PER NEW SITE PLAN	BA
5		REV. PER CITY COMMENTS	BA
6		REV. PER CITY COMMENTS	BA
7		REV. PER CITY COMMENTS	DR.

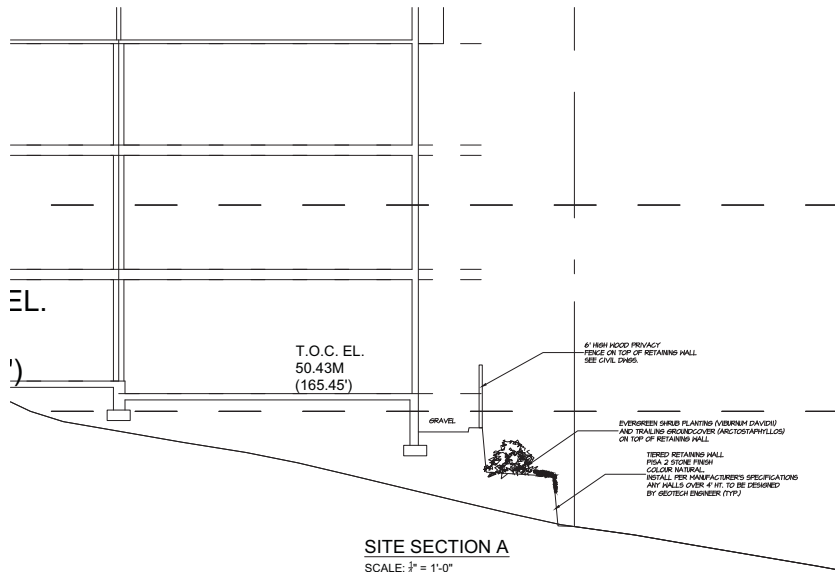


Suite C100 - 4185 59th Creek Drive  
Surrey, British Columbia, V5C 5S9  
p. 604 294-0011 f. 604 294-0022

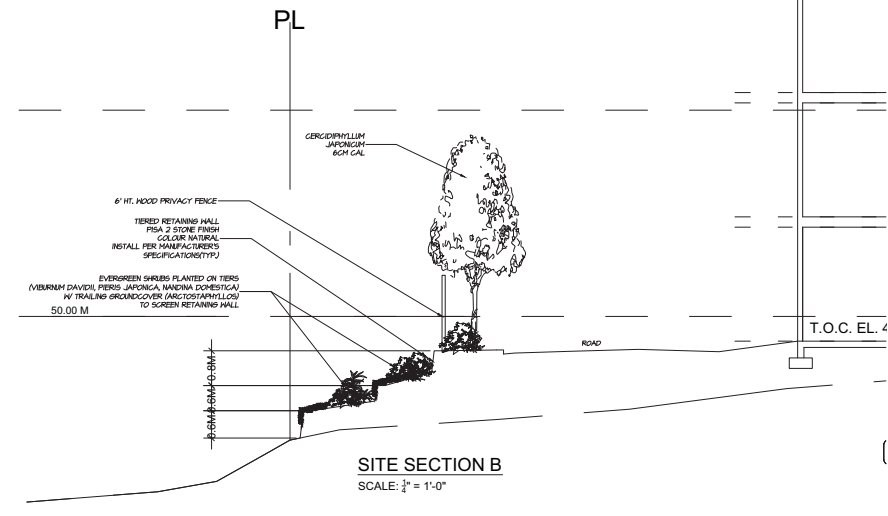
PROJECT: **66 UNIT TOWNHOUSE DEV.**  
6156 138TH STREET  
SURREY, BC

DRAWING TITLE: **LANDSCAPE PLAN**

DATE: 02/07/25	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	<b>L1</b>
DRAWN: BA	OF 4
DESIGN: BA	
CHECK:	
DMG PROJECT NUMBER: 10-024	



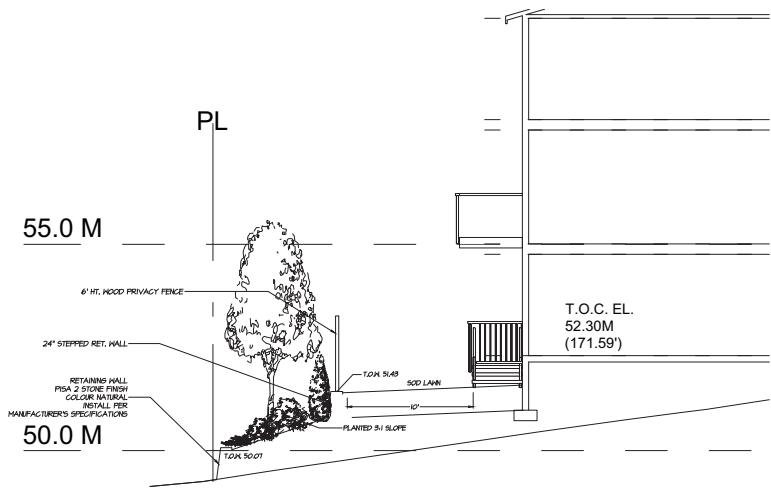
**SITE SECTION A**  
SCALE: 1/4" = 1'-0"



**SITE SECTION B**  
SCALE: 1/4" = 1'-0"

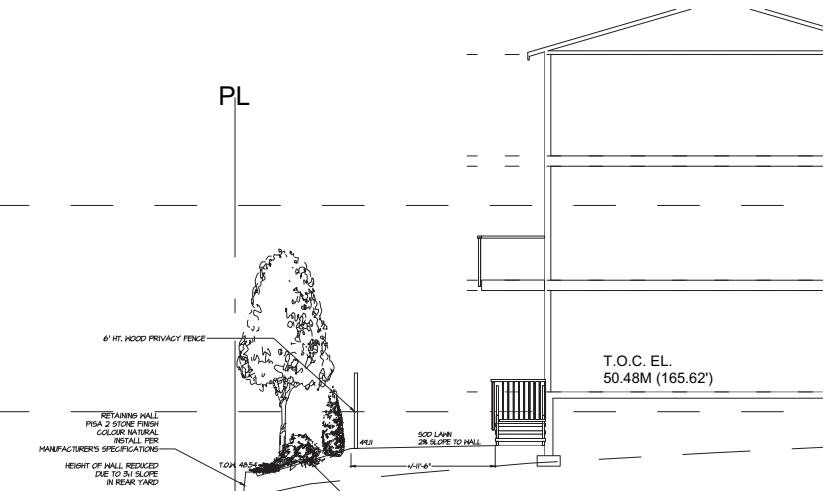
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**SITE SECTION C**  
SCALE: 1/4" = 1'-0"

**BLDG NO. 6**



**SITE SECTION D**  
SCALE: 1/4" = 1'-0"

**BLDG NO. 8**



Suite C 100 - 4185 58th Creek Drive  
Burnaby, British Columbia, V5C 5C9  
p. 604 294-0011 f. 604 294-0022

**PROJECT:**  
**66 UNIT TOWNHOUSE DEV.**  
**6156 138TH STREET SURREY, BC**

**DRAWING TITLE:**  
**LANDSCAPE SECTIONS**

DATE:	BY:	SCALE:	DRAWN:	DESIGN:	CHECK:	DWG PROJECT NUMBER:	DRAWING NUMBER:
12/01/25	NTS	NTS	BA	BA			<b>L3</b>



## INTER-OFFICE MEMO

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **March 18, 2011** PROJECT FILE: **7810-0100-00**

---

RE: **Engineering Requirements  
Location: 6138/56 - 138 Street**

**NCP AMENDMENT**

The following issues are to be addressed as a condition of the NCP Amendment:

- pay 138<sup>th</sup> Street re-alignment contribution strategy fee

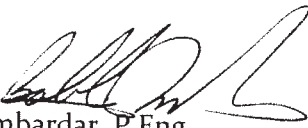
**REZONE/SUBDIVISION*****Works and Services***

- construct watermain fronting development.
- construct sanitary sewer to service the development.
- secure drainage pond 1C as per the South Newton NCP.
- construct the east side of 138 Street to a modified Urban Forest Through Local road.
- provide service connections to development.
- pay SDR connection fees.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Bob Ambardar, P.Eng.  
Development Project Engineer

LR

NOTE: Detailed Land Development Engineering Review available on file



Thursday, February 23, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 10 0100 00 (REVISION)

**SUMMARY**

The proposed 41 townhouse units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	7
Secondary Students:	3

September 2011 Enrolment/School Capacity

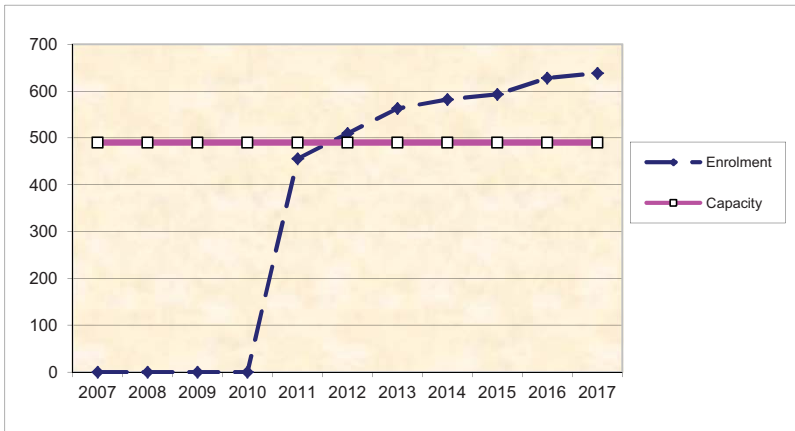
<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	66 K + 390
Capacity (K/1-7):	40 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1226
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

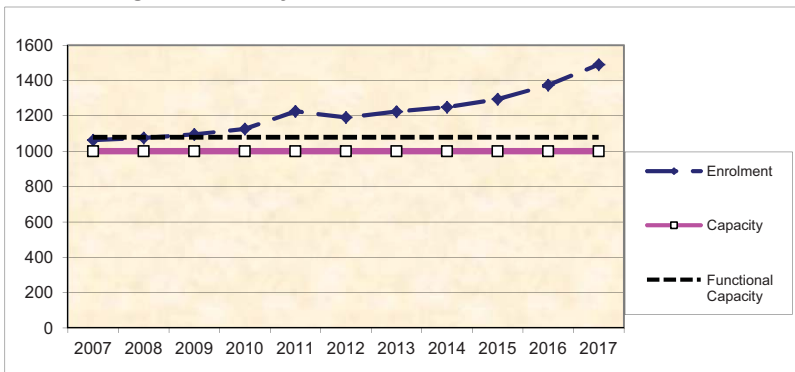
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. McLeod Road Elementary was seismically upgraded and now accommodates a District K-7 Traditional Program. A new elementary school is approved to be constructed on Site #211 in the South Newton NCP Area, on 146 Street east of Sullivan Heights Secondary. The new school will relieve projected overcrowding at Cambridge Elementary and also draw some students from Woodward Hill Elementary. Also, a Capital plan approval has been received for an addition to Panorama Ridge Secondary. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). The proposed development will not have an impact on these projections.

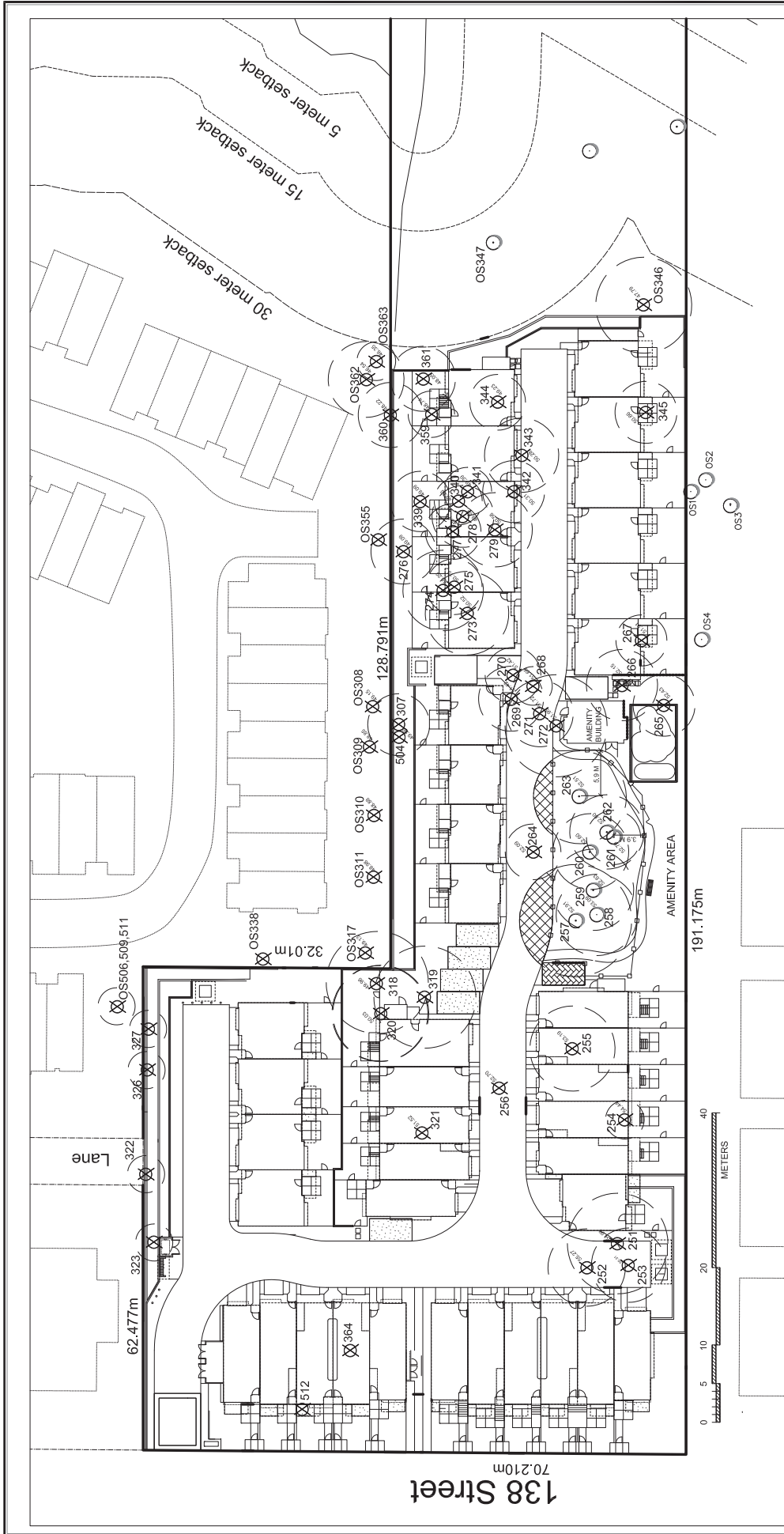
**Woodward Hill Elementary**



**Sullivan Heights 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.

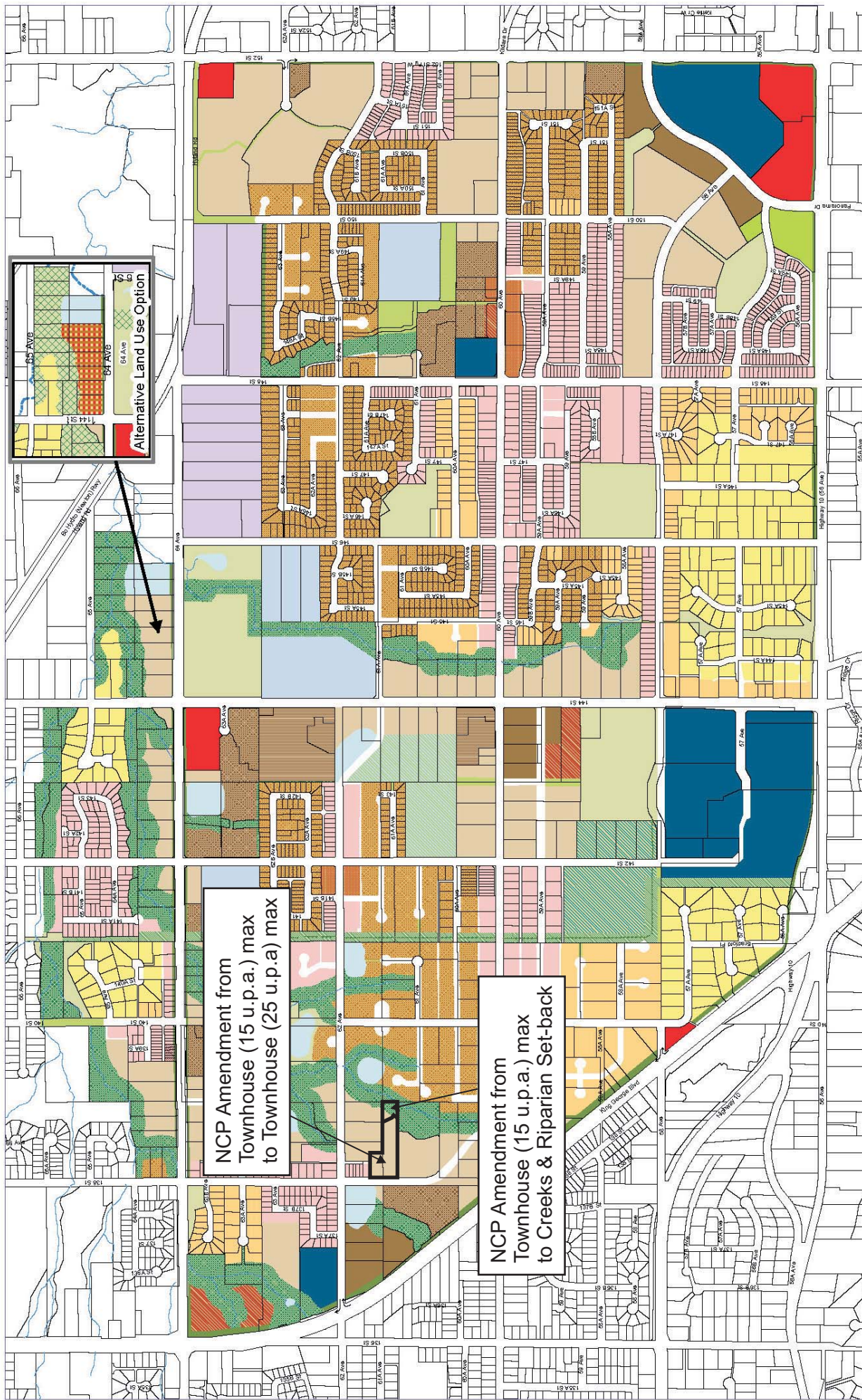


**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- SUSPENDED SLAB REQUIRED
- ABOVE GRADE UNIT PAVERS
- TREE PROTECTION FENCING

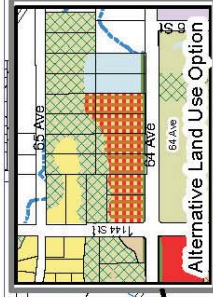
STAMP	IND.	DATE	BY	RECORD OF REVISION	<b>MIKE FADUM AND ASSOCIATES LTD.</b> <b>VEGETATION CONSULTANTS</b>	#105, 8277 129 St. Surrey, British Columbia V3W 0A6 Ph: (779) 594-0000 Fax: (779) 594-0000 Mobile: (604) 246-0399 Email: mifadum@fadum.ca	PROJECT TITLE 6138, 6156 138 ST. SURREY, B.C.	SHEET TITLE T1 - TREE REMOVAL PLAN CLIENT	DRAWN SL	SCALE 1:500	DATE DECEMBER 6, 2011
	1	MAR0312	SL	NEW SITE PLAN					T-1	SHEET 1 OF 1	

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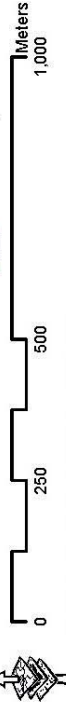


NCP Amendment from  
Townhouse (15 u.p.a.) max  
to Townhouse (25 u.p.a.) max

NCP Amendment from  
Townhouse (15 u.p.a.) max  
to Creeks & Riparian Set-back



- SOUTH NEWTON**  
NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department
- Apartment 45 upa max
  - Townhouses 25 upa max
  - Townhouses 20 upa max
  - Townhouses 15 upa max
  - Single Family Small Lots
  - Row Housing
  - Single Family Residential Flex 6 to 14.5
  - Single Family Residential
  - Suburban Residential 1/2 Acre
  - Mixed Com/Res Apartments
  - Mixed Com/Res Townhouse
  - Commercial
  - Institutional
  - Office Park
  - Industrial
  - Schools
  - Proposed School
  - Proposed School and Park
  - Parks
  - Proposed Park and Walkway
  - Recreational
  - Creeks and Riparian Set-back
  - Buffers
  - Detention Ponds
  - Utility R/W Greenway
  - WALKWAY



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

CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, 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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-765-972

North 125.4 Feet Lot 2 Block 2 Section 9, Township 2 New Westminster District Plan 2840

6138 -138 Street

Parcel Identifier: 010-765-956

Parcel "A" (N16573E) Lot 1 Block 2 Section 9, Township 2 New Westminster District Plan 2840

6156 -138 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 *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* where *density* bonus is provided.

**B. Permitted Uses**

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

1. *Ground-oriented multiple unit residential buildings.*

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

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a floor area of 300 square metres [3,230 sq.ft.] whichever is smaller, and the maximum *unit density* shall not exceed a 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning Bylaw, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 0.73 and the maximum *unit density* shall not exceed 55 *dwelling units* per hectare [22 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 36%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (South)</i>	<i>Side Yard (North)</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		6.0 m [20 ft.]	2.3 m. [7 ft.]	5.8 m.* [19 ft.]	7.5 m. [25 ft.]

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



\*This may be reduced to 4.5 metres measured to the side of principal building.

2. Notwithstanding Section F.1 of this zone and Sub-section E.17 (b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, and stairs may encroach a maximum of 1.5 metres [5 ft] into the required *front yard setback* and north *side yard setback* and a maximum 1 metre [3 ft] into the south *side yard setback*.

#### **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 12 metres [39 ft].
2. Accessory buildings and structures:
  - (a) Indoor amenity space buildings: The *building height* shall not exceed 11 metres [36 ft.]; and
  - (b) Other 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 resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
  - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
  - (b) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
  - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
  - (d) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot entrances/exits*.

**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 screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**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 shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

**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>
7,675 sq. m. [1.90 acres]	60 metres [195 ft.]	60 metres [195 ft.]

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

**L. Other Regulations**

In addition to all statutes, by-laws, 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-15 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. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

READ A THIRD TIME 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