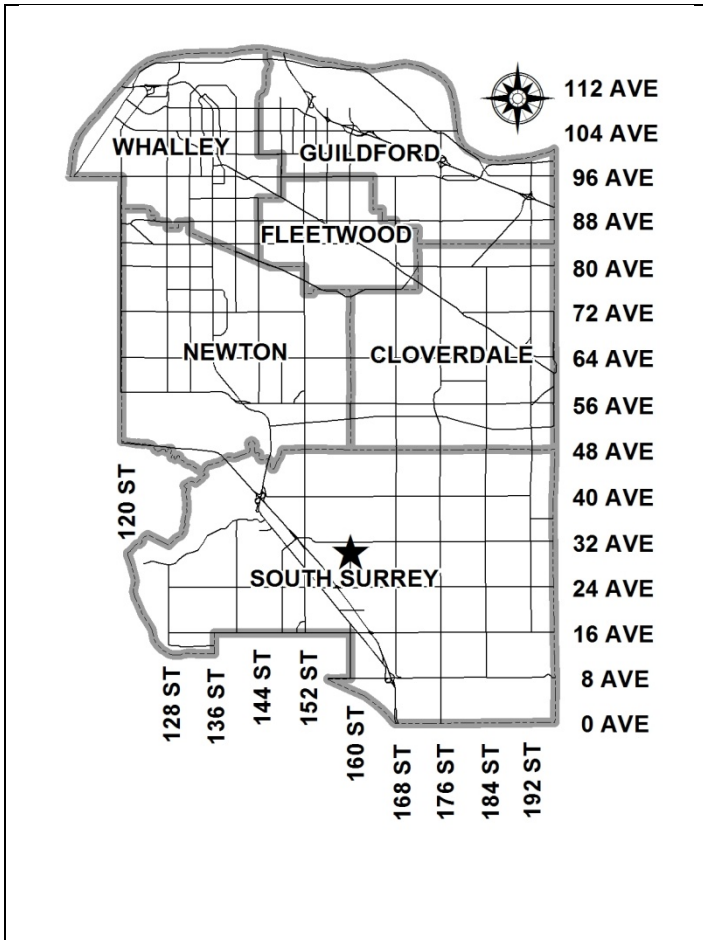


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0248-00

Planning Report Date: May 27, 2013



PROPOSAL:

- **OCF amendment** from Suburban to Urban
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

in order to permit the development of 28 townhouse units.

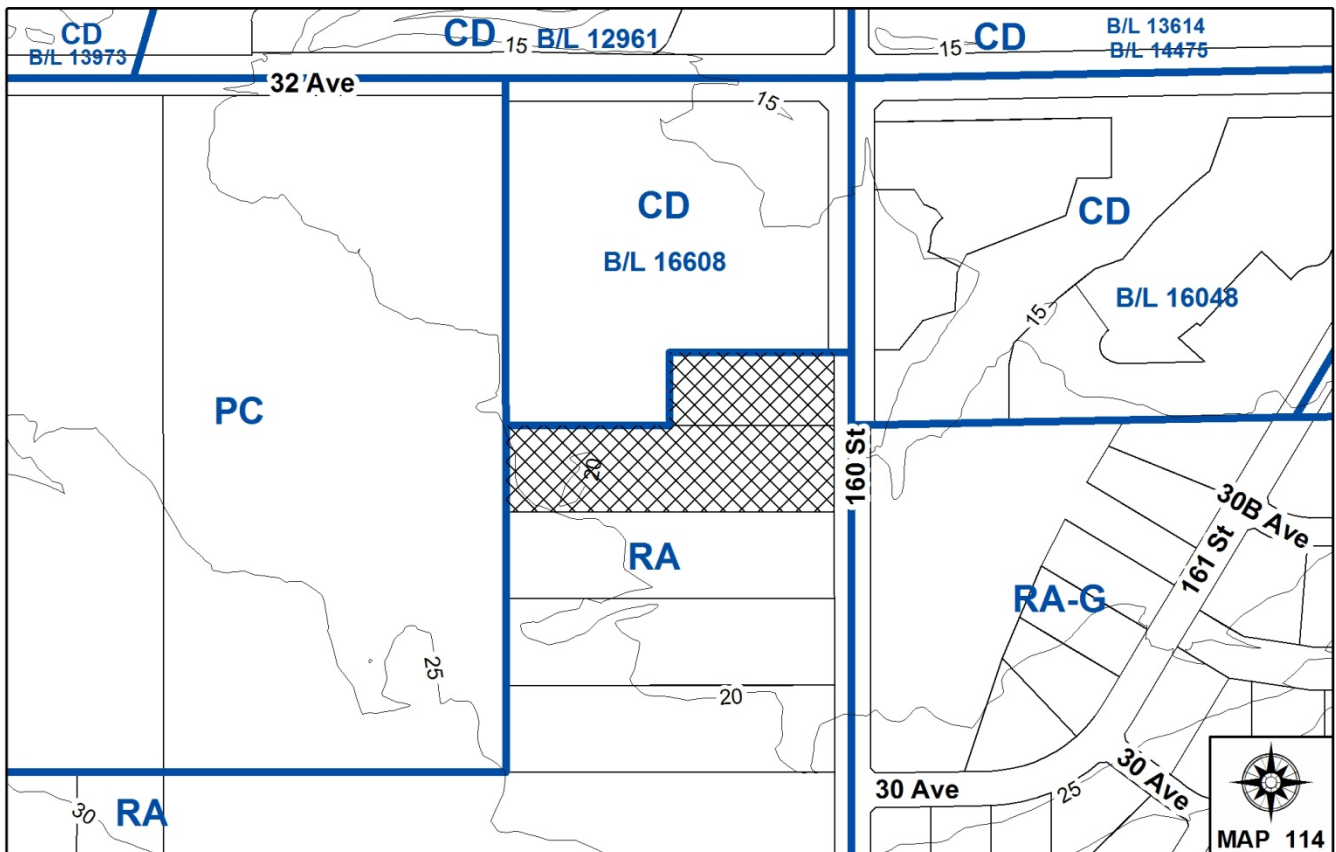
LOCATION: 3107 - 160 Street
 3087 - 160 Street

OWNER: Azure North Construction Ltd

ZONING: RA

OCF DESIGNATION: Suburban

NCP DESIGNATION: Cluster Housing (6 to 8 upa) and Environmental Area



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with OCP Designation. Needs amendment from “Suburban” to “Urban”.

RATIONALE OF RECOMMENDATION

- Complies with the North Grandview Heights NCP Designation.
- The proposed OCP Amendment was anticipated as part of the normal approval process for applications within the NCP area to achieve the approved land use designation and density.
- The buildings are traditional West Coast design. Building cladding materials are high quality and durable, consisting primarily of Hardie siding, cedar shakes, and stone.
- To complement the mature trees being retained on the site, the landscaping plan for the project proposes a generous combination of trees and shrubs in a variety of coniferous and deciduous varieties.

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 Urban 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 "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.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7910-0248-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the impact of no indoor amenity space;
 - (g) a P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian area; and
 - (h) the applicant adequately address deficiencies in tree replacement in accordance with the Tree Preservation By-law.

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:**

6 Elementary students at Sunnyside Elementary School
3 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 Spring 2014.

(Appendix IV)

Parks, Recreation & Culture: Parks agrees the applicant should convey the existing watercourse and riparian areas to the City, without compensation, for conservation purposes. A P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian areas.

Department of Fisheries and Oceans (DFO): The project was presented to the City's Environmental Review Committee (ERC) on May 18, 2011. At the meeting, DFO agreed to a minimum 15 metre (49 ft.) setback from the top of the bank of the unnamed Wills Creek tributary. The riparian area is to be conveyed to the City, without compensation, for conservation purposes.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant land

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North	Townhouse units under construction	Urban/Cluster Housing (6 to 8 upa)	CD (By-law No. 16608)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 160 Street):	Greenridge Park	Urban & Suburban/Cluster Housing (6 to 8 upa)/Environmental Area and Open Space	CD (By-law Nos. 16048 & 17128) and RA-G
South	Single family dwelling and accessory structures	Suburban/Cluster Housing (6 to 8 upa)	RA
West:	Cemetery	Suburban/Cemetery	PC

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed OCP amendment from "Suburban" to "Urban" was anticipated in order to achieve the land use designated in the North Grandview Heights NCP, which was approved by Council in September 2005. The majority of lands in the NCP require enabling OCP amendments to achieve the desired use approved in the NCP, and these are brought forward at the rezoning stage.

DEVELOPMENT CONSIDERATIONS

- The subject site consists of two parcels in the 3000 to 3100 block of 160 Street. The applicant proposes to consolidate the lands and redevelop the site for a 28-unit townhouse project. As noted above, the application is consistent with the land use designation in the North Grandview Heights NCP. In addition to the enabling OCP amendment, the applicant proposes to rezone the site from "One-Acre Residential Zone (RA) to "Comprehensive Development Zone" (CD) to accommodate the townhouse proposal. A Development Permit is also required.
- A CD Zone is being used for this proposed development to limit the density in accordance with the North Grandview Heights Neighbourhood Concept Plan (NCP).
- The proposed CD Zone is similar to the RM-15 Zone with exceptions as summarized in the table below:

	RM-15 Zone	Proposed CD Zone
Density (u.p.a.)	15 upa	11 upa
Density (FAR)	0.60	0.60
Lot Coverage	45%	37%
Setbacks	7.5 metres from all property lines	Range from 3.0 metres to 5.0 metres
Principal Building Height	11 metres	11 metres

- The subject site is designated "Cluster Housing (6 to 8 upa)" in the North Grandview Heights NCP. The proposed density complies with this land use designation with an overall gross density of 8.3 units per acre. The proposed net density of 11 units per acre (26 units per hectare) is less than the RM-15 Zone. The proposed floor area ratio of 0.60 is the same as the RM-15 Zone.

- The proposed maximum lot coverage of 37% is lower than the 45% permitted lot coverage prescribed under the RM-15 Zone, which allows for larger outdoor amenity areas on the site.
- The development provides for approximately 4,800 square metres (52,000 sq.ft.) of natural open space in a combination of dedicated riparian areas and outdoor amenity space, excluding setbacks for the private backyard areas for the townhouse units. This represents approximately 35% of the overall gross site area, which meets the recommended minimum target of 35-40% natural open space as specified in the North Grandview Heights NCP for cluster housing. The intent of the Cluster Housing designation is being met by preserving the significant natural features on the site.
- The proposed building setbacks have been reduced from the typical 7.5 metre (25 ft.) setback requirement of the RM-15 Zone. The setback has been reduced to 4.0 metres (13 ft.) along 160 Street to create a more urban, pedestrian streetscape. The setback has been reduced to 5.0 metres (16 ft.) adjacent to the riparian area and future development site on the south portion of the site, and also along the shared drive aisle on the northern portion of the site. The setback has been reduced to 3.0 metres (10 ft.) adjacent to the cemetery in a side yard condition on the west portion of the site. Due to the nature of the adjacent land uses, and the proposed 2-storey building height, the impacts of the reduced setbacks are expected to be minimal. The proposed residential units are wide and as such the backyard areas are still quite large even with reduced setbacks.

Environmental Requirements

- Environmentally sensitive areas on the subject site include a Class B (yellow coded) unnamed tributary to Wills Brook, which traverses the southeast corner of the site, and a Class B (yellow coded) roadside drainage ditch along the frontage of the site. At the May 18, 2011 Environmental Review Committee (ERC) meeting, the Department of Fisheries and Oceans (DFO) agreed to the elimination of the roadside drainage ditch and the protection of the unnamed Wills Creek tributary with a minimum 15 metre (49 ft.) setback from the top of bank. The riparian area will be enhanced through replanting and will be conveyed to the City, without compensation, for conservation purposes. A P-15 agreement will be required for monitoring and maintenance of the replanting in the conveyed riparian area.

PRE-NOTIFICATION

- Pre-notification letters were sent on July 11, 2011 and on January 27, 2013 to a total of 213 neighboring property owners. A Development Proposal Sign was also erected on the property.
- Staff received two phone calls in response to the pre-notification letters and development sign, both from the same person. The respondent was concerned with the traffic in the area and did not want any new development to proceed in the area until the road infrastructure is improved.

(The additional traffic that is expected to be generated from this proposed 28 townhouse unit townhouse project is minimal. The road infrastructure in the area is continually being upgraded with redevelopment).

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.

DESIGN PROPOSAL AND REVIEW

Site Plan and Architectural Design

- The proposed townhouse project consists of 28 townhouse units in a combination of triplex, duplex and single unit built forms. The units are large, ranging between 316 square metres (3,400 sq.ft.) and 370 square metres (4,000 sq.ft.) in size including basement and garage. Twenty-two (22) of the units have side-by-side double car garages and six (6) of the units have a three car garage. The applicant has advised staff that he is targeting those buyers seeking the floor space and amenities of a single family home but the convenience of a strata townhouse development.
- The buildings are traditional West Coast design. Building cladding materials are high quality and durable, consisting primarily of Hardie siding, cedar shakes, and stone. The colour scheme consists of earthy tones. Asphalt shingles are proposed as the roofing material.
- An indoor amenity building is not proposed for this project given the low density of the development and the large size of the units. The applicant will provide cash-in-lieu of indoor amenity space to address the by-law requirement.

Access and Parking

- The proposed vehicular access to the site is through the neighbouring townhouse development to the north. This access to 160 Street has already been established through an access easement.
- A total of 7 visitor parking stalls are proposed on the site, which meets the zoning by-law requirement based on the 28 townhouse units proposed.

Neighbouring Property at 3063 – 160 Street

- Given the location of the protected unnamed tributary to Wills Brook, which traverses the eastern portion of the subject site and the neighbouring property to the south (3063 – 160 Street), it would have been preferable if the subject development application would have included the neighbouring property to the south as part of the assembly. The applicant worked diligently to try to complete this assembly; however the owner of the neighbouring property is not interested in selling or partnering at this time, and wants to proceed with his own project sometime in the future.

- Recognizing that assembly was not possible, access to the developable western portion of the property at 3063 – 160 Street needed to be confirmed. Shared access through the subject site was problematic for a variety of reasons including the following:
 - The developable western portion of the property at 3063 – 160 Street would be isolated from the developable eastern portion;
 - The shared access would ultimately be between three different stratas, given that access to the subject site is already via a shared access easement through a neighbouring site, which adds further complexity and additional opportunities for conflict between stratas;
 - Construction vehicle access, when the property at 3063 – 160 Street ultimately redevelops, would have to come through the shared access easement likely causing concerns from existing townhouse residents; and
 - The western portion of the property at 3063 – 160 Street would have no exposure on 160 Street creating way-finding issues. The proposed shared access alignment would also be convoluted adding to the future way-finding problems.
- In light of the shared access concerns, the applicant, and the owner of the property at 3063 - 160 Street, sought approval in principle from the Department of Fisheries and Oceans (DFO) for a separate creek crossing for the property at 3063- 160 Street, such that the property could have its own independent access to 160 Street. At the Environmental Review Committee (ERC) meeting of December 19, 2012, DFO agreed to this crossing in principle subject to details that will need to be worked out when redevelopment of that property is pursued.
- It is noted that the access to 160 Street for the property at 3063 – 160 Street will be limited to right-in/right-out only. On this basis, a shared secondary access will be provided through the townhouse project south of 3063 – 160 Street (3031 & 3005 – 160 Street), which is currently in-stream (File No. 7907-0078-00). This secondary access will provide access to Mountain View Drive, which will have a signalized intersection at 160 Street. This shared access will not be as problematic as a shared access through the subject site as it will only be a secondary access to the property, and involves access through one strata development, as opposed to two, as would have been the case if access would have been taken to the north.

Trees and Landscaping

- The applicant retained Bob Kwak, certified arborist, to undertake a site inspection and prepare an arborist report with recommendations for tree protection and removal on the subject site. The arborist report identifies 120 mature trees on the site and concludes that 86 will need to be removed. Of the 86 trees to be removed, 10 are considered to be in poor condition and 34 are Alders and Cottonwoods not worthy of retention. The remaining 41 trees to be removed are within the proposed road widening for 160 Street, building envelopes, or internal drive-aisles. The 34 trees to be retained are within the environmental protection and outdoor amenity areas.

- The following table summarizes the proposed tree removal and retention on the subject site.

Tree Species	# to be Removed	# to be Retained
Cedar	17	8
Cherry	4	2
Willow	0	2
Poplar	0	1
Birch	10	7
Maple	6	3
Fir	0	1
Alder	31	1
Hemlock	2	5
Aspen	7	0
Walnut	0	1
Oak	0	1
Cottonwood	5	2
Dogwood	1	0
Spruce	3	0
TOTAL	86	34

- To complement the mature trees being retained on the site, the landscaping plan for the project proposes a generous combination of trees and shrubs in a variety of coniferous and deciduous varieties. In total, 127 replacement trees are proposed on the site.
- The applicant will provide a cash contribution to the City Green Fund to offset any deficiencies in tree replacement on the subject site.
- A central outdoor amenity area is proposed with a pathway and bench seating. The 130 square metres (1,400 sq.ft.) of outdoor amenity space proposed exceeds the 84 square metres (900 sq.ft.) required under the Zoning By-law.
- All visitor parking spaces will be delineated with decorative, permeable paving.
- A decorative project identification sign is proposed near the entry to the site. The proposed sign meets the Sign By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located within a secondary plan area (North Grandview Heights NCP) and is compliant with the plan designation.

2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The project is tailored towards buyers who want the floor space and amenities of a single family home with the convenience of a strata townhouse.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Protection of yellow-coded (Class B) watercourse on the site. Passive storm water management system with natural drainage at designated locations throughout the site using rock pits and porous landscape features. Use of native species of plants with low water requirements and no irrigation system for plants. Tall trees in yards throughout the site with deciduous trees in front of SW facing windows and coniferous trees in front of NE facing windows. Permeable paving surfaces on patios, driveway locations and visitor parking stalls. Separate and sort construction waste from recyclable wood and recycle/reuse materials as possible.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Not applicable
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> A sidewalk is proposed from 160 Street into the site.
6. Green Certification (F1)	<ul style="list-style-type: none"> Unit design with large roof overhangs to act as sunscreens over windows. Front entry window screen systems to help shade tall windows at entries. Low-E glazing on all windows and doors for exterior glazing throughout. Use of low-flow plumbing fixtures. Use of energy-saving appliances. Use of energy-saving lighting fixtures. Use of exterior lighting with sensors where applicable to minimize the opportunity for 24-hour light use. Use of low VOC paint and adhesives. All cladding to be either wood or fibre-cement materials. No vinyl cladding on any buildings. Heat pumps to be installed in all units to minimize energy consumption to heat and cool homes and to minimize homeowner operating costs.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Not applicable

ADVISORY DESIGN PANEL

- The project was not presented to the Advisory Design Panel but the design was reviewed by staff and deemed 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 Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	NCP Location Plan
Appendix VII	OCP Redesignation Map
Appendix VIII	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

(All the following are optional depending on the individual case)

- Complete Set of Architectural and Landscape Plans prepared by WG Architecture Inc. and JHL Design Group Inc., respectively, dated April 2013.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

RG/da

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	13,674 m ²	
Road Widening area		
Undevelopable area		
Net Total	11,000 m ²	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	37%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North	5.0 m	5.0 m
South	5.0 m	5.0 m
East	4.0 m	4.0 m
West	3.0 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	28	28
FLOOR AREA: Residential	6,600 m ²	6,491 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,600 m ²	6,491 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)	20 uph/8 upa	20 up/8 upa
# of units/ha /# units/acre (net)	26 uph/11.0 upa	26 uph/11 upa
FAR (gross)		
FAR (net)	0.60	0.60
AMENITY SPACE (area in square metres)		
Indoor	84 m ²	0 m ²
Outdoor	84 m ²	130 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	56	62
Residential Visitors	7	7
Institutional		
Total Number of Parking Spaces	63	63
Number of disabled stalls	1	1
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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PROPOSED SUBDIVISION PLAN OF LOT 1, PLAN 12459 AND LOT 42, PLAN 39535,
BOTH OF SECTION 23, TOWNSHIP 1, NEW WESTMINSTER DISTRICT

PLAN EPP

0 5 10 20 30

All distances and elevations are in meters and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 559mm in width by 432mm in height (C Size) when plotted at a scale of 1:500

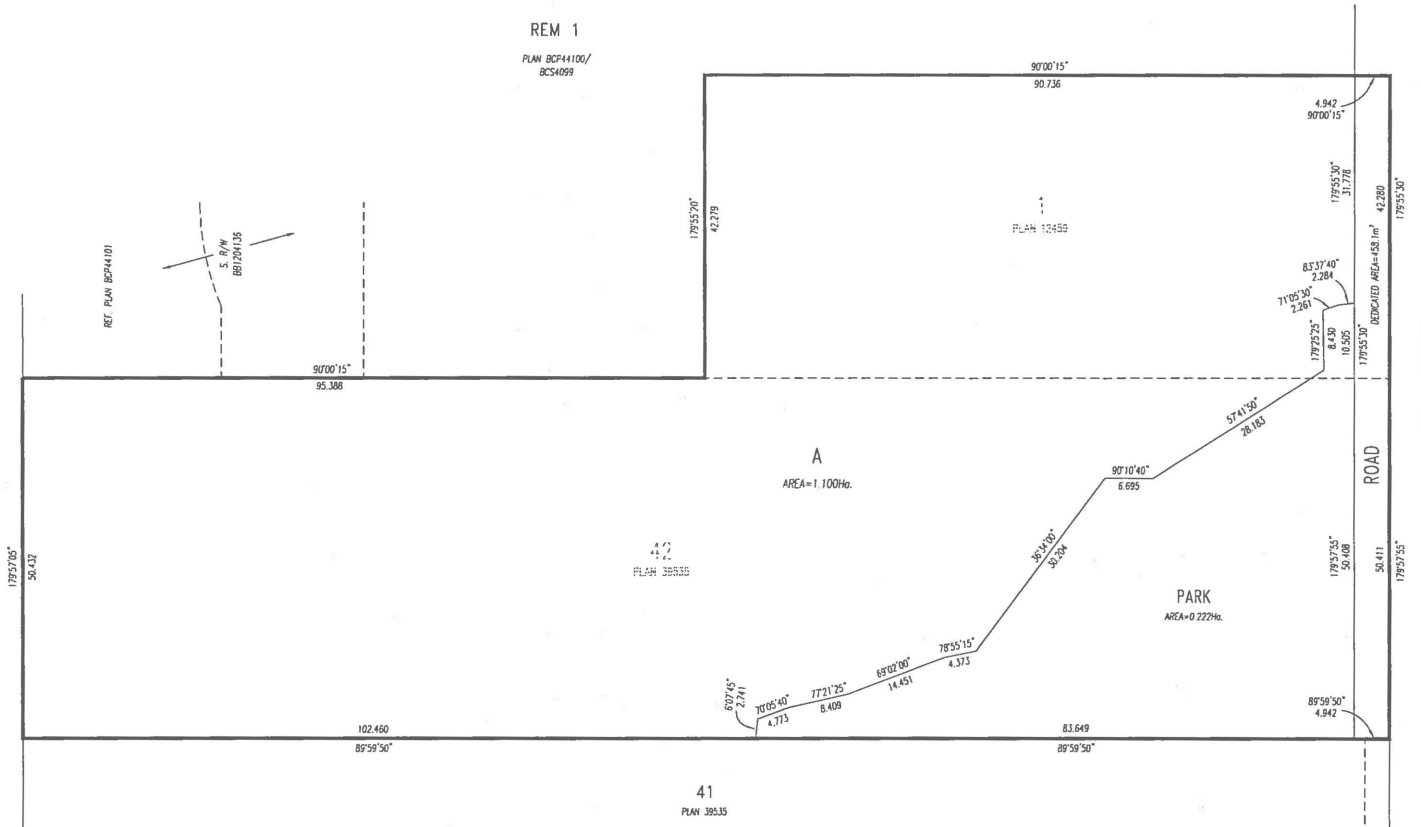


INTEGRATED SURVEY AREA
No 1 (SURREY) NAD83 (CSRS)

BCGS 92G 007

REM W 1/2
LS 16

REM 1
PLAN BCP44100/
BCS4099



APPENDIX II

THIS PLAN, WHEN SUBMITTED TO THE SURVEYOR GENERAL FOR REGISTRATION, IS FOR REVIEW PURPOSES ONLY.
The field survey represented by this plan was completed by Gary A. Davidson, B.C.S. on the 15th day of July, 2009.

PROJECT STATISTICS

LEGAL DESCRIPTION

CIVIC ADDRESS
3087 - 180 AVE. &
3107 - 180 AVE.
SURREY, B.C.

PROPOSED ZONING: CD (BASED ON RC)

LOT AREA:
GROSS: 147,228 sq ft. (3.38 acres) 13 678 sq m.
NET: 118,381 sq ft. (2.72 acres) 10 998 sq m.

DENSITY:
GROSS: 8.28 / UNITS PER ACRE
NET: 10.29 / UNITS PER ACRE

FAR:
0.8 (NET) INCLUDING GARAGES

SETBACKS:
NORTH - 5.0-6.7 m
SOUTH - 7.5 m
WEST - 3.1 m
EAST - 4.0 m

BUILDING HEIGHT: 8.7 m (28' - 6") / 2 STORIES

BUILDING AREA:
3883.2 sq m. (41,786.4 sq ft.)

SITE LOT COVERAGE (NET): 35.3%

BUILDING FLOOR AREA:
8490.9 sq m. (99867.5 sq ft.)

FAR (NET): 0.50 (INCL. GARAGES)

OUTDOOR AMENITY SPACE:
- REQUIRED: 84 sq m. (3 sq m. per unit)
- PROVIDED: 130 sq m.

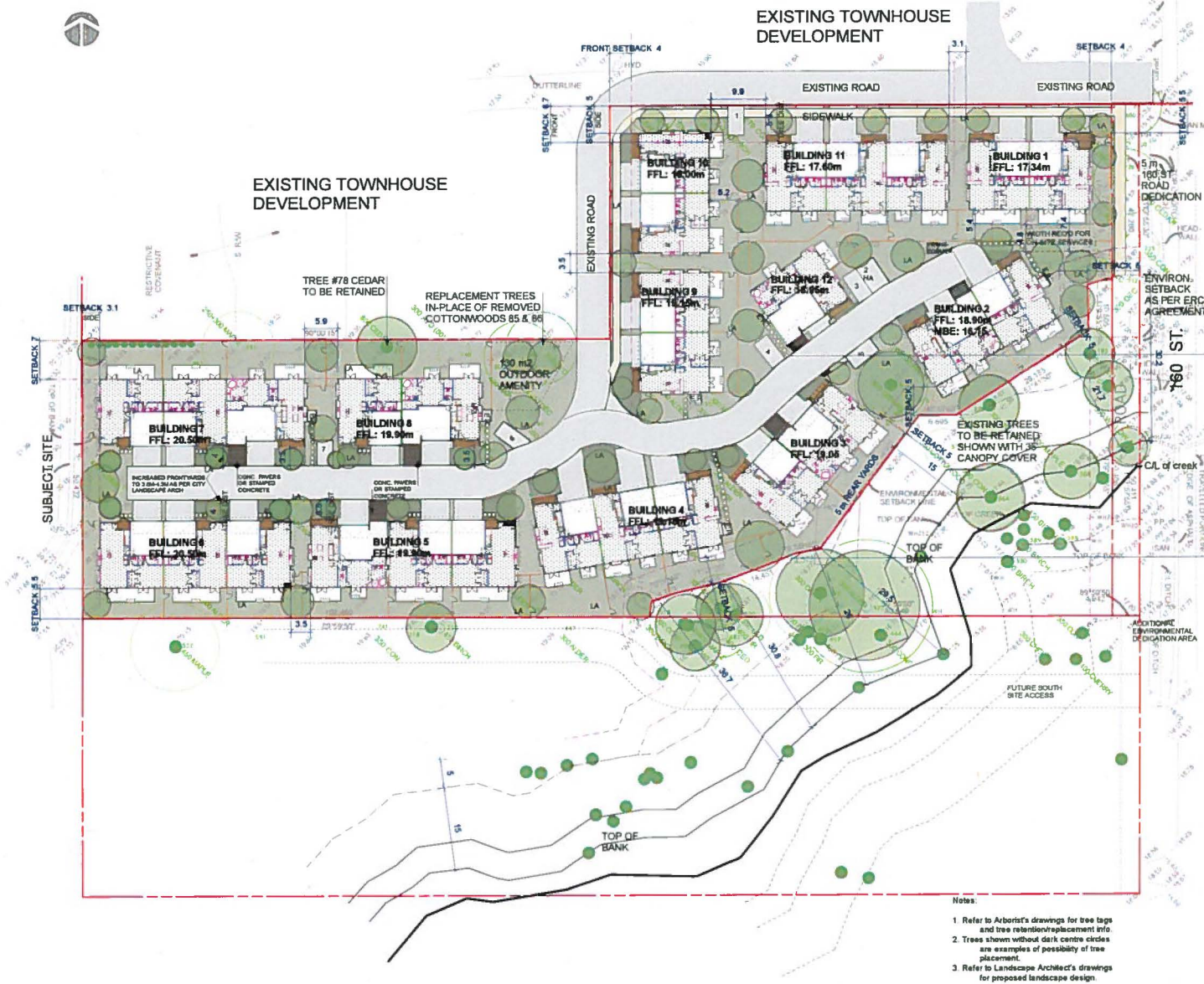
NATURAL OPEN SPACE:
- REQUIRED: 35% OF GROSS AREA
- PROVIDED: 38.4% OF GROSS AREA

NUMBER OF UNITS:
DOUBLE GARAGE UNITS = 22
TRIPLE GARAGE UNITS = 6
TOTAL = 28

OFF-STREET PARKING:
RESIDENTS:
REQUIRED: 58 P.S.P.
PROVIDED: 62 P.S.P.

VISITORS:
REQUIRED: 8 P.S.P. (28 UNITS x 0.2)
PROVIDED: 7 P.S.P. (INCLUDING 1 HIA P.S.P.)

TOTAL P.S.P. = 69



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No.	Date	Revision Details

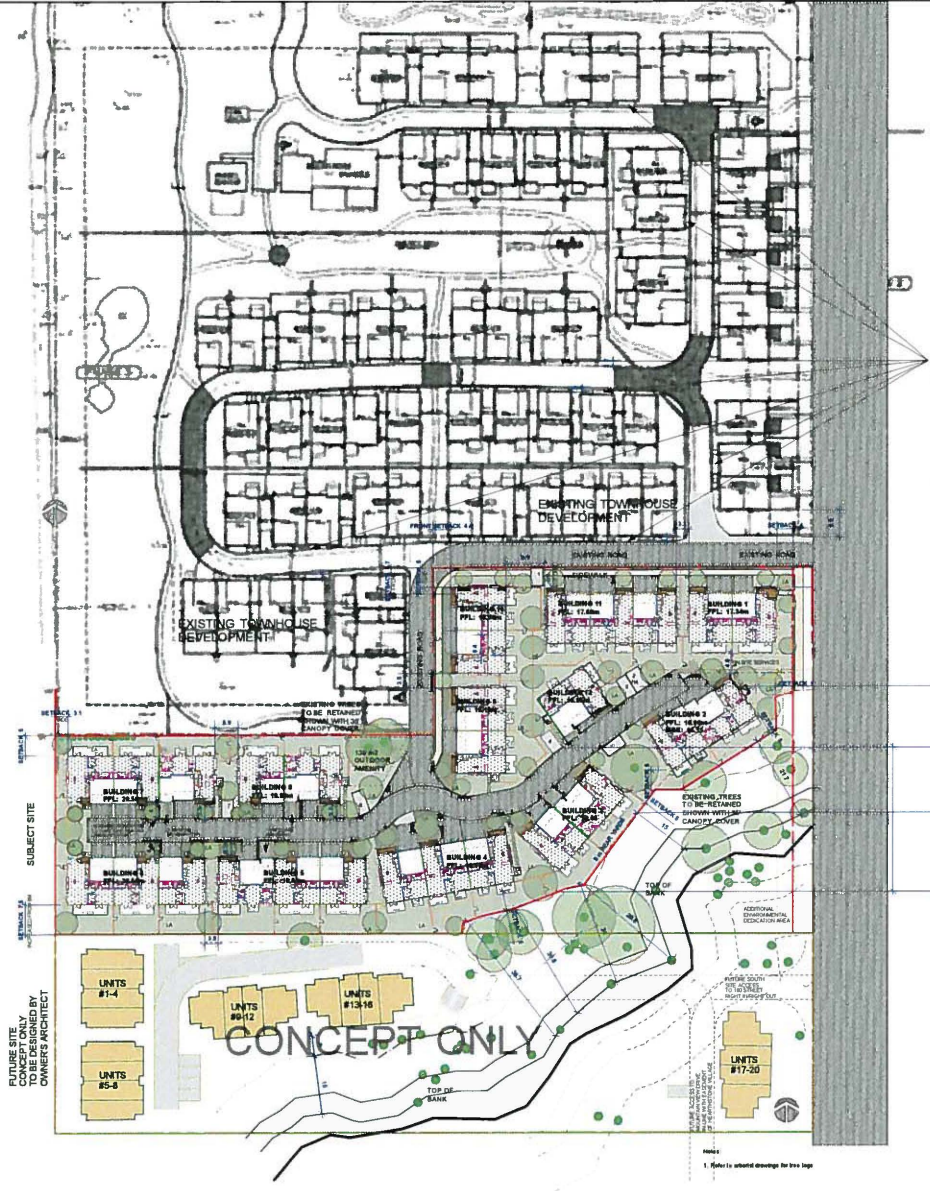
WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7484

Project Title
Residential Complex
3087-3107 160th Street
South Surrey, B.C.

Drawing Title
SITE PLAN

- Notes:
1. Refer to Arborist's drawings for tree tags and tree retention/replacement info.
 2. Trees shown without dark centre circles are examples of possibility of tree placement.
 3. Refer to Landscape Architect's drawings for proposed landscape design.

Date September 2010	Project Number 1025
Scale 1"=30'0"	Drawn By YA, BM
Approved By WG	DP101



1.0M TO 1.7M FRONT YARDS FOR LANDSCAPING/TREES ON NEIGHBOURING SITE

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No.	Date	Revision Details



WG ARCHITECTURE INC
 1636 - 478 GRANVILLE STREET VANCOUVER, B.C. V6C 1V6
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
 3087 & 3107 160th ST,
 SOUTH SURREY
 PROPOSED 31 UNIT
 CLUSTER HOUSING &
 TREE PRESERVATION
 DEVELOPMENT

Drawing Title:
 CONTEXT PLAN

Date: September 2010	Project Number: 1025
Scale: 1/16" = 1' - 0"	DP102
Drawn By: WG	
Approved By: WG	

FUTURE SITES
 CONCEPT ONLY
 TO BE DESIGNED BY
 OWNERS ARCHITECT

CONCEPT ONLY

Notes:
 1. Refer to attached drawings for tree logs

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No. Date Revision Details:

No.	Date	Revision Details:

10.01.2010 PLANNING REVIEW



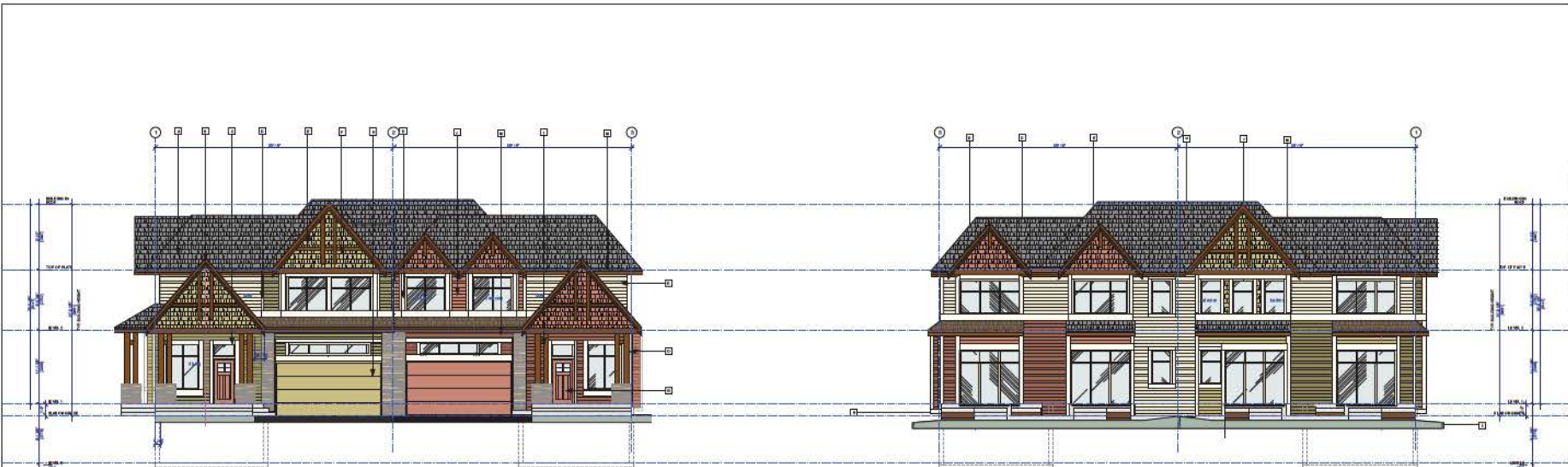
WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 1 ELEVATIONS

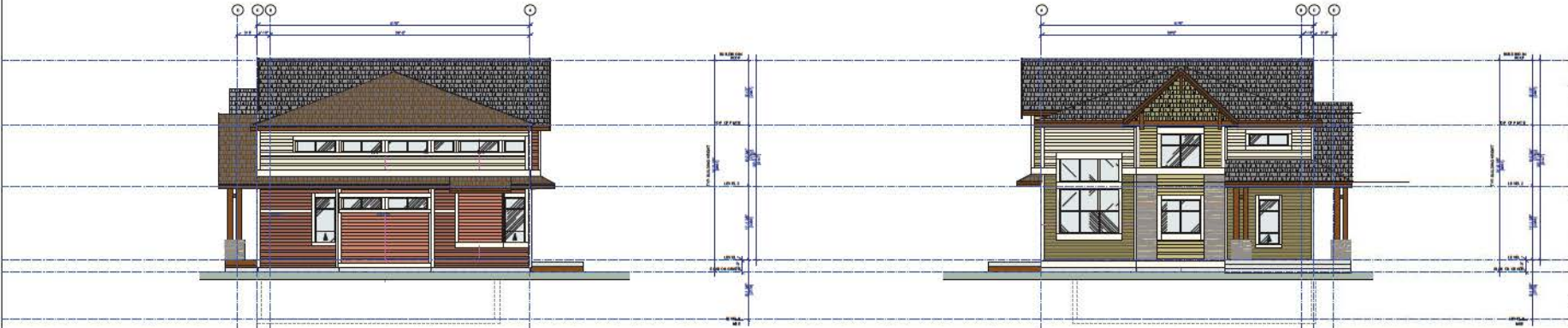
Date: September 2010	Project Number: 1025
Scale: 1/8" = 1' - 0"	
Client By: WG, NC, BM	DP401
Approved By: WG	

File: May 21, 2010



REAR ELEVATION

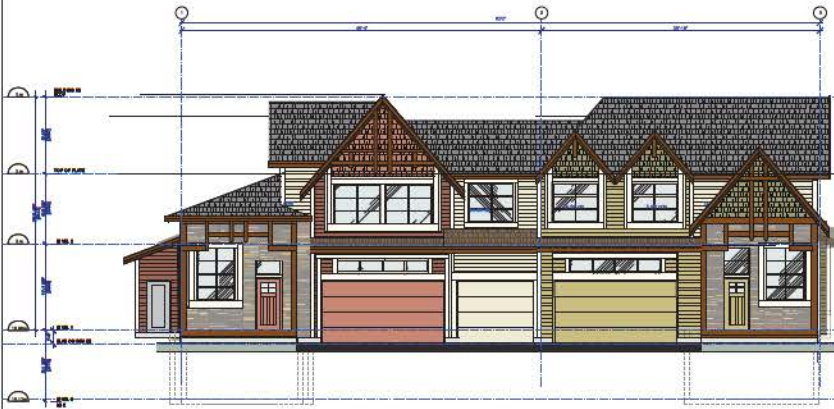
- TYPICAL MATERIAL SCHEME
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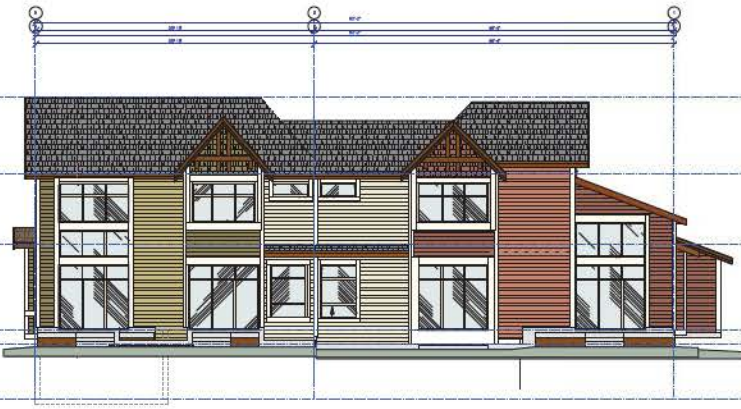
File: May 21, 2010

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No.	Date	Revision Details:

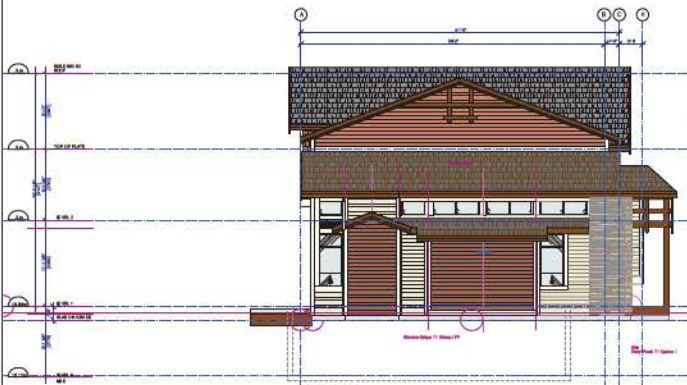


FRONT ELEVATION



REAR ELEVATION

side 1 2G C1



EAST ELEVATION

garage entry

SIDE ELEVATION

T1 SIDE ELEVATION TYPICAL



T1 SIDE ELEVATION TYPICAL

bldg 2

No.	Date	Issue Note



WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 2 ELEVATIONS

Date: September 2010	Project Number: 1025
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: WG, NC, BM	DP402
Approved By: WG	

Iss: Apr 9, 2015

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No.	Date	Revision Details:

No.	Date	Issue Note

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 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

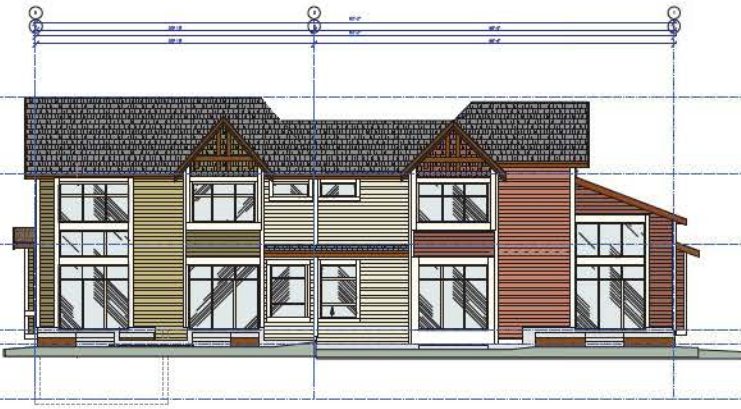
Drawing Title:
BUILDING 3 ELEVATIONS

Date: September 2010	Project Number: 1025
Scale: 1/8" = 1' - 0"	
Drawn By: WG, NC, BM	DP403
Approved By: WG	

Date: Apr 3, 2015



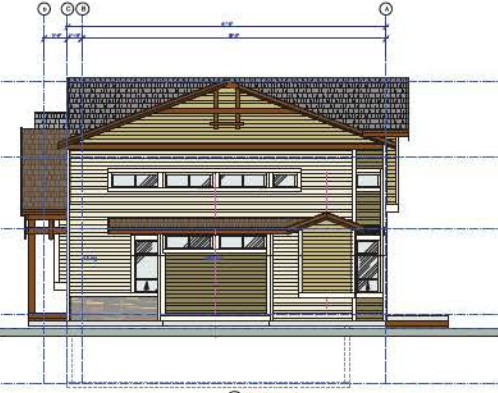
FRONT ELEVATION



REAR ELEVATION



EAST ELEVATION



SIDE ELEVATION

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No.	Date	Revision Details

No.	Date	Issue Notes



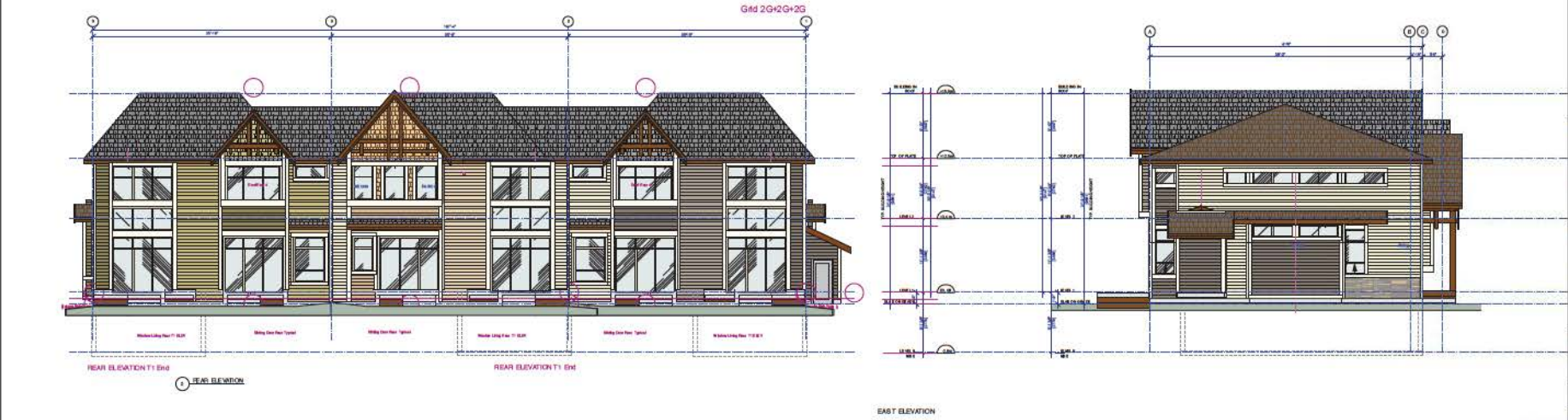
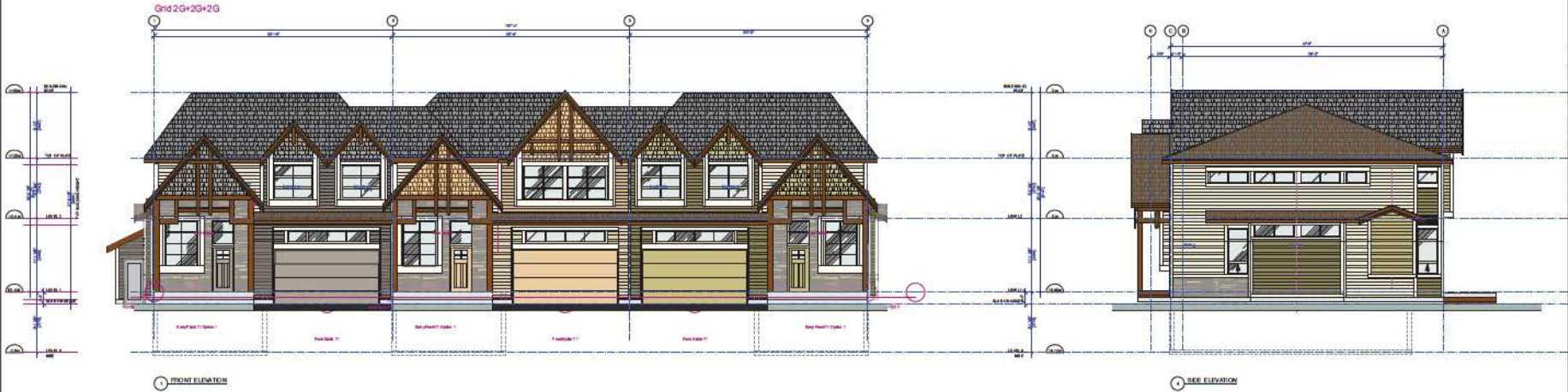
WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project No:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 4 ELEVATIONS

Date: September 2010	Project Number: 1025
Scale: 1/8" = 1' - 0"	Sheet: DP404
Drawn By: WG, NC, BM	Approved By: WG

16th April 2013



EAST ELEVATION

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No. Date Revision Details:

No.	Date	Revision Details

10/01/2010 PLANNING REVIEW

No. Date Issue Notes



WG ARCHITECTURE INC

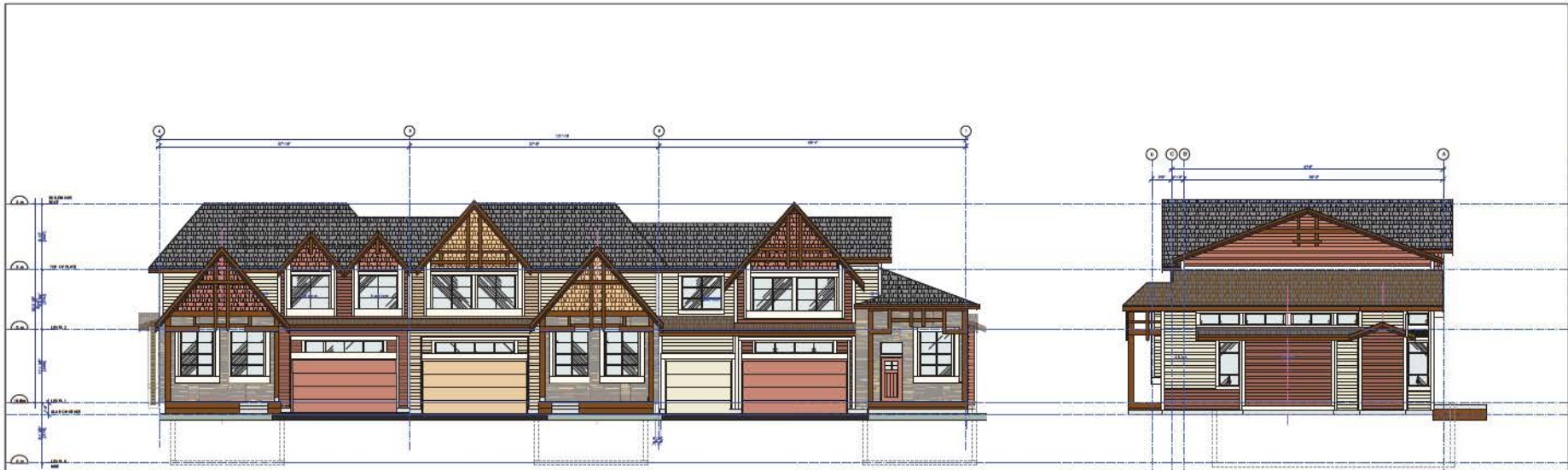
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project No:
RESIDENTIAL COMPLEX
3087 + 3107
- 160th STREET,
SOUTH SURREY, B.C.

Drawing Title:
BUILDING 5 ELEVATIONS

Date: September 2010 Project Number: 1025
Scale: 1/8" = 1' - 0" Sheets:
Drawn By: WG, NC, BM
Approved By: WG
DP405

16th April 2013



EAST ELEVATION
SEE ELEVATION 1



REAR ELEVATION

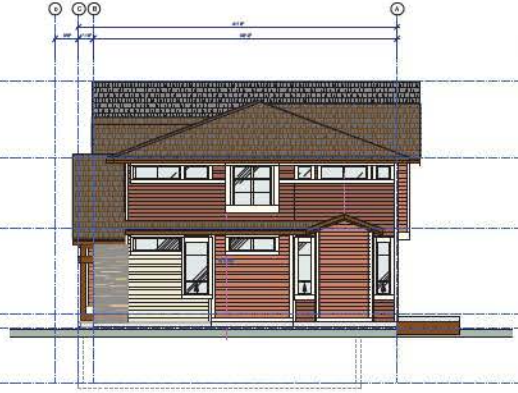


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No.	Date	Revision Details:



1 FRONT ELEVATION



2 REAR ELEVATION



No.	Date	Issue Notes



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 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 6 ELEVATIONS

Date: September 2010	Project Number: 1025
Scale: 1/8" = 1' - 0"	
Drawn By: WG, NC, BM	DP406
Approved By: WG	

Iss: Apr 8, 2015

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No. Date Revision Details:

No.	Date	Revision Details

10/01/2010 PLANNING REVIEW



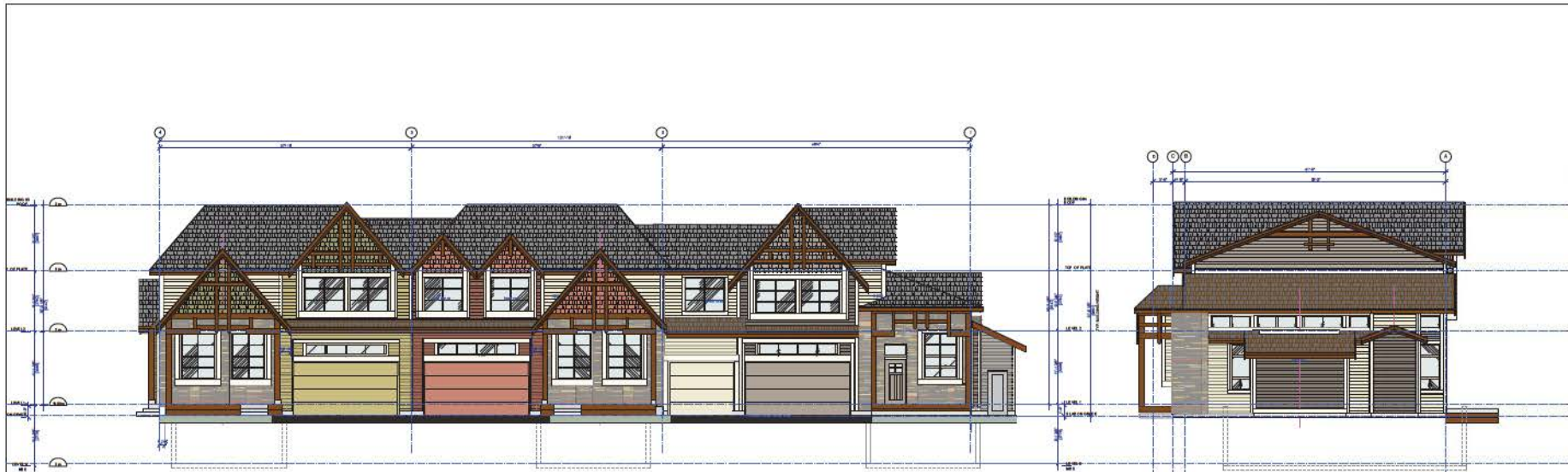
WG ARCHITECTURE INC
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 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 7 ELEVATIONS

Date: September 2010	Project Number: 1025
Scale: 1/8" = 1' - 0"	
Drawn By: WG, NC, BM	DP407
Approved By: WG	

Date: Apr 9, 2015



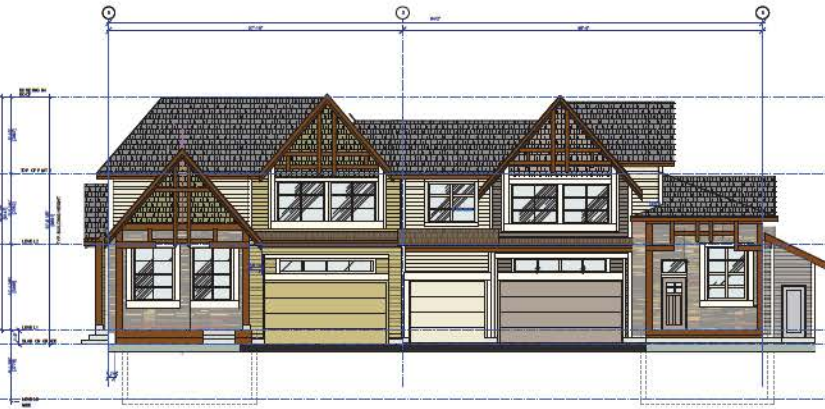
EAST ELEVATION



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No.	Date	Revision Details:



1 FRONT ELEVATION



2 REAR ELEVATION

No.	Date	Issue Note



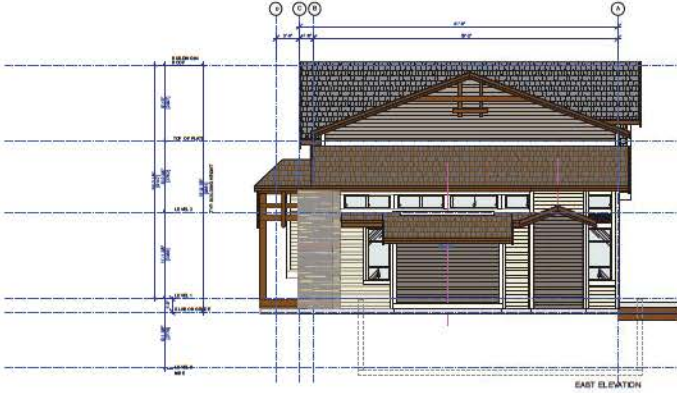
WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 8 ELEVATIONS

Date: September 2010	Project Number: 1025
Scale: 1/8" = 1' - 0"	
Client By: WG, NC, BM	DP408
Approved By: WG	

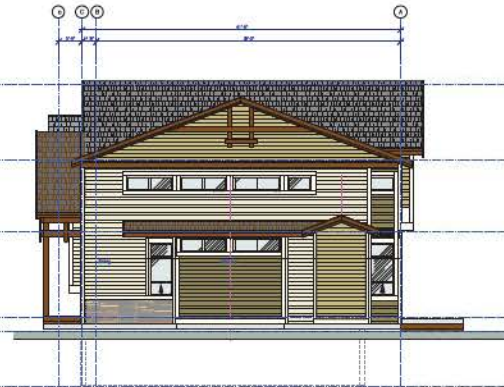
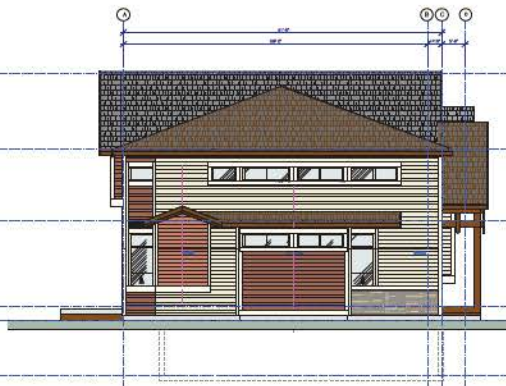
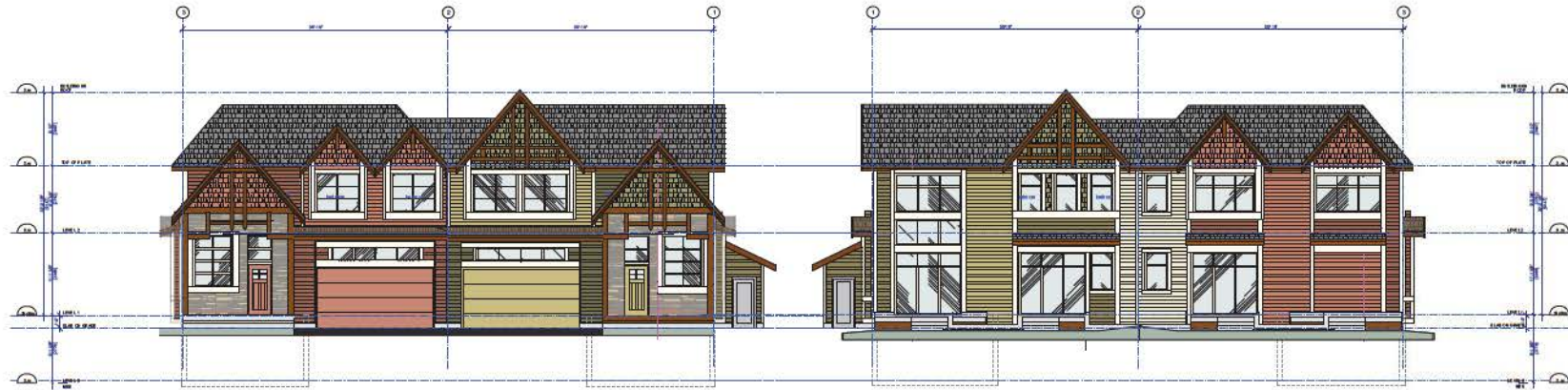
Iss: Apr 9, 2015



3 EAST ELEVATION

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No. Date Revision Details:

No.	Date	Revision Details:

10/01/2010 PLANNING REVIEW

No. Date Issue Note



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 TEL: (604) 331 2378
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Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 9 ELEVATIONS

Date: September 2010	Project Number: 1025
Scale: 1/4" = 1' - 0"	or add to:
Drawn By: WG, NC, BM	DP409
Approved By: WG	

Date: Apr 9, 2015

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No.	Date	Revision Details:

No.	Date	Issue Note



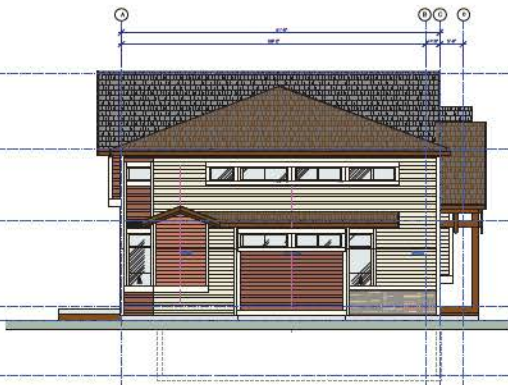
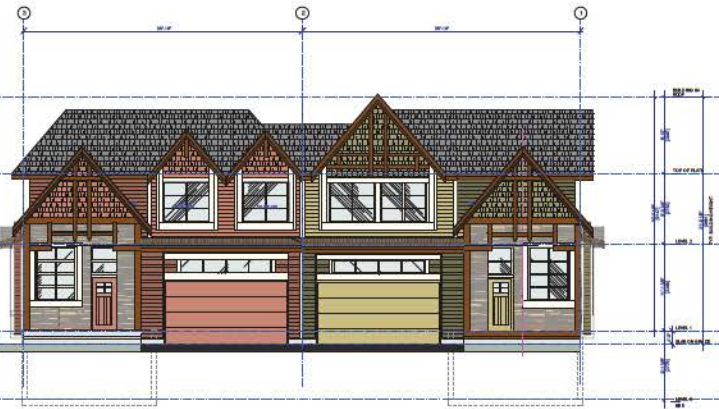
WG ARCHITECTURE INC
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 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 10 ELEVATIONS

Date: September 2010 Project Number: 1025
 Scale: 1/8" = 1' - 0"
 Client By: WG, NC, BM
 Approved By: WG
 Date: Apr 9, 2015

DP410



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No.	Date	Revision Details:

No.	Date	Issue Notes

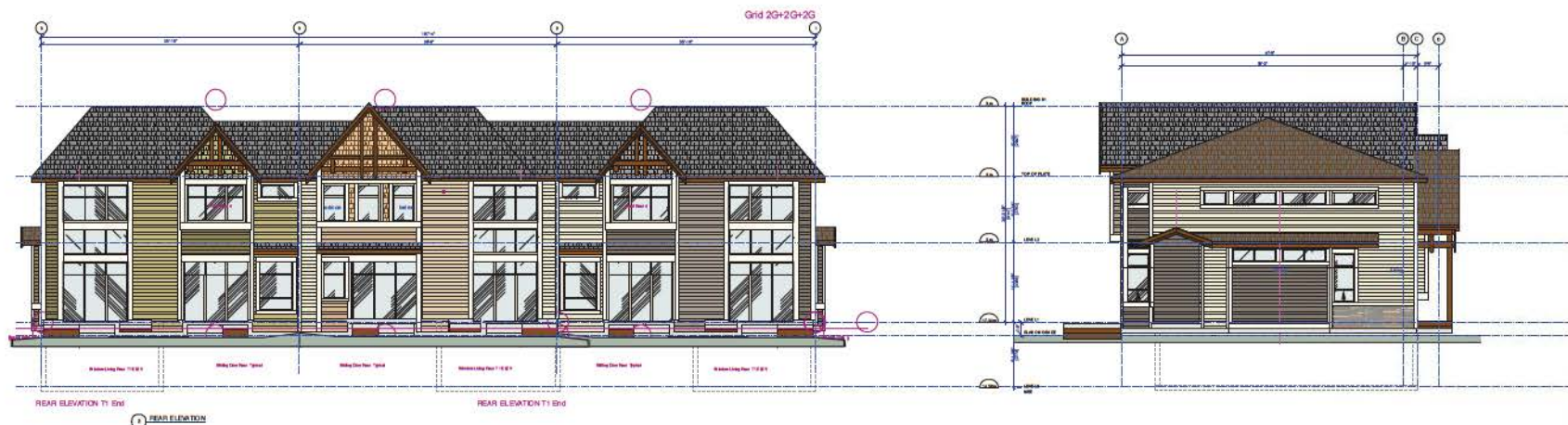
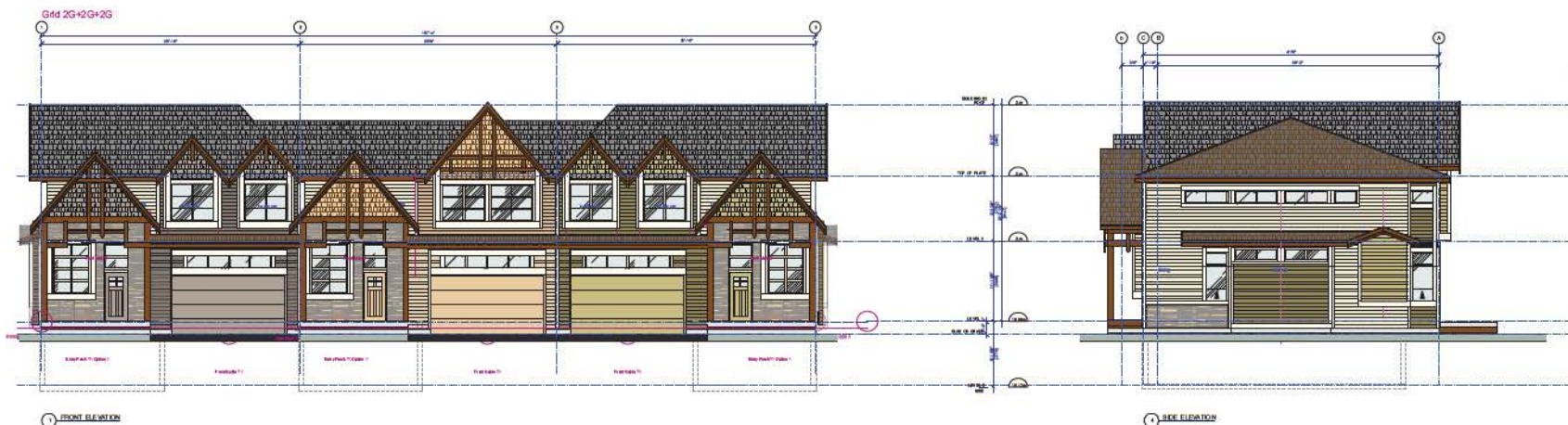


WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 11 ELEVATIONS

Date: September 2010	Project Number: 1025
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: WG, NC, BM	DP411
Approved By: -WG	



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No.	Date	Revision Details:

No.	Date	Issue Note
10/01/2010		PLANNING REVIEW

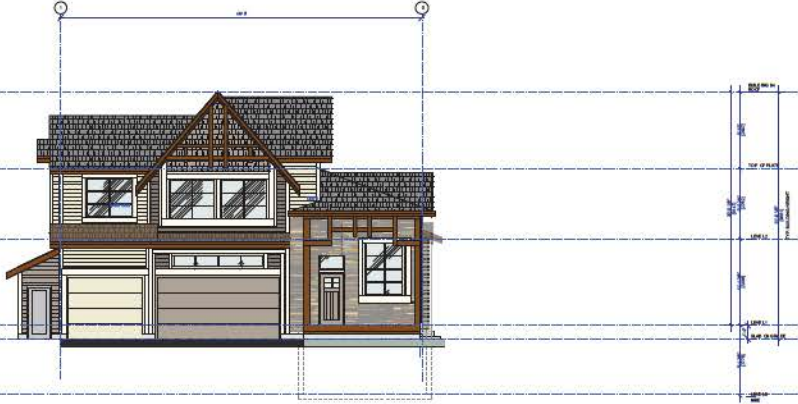


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 FAX: (604) 683 7494

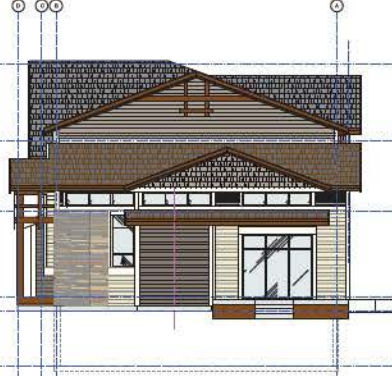
Project Title:
RESIDENTIAL COMPLEX
 3087 + 3107
 - 160th STREET,
 SOUTH SURREY, B.C.

Drawing Title:
BUILDING 12 ELEVATIONS

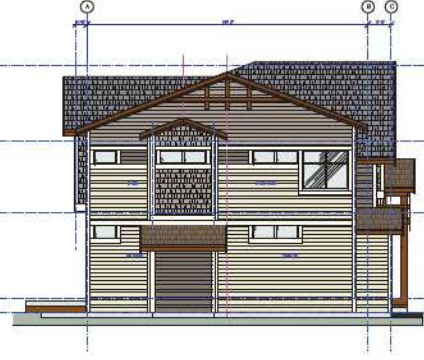
Date: September 2010	Project Number: 1025
Scale: 1/8" = 1' - 0"	
Drawn By: WG, NC, BM	DP412
Approved By: WG	



1 FRONT ELEVATION



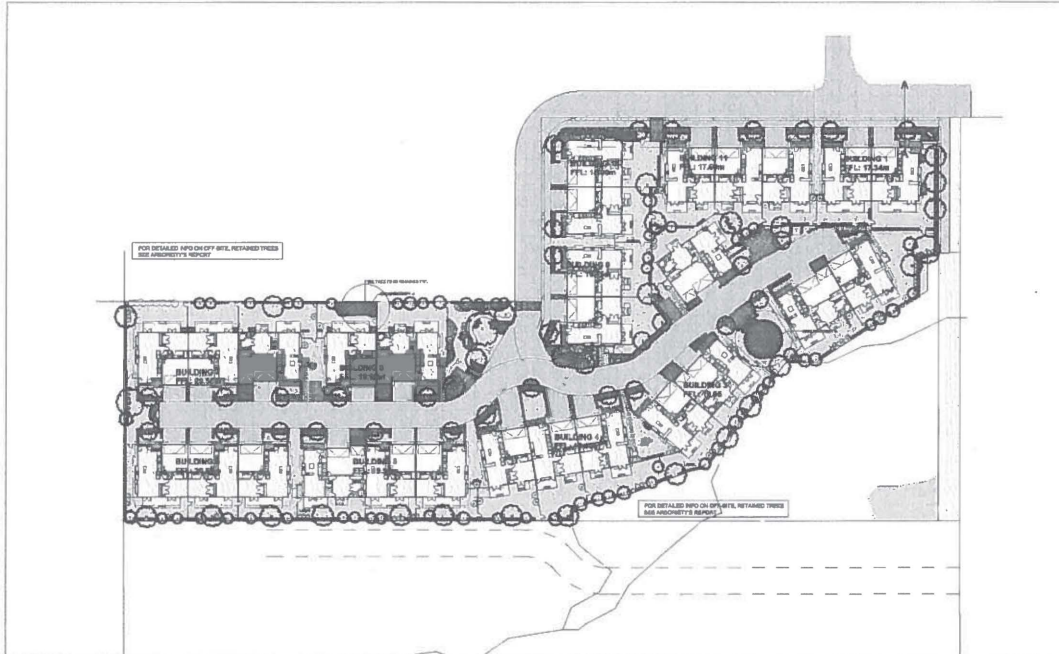
2 REAR ELEVATION



PLANT LIST	Quantity	Symbol	Botanical Name	Common Name	Star	Spacing
40	A	□	<i>Cornus mas</i>	European Cherry Dogwood	10' var. m. 1.20 m high B&B	as shown
41	B	□	<i>Acrocalymma vibocornu</i>	Stone Spurge	8cm var B&B	as shown
1	C	□	<i>Corn-Schizium japonica</i>	Reburrus	8cm var B&B	as shown
3	D	□	<i>Hesperis matronalis</i> 'Van Star'	Pink Star Nightingale	8cm var B&B	as shown
1	E	□	<i>Alchemilla pseudomontana</i> 'Yara	Queen Lady Bless Lincos	8cm var B&B	as shown
3	F	□	<i>Prunus yedoensis</i> 'Yakubo	Yakubo Cherry	8cm var B&B	as shown
3	G	□	<i>Prunella vulgaris</i> 'Sue Ellen	Queen's Ruby	8cm var B&B	as shown
3	H	□	<i>Prunus americana</i> 'Peaches'	Peaches Plum	8cm var B&B	as shown
1	I	□	<i>Cornus kousa</i>	Kousa Dogwood	8cm var B&B	as shown
18	J	□	<i>Arceuthobium</i>	White Birch	8cm var B&B	as shown
1	K	□	<i>Liquidambar styraciflua</i>	Sweetgum	8cm var B&B	as shown
4	L	□	<i>Artemisia tridentata</i> 'Savannah	Savannah	1' x 1' pot	12' x 6' c. roughly spacing
60	M	□	<i>Andropogon scoparius</i> 'Blaze	Blaze Grass	12' x 6' pot	as shown
1	N	□	<i>Alnus incana</i> 'Winter	Winter Alder	12' x 6' pot	as shown
10	O	□	<i>Salix rosmarinifolia</i> 'Winter	Winter Willow	12' x 6' pot	as shown
17	P	□	<i>Cynaragynis 1. exoniensis</i> 'Gold	Golden Coneflower	12' x 6' pot	as shown
3	Q	□	<i>Rudbeckia hirta</i> 'Gold	Black-eyed Susan	12' x 6' pot	as shown
10	R	□	<i>Erca 1. dallasensis</i> 'Savannah	Savannah Pick Hecker	12' x 6' pot	as shown
43	S	□	<i>Erca 1. dallasensis</i> 'Savannah	White Bell	12' x 6' pot	as shown
10	T	□	<i>Muhlenbergia capillaris</i> 'Savannah	Blonde Grass	12' x 6' pot	as shown
43	U	□	<i>Lupinus albus</i> 'Savannah	White Pea	12' x 6' pot	as shown
10	V	□	<i>Lythrum salicaria</i> 'Savannah	Red Loosestrife	12' x 6' pot	as shown
10	W	□	<i>Prunella vulgaris</i> 'Savannah	Common Fleabane	12' x 6' pot	as shown
10	X	□	<i>Helianthus annuus</i> 'Savannah	Sunflower	12' x 6' pot	as shown
10	Y	□	<i>Isatis tinctoria</i> 'Savannah	Blueweed	12' x 6' pot	as shown
10	Z	□	<i>Centaurus erythrorhizus</i> 'Savannah	Red Clover	12' x 6' pot	as shown
10	AA	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AB	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AC	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AD	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AE	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AF	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AG	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AH	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AI	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AJ	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
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10	AL	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AM	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
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10	AO	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AP	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AQ	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AR	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AS	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AT	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AU	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AV	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AW	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AX	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AY	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	AZ	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown
10	BA	□	<i>Phacelia grandiflora</i> 'Savannah	Blue Pincushion	12' x 6' pot	as shown

NOTE:

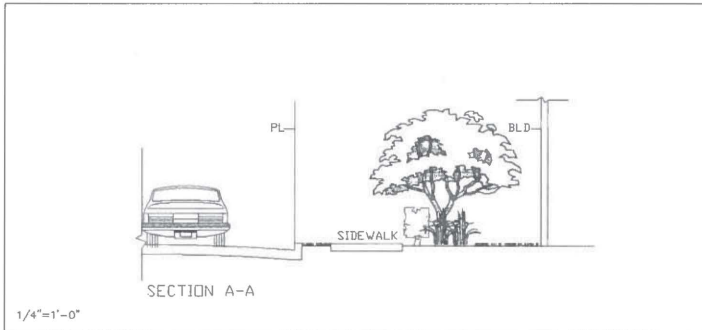
Total 122 replacement trees proposed (137 replacement trees required)



OVERALL REFERENCE PLAN

NOTES:

1. Maintain min. 2% slope away from house.
2. All plants and landscape installation to conform to BCCLA Landscape Standards Latest Edition.
3. All growing medium to be tested by PSAI (604-273-8223) and amended accordingly if necessary, and to be tested again at Substantial Completion.
4. Minimum planting medium depth:
 lawn 671600mm
 groundcover 6
 shrubs 1274600mm
 trees 1270600mm, all around the rootball
 For detailed info see specifications
5. All plant material shall meet minimum size requirements as indicated in plant list.
 For detailed info see specifications
6. Trees planted in lawn areas to have 1 m dia. mulched ring.
7. Make sure twine around rootballs have been cut and removed to prevent girdling.
8. All proposed trees should be painted min. 3 m away from building foundation or face of buildings or retaining walls.



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DATE	REVISIONS
	DP Submission



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 Landscape Architecture + Urban Design
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 Fax: 604-263-8213
 Email: JHLdesign@jhl.ca

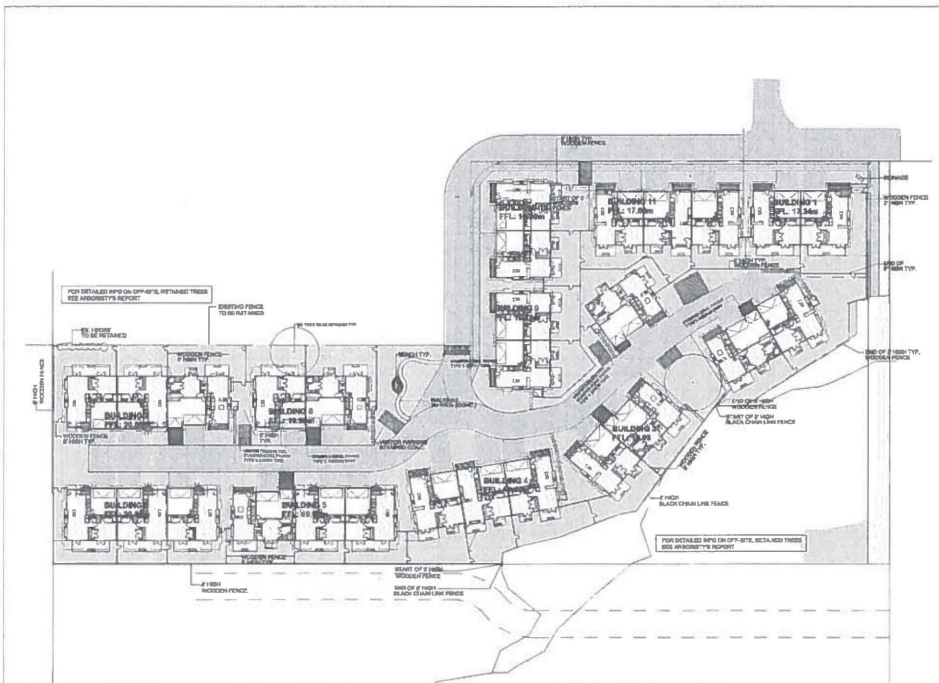
SCALE	DATE
	May, 13

PROJECT TITLE **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**
3087-3107, 160 STREET
SURREY, BC

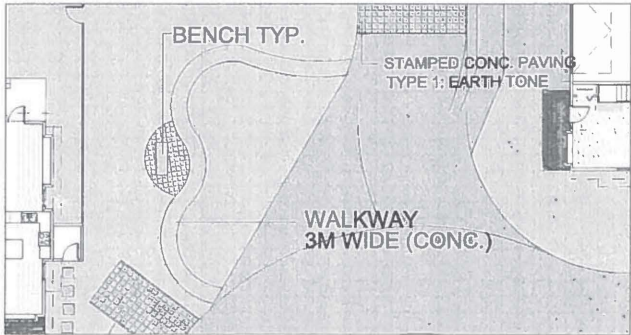
DRAWING TITLE **PLANT LIST/ SECTION/ NOTES**

DRAWING NO.

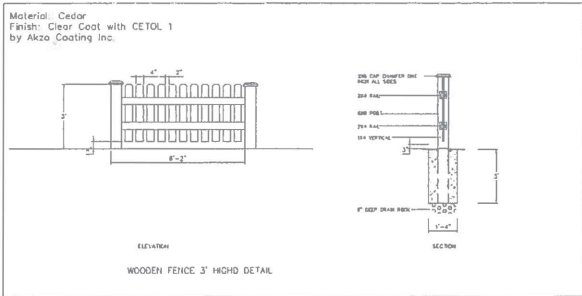
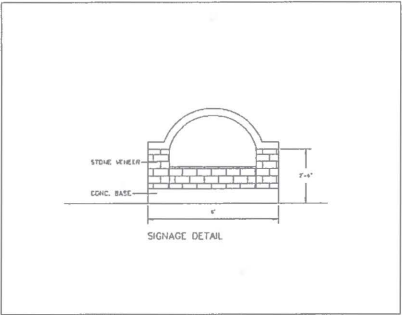
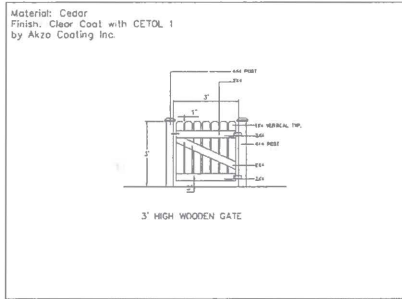
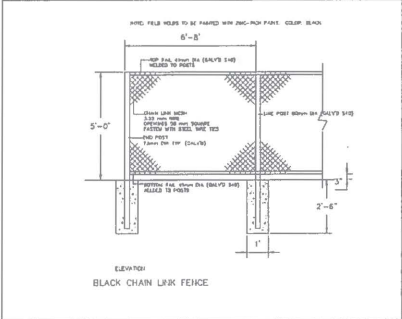
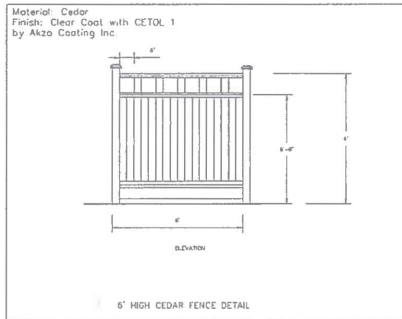
L-1



FENCE LAYOUT PLAN



DETAILED LAYOUT PLAN OF AMENITY SPACE 1/4" = 1'-0"



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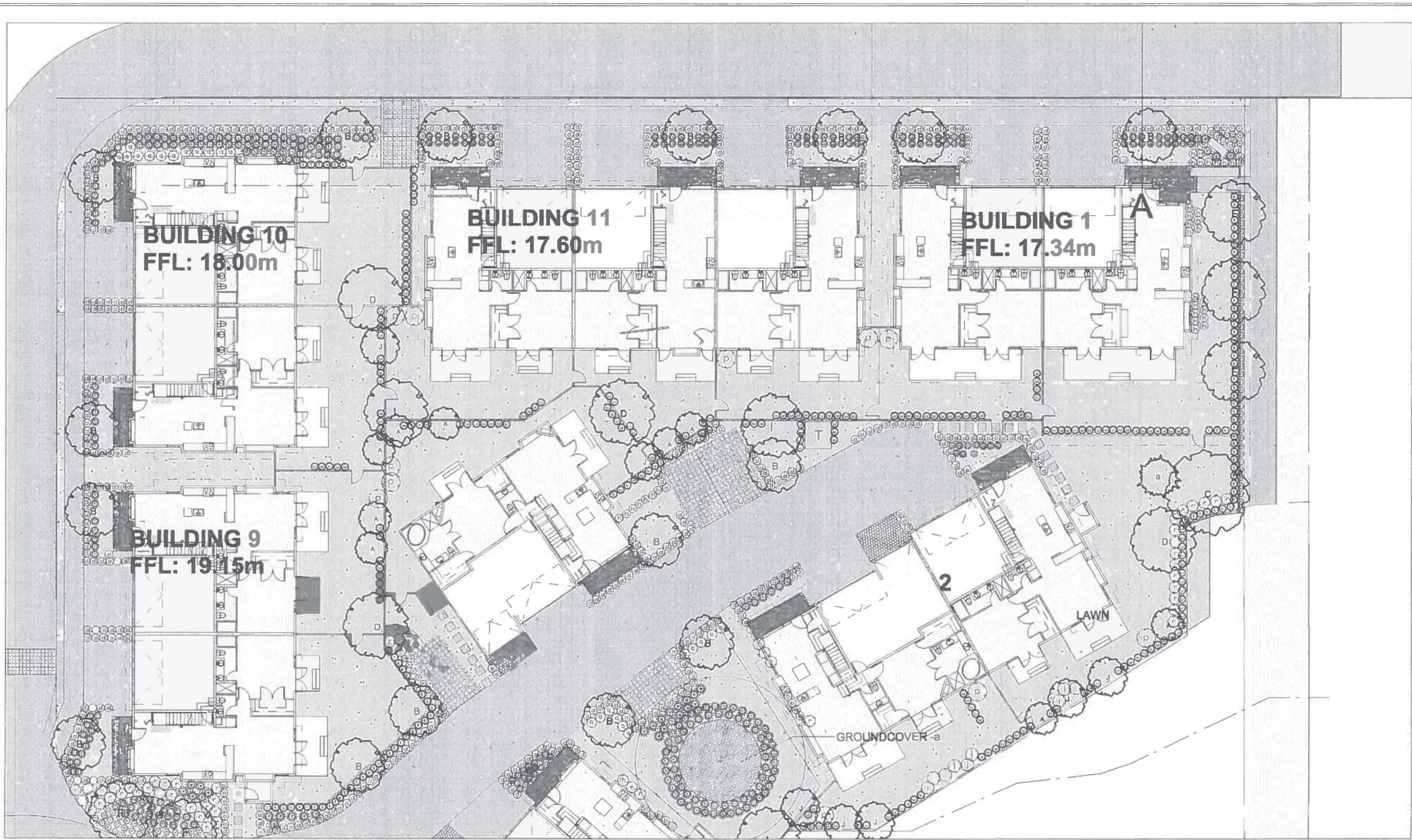
DATE	REVISIONS
May, 13	DP Submission



JHL Design Group Inc.
Landscape Architecture + Urban Design
4370, Maple Street, Vancouver, BC
Tel. 604-263-8613
Fax 604-263-8213
Email: jhldesign@shaw.ca

SCALE	PROJECT TITLE
DATE: May, 13	MULTI-FAMILY RESIDENTIAL DEVELOPMENT 3087-3107, 160 STREET SURREY, BC
DRAWN:	
JOB NO:	

DRAWING TITLE	DRAWING NO.
FENCE LAYOUT PLAN DETAILED LAYOUT PLAN OF AMENITY SPACE DETAILS	L-2



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DATE	REVISIONS
May, 13	DP Submission

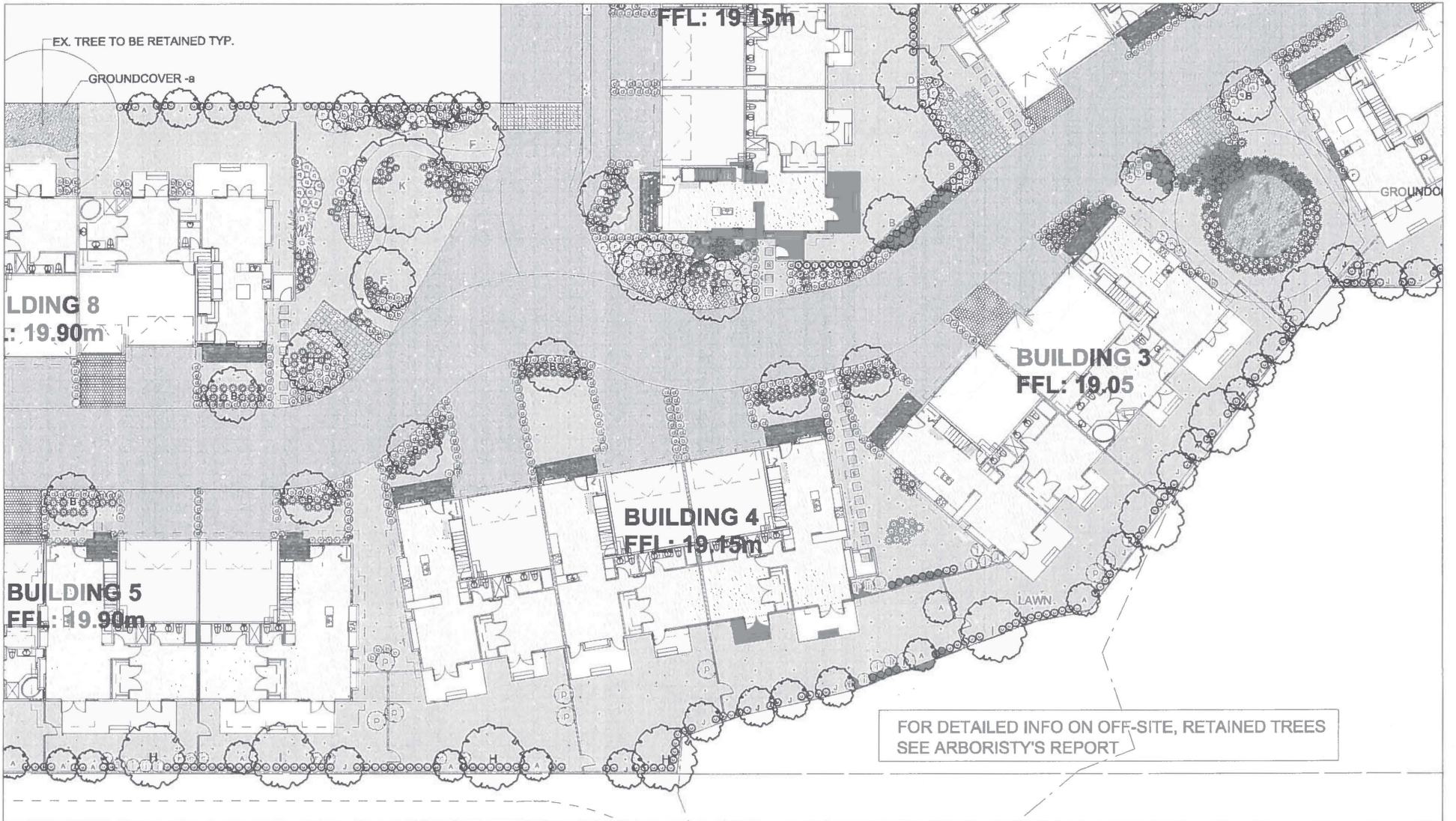


JHL Design Group Inc.
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 4370, Maple Street, Vancouver, BC
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 Email: jhl@jhlinc.com

SCALE	3/32"=1'-0"
DATE	May, 13
DRAWN	
JOB NO.	

PROJECT TITLE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 3087-3107, 160 STREET
 SURREY, BC
 DRAWING TITLE: LANDSCAPE PLAN/PLANTING DESIGN

DRAWING NO. L-3



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DATE	REVISIONS
May, 13	DP Submission

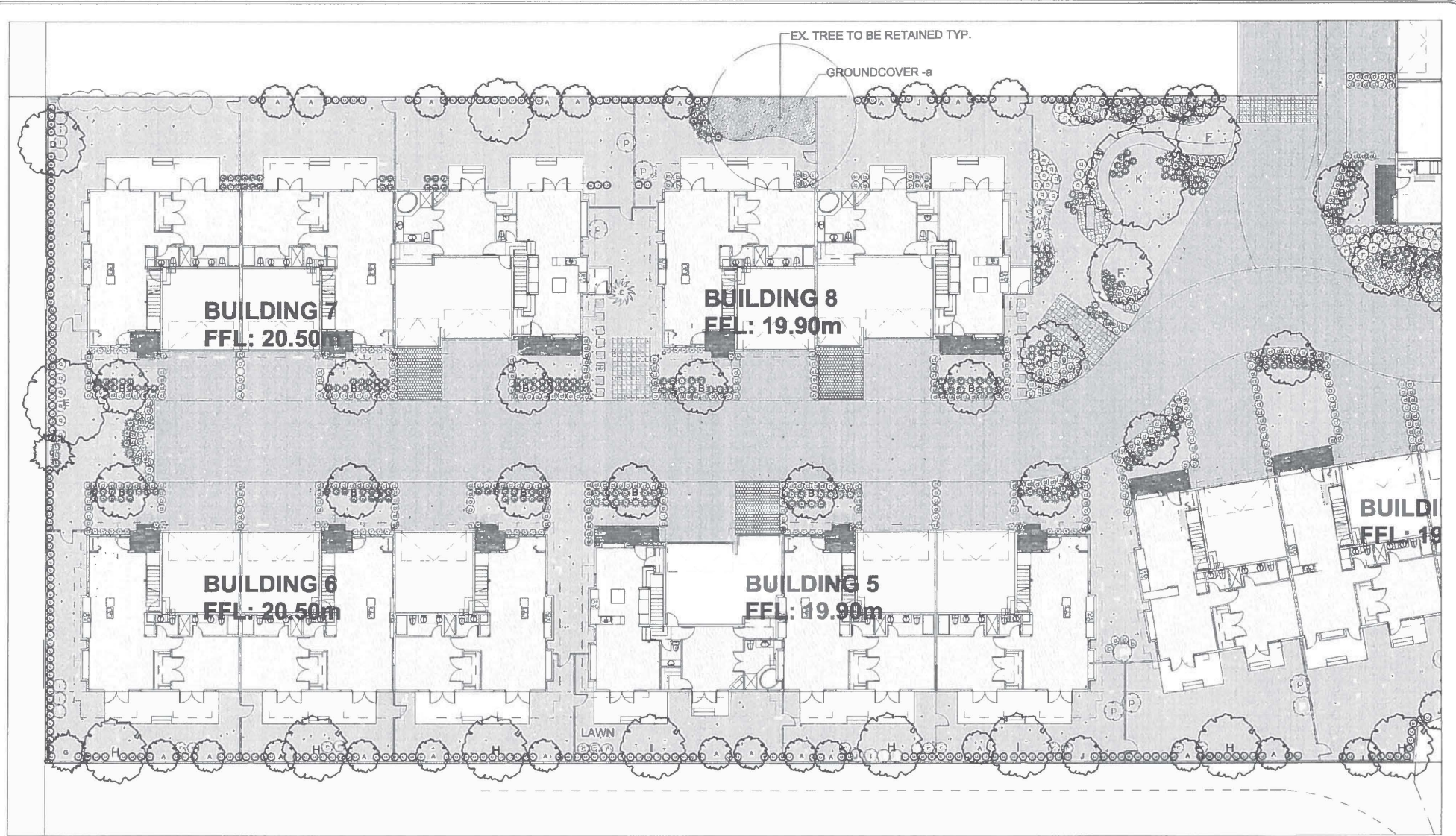


JHL Design Group Inc.
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 Tel. 604-263-8613
 Fax. 604-263-8213
 Email: jhldesign@shaw.ca

SCALE	3/32" = 1'-0"
DATE	May, 13
DRAWN	
JOB NO.	

PROJECT TITLE	MULTI-FAMILY RESIDENTIAL DEVELOPMENT 3087-3107, 160 STREET SURREY, BC
DRAWING TITLE	LANDSCAPE PLAN/ PLANTING DESIGN

DRAWING NO.
L-4



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DATE	REVISIONS
May, 13	DP Submission



JHL Design Group Inc.
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4370, Maple Street, Vanouver BC
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Fax: E04-253-3211
Email: jhl@designgroup.com

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DRW. I	RAWN II F

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3087-3107, 160 STREET
SURREY, BC

LANDSCAPE PLAN/ PLANTING DESIGN

DRAWING NO.

L-5

APPENDIX III

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

FROM: Development Services Manager, Engineering Department

DATE: May 22, 2013 **PROJECT FILE:** 7810-0248-00

RE: Engineering Requirements
Location: 3107 and 3087 160 St

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metres along 160 Street for ultimate 30.0 Arterial Road Standard.
- Provide a 0.500 metre Statutory Right of Way (SRW) along 160 Street.

Works and Services

- Construct 7.3 metre wide driveway letdown.
- Remove all existing driveway accesses along 160 Street.
- Provide on-site detention in accordance with the 2005 North Grandview NCP Amendment.
- Provide sustainable drainage features as per the NCP requirements.
- Complete an analysis and upgrades as required on the existing sanitary sewer system.
- Construct drainage, water, and sanitary facilities to service the development.
- Pay applicable sanitary latecomer charges.
- Pay sanitary connection fees.
- Pay applicable water, drainage and sanitary charges and levies.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE

Tuesday, February 26, 2013
Planning

School Enrolment Projections and Planning Update:

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

A new elementary school to replace Sunnyside Elementary is under construction, on a site near the corner of 160 St. on 28 Ave in north west Grandview Area (Site #202). The school district expects to open the new school in September 2013 and will close the current site of Sunnyside Elementary after the new school opens. Both the regular and montessori program enrolment at the old school will move to the new Sunnyside Elementary School. The majority of new growth in the Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below shows the new elementary school with a larger 450 capacity opening in September 2013. Boundary changes will be phased in after the K-7 regular and montessori program enrolment moves from Sunnyside Elementary to the replacement school. The new elementary school will also include a neighbourhood learning centre for use by the community. The School District is also in the process of acquiring a new secondary school site to relieve projected overcrowding at Earl Marriott Secondary. Currently Sunnyside feeds Semiahmoo Secondary but the North Grandview Area may feed the new secondary school after it opens (estimated in five years). The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0248 00

SUMMARY

The proposed 28 townhouse units are estimated to have the following impact on the following schools:

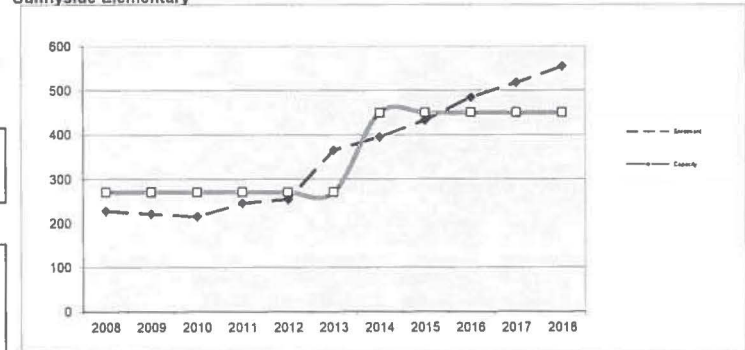
Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

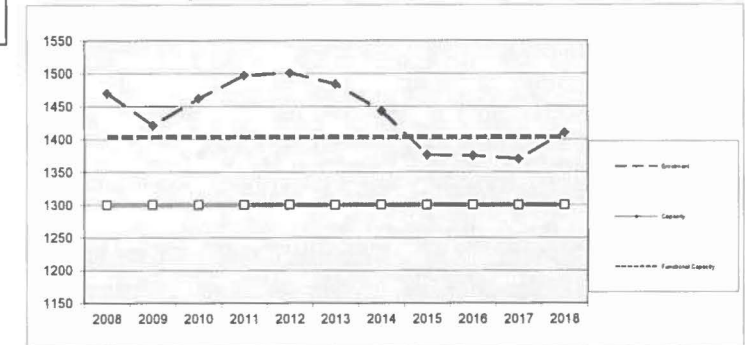
September 2012 Enrolment/School Capacity

Sunnyside Elementary	
Enrolment (K/1-7):	37 K + 217
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1501
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

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.

TREE PRESERVATION SUMMARY

APPENDIX V

Revised May 21, 2013

Project Name:	South Surrey Townhomes
Project Number:	1025
Project Location:	3087 and 3107 160 th Street, Surrey, BC
Applicant/Developer: Name, address, telephone:	Navi Sivia, c/o WG Architecture 1030 470 Granville Street Vancouver, BC V6C 1V5 604-331-2378 Fax: 604-683-7494
Consultant: Name, address, telephone:	Central Valley Tree & Arborist Services Ltd. #107-1520 McCallum Road, Abbotsford, BC, V2S 8B2 Email: kwak@shaw.ca Bob Kwak 604-850-4938

Summary of Proposed Trees Retained, Removed and Replaced

This Tree Protection Summary is a quick reference for the Arborist's Evaluation Report submitted for this development and is to be read in conjunction with that report.

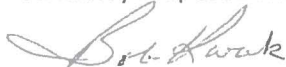
A	Number of protected trees identified in development area.	88
B	Number of protected trees protected and retained in development area	2
C	Number of protected trees to be removed in development area	86
D	Number of replacement trees required (alder and cw 35x1) + (other 51x2) = 137 *credits unknown	137*
E	Number of replacement trees proposed to be planted (may differ from number of replacement trees required due to site constraints/opportunities)	122
F	Shortfall of replacement trees to be planted	15
G	Number of protected trees located in non-disturbance area (ESA)	32
H	Number of residential units or lots	28
I	Total number of retained trees and replacement trees on site	124
J	Average number of trees per unit	NA
K	Estimated number of significant trees located below top of bank of a watercourse	32

* Tree credits to be negotiated between the Developer and the City of Surrey (See risk assessment for details – dead trees within development property to be credit)

** To be determined by the City of Surrey

***To be determined by the Landscape Architect

Summary Proposed and Submitted by:



Robert F. Kwak
Certified Arborist #PN 1736A
Wildlife Tree Assessor #P0072
Certified Tree Risk Assessor #0032

PROJECT STATISTICS

LEGAL DESCRIPTION

CIVIC ADDRESS
3087 - 160 AVE &
3107 - 160 AVE
SURREY, B.C.

PROPOSED ZONING CD (BASED ON RC)

LOT AREA:

GROSS: 147,218 sq.ft. (3.38 acres) 13,677 sq.m.
NET: 118,381 sq.ft. (2.72 acres) 10,998 sq.m.

DENSITY:

GROSS: 8.28 / UNITS PER ACRE
NET: 10.29 / UNITS PER ACRE

FAR:

0.6 (NET) INCLUDING GARAGES 5.4

SETBACKS:

NORTH - 5.0-6.7 m
SOUTH - 7.5 m
WEST - 3.1 m
EAST - 4.0 m

ADDITIONAL NOTES:

TREE DIMENSIONS SHOWN FOR THOSE NEAR BUILDINGS OR ENCLOSED YARD SPACES.

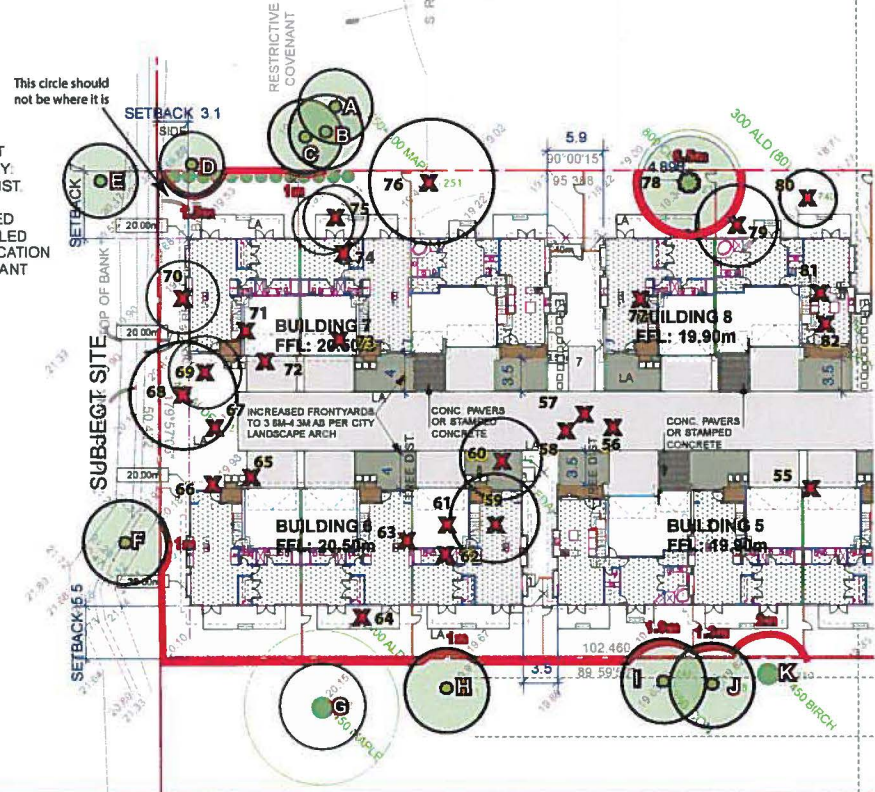
TREE DIMENSIONS SHOWN ARE TAKEN FROM CENTRE OF TREE TRUNK TO OUTSIDE OF CRITICAL ROOT ZONE FENCE LOCATION

RADIUS FROM TREE CENTRE TO CRITICAL ROOT ZONE FENCE LOCATION CALCULATION TAKEN BY: 1/2 TRUNK DIAMETER x CRITICAL ROOT ZONE DIST.

ALL TREES WITHIN ENVIRONMENTAL PROTECTED AREA WILL BE PROTECTED BY FENCING INSTALLED BY DEVELOPER AT 15M FROM TOP OF BANK LOCATION AS INSTRUCTED BY ENVIRONMENTAL CONSULTANT



EXISTING TOWNHOUSE DEVELOPMENT



Tag #	Trunk Diameter (DBH) measured at 1.4 m. from the ground	Critical Root Zone minimum fence distance from the tree
1	48 cm	In riparian area
2	32 cm	In riparian area
3	31 cm	In riparian area
5	32 cm	1m Fencing from PL
6	57 cm	In riparian area
9	88 cm	5.4 meters
11	42 cm	In riparian area
12	39 cm	In riparian area
13	36 cm	In riparian area
14	32 cm	In riparian area
15	28 cm	In riparian area
16	45 cm	In riparian area
17	32 cm	In riparian area
18	32 cm	In riparian area
19	47 cm	In riparian area
20	38 cm	In riparian area
21	36 cm	In riparian area
22	29 cm	In riparian area
23	45 cm	In riparian area
24	68 cm	In riparian area
Tag #	Trunk Diameter (DBH) measured at 1.4 m. from the ground	Critical Root Zone minimum fence distance from the tree
25	77 cm	In riparian area
26	33 cm	In riparian area
27	28 cm	In riparian area
47	35 cm	In riparian area
48	47 cm	In riparian area
49	31 cm	1.9m fencing from PL
78	82cm	6.5m fencing from PL
84	45 cm	In riparian area
95	50 cm	In riparian area
96	65 cm	In riparian area
97	45 cm	In riparian area
98	36 cm	In riparian area
99	39 cm	1.9m fencing from PL
A	70 cm	Fencing not required
B	72 cm	Fencing not required
C	69 cm	1m Fencing from PL
D	40 cm	1.5m Fencing from PL
E	57 cm	Fencing not required
F	58 cm	3m Fencing from PL
G	45 cm	Fencing not required
H	40 cm	3m Fencing from PL
I	35 cm	1.5m Fencing from PL
J	30 cm	1.5m Fencing from PL
K	45 cm	2m Fencing from PL
L	30 cm	1.5m Fencing from PL

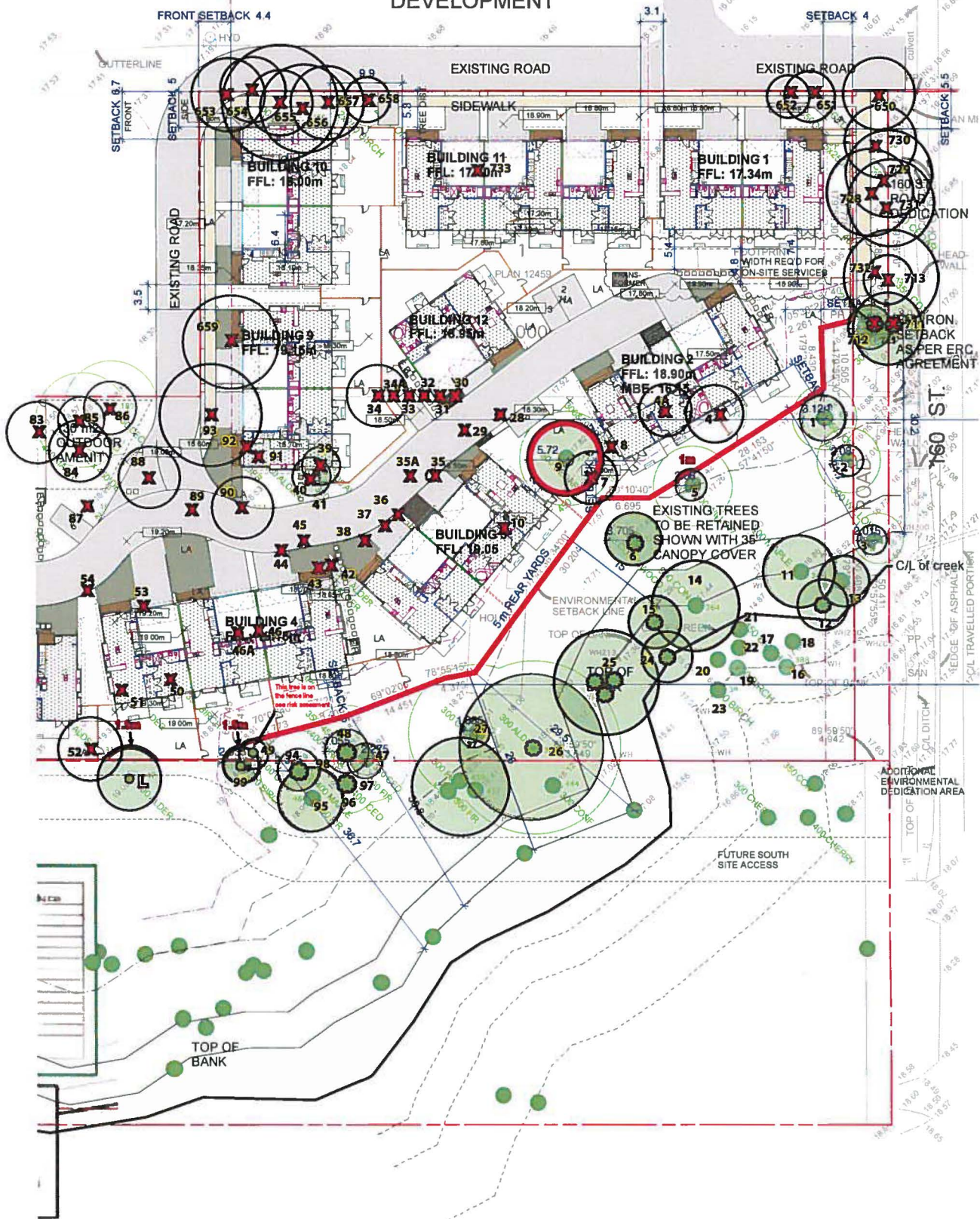
Protective Fencing

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

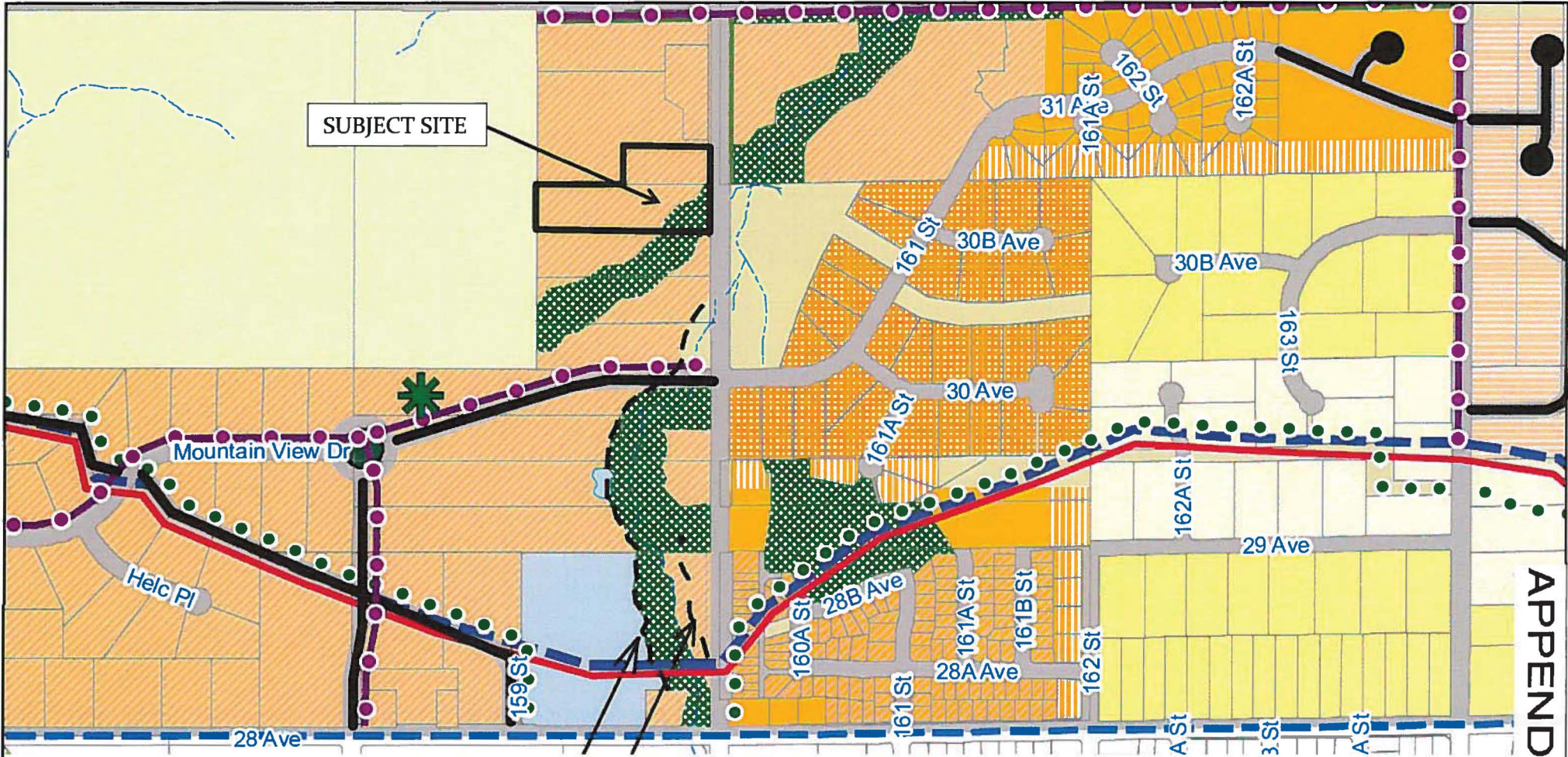
• For distances not on this table divide the DBH (in cm) by 16.6
• Example: 80 cm ÷ 16.6 = 4.8 m

<p>May 2, 2013</p> <p>Navi 3087 and 3107 160th Surrey, BC</p>	<p>CENTRAL VALLEY TREE & ARBORIST SERVICES 853-1986</p>	<p>120 Total Trees 30cm & Over 88 Total Trees in development 2 Total Trees Retained in development area 86 Total Trees Removed in development area 32 Total Trees in Riparian Area — Protective Fencing Atol Neighboring Trees</p>
--	--	---

EXISTING TOWNHOUSE DEVELOPMENT



SUBJECT SITE



- | | | | |
|--|--|--------------------------------------|--|
| Proposed One Acre Residential (RA) | Environmental Area | Study Area Boundary | Enhanced Sidewalk/Walkway |
| Proposed One Acre Residential Gross Density (RA-G) | Proposed Open Space / Linear Open Space | Plan Area-NCP Area Boundary | Linear Park / Multi-use Trail |
| Single Detached (2 upa) | Existing One Acre & Half Acre Lots | Hydro Right of Way / Greenway | Round-About |
| Larger Transition Lots (2-3 upa) | Existing Elementary School | Proposed North Grandview Interceptor | Neighbourhood Park
(size/location to be confirmed at detailed subdivision/rezoning stage) |
| Single Detached (4-6 upa) | Existing Cemetery | Creeks | |
| Single Detached (7 u.p.a.) | Proposed Detention / Sedimentation Ponds
(size/location to be confirmed at detailed subdivision/rezoning stage) | Proposed Roads | |
| Cluster Housing (6-8 upa) | | | |
| Multiple Residential (15-25 upa) | | | |

NORTH GRANDVIEW HEIGHTS LAND USE PLAN

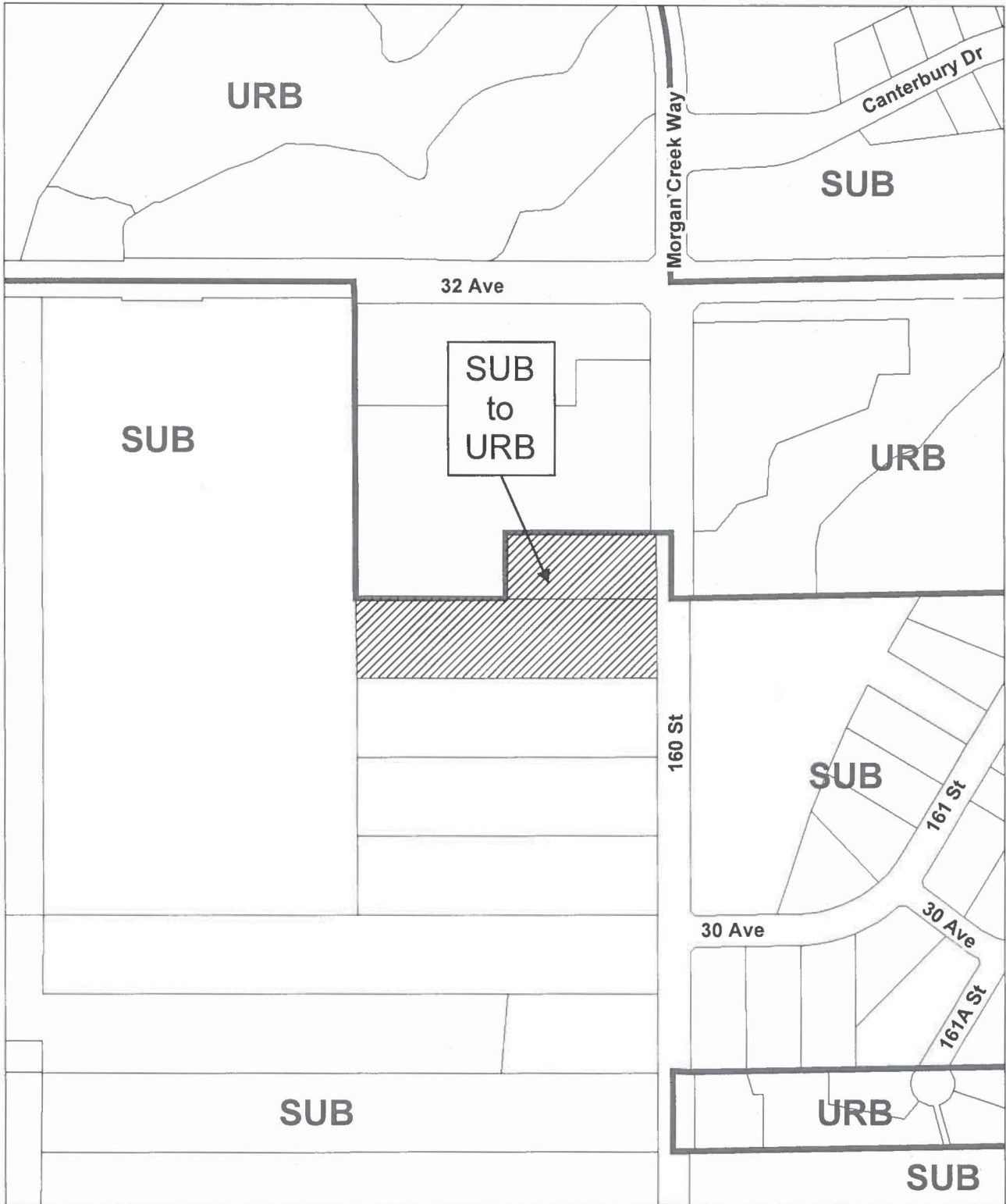
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT
 Approved by Council: January 11, 1999 Amended Oct. 2011

APPENDIX VI



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.

APPENDIX VII



OCP Amendment

Proposed amendment from Suburban to Urban



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: 009-703-187
Lot 1 Section 23 Township 1 New Westminster District Plan 12459
3107 - 160 Street

Parcel Identifier: 008-631-565
Lot 42 Section 23 Township 1 New Westminster District Plan 39535
3087 - 160 Street

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings, duplexes and 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, provided such combined uses are part of a *comprehensive design*:

1. *Single family dwellings, duplexes and 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 of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *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 0.60;
 - (b) The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*; and
 - (c) The *unit density* shall not exceed 26 *dwelling units* per hectare [11 u.p.a.].

E. Lot Coverage

The *lot coverage* shall not exceed 37%.

F. Yards and Setbacks

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

Use	Setback	North Yard	South Yard	East Yard	West Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>		5.0 m [16 ft.]	5.0 m [16 ft.]	4.0 m [13 ft.]	3.0 m [10 ft.]

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

G. Height of Buildings

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

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

H. Off-Street Parking

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

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

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

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1 hectare [2.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

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

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

READ A THIRD TIME ON THE _____ th day of _____, 20 .

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

_____ MAYOR

_____ CLERK

F740

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