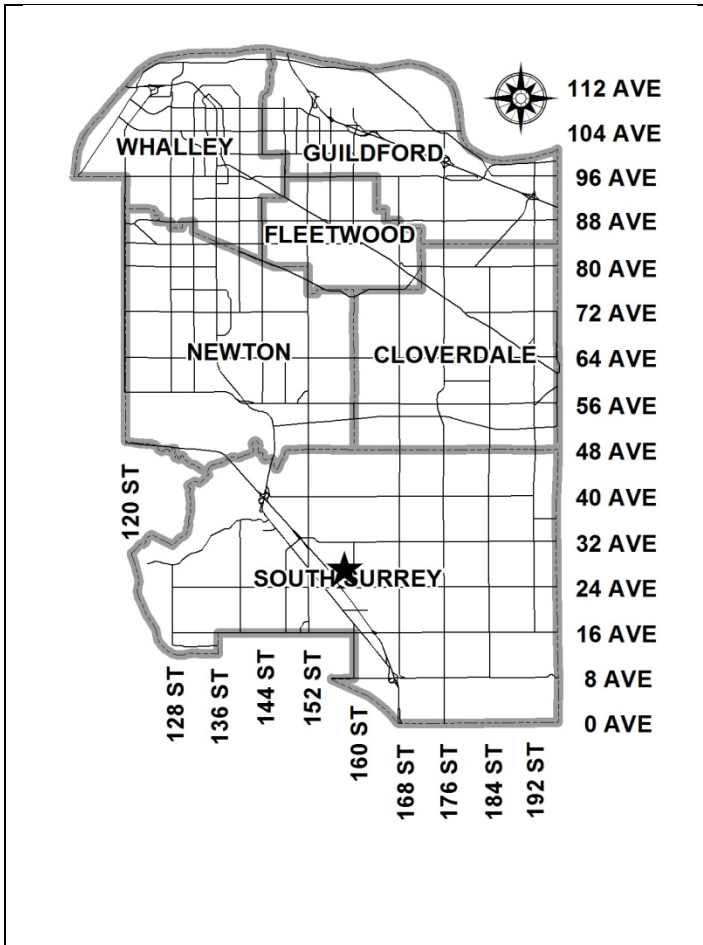


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0247-00

Planning Report Date: March 12, 2012



**PROPOSAL:**

- **OCP amendment** from Suburban to Multiple Residential
- **Rezoning** from A-2 and RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 65 townhouse units.

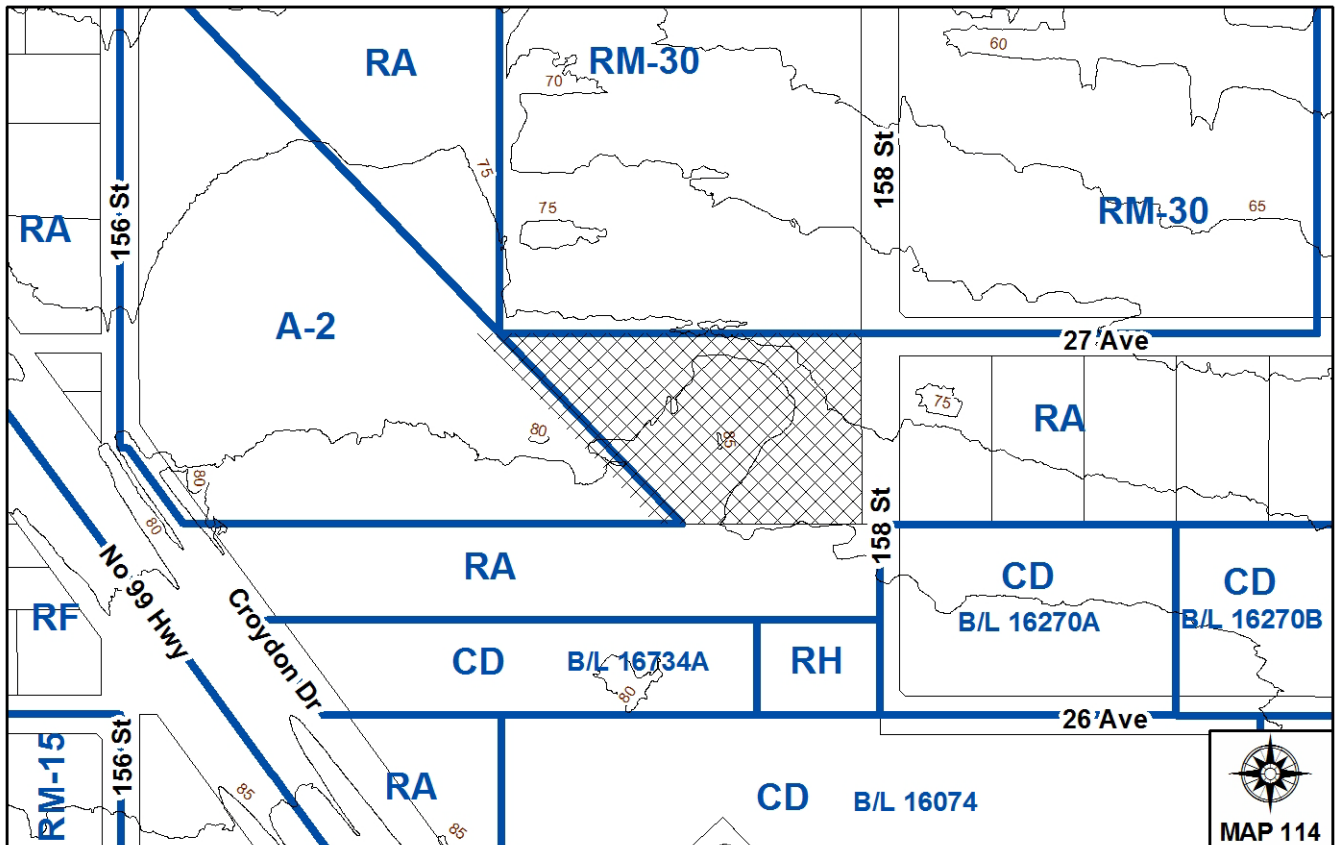
**LOCATION:** Portion of 2660 Croydon Drive and 2687 - 158 Street

**OWNERS:** Croydon Ventures Inc  
 Norma Jean Svab

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**NCP DESIGNATION:** 20-30 upa MediumHigh Density



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of Morgan Heights.
- Proposed setbacks are minor in nature , some of the reduction is offset by increased setbacks on other units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0247-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7910-0247-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (22ft.); and
  - (b) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.).
6. Council approve the applicant's request to reduce the amount of required indoor amenity space from 195 square metres (2,099 square feet) to 185.6 square metres (1,998 square feet).
7. Council instruct staff to resolve the following issues prior to Final Adoption.
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of an electro field prediction study to the acceptance of BC Hydro;
  - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (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 finalized 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) the applicant adequately address the impact of reduced indoor amenity space; and

- (h) registration of a reciprocal access easement for a shared driveway with the property to the south.

### 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 Sunnyside Elementary School  
5 Secondary students at Semiahmoo Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March, 2013.

(Appendix IV)

**Parks, Recreation & Culture:** Parks has no concerns with the project and supports the applicant's proposal to locate the required 10 metre walkway within the BC Hydro Right of Way, subject to the applicant addressing CPTED issues through the onsite design.

**BC Hydro** BC Hydro requested that an electrical consultant be retained to examine any possible induction effects resulting from the site's proximity to BC Hydro's Right of Way.

**Fire Department:** The Fire Department has no concerns with the proposal, subject to the inclusion of sprinkler systems in all buildings within 30 metres (100 ft.) of the BC Hydro transmission lines. This requirement will be reflected in the final Development Permit for the site.

### SITE CHARACTERISTICS

**Existing Land Use:** The site is currently vacant but was historically used for soil processing purposes.

**Adjacent Area:**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Townhouse development (Kaleden)	Multiple Residential / 10-15 upa Medium Density, and 20-30 upa MediumHigh Density	RM-30

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 158 street):	Vacant Lots	Multiple Residential / 20-30 upa MediumHigh Density	RA
South:	Suburban Residential Home	Multiple Residential / 20-30 upa MediumHigh Density	RA
West :	Soil processing facility/ BC Hydro ROW	Suburban/ Business Park- Light Industrial;	A-2

#### PLAN AND POLICY COMPLIANCE:

OCP Designation: Suburban. Needs amendment to Multiple Residential.

NCP Designation: 20 to 30 upa Medium High Density. Complies.

#### JUSTIFICATION FOR PLAN AMENDMENT

- When the Morgan Heights NCP was approved by Council in 2007 it was understood that all applications within the NCP area will be required to amend the OCP accordingly during the rezoning process.

#### DEVELOPMENT CONSIDERATIONS

- The 1.4 ha (3.6 acres) site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone to Multiple Residential 30 Zone (RM-30) to accommodate a proposed 65-unit townhouse development. A Development Permit is also required to allow the development.
- The proposal complies with the Morgan Heights Neighbourhood Concept Plan as the subject property is designated "Medium High Density (20 – 30 UPA)".
- The overall unit density on the site is approximately 19 upa and the Floor Area Ratio is 0.85, which complies with the proposed RM-30 Zoning.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on January 26, 2011. A development sign outlining the proposed project was installed on the property in March, 2011.
- Staff received two written correspondence from area residents. Concerns expressed had to do with density, traffic and safety, and construction noise.
  - Staff note that the density proposed complies with the existing NCP designation for the site.

- With respect to traffic and safety, Transportation staff are aware of the concerns expressed and are constantly looking at ways to improve the safety and reliability of our transportation system, while recognizing that in rapidly developing areas there are occasionally gaps which are best left to be filled through the orderly development of surrounding properties.
- Construction will be in compliance with the City's Noise Control Bylaw and the applicant will be required to comply with the Highways and Traffic Bylaw during site development, which will include commercial vehicles taking the shortest route possible between the site and the nearest designated truck route.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process. No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

### DESIGN PROPOSAL AND REVIEW

#### Access & Pedestrian Circulation

- There is one main vehicular access to 158 Street, at the southeast corner of the site. This access is designed to provide shared access to the adjacent lot to the south, should it develop for townhouses in the future. A reciprocal access easement will be required to secure this shared access arrangement.
- The applicant will be constructing a pedestrian walkway along the west boundary of the site in accordance with the requirements of the Morgan Heights NCP. This walkway will sit in a statutory right of way on private property. Ultimately this walkway will provide a continuous link to the commercial developments to the south (Grandview corners, Morgan Crossing).
- In addition, an east-west connection will be constructed in a statutory right of way along the northern boundary of the site. This east-west connection will be constructed in a shared right of way, the northern half of which was secured through the development of the "Kaleden" townhouses to the north. The site has incorporated multiple access points from the internal driveway to the public walkway.
- The individual units fronting 158 Street will have direct pedestrian access to the street, while the remainder of the units will be accessed from the internal driveways.

#### Form & Character

- The proposed 65 unit townhouse project consists of 35, 4-bedroom and 30, 3-bedroom units in 11 buildings, with an average floor area of 189 square metres (2000 sq.ft.) per dwelling unit.

- All of the 65 units have double, side by side, garages. In addition, 13 visitor stalls have been provided, bringing the total parking count to 143 stalls.
- Building siting has been carefully considered to respect adjacent land uses, address the street and provided surveillance and visual interaction with the off-street public walkways.
- Along the northern boundary the buildings have been oriented to present unit fronts and active rooms toward the public walkway. The setback from this property line is set at a minimum 8.5 m (28 ft) of which 4.0 m (13 ft) is the walkway right-of way. The effective setback of 4.5 m (15 ft) matches the setback provided by the existing Kaleden townhouses to the north.
- Along the western boundary walkway, a 15.0 m (49 ft) setback has been maintained which results in a minimum effective setback of 5.0 metres (16 ft) from the right-of-way. In order to reduce potential electric field induction effects, BC Hydro recommends that buildings not be placed parallel to the transmission corridor. Accommodating this request prevents the orientation of unit fronts and active rooms toward the public walkway. Instead, surveillance of public space and visual interaction has been achieved by locating the communal indoor and outdoor amenity spaces adjacent to the walkway.
- The design of the buildings is contemporary with low pitched and flat roofs, strong vertical expression, significant glazing and a mix of concrete composite panels and horizontal siding, with stacked stone accents.
- The defining architectural element of this design is a series of prominent raised panel sections that define each unit and break the plane of the roof eaves to create a raised parapet and accentuate the articulation of the building facades.
- The architect is proposing a uniform colour scheme for all of the buildings with the accent stone (yellow/grey "Chardonnay") and horizontal siding (brown "Timber Bark") being consistent for all buildings. Variation is provided through the inclusion of three colour options for the raised panels, including a soft blue ("Light Mist"), parchment yellow, ("Sail Cloth") and taupe ("Cobble Stone").

#### Tree Retention, Landscaping & Sustainability Principles

- The arborist report prepared for the site identified 32 trees onsite, including 19 alders, and assessed an additional 2 offsite trees. Due to severe grading and soil compaction on the site that resulted from the previous soil processing activities, significant damage has been done to the natural drainage of the site and the root structure of many of the trees. As a result none of the onsite trees are proposed for retention. Protection measures have been recommended for the off-site trees. A finalized tree management plan must be submitted prior to final adoption.

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Maple	1	0	1
Douglas Fir	11	0	11
Alder/ Cottonwood	20	0	20
<b>TOTAL</b>	<b>32</b>	<b>0</b>	<b>32</b>

- In lieu of the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a combination of trees (145 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 is one main outdoor amenity space at the west of the site that is approximately 279 m<sup>2</sup> (3,000 ft<sup>2</sup>). The space is designed to integrate with the city walkway to the west and provide options for people using the common kitchen and party room in the amenity building to use the adjacent outdoor patios for entertaining and community functions. A mix of low shrubs, open fencing and widely spaced deciduous trees separate the public walkway from the semi public amenity space, thereby giving residents a sense of security whilst maintaining surveillance and interaction with the public trail. A children's play area is also incorporated into the design.
- Due to the soil processing activity on the site the natural grades of the site have been impacted, which has raised the project above the road and northern public walkway. This increase in grade has resulted in the need for retaining walls. These retaining walls have been minimized as much as possible and have been designed to be delivered in a terraced form with a series of low walls and landscaped areas being employed in order to soften the impact of the grade changes.

#### Indoor Amenity:

- The applicant has proposed to construct a 185.6 square metres (1998 square foot) amenity building adjacent to the western boundary of the site. This building is marginally smaller than the 195 square metres (2,099 square feet) of indoor amenity required in the zoning bylaw; as such the applicant will be required to provide cash-in-lieu for the shortfall, in accordance with City policy.
- The amenity building includes a variety of program elements over two levels, including fitness and meeting rooms, and two guest suites for out of town visitors.

#### ADVISORY DESIGN PANEL

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

#### BY-LAW VARIANCES AND JUSTIFICATION

##### (a) Requested Variance:

- to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);



## Applicant's Reasons:

- To allow further more depth and articulation to the façade of the street fronting buildings.

## Staff Comments:

- The reduced setback from 158 Street is minor in nature and is in keeping with the character of the area.

## (b) Requested Variance:

- to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (22ft.);

## Applicant's Reasons:

- To allow a significant articulation of the units and create a more interesting internal streetscape.

## Staff Comments:

- The reduced setback is not a significant imposition on the neighboring property and is limited to four of the nine units on this property line. The reduced setback is offset by the increased setback on the remaining five units

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.	Development Variance Permit No. 7910-0247-00
Appendix VI.	OCP Redesignation Map
Appendix VII.	Tree Preservation Summary

INFORMATION AVAILABLE ON FILE

- Draft Electric Field Study prepared by Paul Wong International. Dated May 31, 2011.
- Complete Set of Architectural and Landscape Plans prepared by Wilson Chang Architects and PMG Landscape Architects, respectively. Dated January 23, 2011

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MN/kms

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. 3/8/12 11:14 AM

Information for City Clerk

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

1. (a) Agent:     Name:           Wojciech Grzybowicz  
                   WG Architecture Inc  
                   Address:       470 Granville Street, Suite 1030  
                                   Vancouver BC  
                                   V6C 1V5  
  
                   Tel:           604-331-2378
  
2.     Properties involved in the Application
  - (a)     Civic Addresses:       2660 Croydon Drive and 2687 - 158 Street
  
  - (b)     Civic Address:       2660 Croydon Drive  
          Owner:               Norma J Svab  
          PID:                 028-271-971  
          Lot 1 Section 23 Township 1 New Westminster District Plan BCP45196
  
  - (c)     Civic Address:       2687 158 St  
          Owner:               Norma J Svab  
                                   Croydon Ventures Inc., Inc. No. 148259  
          PID:                 028-271-998  
          Portion of Lot 3 Section 23 Township 1 New Westminster District Plan BCP45196 as shown  
          as Block B on the attached survey plan.
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
  - (b)     Introduce a By-law to rezone a portion of the properties as shown on the attached Survey  
          Plan
  
  - (c)     Proceed with Public Notification for Development Variance Permit No. 7910-0247-00 and  
          bring the Development Variance Permit forward for an indication of support by Council.  
          If supported, the Development Variance Permit will be brought forward for issuance and  
          execution by the Mayor and City Clerk in conjunction with the final adoption of the  
          associated Rezoning By-law.

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY REZONG BYLAW \_\_\_\_\_ OF:  
LOT 1 OF SECTION 23 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN BCP45196**

LOT 1 PID: 028-271-971



THE INTENDED PLOT SIZE OF THIS PLAN  
IS 432mm IN WIDTH BY 280mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:2500

CIVIC ADDRESS :

LOT 1: 2710 & 2678 - 156th STREET  
SURREY, BC

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
EXCEPT WHERE OTHERWISE NOTED.

GRID BEARINGS ARE DERIVED FROM  
PLAN BCP45196.

LEGEND

- DENOTES IRON POST FOUND

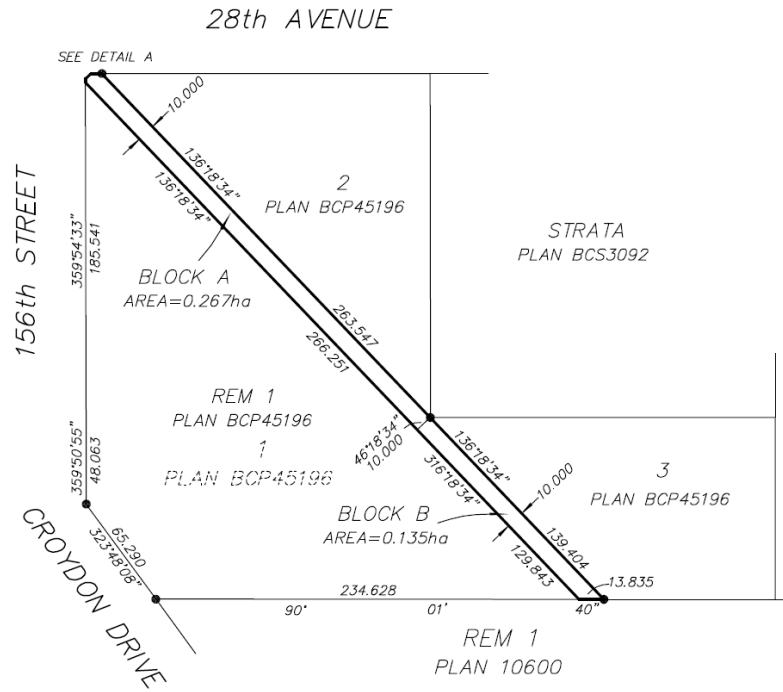
Lot dimensions and clearances according to  
Current Land Title Office Records.

This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
that may be suffered by a third party as a result of  
any decisions made or actions taken based on this  
document. This documents shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel described above. This  
document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.

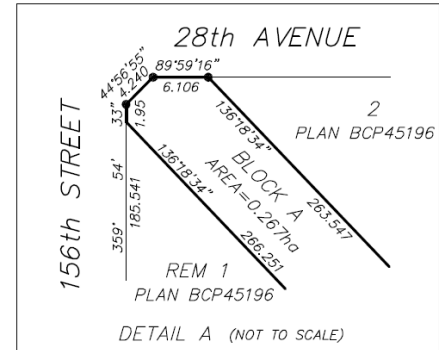
CERTIFIED CORRECT THIS 6th DAY OF MARCH, 2012.

\_\_\_\_\_  
B.C.L.S.

This document is not valid unless originally signed and sealed.



SURREY FILE NO: \_\_\_\_\_



FOUND PLACED

- □ DENOTES LEAD PLUG
- ○ DENOTES IRON POST
- ⊙ DENOTES CONTROL MONUMENT
- WT DENOTES WITNESS

© GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 1010-026  
DWG : 1010-026 SK RZ

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

## DEVELOPMENT DATA SHEET

**Proposed: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		1.58 ha (3.9 acres)
Road Widening area		
Undevelopable area		1,318 m <sup>2</sup> (14,193ft <sup>2</sup> )
Net Total		1.44ha (3.6 acres)
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	45%	36%
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	36%
<b>SETBACKS ( in metres)</b>		
Front	7.5 m (25 ft)	7.0 m (25 ft)
Rear	7.5 m (25 ft)	15 m (50 ft)
Side #1 (S,)	7.5 m (25 ft)	6.7 m (23 ft)
Side #2 (N)	7.5 m (25 ft)	8.5 m (28 ft)
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal	13.0 m (43 ft)	10.5 m (35 ft)
Accessory	11.0 m (36 ft)	9 m (29 ft)
<b>NUMBER OF RESIDENTIAL UNITS</b>		
One Bed		
Two Bedroom		
Three Bedroom +	107	65
Total		
<b>FLOOR AREA: Residential</b>	12,978 m <sup>2</sup> (139,701 ft <sup>2</sup> )	12,294 m <sup>2</sup> (132,344 ft <sup>2</sup> )
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	12,978 m <sup>2</sup> (139,701 ft <sup>2</sup> )	12,294 m <sup>2</sup> (132,344 ft <sup>2</sup> )

*\* 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 uph /30 upa	47 uph / 19 upa
FAR (gross)		
FAR (net)	0.9	0.853
AMENITY SPACE (area in square metres)		
Indoor	195 m <sup>2</sup>	185.6 m <sup>2</sup>
Outdoor	195 m <sup>2</sup>	279 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed+	130	130
Residential Visitors	13	13
Institutional		
Total Number of Parking Spaces	143	143
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# MULTI-FAMILY DEVELOPMENT AT 2687 158TH STREET, SURREY, BC

Wilson Chang

Architect  
288 West 8th Ave  
Vancouver, BC V5Y 1N5  
T 604.630.9488  
F 604.630.9487

PROJECT DATA	A000
SITE PLAN	A101
UNIT PLAN TYPE A1	A200
UNIT PLAN TYPE A2	A201
UNIT PLAN TYPE B1	A202
UNIT PLAN TYPE B2	A203
UNIT PLAN TYPE B3	A204
UNIT PLAN TYPE B4	A205
UNIT PLAN TYPE C	A206
INDOOR AMENITY PLAN	A210
NORTH & EAST ELEVATIONS	A301
SOUTH & WEST ELEVATIONS	A302
TYPICAL ELEVATION - TYPE A1, B1 & B2	A303
TYPICAL ELEVATION - TYPE A2, B3, B4 & C	A304
SECTIONS	A401
TYPICAL SECTION - TYPE A1, A2, B1, B2, B3 & C	A402
3D VIEWS A	A800
3D VIEWS B	A801
3D VIEWS C	A802
3D SECTION CUTS	A803



FROM <http://cosmos.surrey.ca/Geocontext/ExternalWebViewer.aspx?Site=City%20Map>



<b>PROJECT DATA</b>	
<b>PROJECT WORK</b> NEW 64 TOWNHOUSE DEVELOPMENT PER RM-30	
<b>CIVIC ADDRESS</b> 2687 158TH ST, SURREY BC	
<b>LEGAL DESCRIPTION</b> LT 3 SEC 23 TWP 1 PL BCP45196 NWD	
<b>LOT AREA</b>	
TOTAL GROSS AREA (INCLUDING ROW):	169,417 SF = 3.889ac
TOTAL NET AREA AFTER EXCLUDING BC HYDRO ROW:	155,224 SF = 3.563ac
<b>DENSITY</b>	
MAX UP/L: 30	
TOTAL ALLOWABLE UNITS: 101.34	
MAX FAR: 0.9	
⇒ MAX FLOOR AREA = 139,701 SF	
PROPOSED: 65 UNITS AT 0.853 FAR	
<b>SETBACKS :</b>	
PROPOSED	
NORTH: 4.5M	
EAST ALONG 158TH: 7.0M	
SOUTH: 4.5M	
WEST: 5.0M	
<b>BUILDING HEIGHT (MAX)</b>	
PROPOSED	
10.38 m (34'-1")	
<b>FLOOR AREA :</b>	
TYPE A1 : 9 X	2216.2 SF = 77567.0 SF
TYPE A2 : 26 X	2216.2 SF = 77567.0 SF
TYPE B1 : 10 X	1745.9 SF = 20950.8 SF
TYPE B2 : 8 X	1972.8 SF = 19728.0 SF
TYPE B3 : 2 X	1745.9 SF = 20950.8 SF
TYPE B4 : 2 X	1972.8 SF = 19728.0 SF
TYPE C : 8 X	1762.3 SF = 14098.4 SF
TOTAL : 65 UNITS	= 132344.2 SF
<b>AMENITY SPACE</b>	
INDOOR: 1998.2 SF	
OUTDOOR: APPROX. 3000 SF	
<b>PARKING</b>	
RESIDENTIAL VISITOR	130 (2 PER UNIT, ALL DOUBLE GARAGE)
	13

**ARCHITECTURAL:**

WILSON CHANG ARCHITECT INC  
T: 604.630.9488  
F: 604.630.9487  
E: WCHANG@GHHYPERRECTS.COM  
PRINCIPAL IN CHARGE:  
WILSON CHANG

**LANDSCAPE**

PMG LANDSCAPE ARCHITECTS LTD  
T: 604.294.0011  
F: 604.294.0022  
E: PAT@PMGLANDSCAPE.COM  
PRINCIPAL IN CHARGE:  
PATRICIA CAMPBELL

**CIVIL ENGINEER**

HUB ENGINEERING INC  
T: 604.572.4328  
F: 604.501.1325  
E: MGRK@HUB-INC.COM  
PRINCIPAL IN CHARGE:  
MIKE G. KOMPTER

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CONSULTANT

PROJECT TITLE

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2687 158TH ST

PROJECT NO. W112

NO.	DATE	REMARKS
1	FEB. 09, 2012	ISSUED FOR DP SUBMISSION
2	MAR. 01, 2012	ISSUED FOR DP SUBMISSION

KEY PLAN

DRAWING TITLE  
PROJECT DATA

PROJECT NO. W112  
SCALE: 1/4" = 1'-0"  
DATE: 03/01/2012  
CHECKED: WC

DRAWING NO.

A000



**B.C. LAND SURVEYORS PROPOSED SUBDIVISION OF  
 LOTS 1 AND 3  
 BOTH OF SECTION 23 TOWNSHIP 1  
 NEW WESTMINSTER DISTRICT PLAN BCP45196**

LOT 1 PID: 028-271-971  
 LOT 3 PID: 028-271-998

**CIVIC ADDRESS :**

LOT 1: 2710 & 2678 - 156th STREET  
 LOT 3: 2687 - 158th STREET  
 SURREY, BC

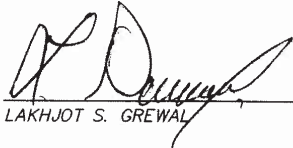
**NOTE:**

Preliminary Layout, subject to approval.  
 Areas and Dimensions are subject to detailed  
 Legal Survey and calculations, and may vary.

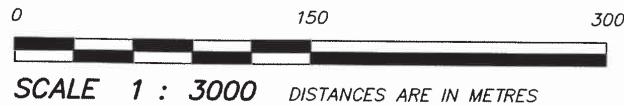
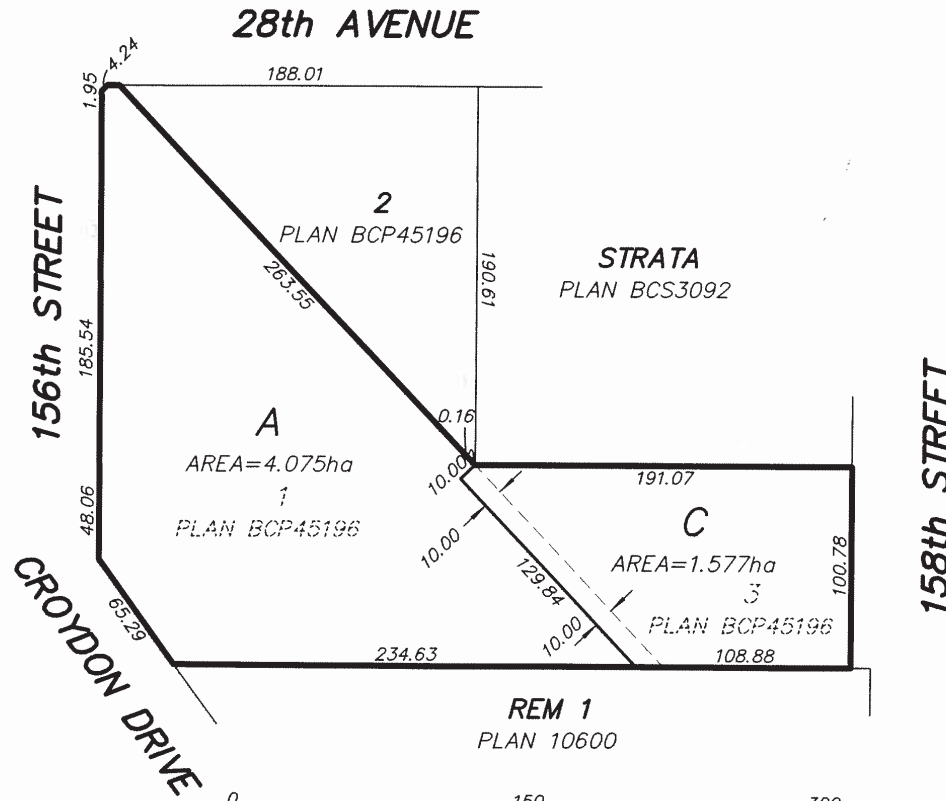
Lot dimensions and clearances according to  
 Current Land Title Office Records.

This plan was prepared for inspection purposes and is  
 for the exclusive use of our client. The signatory  
 accepts no responsibility or liability for any damages  
 that may be suffered by a third party as a result of  
 any decisions made or actions taken based on this  
 document. This documents shows the relative location  
 of the surveyed structures and features with respect to  
 the boundaries of the parcel described above. This  
 document shall not be used to define property lines or  
 property corners. All rights reserved. No person may  
 copy, reproduce, transmit or alter this document in  
 whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 28th DAY OF FEBRUARY, 2012.

  
 B.C.L.S.  
 LAKHJOT S. GREWAL

This document is not valid unless originally signed and sealed.  
 NOT SUITABLE FOR MORTGAGE PURPOSES



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 PROFESSIONAL LAND SURVEYORS  
 UNIT 204, 15299-68th AVENUE  
 SURREY, B.C. V3S 2C1  
 TEL: 604-597-8567  
 EMAIL: Office@GrewalSurveys.com  
 FILE : 1010-026  
 DWG : 1010-026 SK AC

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CONSULTANT

PROJECT TITLE

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

**2687 158TH ST**

PROJECT NO. W1102

NO.	DATE	REMARKS
1	FEB. 09, 2012	ISSUED FOR DP SUBMISSION
2	MAR. 01, 2012	ISSUED FOR DP SUBMISSION

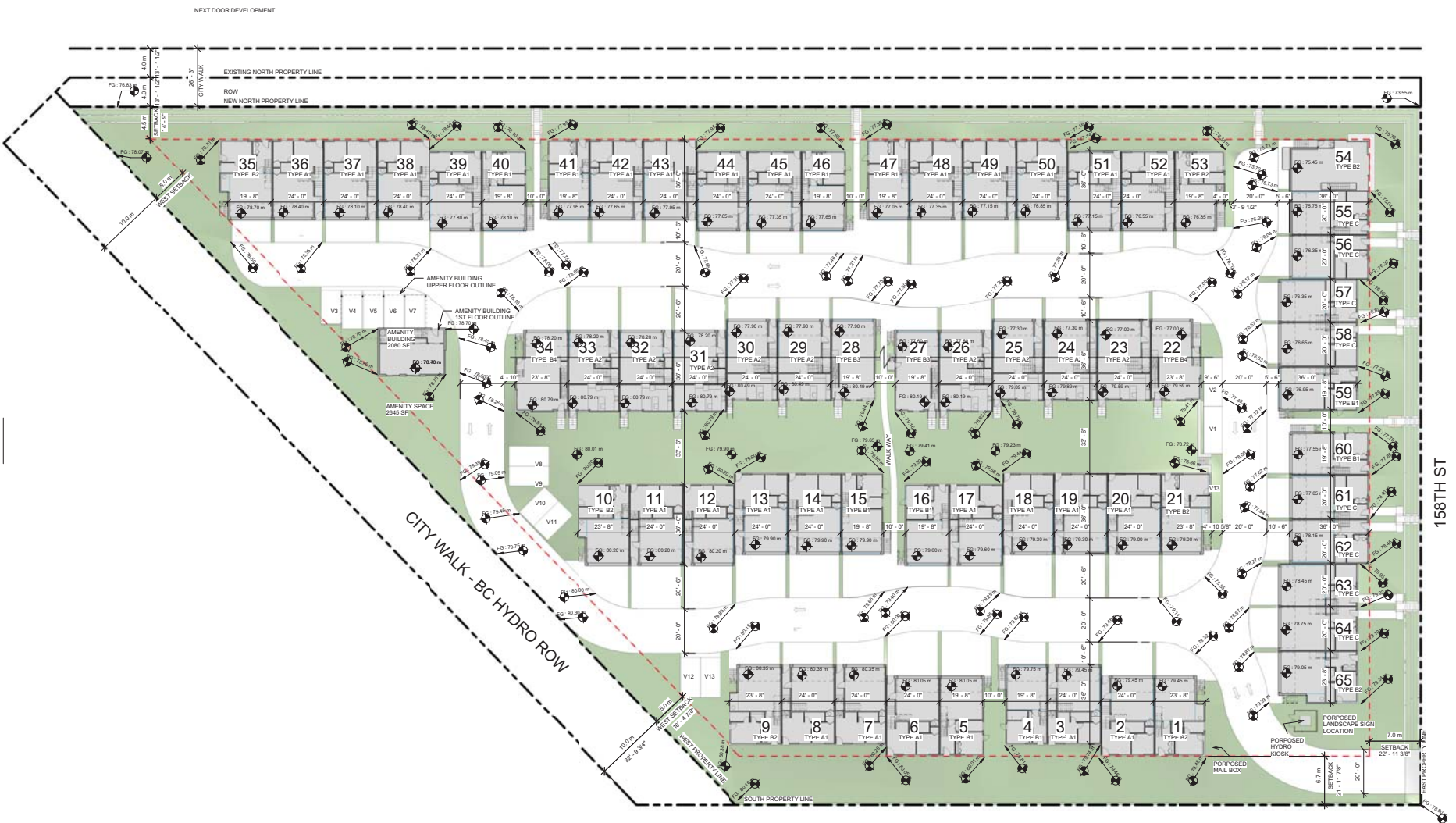
KEY PLAN

**SITE PLAN**

PROJECT NO. W1102  
 SCALE: 1/8" = 1'-0"  
 CHECKED: WC

DRAWING NO.

**A101**



① SITE PLAN  
 1:250



① NORTH ELEVATION 1 OF 2  
3/32" = 1'-0"



⑤ NORTH ELEVATION 2 OF 2  
3/32" = 1'-0"



② EAST ELEVATION  
3/32" = 1'-0"

**Wilson Chang**  
Architect ma|bc  
288 West 8th Ave  
Vancouver, BC V5Y 1N5  
T 604.630.9488  
F 604.630.9487

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CONSULTANT

PROJECT TITLE

**MULTI-FAMILY  
RESIDENTIAL  
DEVELOPMENT**

**2687 158TH ST**

PROJECT NO: W1102

NO.	DATE	REMARKS
1	FEB. 09, 2012	ISSUED FOR DP SUBMISSION

REV PLAN

DRAWING TITLE  
**NORTH & EAST  
ELEVATIONS**

PROJECT NO: W1102  
SCALE: 3/32" = 1'-0"  
DRAWN: WC  
CHECKED: WC

DRAWING NO.

**A301**



EAST P.L.

① SOUTH ELEVATION  
3/32" = 1'-0"

NORTH P.L.



SOUTH P.L.

② WEST ELEVATION  
3/32" = 1'-0"

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CONSENT TEXT

PROJECT TITLE

**MULTI-FAMILY  
RESIDENTIAL  
DEVELOPMENT**

**2687 158TH ST**

PROJECT NO. W1102

NO.	DATE	REMARKS
1	FEB. 09, 2012	ISSUED FOR DP SUBMISSION

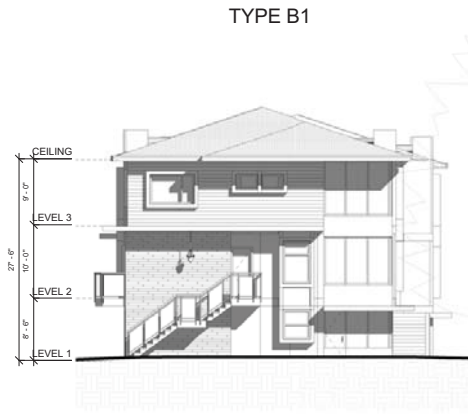
KEY PLAN

DRAWING TITLE  
**SOUTH & WEST  
ELEVATIONS**

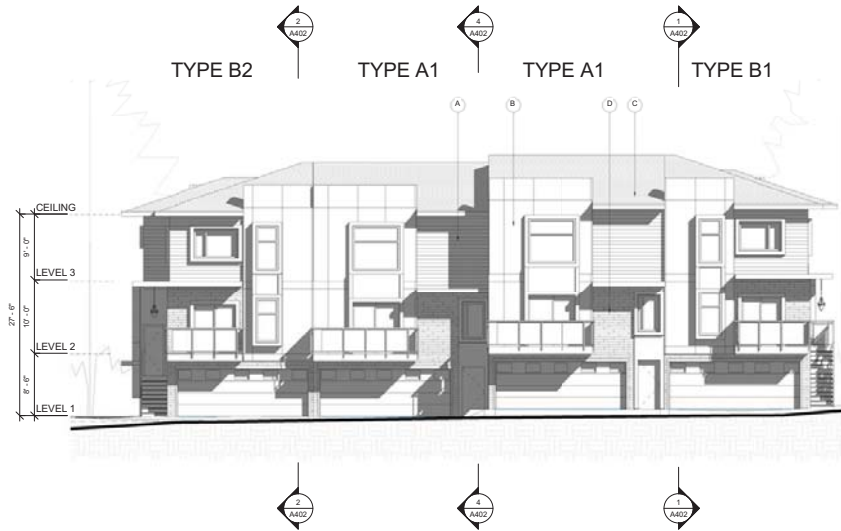
PROJECT NO. W1102  
SCALE: 3/32" = 1'-0"  
DRAWN: AC  
CHECKED: WC

DRAWING NO.

**A302**



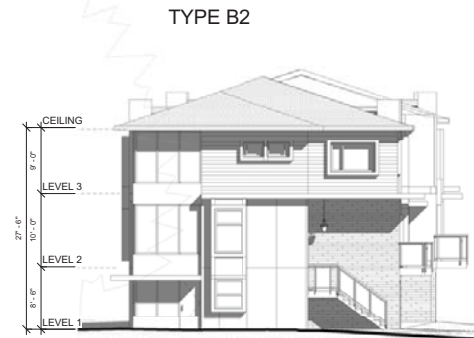
① TYPICAL WEST ELEVATION - TYPE B1  
1/8" = 1'-0"



① TYPICAL NORTH ELEVATION - TYPE A1, B1 & B2  
1/8" = 1'-0"



② TYPICAL SOUTH ELEVATION - TYPE A1, B1 & B2  
1/8" = 1'-0"



② TYPICAL EAST ELEVATION - TYPE B2  
1/8" = 1'-0"

**MATERIAL LEGEND:**  
 ○ HARDIE SIDING (COLOR: TIMBER BARK)  
 ○ HARDIE PANEL (SMOOTH, COLOR VARIATION BY UNIT, PROPOSED: SAIL CLOTH, COBBLE STONE OR LIGHT MIST)  
 ○ ASPHALT SHINGLES (COLOR: DARK GREY)  
 ○ CULTURED STONE (LEDGESTONE; CHARDONNAY, OR SIMILAR)



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CONSULTANT

PROJECT TITLE

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

**2687 158TH ST**

PROJECT NO: W1102

NO.	DATE	REMARKS
1	FEB. 09, 2012	ISSUED FOR DP SUBMISSION

KEY PLAN

DRAWING TITLE

**TYPICAL ELEVATION - TYPE A1, B1 & B2**

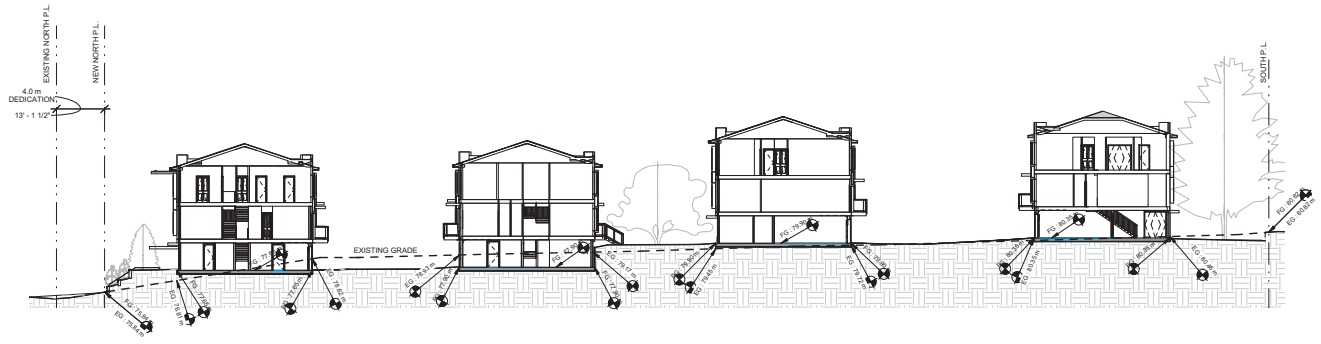
PROJECT NO: W1102  
 SCALE: AS SHOWN  
 CHECKED: WC

DRAWING NO.

**A303**



1 Section 1  
1/16" = 1'-0"



2 Section 2  
1/16" = 1'-0"



3 Section 3  
1/16" = 1'-0"

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PROJECT TITLE

**MULTI-FAMILY  
RESIDENTIAL  
DEVELOPMENT**

**2687 158TH ST**

PROJECT NO. W1102

NO.	DATE	REMARKS
1	FEB. 09, 2012	ISSUED FOR OF SUBMISSION

KEY PLAN

DRAWING TITLE  
**SECTIONS**

PROJECT NO. W1102  
SCALE: 1/16" = 1'-0"  
DRAWN: WC  
CHECKED: WC  
DRAWING NO.

**A401**



① 3D VIEW - SOUTHWEST



② 3D VIEW - NORTH

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CONTRACT

PROJECT TITLE

**MULTI-FAMILY  
 RESIDENTIAL  
 DEVELOPMENT**

**2687 158TH ST**

PROJECT NO. W1102

NO.	DATE	REMARKS
1	FEB. 09, 2012	ISSUED FOR DP SUBMISSION

KEY PLAN

DRAWING TITLE

**3D VIEWS A**

PROJECT NO. W1102  
SCALE  
CHECKED: WC  
DRAWING NO.

**A800**

Wilson Chang

Architect maibc

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PROJECT TITLE

**MULTI-FAMILY  
RESIDENTIAL  
DEVELOPMENT**

**2687 158TH ST**

PROJECT NO. W1102

NO.	DATE	REMARKS
1	FEB. 06 2012	ISSUED FOR DP SUBMISSION

KEY PLAN

DRAWING TITLE

**3D VIEWS B**

PROJECT NO. W1102

SCALE

CHECKED: WC

DRAWING NO.

**A801**



① 3D VIEW - NORTHWEST



② 3D VIEW - AMENITY





3D VIEW - 158TH ST



3D VIEW - INTERIOR

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CONSULTANT

PROJECT TITLE

**MULTI-FAMILY  
 RESIDENTIAL  
 DEVELOPMENT**

**2687 158TH ST**

PROJECT NO. W1102

NO.	DATE	REMARKS
1	FEB. 09, 2012	ISSUED FOR DP SUBMISSION

KEY PLAN

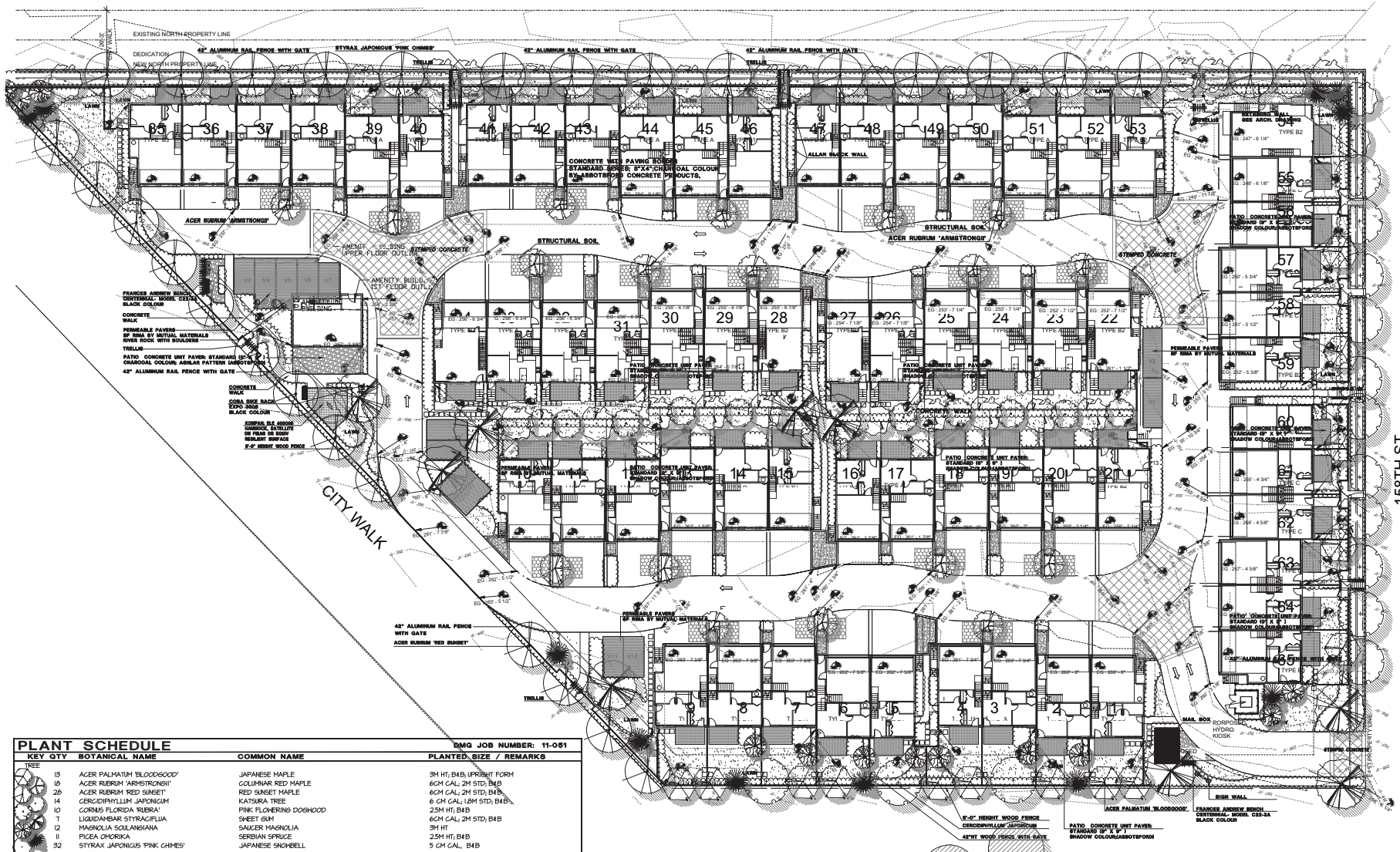
DRAWING TITLE  
**3D VIEWS C**

PROJECT NO. W1102  
 SCALE: AS SHOWN  
 CHECKED: WC  
 DRAWING NO.

**A802**



NEXT DOOR DEVELOPMENT



**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
IS		ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	3M HT, B4B, UPRIGHT FORM
ID		ACER RUBRUM 'ARMSTRONG'	COLUMNAR RED MAPLE	60M CAL, 2M STD, B4B
29		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	60M CAL, 2M STD, B4B
14		CECROPYLLUM JAPONICUM	KATSURA TREE	6 CM CAL, 1.8M STD, B4B
IO		CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2.5M HT, B4B
T		LIQUIDAMBAR STYRACIFLUA	SWEET GUM	60M CAL, 2M STD, B4B
12		MANGOLIA SOULANSIANA	SAUCEUR MAGNOLIA	3M HT
II		PICEA CHORIKA	SERBIAN SPRUCE	2.5M HT, B4B
32		STYRAX JAPONICUS 'PINK CHERRY'	JAPANESE SNOWBELL	5 CM CAL, B4B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVEAL 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. \* ALL ON 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.
2	07/08	NEW SITE PLAN	DD
1	07/08	NEW SITE PLAN	DD
NO.	DATE	REVISION DESCRIPTION	DR.

**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 58th Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011; f: 604 294-0022

PROJECT:  
**78 UNIT TOWNHOUSE DEVELOPMENT**  
2887 158th Street  
(Lot 3)  
SURREY, BC  
WITH WILSON CHANG ARCHITECT INC.

**LANDSCAPE PLAN**

DATE: November 17, 2011	DRAWING NUMBER:
SCALE:	<b>L1</b>
DRAWN: DD	
DESIGN: DD	
CHKD: PCM	



## INTER-OFFICE MEMO

---

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

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

DATE: **March 5, 2012** PROJECT FILE: **7810-0247-00**

---

RE: **Engineering Requirements  
Location: 2687 158 St.**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Provide 4.00 metre wide Statutory Right of Way (SRW) at 27 Avenue for a Multi-Use Pathway (MUP) to align with the existing SRW E207-0948 (BCP32273); and
- Provide 10.00 metre wide SRW a MUP along the west property line.

***Works and Services***

- Construct west side of 158 Street to the Neo Traditional-Through Local Road standard.
- Finalize construction of 2.25 metre wide curb extension at 27 Avenue/158 Street.
- Construct walkway on 27 Avenue.
- Construct a 4.00 metre wide asphalt pathway within the 10.00 metre wide SRW.
- Pay Sanitary DWA Levies.
- Pay Sanitary Latecomer Agreement charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

Bob Ambardar, P.Eng.  
Development Project Engineer

IK



## SCHOOL DISTRICT #36 (SURREY)

Monday, February 21, 2011  
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 7910-0247-00

#### SUMMARY

The proposed 80 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	7
Secondary Students:	5

#### September 2010 Enrolment/School Capacity

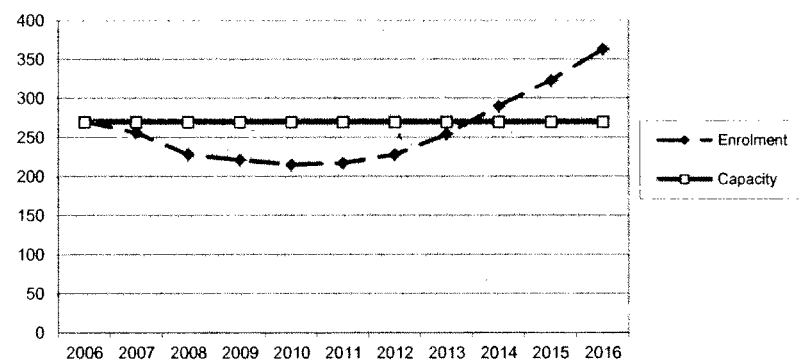
Sunnyside Elementary	
Enrolment (K/1-7):	30 K + 185
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1462
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

#### School Enrolment Projections and Planning Update:

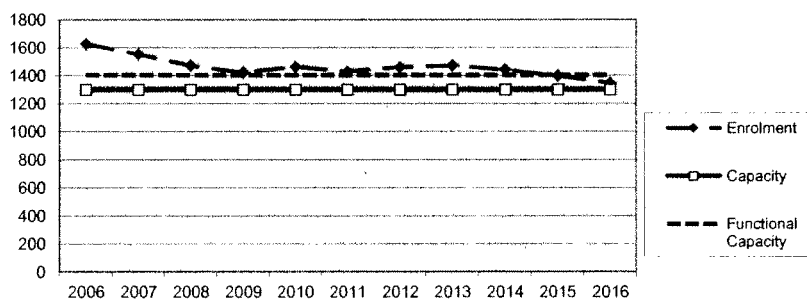
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school is in the design stage (planned to replace Sunnyside) in the north west Grandview Area (Site #202). The school district will close Sunnyside Elementary after the new school is constructed and regular and montessori program enrolment will move from Sunnyside to the new school. The majority of new growth in the current Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below does not show the impact of the new school and is based on current school catchment. Boundary changes will be phased in after the K-7 regular and montessori program enrolment moves from Sunnyside Elementary to the replacement school. The proposed development will not have an impact on these projections.

#### Sunnyside Elementary



#### Semiahmoo 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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0247-00

Issued To: CROYDON VENTURES INC. , INC. NO. 148259

Address: 15245 - 16 Avenue  
White Rock, BC V4A 1R6

Issued To: NORMA J. SVAB

Address: 2660 Croydon Drive  
Surrey BC V3S 0C5

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

A Portion of Parcel Identifier: 028-271-971  
Lot 1 Section 23 Township 1 New Westminster District Plan BCP45196

2660 Croydon Drive

Parcel Identifier: 028-271-998  
Lot 3 Section 23 Township 1 New Westminster District Plan BCP45196

2687 - 158 Street

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000 as amended is varied in Section F, Part 22 as follows:
  - (a) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) along the south boundary of the Land; and
  - (b) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

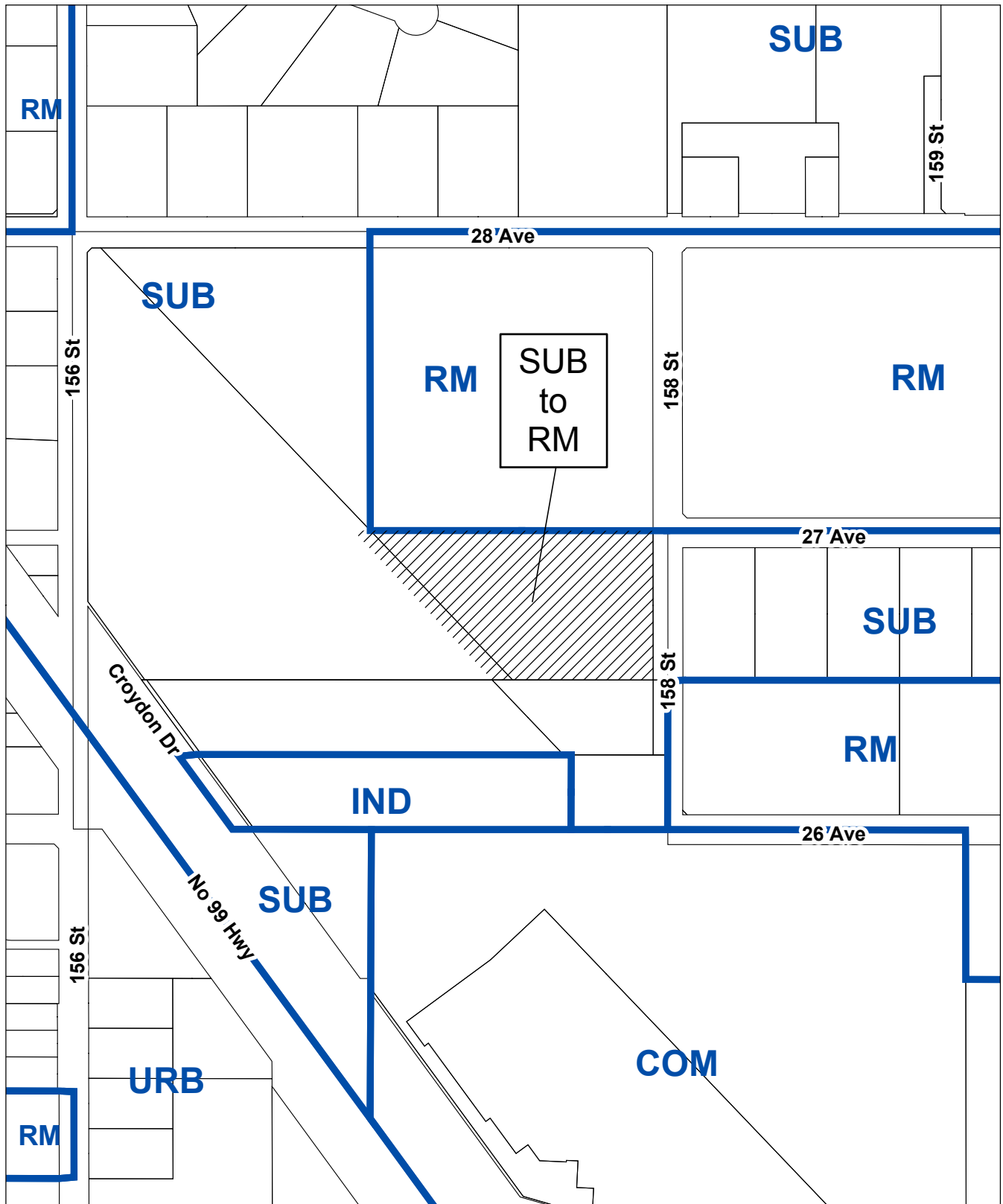
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



### OCP Amendment

Proposed amendment from Suburban to Multiple Residential



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 10-0247-00  
Project Location: 2687 – 158 Street  
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:

Mature native coniferous scattered across the central area of the site, many in decline. A band of mixed native coniferous and deciduous species primarily, red alder across the east and south ends.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	32
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	32
Number of Protected Trees to be retained (A-C)	(D)	0
Number of Replacement Trees required (20 alder and cottonwood X 1 and 12 others X 2)	(E)	44
Number of Replacement Trees proposed	(F)	124
Number of Replacement Trees in deficit (E-F)	(G)	0
Total number of Prot. and Rep. Trees on site (D+F)	(H)	124
Number of lots proposed in the project	(I)	NA
Average number of Trees per Lot	(H/I)	(J) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

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

Date: December 14, 2011  
Revised Date: March 6, 2012

