

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0205-00

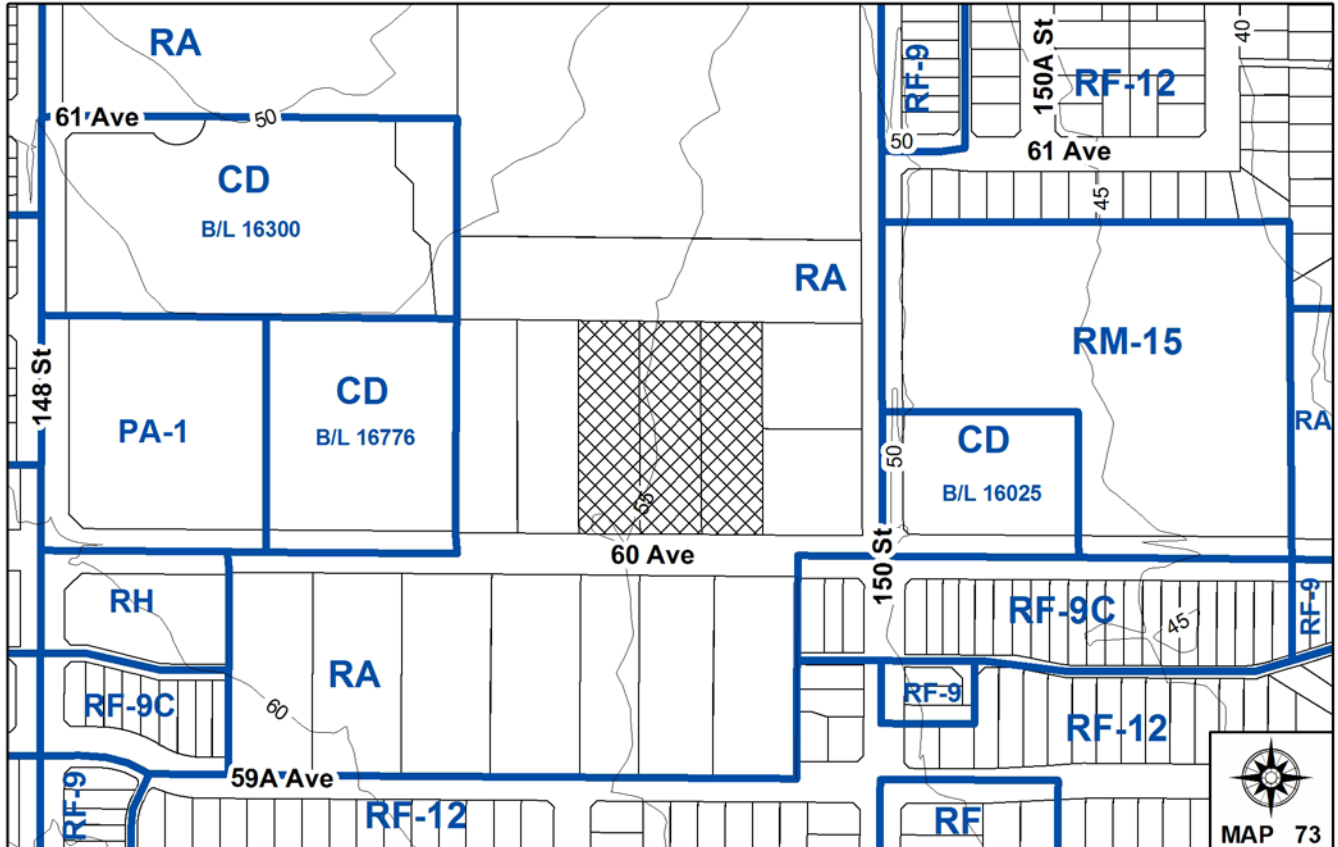
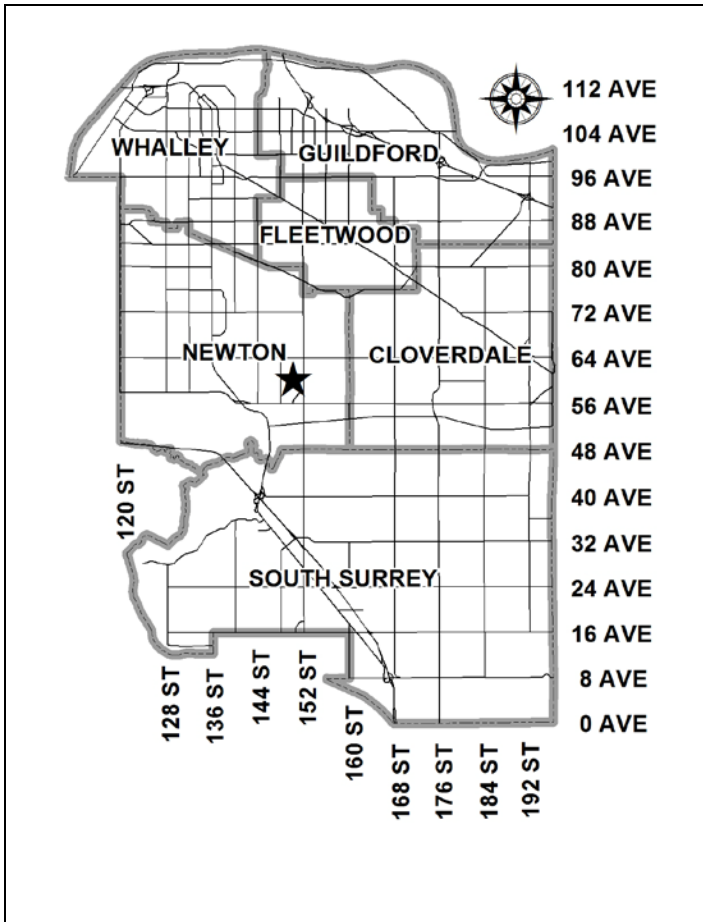
Planning Report Date: April 4, 2011

PROPOSAL:

- **NCP Amendment** from "Townhouse 15 upa max." to "Townhouse 25 upa max."
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 58 townhouse units.

LOCATION: 14935, 14951 and 14965 – 60 Avenue
OWNERS: Dalbir Singh Randhawa et al
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouse 15 upa max.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with NCP Designation. Needs NCP Amendment from "Townhouse 15 upa max." to "Townhouse 25 upa max".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed NCP amendment from "Townhouse 15 upa max" to "Townhouse 25 upa max" is supportable due to the site's location on a major collector road, adjacent to mixed use designated land and an existing neighbourhood park.
- The proposed density and building form are appropriate for this part of South Newton.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the South Newton NCP Design Guidelines.
- Despite the increase in density, sufficient open space has been provided to preserve a number of significant trees.
- The applicant has demonstrated public support for the proposed NCP amendment.
- The building character reflects a neo-tradition design that is in keeping with the character of the neighbourhood.
- The proposed reduction in indoor amenity space is supportable as a sufficient area has been included to provide residents with a functional space, while the shortfall will be compensated for in accordance with City policy.

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 amount of required indoor amenity space from 174 square metres (1,873 sq.ft.) to 63 square metres (675 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7910-0205-00 in accordance with the attached drawings (Appendix IV).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (g) the applicant adequately address the impact of reduced amenity space.
5. Council pass a resolution to amend South Newton Neighbourhood Concept Plan to redesignate the land from "Townhouses 15 upa max." to "Townhouses 25 upa max." 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 II.

School District: Projected number of students from this development:

9 Elementary students at Cambridge Elementary School
 5 Secondary students at Sullivan Heights Secondary School

(Appendix III)

The applicant has advised that the dwelling units in Phase 1 (approximately 12 units) are expected to be constructed and ready for occupancy by the summer 2012.

Parks, Recreation & Culture:

Parks has no objection to the proposed development subject to a number of conditions to address the deficiency to indoor amenity space.

Surrey Fire Department:

No concerns provided maximum travel distances to front door entries does not exceed 45 metres (148 ft.).

SITE CHARACTERISTICS

Existing Land Use: Two (2) single family homes and one vacant RA zoned lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	City park (Cambridge Elementary School).	Urban/Proposed Park and Walkway	RA
East:	Two single family homes on large lots.	Urban/Townhouses 15 upa max.	RA
South (Across 6o Avenue):	Three single family homes on acreages.	Urban/Single Family Small Lots	RA
West:	Currently under application for townhouses (File No. 7910-0219-00).	Urban/Commercial Residential Townhouses	RA

DEVELOPMENT CONSIDERATIONS

Subject Proposal

- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes a rezoning to a "Comprehensive Development Zone" (CD) to accommodate the proposed development. A Development Permit is also required to allow the development of the 58-unit townhouse complex.

- The subject site is located on 60 Avenue, midblock between 148 Street and 150 Street. It is designated "Townhouses 15 upa max" in the South Newton Neighbourhood Concept Plan (NCP), and "Urban" in the OCP. The neighbouring site to the north is designated "Proposed School and Park" in the NCP and has been developed to house Cambridge elementary School and an adjacent neighbourhood park. Lands to the east are designated for mixed Commercial Residential development and are currently under application.

Background and Site Context

- The applicant is proposing a 58-unit townhouse project with a unit density of 25 units per acre. Since this proposed unit density is higher than the 15 upa maximum permitted under the South Newton NCP, an NCP amendment to re-designate the site from "Townhouses 15 upa max." to "Townhouses 25 upa max." is necessary.
- A CD Zone is sought because the proposed development does not meet the setback requirements of the RM-30 Zone and the RM 30 zone permits densities beyond that allowed under the proposed "Townhouse 25 upa max." designation.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed NCP amendment from "Townhouses 15 upa max" to "Townhouses 25 upa max" is supportable at this location for the following reasons:
 - Despite the slight increase in density, the proposal retains the ground-oriented townhouse built-form, reasonable site coverage of 42%, and significant tree retention, leading to an efficient use of the land.
 - The site is located on a busy collector (60 Avenue), which is well served by transit;
 - The proposal backs on to an existing Neighbourhood Park and Elementary school;
 - The proposal is next to a property that is to be developed for mixed commercial / residential purposes and will be of similar density, character and form (File No. 7910-0219-00);
 - Similar NCP amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max" and "Townhouses 25 upa max" have been approved in various locations within the South Newton NCP. The increased density offsets the density lost when Townhouse designated lands were re-designated to small lots in the NCP, when development in the South Newton NCP area started in early 2000; and
 - The proposed townhouses are designed to complement the form and character of other new townhouse developments in the South Newton area, including the retention of mature coniferous trees, and enhancement of the streetscape along 60 Avenue.

Proposed CD By-law

- The proposed CD By-law (Appendix VI) is similar to the RM-30 Zone, except with a maximum unit density of 25 upa and reduced setbacks, lot coverage and FAR.
- The CD By-law also amends the parking configuration required in the Zoning By-law, but does not reduce the total number of spaces provided.
- The applicant is proposing to reduce the length of the parking stalls for those units that have an external stall located on the apron. This is supportable as it recognizes the trend to smaller automobiles and allows for additional area to be included in the landscaped central mews. Maintaining the full size space in the driveway still allows parking for one larger vehicle without impeding the function of the internal roadways, or putting undue pressure on the on-street parking.
- A total of 75% of resident parking is to be fully enclosed as opposed to 100% of RM-30 required resident parking. This reduction in enclosed parking is supportable because it will allow front rooms at grade adjacent to 60 Avenue and along the internal mews, which is consistent with the CPTED principle of "eyes on the street."
- The FAR of 0.90 is permitted in the RM-30 Zone. The applicant is proposing an actual FAR of 0.81, which is well below this standard.
- Permitted RM-30 site coverage is 45%, the applicant is proposing site coverage of only 42% with the reduction included in the proposed CD Bylaw.
- The proposed minimum setbacks for principal buildings in the CD By-law are reduced from the RM-30 Zone as follows:
 1. Requested Reduction:
 - To reduce the south front yard setback (60 Avenue) to the building façade from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

Justification for Reduction:

- Units fronting 60 Avenue directly address the public realm of the sidewalk encouraging neighbourhood interaction and "eyes on the street"; and
- Appropriate architectural and landscaping details have been added to define public and private spaces.

2. Requested Reduction:

- To reduce the north rear yard setback to the building façade from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) or 3.5 metres (11 ft.) to an unenclosed balcony.

Justification for Reduction:

- The reduced setback allows the project to facilitate dens and entries to front on to 60 Avenue, creating a pedestrian-friendly streetscape; and

- The reduced setback will provide sufficient distance to the neighbouring Cambridge Elementary School.

3. Requested Reduction:

- To reduce the west side yard setback to the building façade from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.).

Justification for Reduction:

- The proposed setback reduction is to the side of four townhouse units and will not impact the functional outdoor space for these homes; and
- The proposed setback is appropriate given the context of the proposed layout on the site to the west, which has also reduced setbacks at this property line (File No. 7910-0219-00).

4. Requested Reduction:

- To reduce the east side yard setback to the unenclosed balcony from 7.5 metres (25 ft.) to 5.0 metres (16 ft.)

Justification for Reduction:

- An existing hedgerow along the western property provides visual separation between the proposed balconies and the adjacent site; and
- The building face maintains the 7.5 metre (25 ft.) setback of the RM-30 zone, which mitigates concerns of possible overshadowing.

- The proposed CD Zone is compared to the RM-30 Zone in the table below:

	RM-30 Zone	Proposed CD Zone (Based on RM-30)
Density (unit density and FAR)	30 units per acre 0.90 FAR	25 units per acre (max) 0.81 FAR (max)
Lot Coverage	45%	42% (max)
Building Setbacks	7.5 metres from all lot lines	Front Yard: 4.5 m (15 ft) Rear Yard: Building face: 6.0 m (20 ft) Balconies: 3.56 m (11 ft) West Side Yard: 2.0 m (6.5 ft) East Side Yard: Building face: 7.5 m (20 ft) Balconies: 5.0 m (16 ft)
Principal Building Height	13 metres	12 metres
Parking Configuration	100% of Resident Parking to be enclosed Enclosed stall length 6.1 m	75% of Resident Parking to be enclosed 4.9 m where a 6.0 m stall is located in the driveway apron.

Tree Retention, Landscaping & Sustainability Principles

- The applicant retained Mike Fadum and Associates to conduct a site inspection and prepare an arborist report for the site. The arborist report identified 121 trees on site, of which 14 are to be retained and 107 are to be removed. Of the 107 to be removed 45 were determined to be of poor quality and not worthy of preservation. The remaining 64 trees need to be removed to accommodate construction.
- The chart below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Maple	36	3	33
Alder/Cottonwood	18	0	18
Fir	22	1	21
Apple	1	0	1
Cedar	25	10	17
Falsecypress	6	0	6
Cherry	2	0	2
Spruce	5	0	5
Birch	2	0	22
Hemlock	2	0	2
Black Locust	1	0	1
Holly	1	0	1
TOTAL	121	14	107

- To complement the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a combination of trees (133 replacement trees) and shrubs in a variety of species.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi private spaces.
- There are two outdoor amenity areas, designed to encourage use by families and residents. The open spaces promote active and passive recreation and the use of mixed planting softens the hard landscape and reduces runoff. The proposed outdoor amenity space of 358 square metres (3,857 sq.ft.) exceeds the minimum 172 square metres (1,856 sq.ft.) outdoor amenity space requirement for this site under the Zoning By-law. The outdoor amenity spaces on site include a large space at the north-eastern corner of the site that consists of a forested area with pathways benches and introduced logs set both vertically and horizontally to allow places for both sitting and children's play. A second amenity area is located at the western property line, adjacent to the pedestrian mews. This area houses a number of mature deciduous trees and a grassy area which provides an opening at the mid-point of the pedestrian mews.

PRE-NOTIFICATION

- Pre-notification letters were sent on December 23, 2011 and staff received one letter and one phone call from residents of the nearby "Nature's Walk" development (located at 15075 – 60 Avenue). Both of these owners are opposed to the proposed density increase to 25 upa, and both think densities in the neighbourhood should remain similar to the density of their development at 15 upa, with some consideration given to increases up to 20 upa. Concerns were also expressed about tree retention, unsightliness, traffic and security.

(The applicant has designed the site with a mix of unit types, including numerous two bed room units, with the intent of providing more affordable housing options for young families. The proposed density is a reflection of these smaller unit types. Traffic concerns are mitigated by the fact that site is pedestrian oriented, is located in adjacent to a proposed neighbourhood commercial node and is well served by transit. The design has integrated CPTED principles to address concerns about safety and security.)

- In addition, a phone call was received from a neighbouring landowner that has yet to develop. This landowner was questioning the potential impact of the proposal on their development rights and was curious about timelines for development.

(The applicant has provided a concept plan showing how future development can proceed with no negative impacts from the current proposal (as shown in Appendix I).)

The NCP Amendment Public Consultation Process

- This proposal constitutes a change in density; therefore, a Public Information Meeting (PIM) was required in accordance with Council policy on amendments to approved NCPs. The intent of the PIM is to provide information about the proposed development and solicit comments from the residents of the nearby area.
- The PIM was held on March 8, 2011. A total of 167 letters were sent to all the property owners within 100 metres (300 ft.) of the subject site, and to the Sullivan Community Association. The meeting format was an open house, where the proposed development design and landscaping of the project were displayed. The consultants and the applicant were available to answer questions and made available a sign-in sheet for the attendees to register their attendance, and a comment sheet for those who would like provide a written comment.
- Ten (10) people attended the meeting; including one (1) City staff member and five (5) representatives of the applicant. Also in attendance were four (4) members of the public. Of these, two (2) are property owners of the development and one (1) is a neighbour to the development. None of the attendees expressed any concern regarding the proposal.
- A total of 3 comment sheets were completed. All three of the comment sheets are supportive of the proposed NCP amendment, the Rezoning and Development Permit

DESIGN PROPOSAL AND REVIEW

Context

- The existing neighbourhood consists of mainly older single family acreages, many of which are currently being redeveloped in accordance with the NCP.

Access & Pedestrian Circulation

- There is one main vehicular access to the site from 60 Avenue. The drive aisle branches to the west to provide a connection with future development on the properties to the west. A reciprocal easement will be established to secure access between the two sites. A pedestrian sidewalk leads from the public sidewalk along 60 Avenue into the site to two (2) outdoor amenity areas. An additional pathway has been provided (to be secured by easement) through a central mews with connection to a pathway envisioned for the adjacent commercial- residential project to the west. The amenity building has an accessible entry and an accessible washroom.

Form & Character

- The proposed 58 unit townhouse project consists of 24, 2-bedroom and den units and 34, 3-bedroom units in 10 buildings, with an average floor area of 126 square metres (1,360 sq.ft.) per dwelling unit. All the units feature an outdoor patio or deck.
- Of the 58 units, 5 have double car garages and the remainder have a tandem parking arrangement. Of the tandem units, 27 are configured with one car in a single garage and one car parked on the driveway apron. The double garages and driveway parking allow the units fronting the internal mews or 60 Avenue to have ground floor living space, thereby improving visual interaction with the residents by animating the ground plain and providing "eyes on the street".
- The buildings have been stepped to follow the grading of the site which articulates the massing of the buildings and breaking up rooflines.
- Design incorporates significant detailing such as box windows, shutters, dormers, lattice and planting boxes that add depth and interest to the facades of the buildings, including rear facades that are oriented toward adjacent properties or the city park to the north.
- Cladding materials include horizontal vinyl siding in beige and grey, shingle siding in grey and heritage blue and a stone chimney on the amenity building. The 60 Avenue elevation will be primarily shingle siding, with vinyl siding largely confined to internal elevations. White accents will be included in the form of window trim, fascias, gutters, wood trim, louvers, flower boxes and garage doors. Front doors and shutters will be heritage blue and a deep red. The roof will be covered with black asphalt shingles and all deck railings will be black.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping were reviewed by staff and found acceptable.

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.	Proposed 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

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects and DMG Landscape Architects, respectively, dated March 13, 2011.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MN/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: Sam Hooge, Abbot Kinney Lands Ltd.
 Address: 3355 Rosemary Heights Drive, Suite 308
 Surrey, BC
 V3S 2H5
 Tel: 604-626-5040

2. Properties involved in the Application
 - (a) Civic Address: 14935, 14951 and 14965 – 60 Avenue

 - (b) Civic Address: 14935 – 60 Avenue
 Owners: Dalbir Singh Randhawa and Parvinder Kaur Randhawa
 PID: 009-980-407
 Lot 5 Section 10 Township 2 New Westminster District Plan 14439

 - (c) Civic Address: 14951 – 60 Avenue
 Owners: Robert Dale Niven and June Rosalie Niven
 PID: 009-980-393
 Lot 4 Section 10 Township 2 New Westminster District Plan 14439

 - (d) Civic Address: 14965 – 60 Avenue
 Owners: Gregory Edward Skye and Shelley Rae-Ann Skye
 PID: 009-980-377
 Lot 3 Section 10 Township 2 New Westminster District Plan 14439

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,404 m ²
Road Widening area		175 m ²
Undevelopable area		
Net Total		9,229 m ²
LOT COVERAGE (in % of net lot area)	45 ⁰ %	42 ⁰ %
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	4.5 m
Rear	7.5 m	3.6 m to deck 6.0 m to building
Side #1 (East)	7.5 m	
Side #2 (West)	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	12 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		22
Three Bedroom +		36
Total	68	58
FLOOR AREA: Residential	8,306 m ²	7,450 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,306 m ²	7,450 m 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 /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 upha/30 upa	63 upha/25 upa
FAR (gross)		
FAR (net)	0.90	0.81
AMENITY SPACE (area in square metres)		
Indoor	1,856 m ²	675 m ²
Outdoor	1,856 m ²	3,857 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	44	44
3-Bed	72	72
Residential Visitors	11.6	12
Institutional		
Total Number of Parking Spaces	127.6	128
Number of disabled stalls		
Number of small cars	31.6	23
Tandem Parking Spaces: Number / % of Total Number of Units	100%	92%
Size of Tandem Parking Spaces width/length	6.1 m x 3.2 m	6.1 m x 3.2 m/ 4.9 m x 3.2 m (small cars)

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

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

DATE: **February 17, 2011** PROJECT FILE: **7810-0205-00**

RE: **Engineering Requirements
Location: 14935/51/65 - 60 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres on 60 Avenue

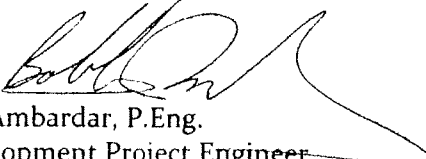
Works and Services

- construct north half of 60 Avenue to Major Collector standard.
- provide access easement for adjacent properties.
- provide service connections.
- pay sanitary and drainage latecomer fees.

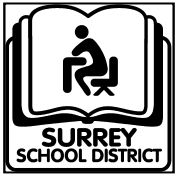
A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit.


Bob Ambardar, P.Eng.
Development Project Engineer

LR



SCHOOL DISTRICT #36 (SURREY)

Wednesday, March 30, 2011
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0205 00

SUMMARY

The proposed 58 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	9
Secondary Students:	5

September 2010 Enrolment/School Capacity

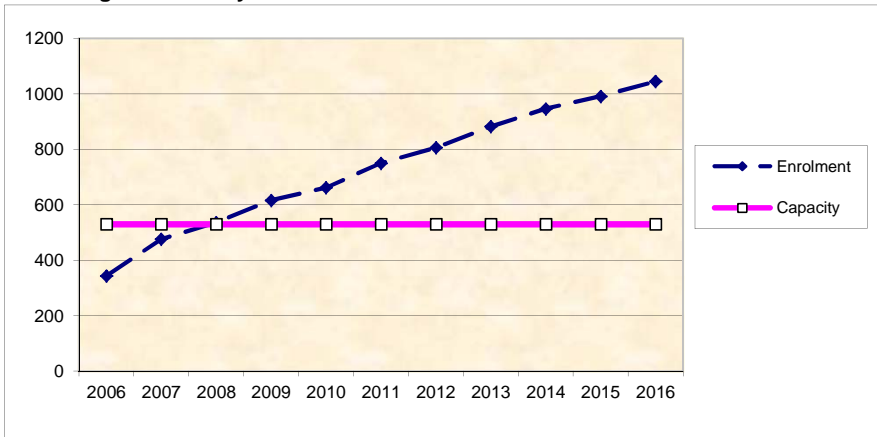
Cambridge Elementary	
Enrolment (K/1-7):	72 K + 590
Capacity (K/1-7):	80 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1127
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

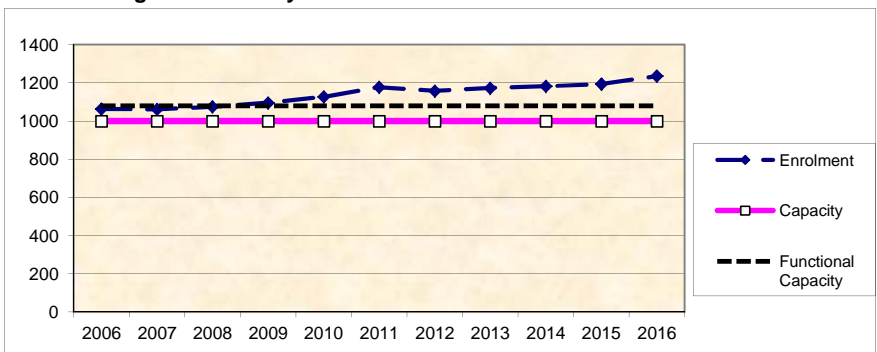
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Cambridge Elementary opened in September 2006 and enrolment has grown rapidly resulting in portables on site. The School District's #2 priority in the 2010-2014 Five Year Capital Plan is the construction of a new elementary school on Site #211 located in the 6200 block of 146th Street. The Cambridge Elementary projection below does not show an enrolment move to the proposed new school as the District is awaiting approval from the Ministry. The capacity in the table does include a four classroom addition approved for Cambridge Elementary to help accommodate full day Kindergarten implementation to be completed in 2011-12 school year. Enrolment moves or other measures may be needed to reduce future overcrowding at Sullivan Heights Secondary. The proposed development will not have an impact on these projections.

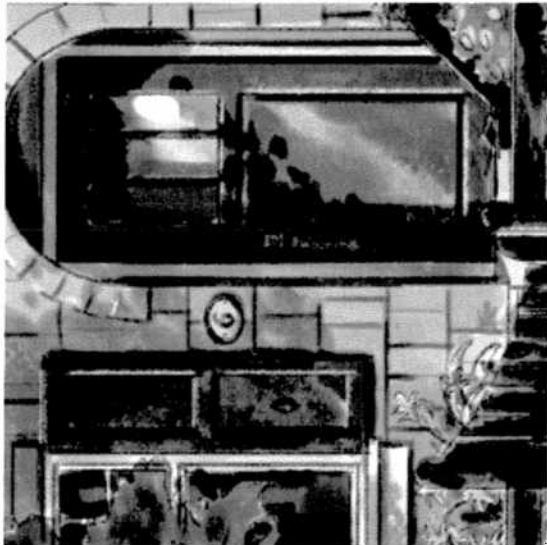
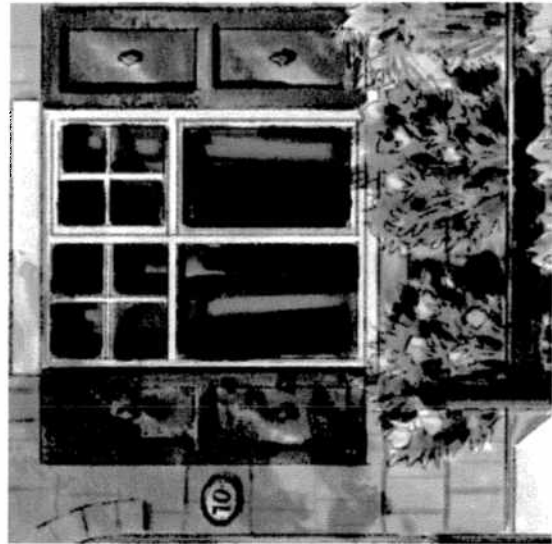
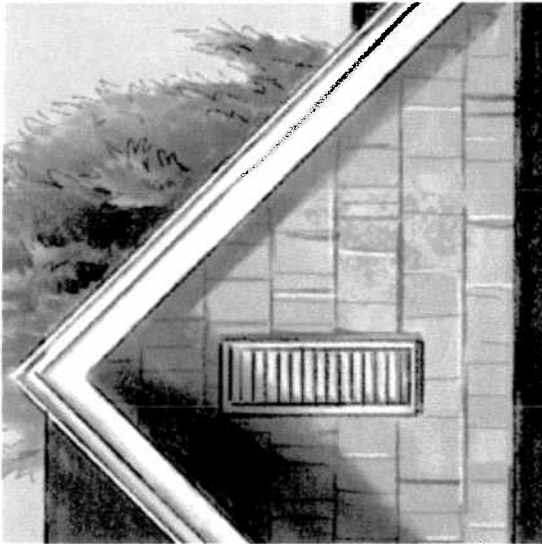
Cambridge Elementary



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.



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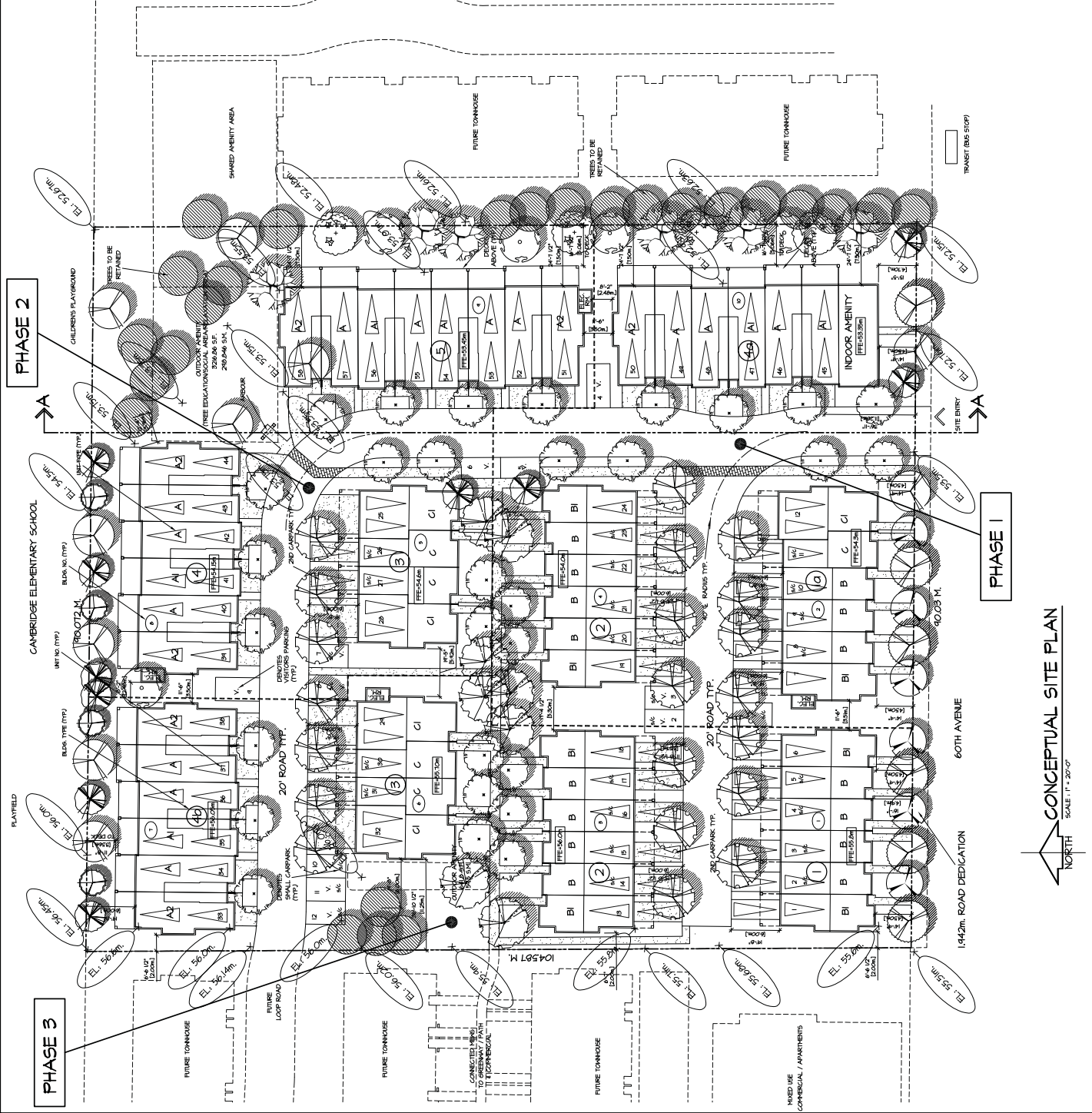


single unit crop

REVISION	DATE	BY	ISSUED FOR

ZONING :		CD (BASE ON RM-30)
SITE AREA :	GROSS AREA	101,220.52 SF, 1,409.64 m ²
		2,324 AC, 0.940 Ha
		94,339.51 SF, 1,229.95 m ²
		2,280 AC, 0.423 Ha
NET AREA		
DENSITY : (NET)	69 UNITS	75 UP/HA
ALLOWABLE:	PROPOSED:	59 UNITS
F.A.R. : (NET)	0.80	25 UP/AC
ALLOWABLE:	PROPOSED:	84,404.71 SF, 8,305.91 m ²
SITE COVERAGE : (NET)	0.81	80,495.00 SF, 7,450.36 m ²
ALLOWABLE:	PROPOSED:	44,102.36 SF, 4,152.98 m ²
AVENUE :	PROPOSED:	4,454.83 SF, 3,954.07 m ²
INDOOR	REQUIRED:	32 / UNIT
	PROVIDED:	1,243 m ²
OUTDOOR	REQUIRED:	675.00 SF, 62.71 m ²
	PROVIDED:	1,243 m ²
PARKING :	REQUIRED:	32 / UNIT
	PROVIDED:	1,243 m ²
	REQUIRED:	2 / UNIT
	PROVIDED:	116 (VISITORS)
	TOTAL	1216 SPACES
	PROVIDED:	116 (RESIDENT)
	PROVIDED:	12 (VISITORS)
	TOTAL PROVIDED:	128 SPACES
		(INCLUDES 28 SMALL CARS)

UNIT BREAKDOWN:	1345 SF x 13 UNITS = 17,485.0 SF
UNIT TYPE A 3 BED	1345 SF x 6 UNITS = 8,070.0 SF
UNIT TYPE A2 3 BED	1345 SF x 7 UNITS = 9,615.0 SF
UNIT TYPE B1 2 BED 4 DEN	1290 SF x 15 UNITS = 19,350.0 SF
UNIT TYPE B2 2 BED 4 DEN	1342 SF x 1 UNITS = 1,342.0 SF
UNIT TYPE C 3 BED	1537 SF x 5 UNITS = 7,685.0 SF
UNIT TYPE C1 3 BED 4 DEN	1706 SF x 5 UNITS = 8,530.0 SF
	59 UNITS = 80,495.0 SF
	1,450.36 m ²



DEVELOPMENT DATA

Rezoning Rationale:

Proposal supports the City's Sustainability Charter, South Newton NCP, CPTED, the Housing Action Plan, upcoming CHS targets and provides a mix of affordable ground oriented housing options next to transit and commercial

- Site Plan designed to maximize retention of the highest quality trees on site
- A mix of unit types will increase housing stock, choice, availability and affordability within the community. An innovative and affordable 2 bedroom and den townhome, never before offered within the South Newton neighbourhood, will further enhance choice and affordability.
- The proposal carefully considers context. Access points on 60th Avenue have been optimized through the use of a shared loop road.
- The proposal's close proximity to transit (transit stop adjacent to site), City Greenways, Schools & Parks (Cambridge Elementary, playground & play fields adjacent to site), and Commercial (proposed neighbourhood commercial adjacent to site) will support walking, cycling, transit and the neighboring commercial node.
- The Proposed Internal Mezz will further enhance pedestrian connectivity and neighborhood interaction. Front doors are proposed on the Internal Mezz and along 60th Avenue to support CPTED and to provide a visually appealing streetscape.

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



CLIENT : AKI PANORAMA
PROJECT : TOWNHOUSE DEVELOPMENT
1495, 14951 & 1495 60th Avenue
CONCEPTUAL SITE PLAN

DESIGN : DM
DRAWN :
DATE :
SCALE : 1" = 20'-0"

barrett dembek
UNIT 135
7636 130 STREET,
SURREY, B.C.
V3N 1H6
PHONE: (604) 597-7100
FAX: (604) 597-2088
EMAIL: matt@barrettdembek.com

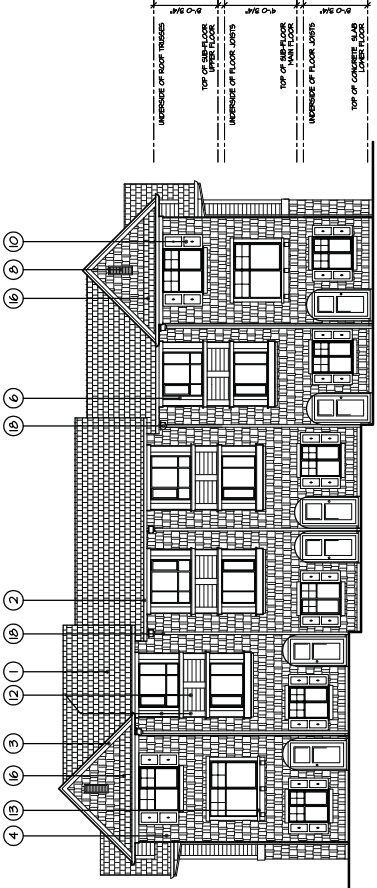
CLIENT NO. 681
PROJECT NO. AC-10
REV. NO. 10026

REVISION	DATE	BY	ISSUED FOR

DESIGN :	DM :
DRAWN :	DATE :
DATE :	SCALE :
1/8" = 1'-0"	

CLIENT :	AKI PANORAMA DAWSON & SAWYER
PROJECT :	TOWNHOUSE DEVELOPMENT 1495, 14951 & 14955 60th Avenue
SHEET CONTENTS :	BUILDING ELEVATIONS

UNIT 135 7236 130 STREET, SURREY, B.C. V3N 1H6	
PHONE: (604) 597-7100 FAX: (604) 597-2089 EMAIL: info@barnett-dembek.com	
CLIENT NO. 681	PROJECT NO. AC-31
SHEET NO. 10026	REV. NO.



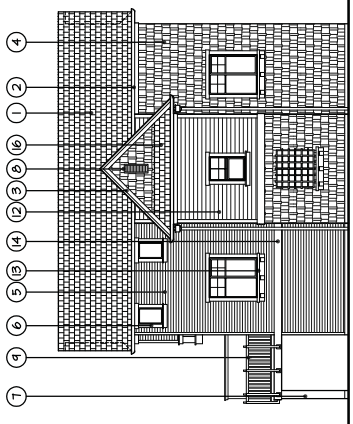
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STREET ELEVATION (60th AVENUE)

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

SCHEDULE OF FINISHES

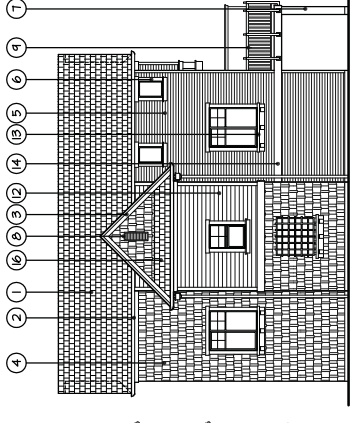
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- 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- 4 SHINGLE SIDING
- 5 HORIZONTAL VINYL SIDING
- 6 WINDOW TRIM
- 7 WOOD POST
- 8 ORNAMENTAL LOWRES
- 9 PREFAB METAL RAILINGS
- 10 PTD. HARD-PANEL SHUTTERS
- 11 KNEE BRACES
- 12 HARDI BOARD SIDING
- 13 PLANT SHELF
- 14 2X12 WOOD TRIM
- 15 PRIVACY SCREEN
- 16 CEDAR SHINGLE
- 17 LATTICE AND FLOWER BOX
- 18 DECORATIVE DOWNSPOUT
- 19 2 X 4 WINDOW SILL CAP ON 2 X 6 WOOD TRIM
- 20 2 X 4 WINDOW SILL CAP ON 2 X 10 WOOD TRIM



← UNIT 'B' →

**TYPICAL SIDE ELEVATION
LEFT SIDE ELEVATION**

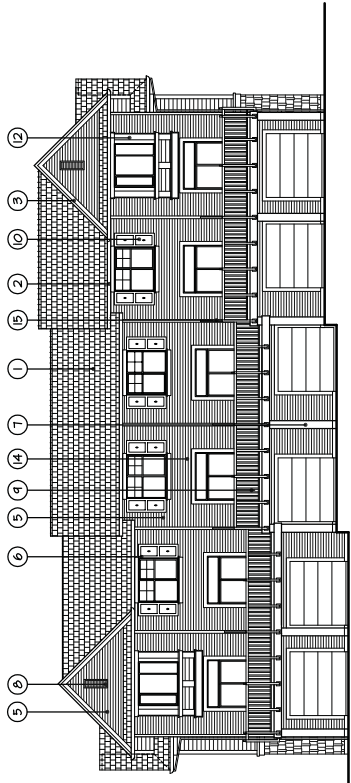
SCALE: 1/8" = 1'-0"



← UNIT 'B' →

RIGHT SIDE ELEVATION

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



← UNIT 'B' ← UNIT 'B' ← UNIT 'B' ← UNIT 'B' ← UNIT 'B' ← UNIT 'B' →

REAR ELEVATION

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

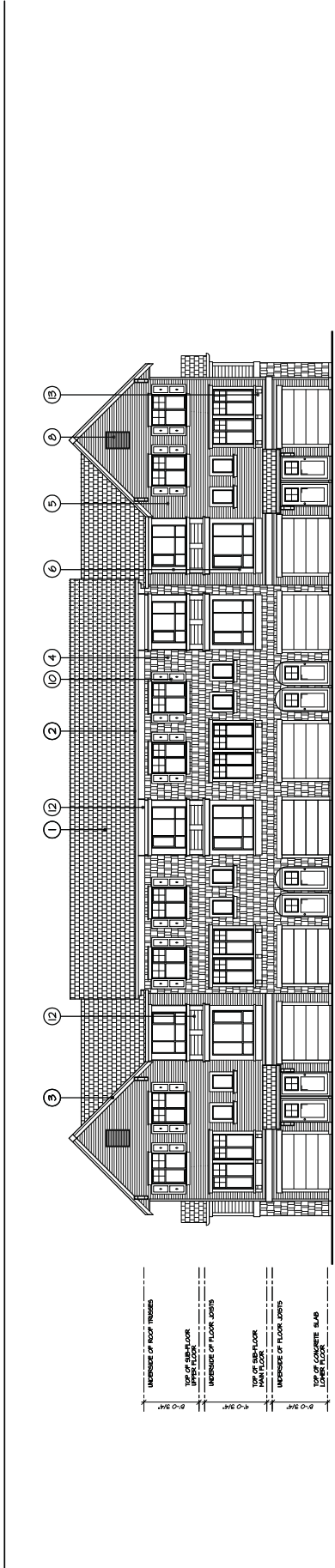
BUILDING NO. 1
BUILDING TYPE I

REVISION	DATE	BY	ISSUED FOR

DESIGN :	
DATE :	
SCALE :	
PROJECT :	
CLIENT :	

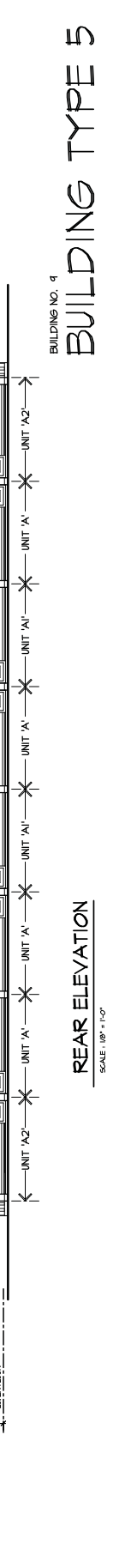
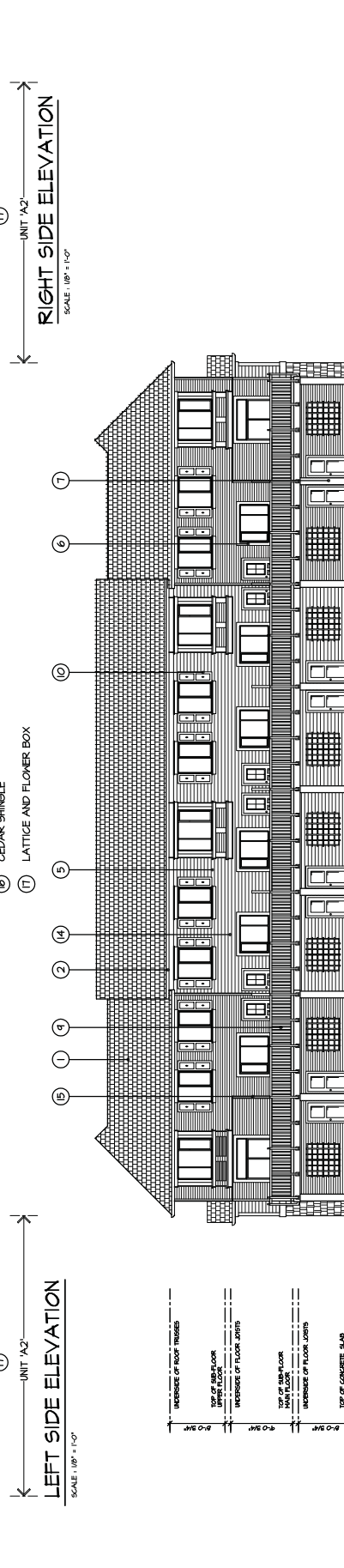
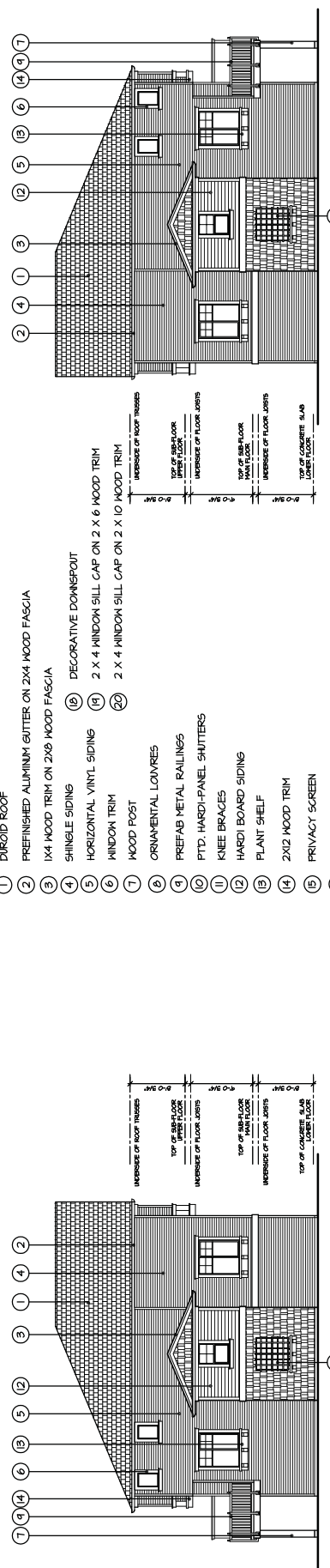
CLIENT :	AKI PANORAMA
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	BUILDING ELEVATIONS
DATE :	1495, 1495 & 1495 60th AVENUE
SCALE :	1/8" = 1'-0"

UNIT :	135
ADDRESS :	7235 130 STREET, SURREY, B.C. V3N 1H6
PHONE :	(604) 597-7100
FAX :	(604) 597-2089
EMAIL :	info@barnettdembek.com
CLIENT NO. :	681
PROJECT NO. :	AC-37
REV. NO. :	10026



SCHEDULE OF FINISHES

1	DIAPYROID ROOF
2	PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
3	1X4 WOOD TRIM ON 2X8 WOOD FASCIA
4	SHINGLE SIDING
5	HORIZONTAL VINYL SIDING
6	WINDOW TRIM
7	WOOD POST
8	ORNAMENTAL LOUVRES
9	PREFAB METAL RAILINGS
10	PTD. HARDI-PANEL SHUTTERS
11	KNEE BRACES
12	HARDI BOARD SIDING
13	PLANT SHELF
14	2X12 WOOD TRIM
15	PRIVACY SCREEN
16	GEDAR SHINGLE
17	LATTICE AND FLOWER BOX



BUILDING NO. 9
BUILDING TYPE 5

REAR ELEVATION
 SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

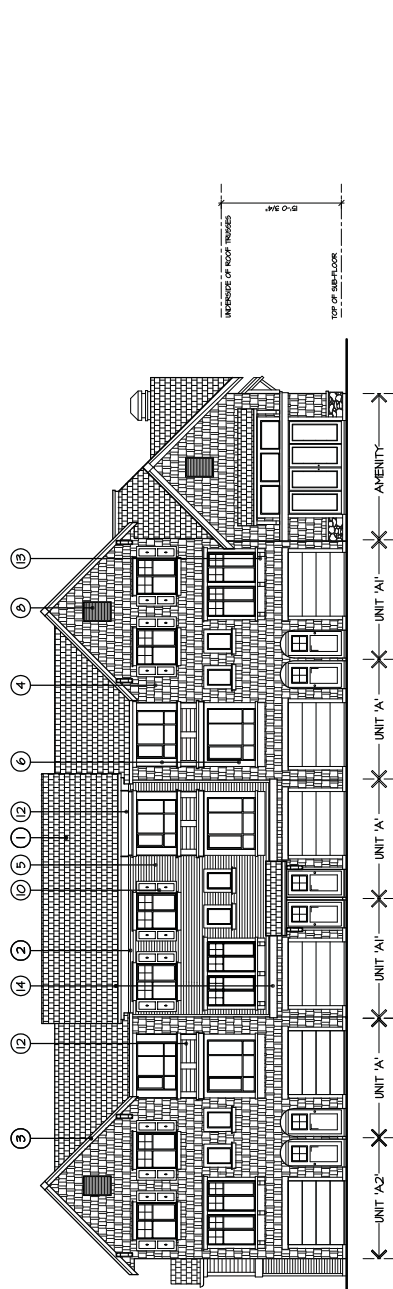
LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

REV#	DATE	BY	ISSUE	DATE	BY	ISSUE	DATE	BY	ISSUE

DESIGN :	DAWSON & SAWYER
DRN :	
DATE :	
SCALE :	1/8" = 1'-0"

CLIENT :	AKL PANORAMA
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	BUILDING ELEVATIONS
	1495, 1495 & 1495 60th Avenue
	VAN 118

UNIT 135	7236 130 STREET, SURREY, B.C.
PHONE: (604) 597-7100	
FAX: (604) 597-2089	
EMAIL: info@barnett-dembeck.com	
SHEET NO.	AC-35
PROJECT NO.	10026
REV. NO.	



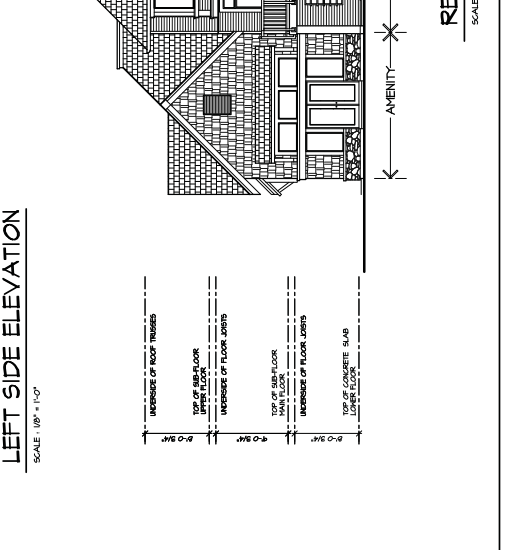
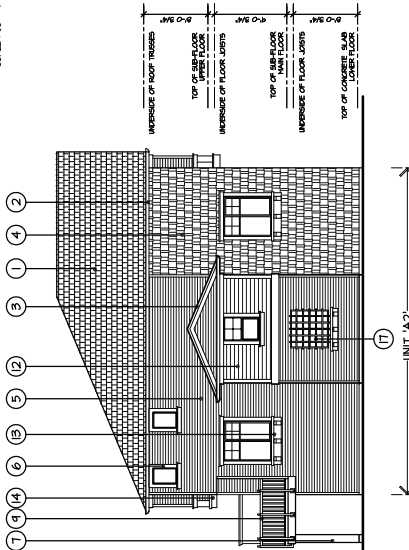
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES**
- ① DUAROID ROOF
 - ② PREFINISHED ALUMINUM GUTTER ON 2X4 HOOD FASCIA
 - ③ 1X4 HOOD TRIM ON 2X8 HOOD FASCIA
 - ④ SHINGLE SIDING
 - ⑤ HORIZONTAL VINYL SIDING
 - ⑥ WINDOW TRIM
 - ⑦ MOOD POST
 - ⑧ ORNAMENTAL LOUVERES
 - ⑨ PREFAB METAL RAILINGS
 - ⑩ PTD. HARD-PANEL SHUTTERS
 - ⑪ KNEE BRACES
 - ⑫ HARDI BOARD SIDING
 - ⑬ PLANT SHELF
 - ⑭ 2X12 MOOD TRIM
 - ⑮ PRIVACY SCREEN
 - ⑯ CEDAR SHINGLE
 - ⑰ LATTICE AND FLOWER BOX
 - ⑱ DECORATIVE DOWNSPOUT
 - ⑲ 2 X 4 HINDON SILL CAP ON 2 X 6 MOOD TRIM
 - ⑳ 2 X 4 HINDON SILL CAP ON 2 X 10 MOOD TRIM
 - ㉑ RIVER ROCK



BUILDING NO. 10
BUILDING TYPE 40

REAR ELEVATION
SCALE: 1/8" = 1'-0"

INVERSE OF ROOF TRUSSES
TOP OF SUB-FLOOR LOWER FLOOR
INVERSE OF FLOOR JOISTS
TOP OF SUB-FLOOR MAIN FLOOR
INVERSE OF FLOOR JOISTS
TOP OF CONCRETE SLAB LOWER FLOOR

INVERSE OF ROOF TRUSSES
TOP OF SUB-FLOOR LOWER FLOOR
INVERSE OF FLOOR JOISTS
TOP OF SUB-FLOOR MAIN FLOOR
INVERSE OF FLOOR JOISTS
TOP OF CONCRETE SLAB LOWER FLOOR

INVERSE OF ROOF TRUSSES
TOP OF SUB-FLOOR LOWER FLOOR
INVERSE OF FLOOR JOISTS
TOP OF SUB-FLOOR MAIN FLOOR
INVERSE OF FLOOR JOISTS
TOP OF CONCRETE SLAB LOWER FLOOR

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NO.	DATE	REVISION DESCRIPTION	DR.
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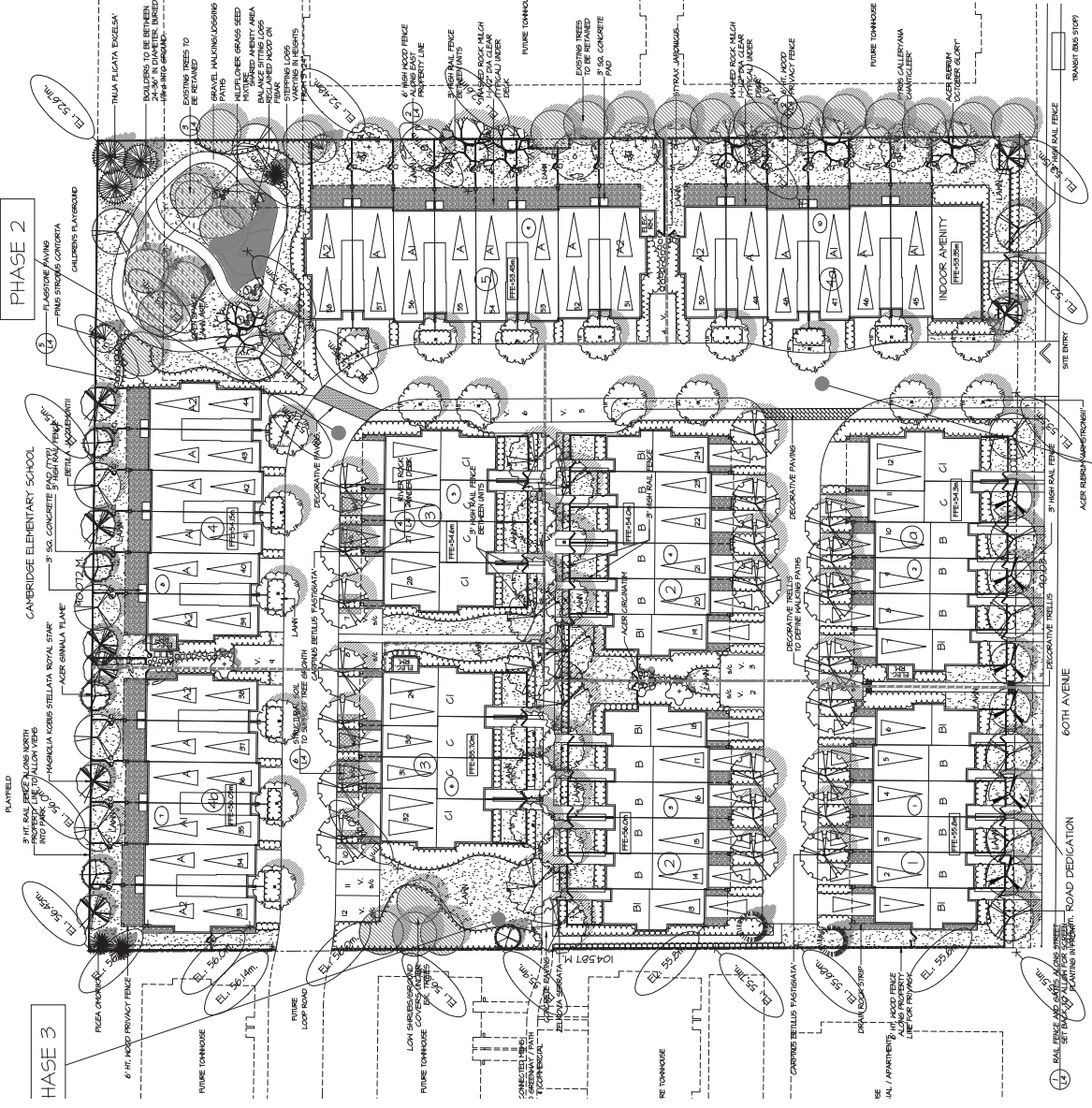


DMG landscape architects
A Partnership of
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and
M.A. Chan Yip Consultants Ltd.
Suite 2100 - 11880 101 Street
Surrey, BC V3R 4K6
Tel: (604) 597-3622 Fax: (604) 597-3723

PROJECT:
58 UNIT TOWNHOUSE
14935, 14954, 14965
60th AVENUE
SURREY, B.C.

DATE:	10/15/20
SCALE:	1/2" = 1'-0"
DRAWN:	TZ
DESIGN:	TZ
CHECK:	MCT
DMG PROJECT NUMBER:	10-178

OF 6
L1



PLANT SCHEDULE TREES	COMMON NAME	DMG JOB NUMBER	10-178	PLANTED	SIZE / REMARKS
1	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
2	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
3	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
4	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
5	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
6	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
7	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
8	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
9	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
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11	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
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49	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP
50	ACER GRANOLA PLANE	10-178	1	1	24" HIB 3 STD CLUMP

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS. 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 LANDSCAPE ARCHITECT AT LARGE OF SHRUBS. ** AREA OF SEASIDE TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. ** SUBSTITUTIONS OF PLANT WRITTEN REQUESTED. 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.



10-178-6-2P

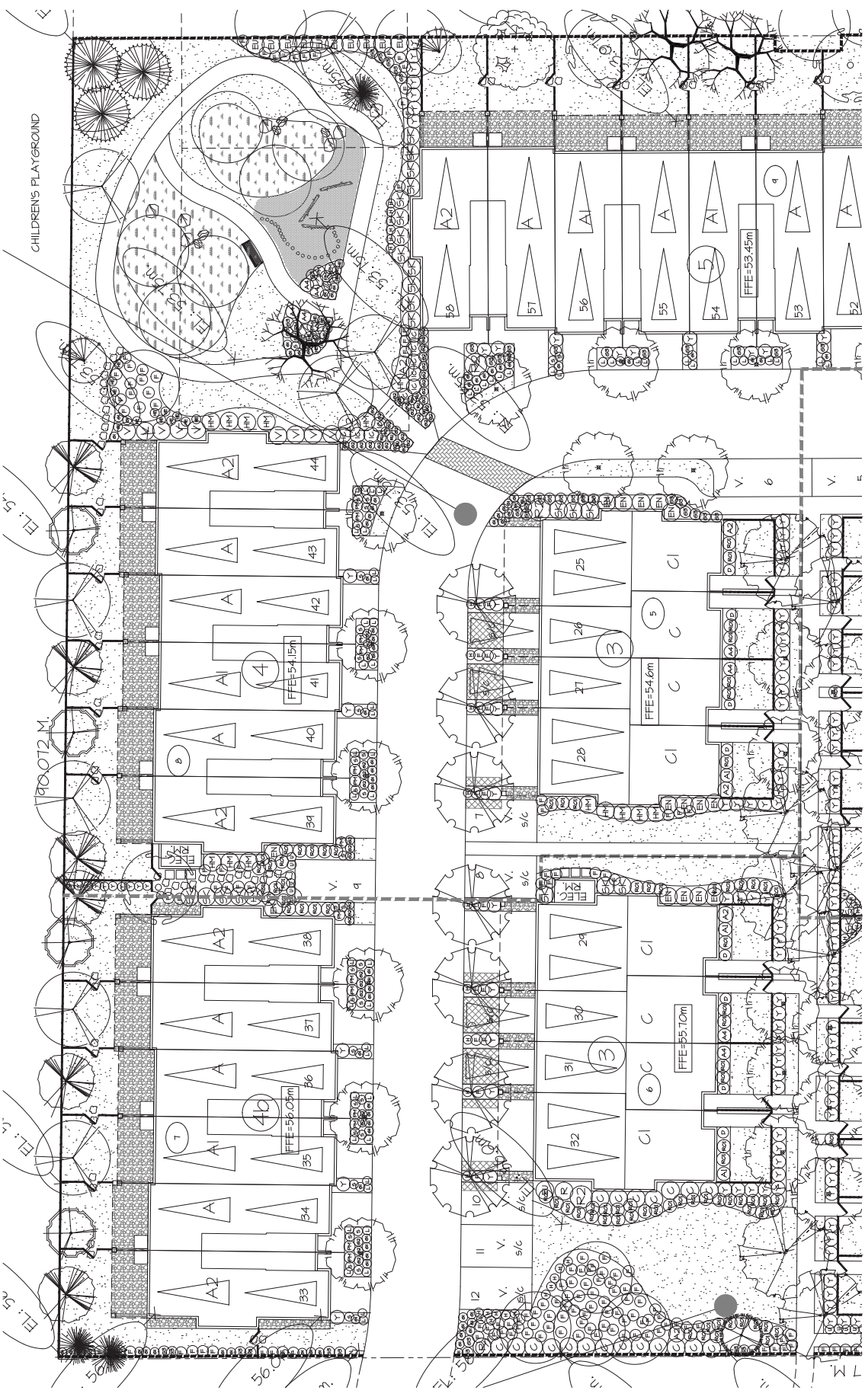
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NO.	DATE	REVISION DESCRIPTION	DR.
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56		REVISED FOR D.P.	DMG
57		REVISED FOR D.P.	DMG
58		REVISED FOR D.P.	DMG

DMG
landscape architects
A Partnership of
J.D. Mitchell & Associates Ltd.
P.O. Box 1000, 1000
Murray Street, Vancouver, B.C.
V6Z 1G9
Phone: (604) 681-1111
Fax: (604) 681-1112

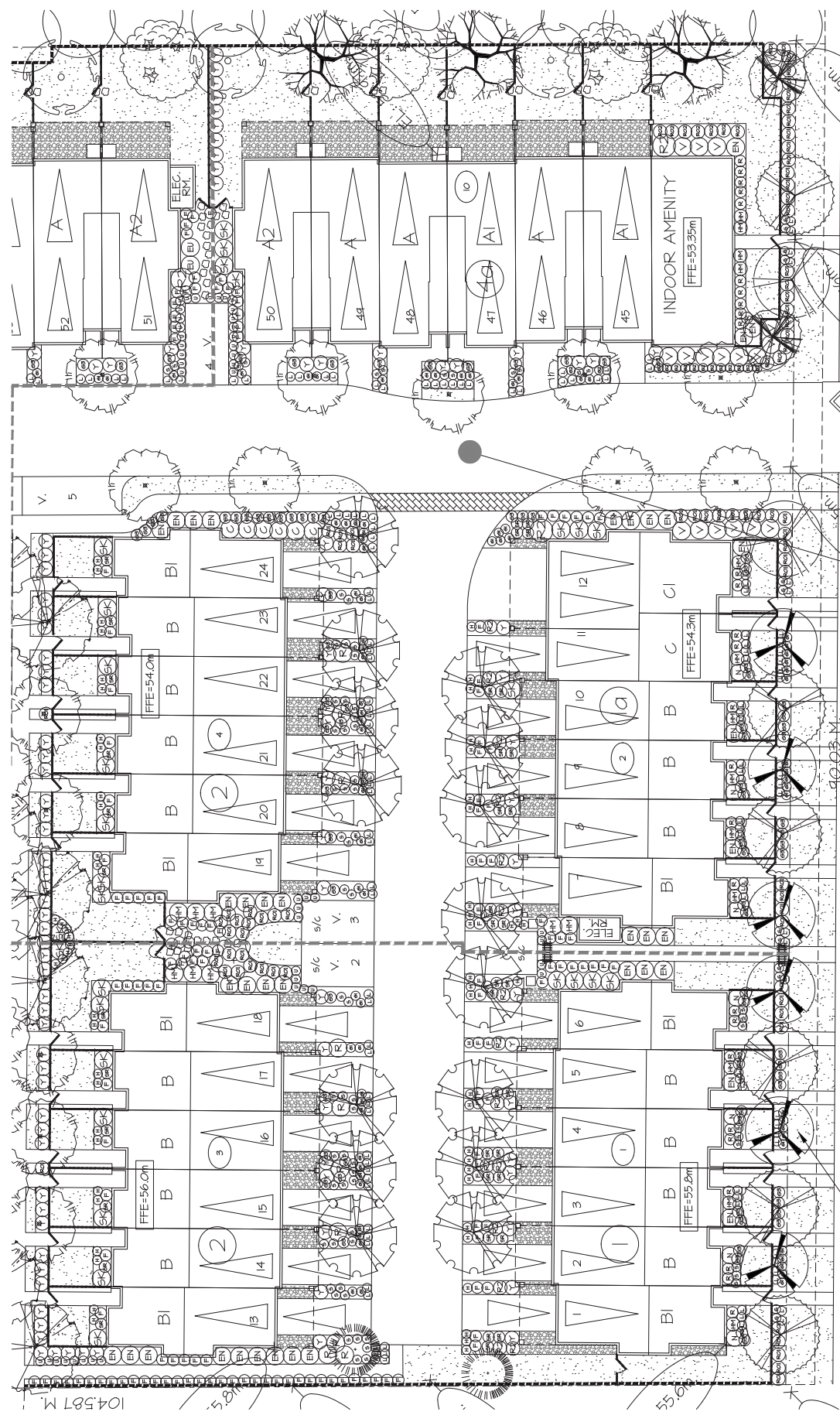
PROJECT:
58 UNIT TOWNHOUSE
14935, 14954, 14965
60th AVENUE
SURREY, B.C.

DRAWING TITLE:
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DRAWING NUMBER:
DATE: 06/27/25
SCALE: 1/8"=1'-0"
DRAWN: TZ
DESIGN: TZ
CHECK: MCT
DMG PROJECT NUMBER: 10-178
L2
OF 6



075-6-2P

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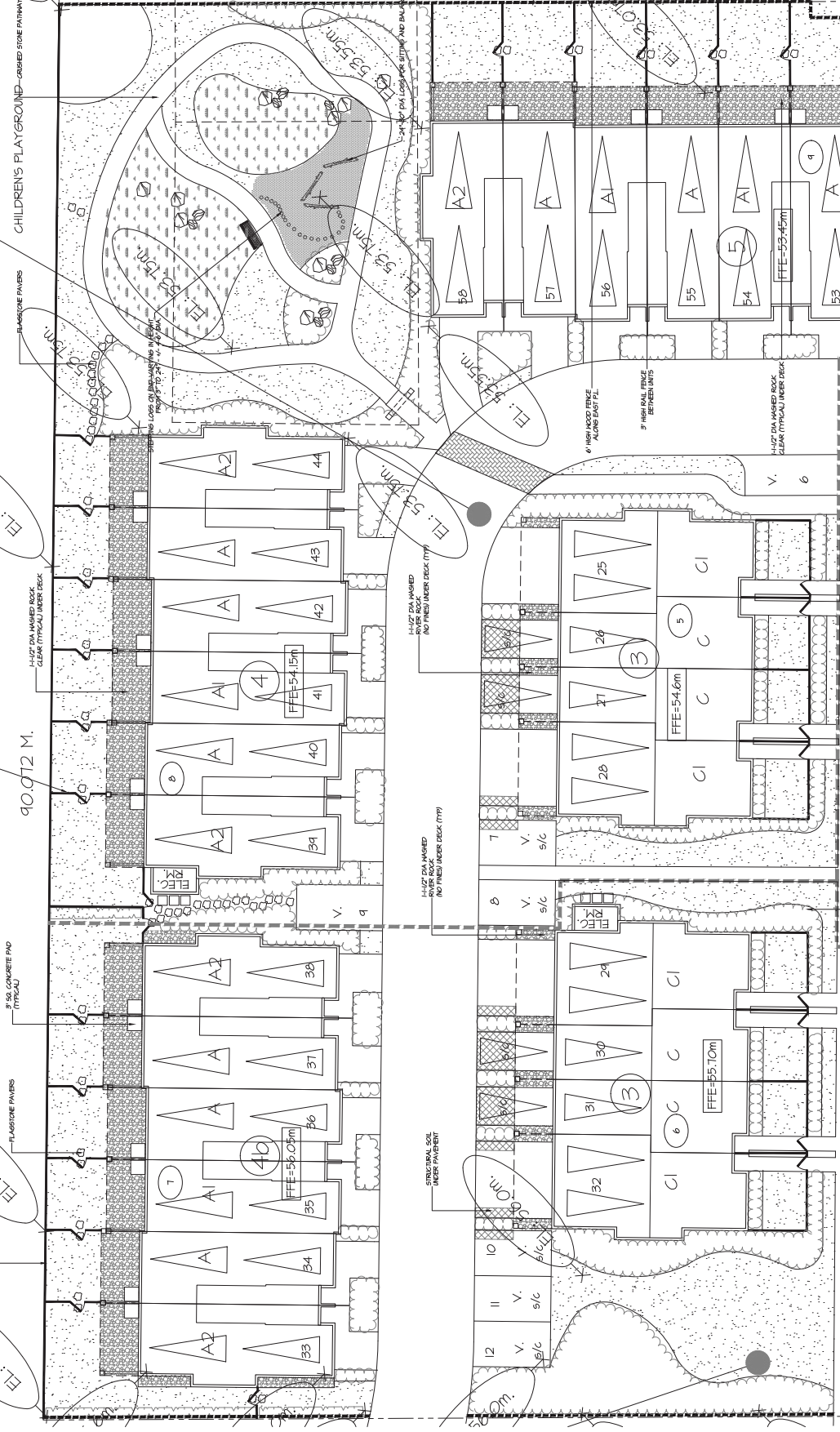
DMG
landscape architects
A Partnership of
J.D. Minkoff & Associates Ltd.
P.O. Box 1000
Maple Ridge, B.C. V2X 1L4
Surrey, B.C. V4C 6G9
Phone: (604) 457-3662 Fax: (604) 457-8723

PROJECT:
58 UNIT TOWNHOUSE
14935, 14954, 14965
60th AVENUE
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

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OF 6
DMG PROJECT NUMBER: 10-178
075-6-2P

CAMBRIDGE ELEMENTARY SCHOOL



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Surrey, B.C. V2X 2Y4

PROJECT:
58 UNIT TOWNHOUSE
14935, 14954, 14965
60th AVENUE
SURREY, B.C.

DRAWING TITLE:
HARDSCAPE PLAN

DATE: 10/27/25 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
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DMG PROJECT NUMBER: **10-175**

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OF 6

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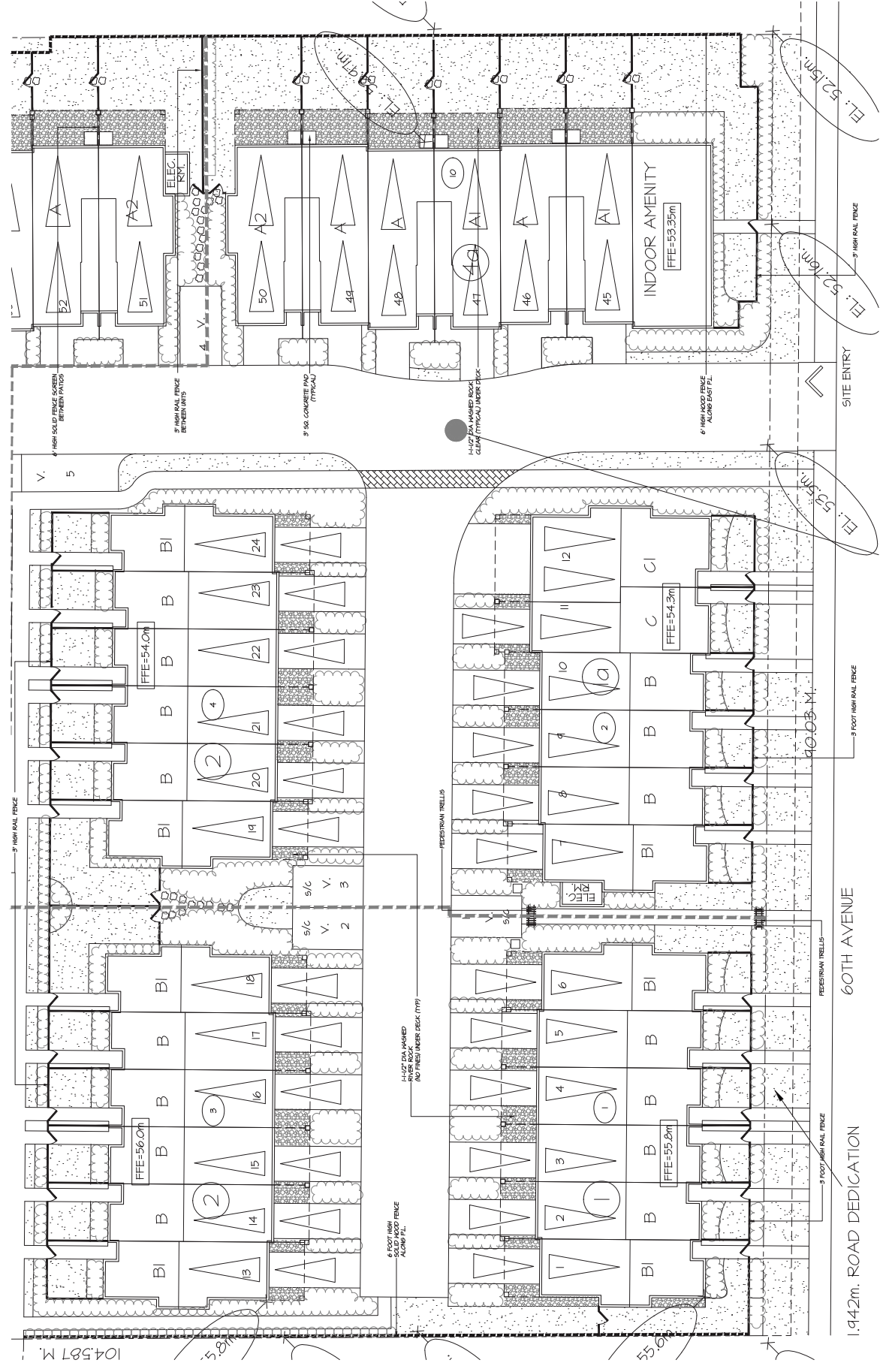
PROJECT:
58 UNIT TOWNHOUSE
14835, 14954, 14965
60th Avenue
Surrey, B.C.

DRAWING TITLE:
HARDSCAPE PLAN

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OF 6
DMG PROJECT NUMBER: 10-178



104,587 M

55' 10" 5"

575-6-2P

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7910-0205-00
Project Location: 14935 / 51 / 65 - 60 Avenue
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Poor quality alder and bigleaf maple across the north end with the exception of a good quality stand of western redcedar recommended for preservation at the northeast corner. A mix of moderate quality native conifers and broadleaf species across the remainder.

The site layout has been designed to incorporate the best stand of trees which are at the north east corner of the parcel and an additional small stand at the west side.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	121 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	107 (C)
Number of Protected Trees to be retained (A-C)	14 (D)
Number of Replacement Trees required (18 alder and cottonwood X 1 and 89 others X 2)	196 (E)
Number of Replacement Trees proposed	TBD (F)
Number of Replacement Trees in deficit (E-F)	TBD (G)
Total number of Prot. and Rep. Trees on site (D+F)	TBD (H)
Number of lots proposed in the project	N/A (I)
Average number of Trees per Lot (H/I)	N/A (J)

3. Tree Survey and Preservation/Replacement Plan

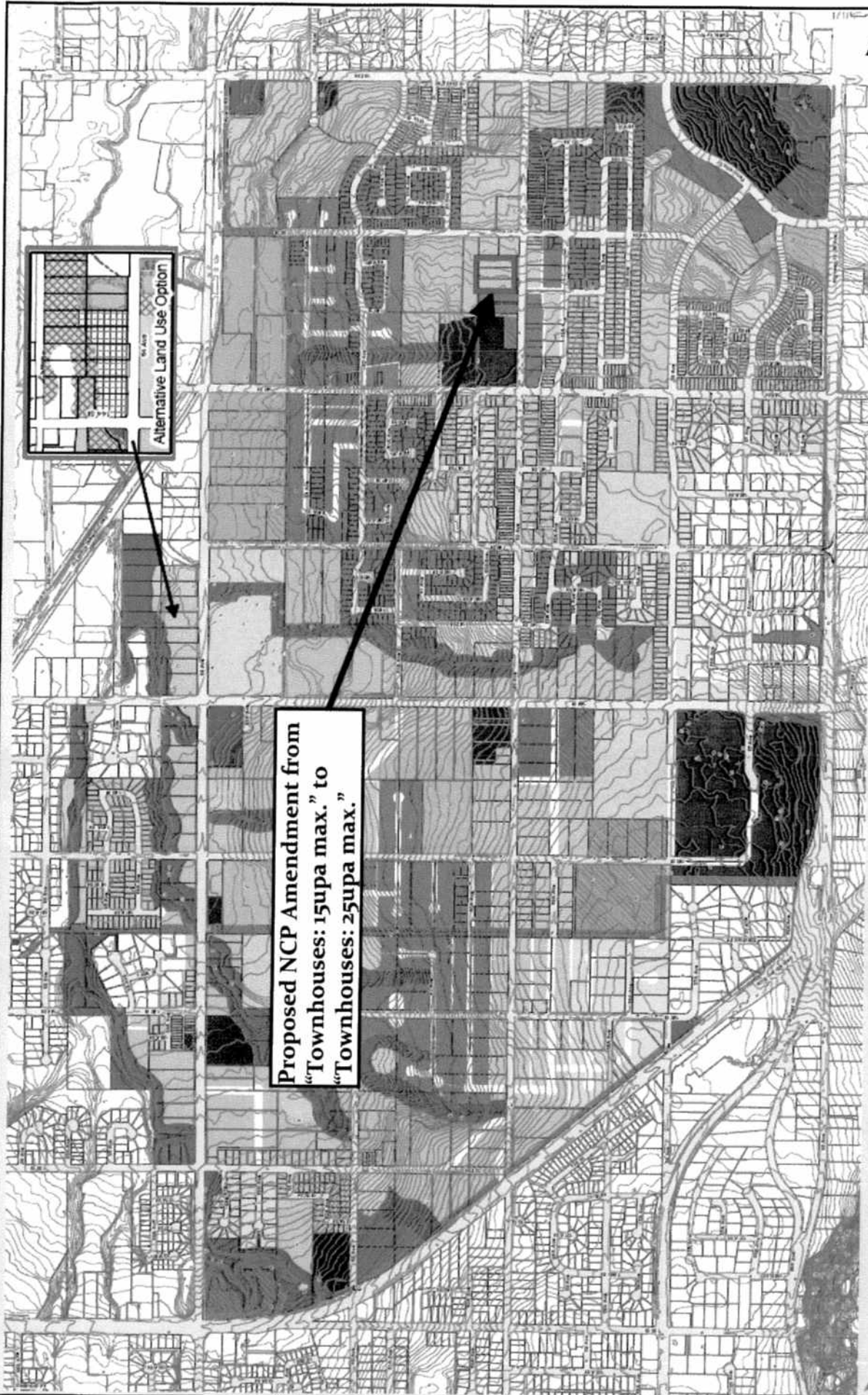
Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

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

Date: December 13, 2010



APPENDIX VI



**Proposed NCP Amendment from
"Townhouses: 15upa max." to
"Townhouses: 25upa max."**

Alternative Land Use Option

- Apartments 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 Setback
- Buffers
- Detention Ponds
- Utility R/W Greenway



**SOUTH NEWTON
NEIGHBOURHOOD CONCEPT PLAN**
PLANNING AND DEVELOPMENT DEPARTMENT

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.
Approved June 28, 2007 April 28, 2006; July 28, and July 30, 2008; Nov. 3 and Nov. 10, 2008; December 15, 2008; January 14, 2009; November 20, 2008; May 17, 2009; June 21, 2009.

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: 009-980-377
Lot 3 Section 10 Township 2 New Westminster District Plan 14439

14965 – 60 Avenue

Parcel Identifier: 009-980-393
Lot 4 Section 10 Township 2 New Westminster District Plan 14439

14951 – 60 Avenue

Parcel Identifier: 009-980-407
Lot 5 Section 10 Township 2 New Westminster District Plan 14439

14935 – 60 Avenue

(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 *building area* of 300 square metres [3,230 sq.ft.] and the maximum *unit density* shall not exceed 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 By-law, 1993, No. 12000, as amended.
2.
 - (a) The *floor area ratio* shall not exceed 0.81; and
 - (b) The maximum *unit density* shall not exceed 62 *dwelling units* per hectare [25 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 42%.

F. Yards and Setbacks

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

Use	Setback			
	Front Yard	Rear Yard	West Side Yard	East Side Yard
<i>Principal and Accessory Buildings and Structures</i>	4.5 m. [15 ft.]	6.0 m* [20 ft.]	2.0 m. [6.6 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.

* The *rear yard setback* may be reduced to 3.5 metres [11 ft.] measured to the *balcony*.

** The *east side yard setback* may be reduced to 5.0 metres [16 ft.] measured to the *balcony*.

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 11 metres [36 feet].
2. *Accessory buildings and structures:*
 - (a) Indoor *amenity space* buildings: The *building height* shall not exceed 12 metres [39 feet]; and
 - (b) Other *accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet]

H. Off-Street Parking

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Seventy-five percent (75%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:

- (a) *Parking spaces* provided as *tandem parking* must be attached to each *dwelling unit*;
- (b) Notwithstanding Section B.1 of Part 5 Parking and Loading/ Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *parking spaces* provided as *tandem parking* where one *parking space* is enclosed within the *building*, the enclosed *parking space* may be a small car space;
- (d) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
- (d) *Tandem parking* is not permitted for *dwelling units* located 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*.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
9,000 sq. m. [2.2 acre]	80 metres [262 ft]	100 metres [328 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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-30 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, 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-30 Zone.
9. 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