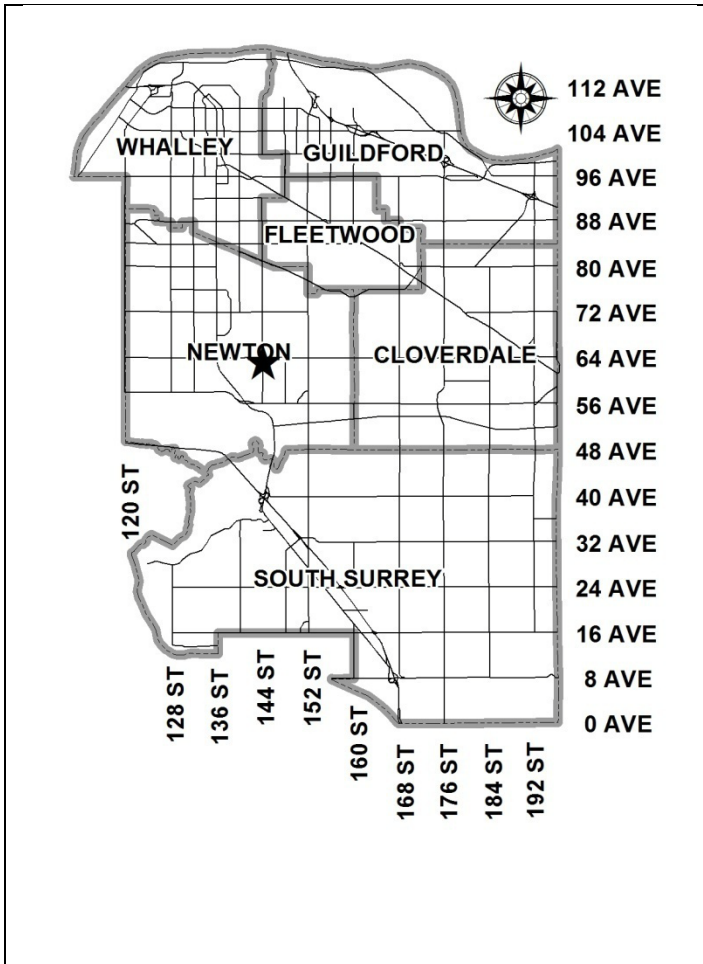


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0294-00

Planning Report Date: April 18, 2011



PROPOSAL:

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

in order to permit the development of 97 townhouse units.

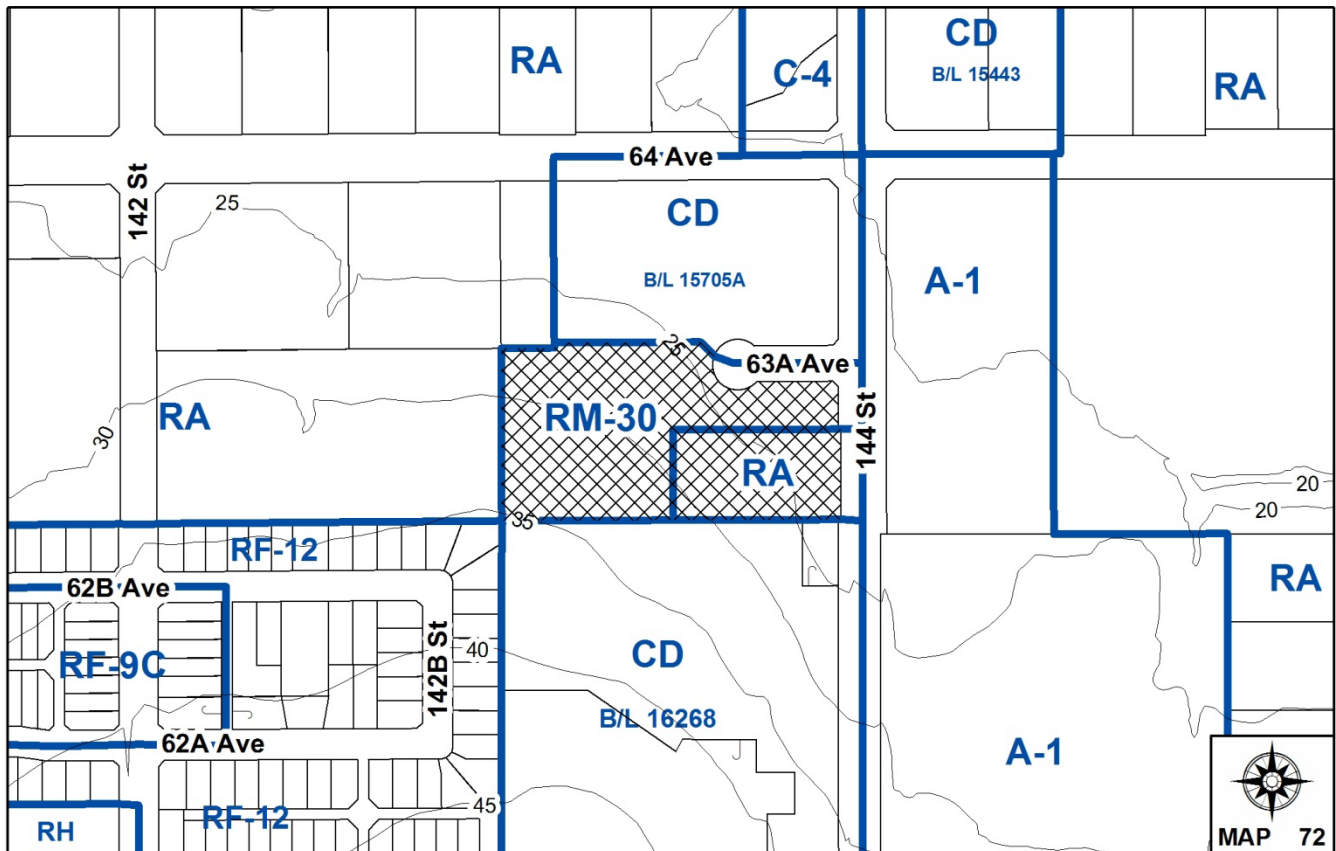
LOCATION: 6319 - 144 Street and
 14356 - 63A Avenue

OWNER: Lakewood Sullivan Developments Ltd.

ZONING: RM-30 and RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses 15 upa max.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

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

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal results in a more efficient use of the land by consolidating two separate applications previously considered by Council.
- Area residents have not raised objections to the proposal.
- The proposed density and building form are appropriate for this part of South Newton.
- The building character reflects a west coast style design that is in keeping with the character of the Neighbourhood.
- The proposed reduction in indoor amenity space is supportable as sufficient area has been included to provide residents with a functional space, while the shortfall will be compensated for in accordance with City policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Zoning By-law Amendment No. 17127 (Application No. 7908-0282-00)
2. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" and "Residential Multi-Family Zone (RM-30)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7910-0294-00 in accordance with the attached drawings (Appendix IV).
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 291 square metres (3,132 sq.ft.) to 148 square metres (1600 sq.ft.).
5. Council instruct staff to resolve the following issue(s) 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) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (g) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend South Newton NCP to redesignate the land from "Townhouse 15 upa max." to "Townhouse 25 upa max." when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:

16 Elementary students at Woodward Hill Elementary School
8 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in Phase 1 of approximately 18 units are under construction (based on the previous rezoning) and will be ready for occupancy by the summer 2011. It is important to note, however, that this application only results in approximately 9 additional units over those applications previously considered by Council. School demand, therefore, would only be increased marginally.

Parks, Recreation & Culture:

Parks has no concerns with the subject proposal.

Fire Department:

The Fire Department has no concerns with the subject proposal.

SITE CHARACTERISTICS

Existing Land Use: The existing site consists of two parcels. The first parcel, located at 14356- 63A Avenue, is zoned RM-30 and has been approved for 66 townhouse units. The first phase of this project (approved under File No. 7803-0454-00) is now under construction. The second parcel, located at 6319-144 Street, is zoned RA and is the subject of a rezoning application to allow 22 townhouse units. This rezoning (File no. 7908-0282-00) is currently at Third Reading.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North :	Vacant land approved for development as a neighbourhood shopping centre. (File No. 7803-0454-00)	Urban/ "Commercial"	CD(By-law No. 15705A)
East (Across 144 Street):	Sullivan Heights Park	Urban/ "Public Open Space and Park"	A-1
South:	Townhouses currently under construction. (File No. 7906-0144-00)	Urban/ "Townhouses 20 upa max."	CD (By-law No. 16268)
West:	Vacant land	Urban/ "Townhouses 15 upa max." and "Creeks and Riparian Setbacks"	RA

DEVELOPMENT CONSIDERATIONS

Subject Proposal

- The site is two parcels currently zoned "One-Acre Residential Zone (RA)" and "Residential Multi-Family Zone (RM-30)". The applicant proposes to consolidate the two parcels into one and rezone to a "Comprehensive Development Zone" (CD) to accommodate the proposed development. A Development Permit is also required to allow the development of the 97-unit townhouse complex.
- The applicant is proposing a combined 97-unit townhouse project with a unit density of 23.5 upa. Since this proposed unit density is higher than the 15 upa maximum permitted under the South Newton NCP, an NCP amendment to redesignate the site from "Townhouses 15 upa max." to "Townhouses 25 upa max." is necessary.

Background and Site Context

- The subject site is located on 144 Street generally south of 63A Street. It is designated "Townhouses 15 upa max" in the South Newton Neighbourhood Concept Plan (NCP), and "Urban" in the OCP. The neighbouring site to the south is designated "Townhouses 20 upa max." in the NCP. Lands to the north are designated "Commercial" in the NCP.
- The property located at 14356 - 63A Avenue was rezoned to RM-30, in conjunction with the adjacent commercial property to the north, on July 30, 2008 under File No. 7903-0454-00. The details of the project are as follows:
 - 66 townhouse units;
 - Net density is 22.6 upa;
 - NCP designation "Townhouses 15 upa max." was maintained with an effective gross density of 10.15 upa given that the commercial portion of the property was included in the density calculation; and
 - Currently under construction (Phase 1).
- The property located at 6319 - 144 Street is the subject of a separate Rezoning and NCP amendment application under File No. 7908-0282-00. The details of the project are as follows:
 - 22 townhouse units;
 - Net density is 19 upa;
 - NCP Amendment proposed from "Townhouse 15 upa max" to "Townhouse 20 upa max"; and
 - Granted Third Reading on March 1, 2010.
- A CD Zone for the combined project is sought because the proposed development does not meet the front yard setback requirement of the RM-30 Zone, and the RM 30 zone permits densities beyond that allowed under the proposed "Townhouse 25 upa max." designation.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the west side of 144 Street south of 63A Avenue, directly across from Sullivan Heights Park, Sullivan Heights Secondary School and the Bell Performing Arts Centre. The site is designated "Townhouses 15 upa max" in the South Newton Neighbourhood Concept Plan (NCP).
- The neighbouring sites to the north, south and west were also designated "Townhouses 15 upa max" in the South Newton NCP. The property to the north was re-designated for "Commercial" and the property to the south was re-designated to "Townhouses 20 upa max."
- The applicant is proposing a townhouse project with a unit density of 23.5 units per acre. Since this proposed unit density is higher than the 15 upa maximum permitted under the South Newton NCP, an NCP amendment to re-designate the site to "Townhouses 25 upa max" is proposed.
- The proposed NCP amendment to higher density townhouses is supportable at this location for the following reasons:
 - The subject site is located on an arterial road (144 Street), across the street from a community park, secondary school and a performing arts centre;
 - The neighbouring property to the north is intended to be developed as a commercial retail centre and additional density near commercial centres achieves sustainability goals as more residents are able to walk to shops and services;
 - The neighbouring property to the south has received rezoning and is presently under construction. This site has a unit density of approximately 19 UPA with site coverage of approximately 31%. The site also underwent an NCP amendment to increase the density allowed under the NCP;
 - The re-designation only results in an additional 9 units on a site of approximately 1.68 ha (4.2 acres), with the additional units being achieved through internal efficiencies;
 - The development approved for 14356 – 63A Avenue already has a net density of 22.6 upa due to the residential density incorporated from the commercial site to the north, which was rezoned concurrently with this parcel (File No. 7903-0454-00)
 - Despite the slight increase in density, the proposal retains the ground-oriented townhouse built-form, reasonable site coverage of 38%, and results in an efficient use of the land;
 - Similar NCP amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max" and "Townhouses 25 upa max" have been approved in various locations within the South Newton NCP. The increased density offsets the density lost when Townhouse designated lands were re-designated to small lots in the NCP, when development in the South Newton NCP area started in early 2000; and
 - The proposed townhouses are designed to complement the form and character of other new townhouse developments in the South Newton area and enhance the streetscape along 144 Street.

Proposed CD By-law

- The proposed CD By-law (Appendix VI) is similar to the RM-30 Zone, except with a maximum unit density of 24 upa and reduced setbacks, lot coverage, height and FAR.
- The FAR of 0.90 is permitted in the RM-30 Zone. The applicant is proposing an actual FAR of 0.82, which is well below this standard.
- Permitted RM-30 site coverage is 45%, the applicant is proposing site coverage of only 38% with the reduction included in the proposed CD Bylaw.
- A maximum building height of 13 metres (43 ft.) is permitted in the RM-30 Zone, this height is to be reduced to 11 metres (36 ft.) in the CD Zone.
- The proposed minimum front yard setback for principal buildings in the CD By-law is reduced from the RM-30 Zone. The setback to the building face will be 6.0 metres (20 ft.) and to the balcony will be 4.5 metres (15 ft.) rather than the 7.5 metres (25 ft.) setback required in the RM-30 Zone.
- The proposed minimum setback from a flanking street in the CD By-law is reduced from the RM-30 Zone. The setback to the building face will be 6.0 metres (20 ft.) rather than the 7.5 metres (25 ft.) setback required.
- The proposed CD Zone is compared to the RM-30 Zone in the table below:

	RM-30 Zone	Proposed CD Zone (Based on RM-30)
Density (unit density and FAR)	30 units per acre 0.90 FAR	24 units per acre (max) 0.82 FAR (max)
Lot Coverage	45%	38% (max)
Setbacks	7.5 m (25 ft)	Rear Yard: 7.5 m (25 ft) Side Yard: Internal: 7.5 m (25 ft) Flanking: 6.0 m (20 ft) Front yard: Building face: 6.0 m(20 ft) Balcony: 4.5 m (15ft)
Principal Building Height	13 metres (43 ft)	11 metres (36 ft)

Tree Retention & Landscaping

- The portion of the site located at 14356 - 63A Avenue was approved for development in July, 2008 (File No. 7903-0454-00), and site preparation and construction has already commenced. Due to the significant grades through property and lack of strong trees in advantageous locations, no significant trees could be saved on this property.
- The property located at 6319 - 144 Street is also hampered by significant grades and relatively few specimen trees. However, the proposed development which was granted Third Reading in March, 2010 included the preservation of three trees on site.

- The revised layout combines the two projects and includes 9 additional units. In order to accommodate these additional units an additional two on-site trees must be removed. The new development results in one existing tree being retained onsite.
- To off-set the lack of existing trees on retained on site the applicant is proposing extensive plantings, including approximately 141 replacement trees (about 34 trees per acre).
- Other plantings include a variety of flowering shrubs, grasses and ground covers that soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi private spaces.
- There are three outdoor amenity areas, designed to encourage use by families and residents. The open spaces promote active and passive recreation and the use of mixed planting softens the hard landscape and reduces runoff. The proposed outdoor amenity space of 637 square metres (6,858 sq.ft.) is more than double the minimum 291 square metres (3,132 sq.ft.) outdoor amenity space requirement for this site under the Zoning By-law.
- The outdoor amenity spaces occur in three different areas, with three distinct programming features.
 - The first area is located north of the site entrance and is designed to be a passive, natural space with benches and, soft landscaping and meandering trail.
 - The second amenity space is located just south of the main entrance and is designed to be an active play space for young children, including safety play surface and, play equipment and associated landscaping.
 - The third area is located adjacent to the indoor amenity building and includes a larger patio area for outdoor gatherings, with associated paths and trellises to provide connectivity through the site and screening for adjacent residents.

PRE-NOTIFICATION

- Pre-notification letters were sent on January 26, 2011. Staff received no responses from the public.
- A development sign outlining the proposed project and required NCP Amendment was installed on the property in January, 2011. No comments from the public were received.
- The proposed NCP Amendment related to the increase in density from 15 UPA to 25 UPA would typically require additional public consultation in the form of a Public Information Meeting (PIM). However, in this case, the proposed increase does not result in a substantive change in the form of development. Previous developments have been approved in the area that resulted in densities over 15 upa. In addition, no concerns have been raised from the public. Based on these factors, staff felt that a public information meeting was not necessary.

DESIGN PROPOSAL AND REVIEW

Context

- The surrounding neighbourhood is dominated by the adjacent Sullivan Heights Park, Sullivan Heights Secondary School and Bell Centre for Performing Arts. It is also the location of several other townhouse projects that have recently been completed or are under construction.

Access & Pedestrian Circulation

- There is one main vehicular and pedestrian access and one secondary access to the site from 63A Avenue. The drive aisle branches to the south to provide a connection with the existing development to the south. A reciprocal easement has been secured allowing residents from the neighbouring development access to 63A Avenue and the commercial area beyond, and allowing access for future residents of the subject site to a planned extension of 62 Avenue, south of the neighbouring property.

Form & Character

- The proposed 97 unit townhouse project consists of 5, 2-bedroom and 92, 3-bedroom units in 18 buildings, with an average floor area of 138.5 square metres (1,490 sq.ft.) per dwelling unit. All the units feature an outdoor patio or deck.
- Of the 97 units, 7 have double car garages and the remainder have a tandem parking arrangement. In addition, 20 visitor stalls have been provided onsite bringing the total parking count to 214 stalls.
- The buildings have been stepped to follow the grading of the site which articulates the massing of the buildings and breaking up rooflines. The buildings have also been set into the slope of the hill, which allows a number of units to have direct access to outdoor patio space from the main, second floor living areas.
- The design incorporates detailing such as timber braces, dormers, shingle siding and skirt roofs to create a contemporary craftsman/ west coast aesthetic that complements the emerging character of the neighbourhood.
- Cladding materials include horizontal vinyl siding, vertical board-and-batten vinyl siding and real cedar shingle siding. Two colour schemes are proposed. The first is a combination of a sage green and clay wall colours with natural cedar elements and a dark green trim. The second includes two-tone grey wall colour with blue and charcoal trim.

ADVISORY DESIGN PANEL

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Streetscape
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Tree Preservation Summary(6319 -144 Street)
Appendix VI.	NCP Plan
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and DMG Landscape Architects respectively, dated February 24, 2011

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MN/kms

APPENDIX IInformation for City Clerk

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

1. (a) Agent: Name: Harald Trepke, Lakewood Sullivan Dev. Ltd.
 Address: Unit 201, 7795 - 128 Street
 Surrey BC
 V3W 4E6
 Tel: 604-590-8444 (Work)
 604-590-8444 (Fax)

2. Properties involved in the Application
 - (a) Civic Address: 6319 - 144 Street and 14356 - 63A Avenue

 - (b) Civic Address: 6319 - 144 Street
 Owner: Lakewood Sullivan Developments Ltd
 PID: 006-399-894
 Lot: Lot 29 Section 9 Township 2 New Westminster District Plan 49141

 - (c) Civic Address: 14356 - 63A Avenue
 Owner: Lakewood Sullivan Developments Ltd
 PID: 027-724-255
 Lot: Lot 2 Section 9 Township 2 New Westminster District Plan
 BCP38998

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

 - (b) File Bylaw No. 17127 (Application No. 7910-0282-00)

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD/ RA & RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		16,804 m ² (4.15 ac)
Road Widening area		123 m ² (1,324 ft ²)
Undevelopable area		
Net Total		16,681 m ² (4.12 ac)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	38%
SETBACKS (in metres)		
Front	7.5 m (25 ft)	Building face: 6.0 m(20 ft)
		Balcony: 4.5 m (15 ft)
Rear	7.5 m (25 ft)	7.5 m (25 ft)
Side (Internal)	7.5 m (25 ft)	7.5 m (25 ft)
Side (Flanking)	7.5 m (25 ft)	6.0 m(20 ft)
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m (43 ft)	11 m (36 ft)
Accessory	11 m (36 ft)	9 m (30 ft)
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		5
Three Bedroom +		92
Total		97
FLOOR AREA: Residential	15,013 m ² (161,604 ft ²)	13434.6 m ² (144,613 ft ²)
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 upha / 30 upa	58 upha / 23.5 upa
FAR (gross)		
FAR (net)	0.90	0.82
AMENITY SPACE (area in square metres)		
Indoor	291 m ² (3,104ft ²)	148.6 m ² (1600 ft ²)
Outdoor	291 m ² (3,104 ft ²)	637 m ² (6,858 ft ²)
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	10	10
3-Bed	184	184
Residential Visitors	19.4	20
Institutional		
Total Number of Parking Spaces	213.4	214
Number of disabled stalls		
Number of small cars	53	9
Tandem Parking Spaces: Number / % of Total Number of Units		180 spaces/ 92.7% of units
Size of Tandem Parking Spaces width/length	3.2 m x 6.1 m (10.5 ft x 20 ft)	3.2 m x 6.1 m (10.5 ft x 20 ft)

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REV	DATE	BY	CHKD	DESCRIPTION
1				ISSUED FOR PERMIT APPLICATION
2				REVISIONS AS PER COMMENTS - J.M.H.
3				REVISIONS AS PER COMMENTS - J.M.H.
4				REVISIONS AS PER COMMENTS - J.M.H.
5				REVISIONS AS PER COMMENTS - J.M.H.
6				REVISIONS AS PER COMMENTS - J.M.H.
7				REVISIONS AS PER COMMENTS - J.M.H.
8				REVISIONS AS PER COMMENTS - J.M.H.
9				REVISIONS AS PER COMMENTS - J.M.H.
10				REVISIONS AS PER COMMENTS - J.M.H.
11				REVISIONS AS PER COMMENTS - J.M.H.
12				REVISIONS AS PER COMMENTS - J.M.H.
13				REVISIONS AS PER COMMENTS - J.M.H.
14				REVISIONS AS PER COMMENTS - J.M.H.
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19				REVISIONS AS PER COMMENTS - J.M.H.
20				REVISIONS AS PER COMMENTS - J.M.H.

DATE: 2013	SCALE: 1" = 30'-0"
DRAWN: [Signature]	PROJECT: LAKEMOOD MADISON
DESIGN: [Signature]	CLIENT: LAKEMOOD MADISON
PROJECT: TOWNHOUSE FEASIBILITY	DEVELOPMENT DATA
14356 63-A AVENUE, SURREY, B.C.	

APPENDIX II

barnett d

UNIT 135
7536 130 STREET
SURREY, B.C.
V3W 1H6

PHONE: (604) 881-1111
FAX: (604) 881-1111
EMAIL: info@bd.ca

CLIENT NO. 5
PROJECT NO. 203
REV. NO. AC-11
10014

DEVELOPMENT DATA

ZONING: RM-30
SITE AREA: 119554.3 SF, 4.122 AC, 1668114 m², 1668 Ha.

DENSITY: ALLOWABLE: 123.1 UNITS/30,000 UP, 75.00 UP/Ha
PROPOSED: 91.0 UNITS/29,533 UP, 59.15 UP/Ha

F.A.R.: ALLOWABLE: 0.40, 161548.40 SF, 15013.02 m²
PROPOSED: 0.81, 144609.00 SF, 13434.61 m²

SITE COVERAGE: ALLOWABLE: 45%, 80794.45 SF, 7506.51 m²
PROPOSED: 39%, 62566.33 m²

AMENITY: INDOOR: REQUIRED: 32 / UNIT, 3104.00 SF, 288.31 m²
PROVIDED: 1600.00 SF, 148.64 m²
OUTDOOR: REQUIRED: 32 / UNIT, 3104.00 SF, 288.4 m²
PROVIDED: 6256.00 SF, 577.1 m²

PARKING: REQUIRED: 2 / UNIT (194 RESIDENT), 194 SPACES
0.2 / UNIT (154 VISITORS), 154 SPACES
PROVIDED: 2 / UNIT (194 RESIDENT), 194 SPACES
20 / VISITORS, 20 SPACES
TOTAL: 214 SPACES

UNIT BREAKDOWN

UNIT TYPE A: 3 BDRM TANDER GARAGE 1440 SF. x 10 UNITS = 14,400 SF.
UNIT TYPE A1: 3 BDRM TANDER GARAGE 1440 SF. x 8 UNITS = 11,520 SF.
UNIT TYPE A2: 3 BDRM TANDER GARAGE 1441 SF. x 10 UNITS = 14,410 SF.
UNIT TYPE A3: 3 BDRM TANDER GARAGE 1441 SF. x 12 UNITS = 17,292 SF.
UNIT TYPE A4: 3 BDRM TANDER GARAGE 1441 SF. x 3 UNITS = 4,323 SF.
UNIT TYPE B: 3 BDRM TANDER GARAGE 1465 SF. x 10 UNITS = 14,650 SF.
UNIT TYPE B1: 3 BDRM TANDER GARAGE 1470 SF. x 3 UNITS = 4,410 SF.
UNIT TYPE C: 2 BDRM TANDER GARAGE 1361 SF. x 3 UNITS = 4,083 SF.
UNIT TYPE D: 3 BDRM TANDER GARAGE 1452 SF. x 2 UNITS = 2,904 SF.
UNIT TYPE E: 3 BDRM TANDER GARAGE 1463 SF. x 1 UNIT = 1,463 SF.
UNIT TYPE F1: 3 BDRM DOUBLE GARAGE 1493 SF. x 1 UNITS = 1,493 SF.
UNIT TYPE F2: 3 BDRM DOUBLE GARAGE 1493 SF. x 2 UNITS = 2,986 SF.

TOTAL: 47 UNITS = 144604 SF, 13434.61m²



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

GOVERNMENT OF BRITISH COLUMBIA
 MINISTRY OF ENERGY AND
 MINERAL DEVELOPMENT
 THE LOCAL GOVERNMENT OF SURREY
 144TH STREET ELEVATION
 14356 63-A AVENUE, SURREY, B.C.
 V3W 1H6

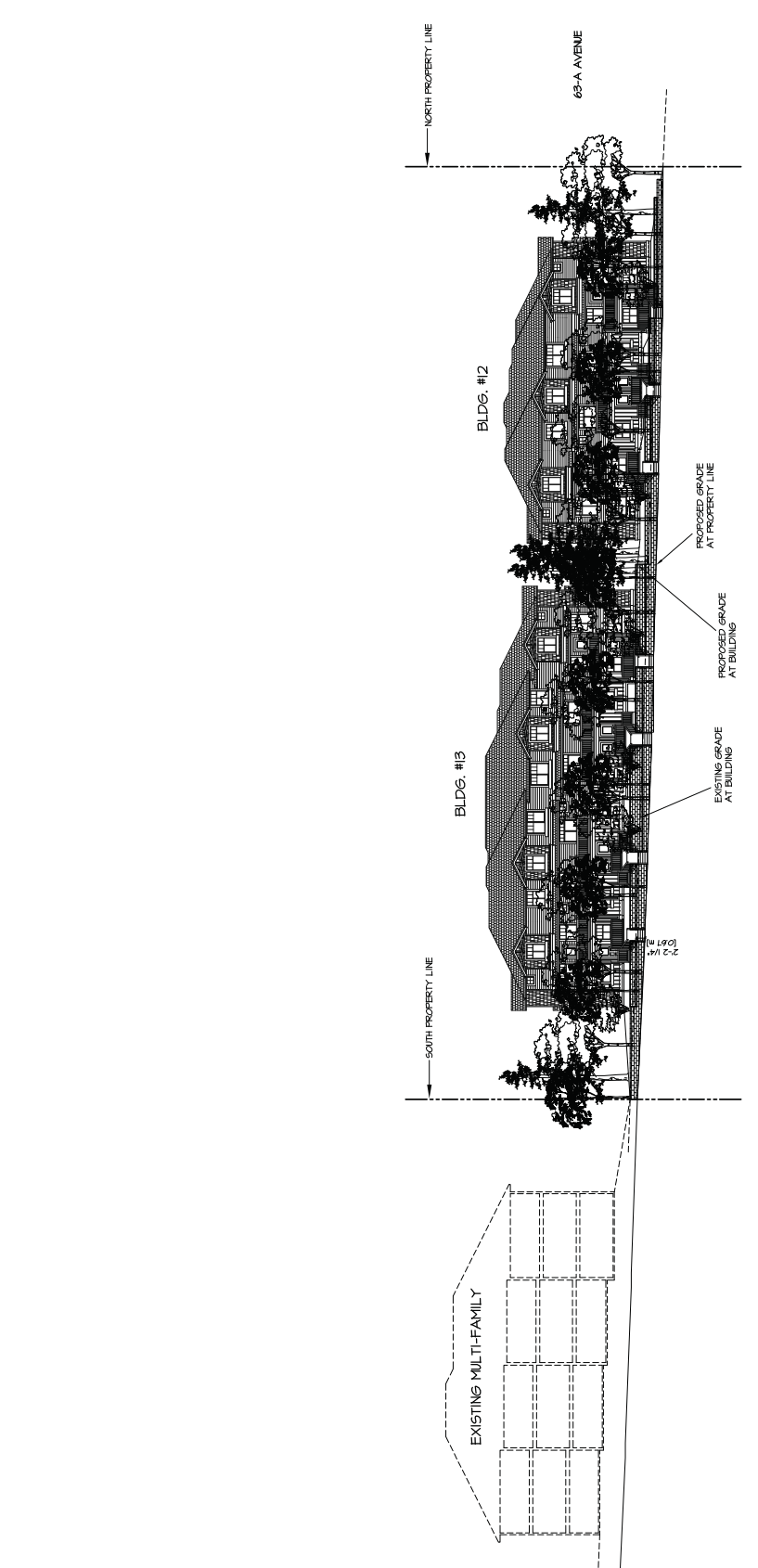
REV#	DATE	BY	ISSUED FOR

CLIENT : LAKWOOD MADISON
 PROJECT : TOWNHOUSE FEASIBILITY
 14356 63-A AVENUE, SURREY, B.C.
 SHEET CONTENTS :
 144TH STREET ELEVATION

DATE : JUN 11 11
 DRAWN :
 DESIGN :
 SCALE : 1/4" = 1'-0"

UNIT 135
 7236 130 STREET,
 SURREY, B.C.
 V3W 1H6
 PHONE: (604) 597-7100
 FAX: (604) 597-7059
 EMAIL: info@barnett-dembeck.com

CLIENT NO.	203	SHEET NO.	AC-1.2
PROJECT NO.	100016	REV. NO.	



144TH STREET ELEVATION
 SCALE: 1/4" = 20'-0"

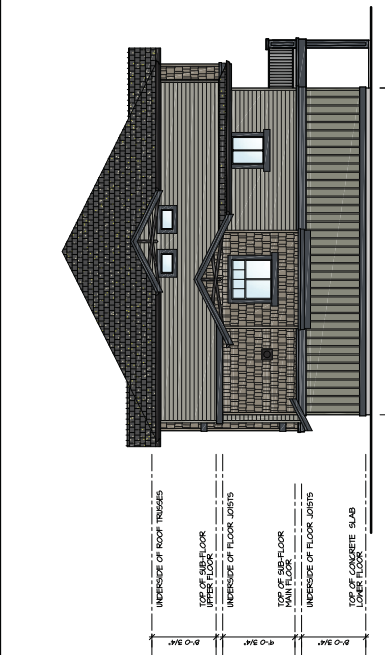
GOVERNMENT OF BRITISH COLUMBIA
 MINISTRY OF ENERGY AND
 MINES
 THE
 BUILDING ACT
 REGULATION 618
 DIVISION OF BUILDING PERMITS
 4605 HASTINGS STREET, SUITE 200
 VANCOUVER, BC V6R 6K1
 TEL: (604) 273-3800
 FAX: (604) 273-3801
 WWW.BC.GOV.BE/BCBPA

REV#	DATE	BY	ISSUE	NOV. 11/10	NOV. 11/10	ISSUE	NOV. 11/10
1			ISSUED FOR D.P. APPLICATION				
2			JAN 19/11 - REVISIONS AS PER SUBMIT COMMENTS				
3							
4							
5							
6							
7							
8							
9							
10							

CLIENT : LAKWOOD MADISON
 PROJECT : TOWNHOUSE FEASIBILITY
 14356 63-A AVENUE, SURREY, B.C.
 SHEET CONTENTS : BUILDING ELEVATIONS
 BUILDING TYPE I
 DATE : JAN 11
 DRAWN :
 DESIGN :
 SCALE : 1/8" = 1'-0"
 1/8" = 1'-0"

CLIENT : LAKWOOD MADISON
 PROJECT : TOWNHOUSE FEASIBILITY
 14356 63-A AVENUE, SURREY, B.C.
 SHEET CONTENTS : BUILDING ELEVATIONS
 BUILDING TYPE I
 DATE : JAN 11
 DRAWN :
 DESIGN :
 SCALE : 1/8" = 1'-0"
 1/8" = 1'-0"

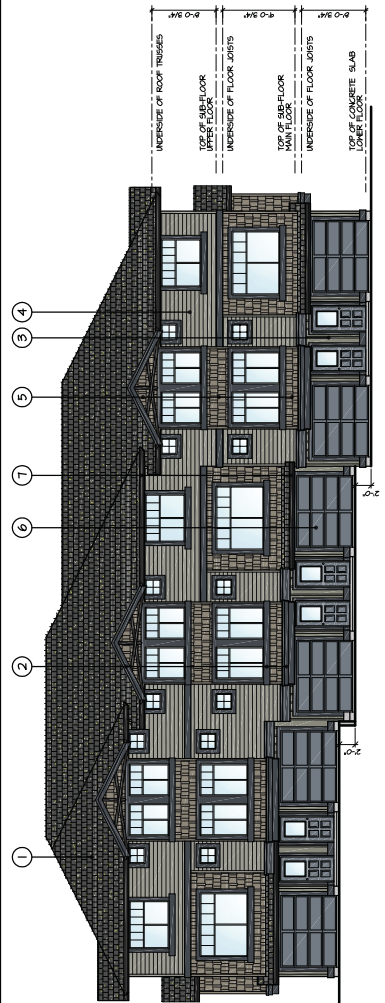
barnett dembek
 UNIT 135
 7236 130 STREET
 SURREY, B.C.
 V3N 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-7059
 EMAIL: info@barnett-dembeck.com
 CLIENT NO.: 203
 PROJECT NO.: 10014
 SHEET NO.: A-31
 REV. NO.:



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



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



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



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

COLOR SCHEME I

1	ROOF - DUROID WEATHERED MOOD	
2	TRIM, FASCIA & POST GRAY BW 2121-50	
3	VERTICAL BOARD & BATTEN SIDING HAYWARD SLATE	
4	HORIZONTAL SIDING ESTATE GRAY	
5	GEDAR SHAKE SIDING NAILITE ANTIQUE GRAY	
6	DOOR, GARAGE DOOR MOLF GRAY BW 2121-40	
7	GUTTERS / DOWNSPOUT, RAILINGS / GUARDRAILS BLACK	

BUILDING TYPE I
 COLOUR SCHEME I

THE CLIENT HAS REVIEWED AND APPROVED THE EXISTING ARCHITECTURAL ELEVATIONS AND THE BUILDING ELEVATIONS PREPARED BY THE ARCHITECT. THE CLIENT HAS REVIEWED AND APPROVED THE EXISTING ARCHITECTURAL ELEVATIONS AND THE BUILDING ELEVATIONS PREPARED BY THE ARCHITECT. THE CLIENT HAS REVIEWED AND APPROVED THE EXISTING ARCHITECTURAL ELEVATIONS AND THE BUILDING ELEVATIONS PREPARED BY THE ARCHITECT.

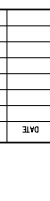
REV	DATE	BY	ISSUE

JAN 1911 - REVISIONS AS PER SHEET COMMENTS

CLIENT: LAKEWOOD MADISON
 PROJECT: TOWNHOUSE FEASIBILITY
 BUILDING TYPE #2
 SHEET CONTENTS: BUILDING ELEVATIONS

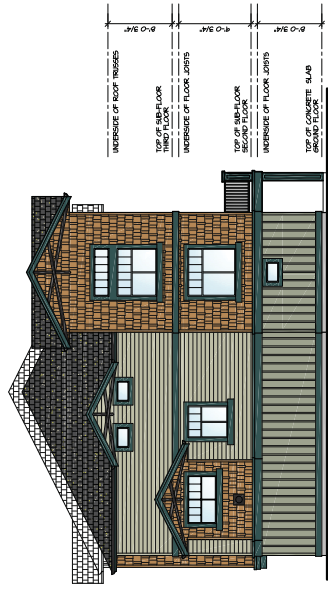
DATE: JAN 19 11
 DRAWING: [REDACTED]
 DESIGN: [REDACTED]

SCALE: 1/8" = 1'-0"
 UNIT A: [REDACTED]
 UNIT B: [REDACTED]
 UNIT C: [REDACTED]
 UNIT D: [REDACTED]
 UNIT E: [REDACTED]
 UNIT F: [REDACTED]
 UNIT G: [REDACTED]
 UNIT H: [REDACTED]
 UNIT I: [REDACTED]
 UNIT J: [REDACTED]
 UNIT K: [REDACTED]
 UNIT L: [REDACTED]
 UNIT M: [REDACTED]
 UNIT N: [REDACTED]
 UNIT O: [REDACTED]
 UNIT P: [REDACTED]
 UNIT Q: [REDACTED]
 UNIT R: [REDACTED]
 UNIT S: [REDACTED]
 UNIT T: [REDACTED]
 UNIT U: [REDACTED]
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 UNIT X: [REDACTED]
 UNIT Y: [REDACTED]
 UNIT Z: [REDACTED]

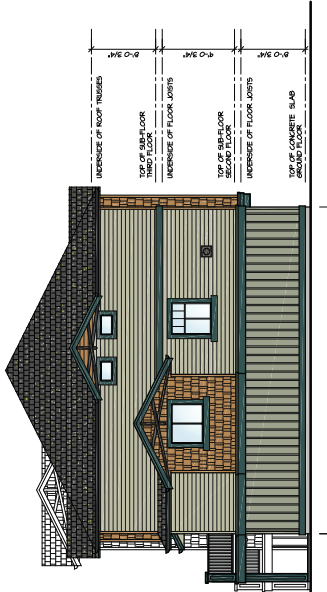


UNIT: 135
 7536 130 STREET,
 SURREY, B.C.
 V3N 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2058
 EMAIL: info@barnettdebek.com

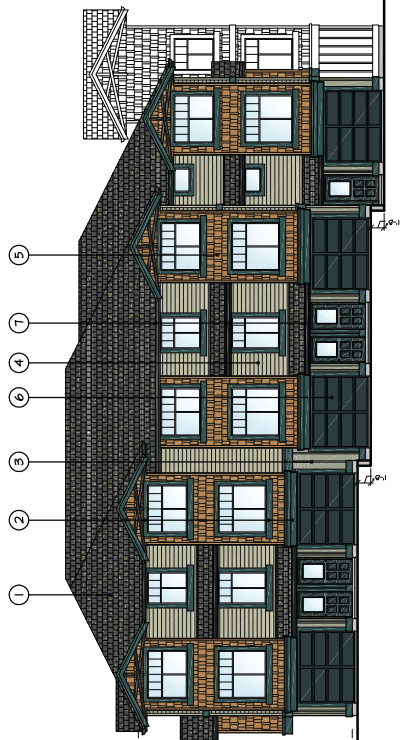
CLIENT NO: 203
 PROJECT NO: AC-32
 SHEET NO: 1001F
 REV. NO: [REDACTED]



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



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



FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT A UNIT B UNIT A UNIT B UNIT A UNIT B UNIT A UNIT B UNIT A UNIT B UNIT C



FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT A UNIT B UNIT A UNIT B UNIT A UNIT B UNIT A UNIT B UNIT A UNIT B UNIT C

- COLOR SCHEME 2**
- | | | |
|---|---|--|
| 1 | ROOF - DIBROID WEATHERED WOOD | |
| 2 | TRIM FASCIA & POST DOLLAR BILL GREEN BM 2050-20 | |
| 3 | VERTICAL BOARD & BATTEN SIDING GENESIS SAGE | |
| 4 | HORIZONTAL SIDING GENESIS CLAY | |
| 5 | CEILING SHAKS SIDING MANTLE CEDAR | |
| 6 | DOOR GARAGE DOOR SALAMANDER BM 2050-10 | |
| 7 | GUTTERS / DOWNPOUT RAILINGS / BIARRAILS BLACK | |

THE CLIENT HAS ADVISED THAT THE DRAWINGS ARE FOR THE EXCLUSIVE USE OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THESE DRAWINGS.

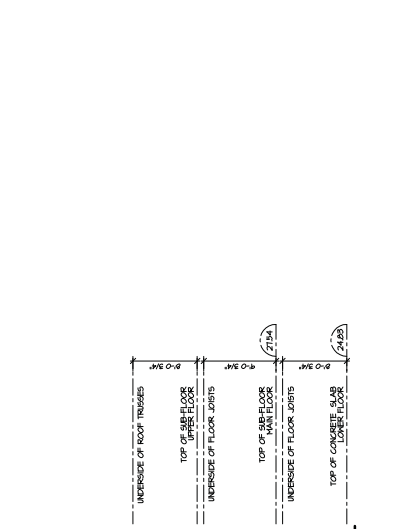
REV	DATE	BY	APP	ISSUED FOR

CLIENT: LAKEWOOD MADISON
 PROJECT: TOWNHOUSE FEASIBILITY
 14356 63-A AVENUE, SURREY, B.C.
 SHEET CONTENTS: BUILDING ELEVATIONS
 DATE: JAN 11 2011
 DRAWN BY: [Name]
 DESIGN: [Name]
 SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"

CLIENT: LAKEWOOD MADISON
 PROJECT: TOWNHOUSE FEASIBILITY
 14356 63-A AVENUE, SURREY, B.C.
 SHEET CONTENTS: BUILDING ELEVATIONS
 DATE: JAN 11 2011
 DRAWN BY: [Name]
 DESIGN: [Name]
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 1/8" = 1'-0"

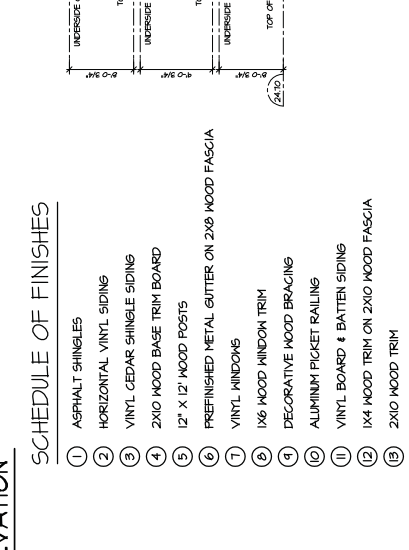
UNIT 135
 7236 130 STREET,
 SURREY, B.C.
 V3W 1H6
 PHONE: (604) 597-7100
 FAX: (604) 597-7099
 EMAIL: info@barnett-dembek.com
 SHEET NO. AC-4.1B
 PROJECT NO. 10019
 REV. NO. 10019

BUILDING # 18

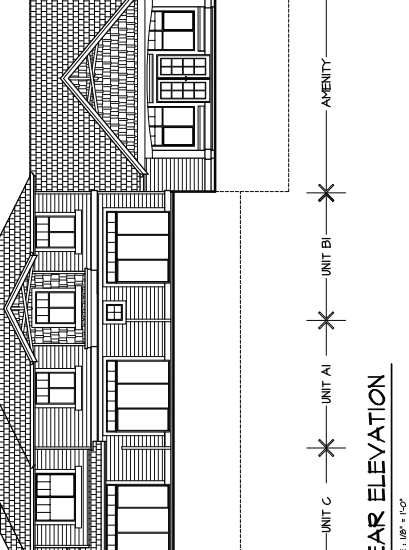


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

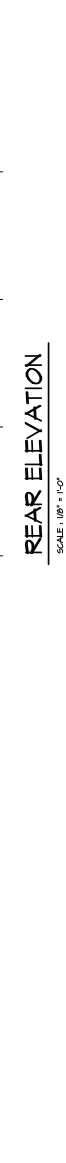
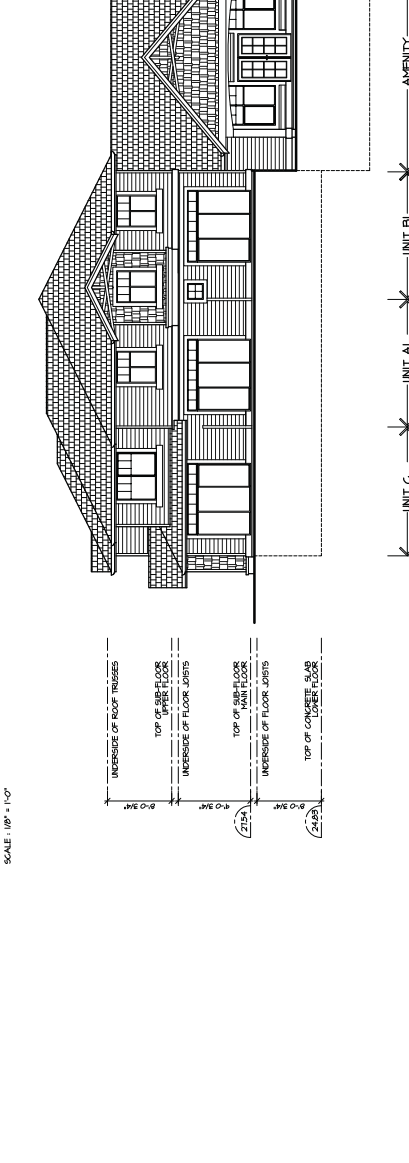
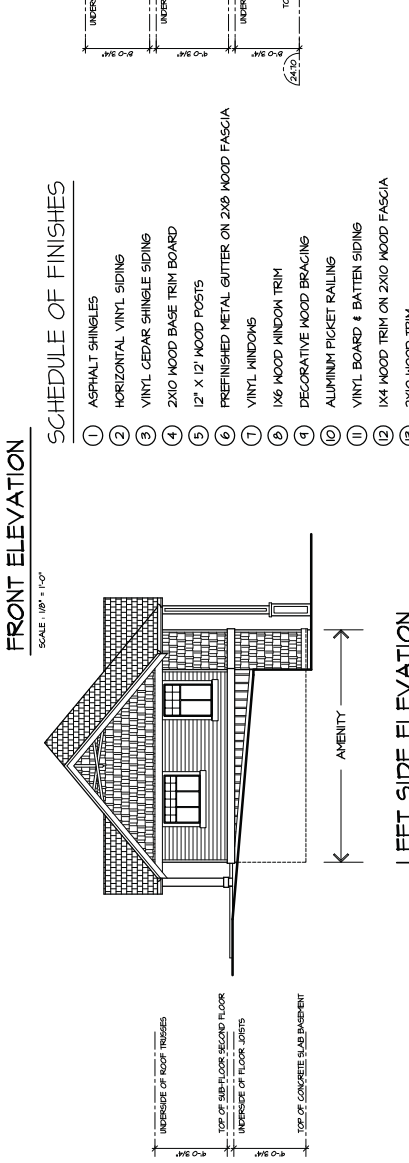
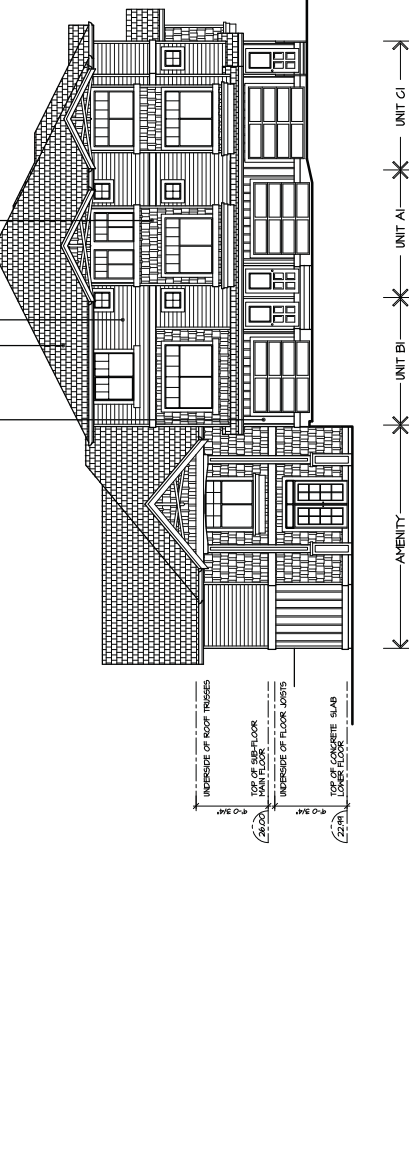
- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLES
 - 2 HORIZONTAL VINYL SIDING
 - 3 VINYL CEDAR SHINGLE SIDING
 - 4 2X10 WOOD BASE TRIM BOARD
 - 5 12" X 12" WOOD POSTS
 - 6 PREFINISHED METAL GUTTER ON 2X8 WOOD FASCIA
 - 7 VINYL WINDOWS
 - 8 1X6 WOOD WINDOW TRIM
 - 9 DECORATIVE WOOD BRACING
 - 10 ALUMINUM PICKET RAILING
 - 11 VINYL BOARD & BATTEN SIDING
 - 12 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
 - 13 2X10 WOOD TRIM



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



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



THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTS AND APPROVED THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CLIENT ACCEPTS THE RISK OF THE DESIGN AND CONSTRUCTION OF THE PROJECT AND IS NOT PROVIDING ANY WARRANTIES OR GUARANTEES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE LIMITED TO THE ACTUAL COST OF THE PROJECT.

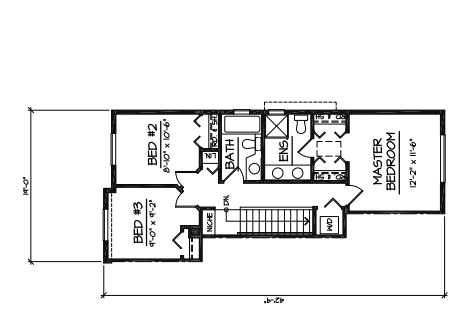
REV#	DATE	BY	DATE	ISSUE

CLIENT: LAKWOOD MADISON
 PROJECT: TOWNHOUSE FEASIBILITY
 1356 69-A AVENUE, SURREY, B.C.
 SHEET CONTENTS:
 UNIT TYPE 'A'
 UNIT TYPE 'A'
 UNIT TYPE 'A'
 UNIT TYPE 'A'
 UNIT TYPE 'A'

NO.	DATE	BY	DATE	ISSUE

CLIENT NO. 203	PROJECT NO. 10019
REV. NO. AC-21	REV. NO. 10019

PHONE: (604) 597-7100
 FAX: (604) 597-7099
 EMAIL: info@barnett-dembeck.com

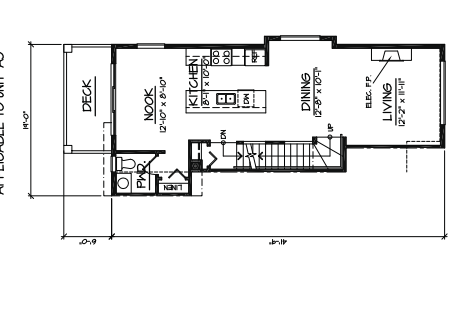
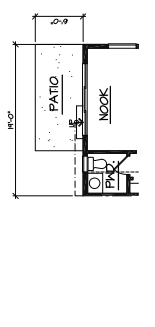


BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BASEMENT AREA 105 S.F.
 GARAGE AREA 551 S.F.

MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 661.0 S.F.

UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 614.0 S.F.

UNIT TYPE 'A, A1',
 TOTAL AREA 1440.0 S.F.
 (GARAGE NOT INCLUDED)

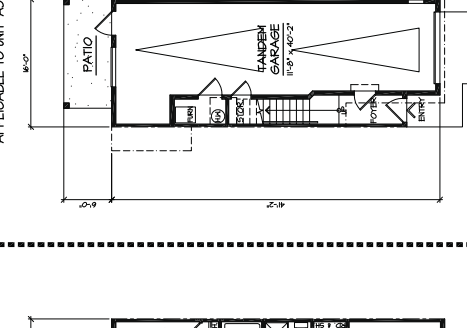
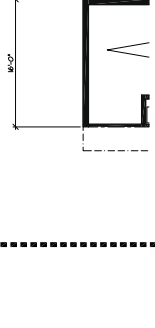


BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BASEMENT AREA 105 S.F.
 GARAGE AREA 551 S.F.

MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 670.0 S.F.

UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 614.0 S.F.

UNIT TYPE 'A2, A3',
 TOTAL AREA 1440.0 S.F.
 (GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BASEMENT AREA 105 S.F.
 GARAGE AREA 551 S.F.

MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 670.0 S.F.

UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 614.0 S.F.

UNIT TYPE 'A2, A3',
 TOTAL AREA 1440.0 S.F.
 (GARAGE NOT INCLUDED)

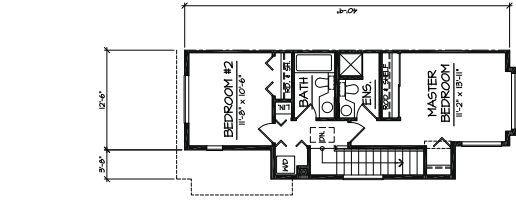
CONTRACTOR TO VERIFY THE DIMENSIONS OF ALL WORK AREAS AND MATERIALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

REV	DATE	BY	DATE	ISSUE	NO.	NO.	NO.	NO.



CLIENT : LAKEWOOD MADISON
 PROJECT : TOWNHOUSE FEASIBILITY
 13356 63-A AVENUE, SURREY, B.C.
 SHEET CONTENTS : UNIT TYPE 'B' & 'C'
 UNIT TYPE 'B' & 'C'
 UNIT TYPE 'B' & 'C'
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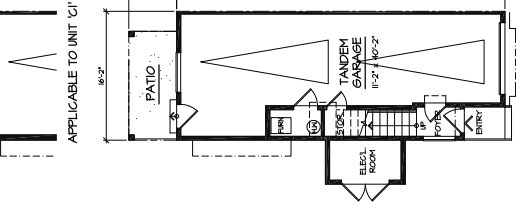
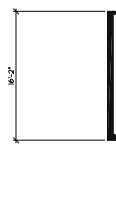
barnett dembek
 UNIT 135
 7236 130 STREET,
 SURREY, B.C.
 V3W 1H6
 PHONE: (604) 597-7100
 FAX: (604) 597-7089
 EMAIL: info@barnettdembek.com
 CLIENT NO. 203
 PROJECT NO. AC-2.2
 SHEET NO. 1001/R
 REV. NO.



UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 591.0 SF.

MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 670.0 SF.

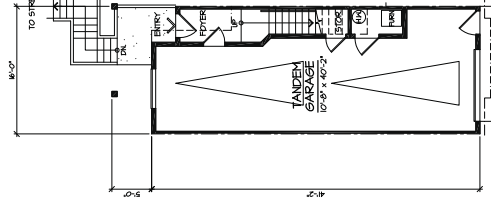
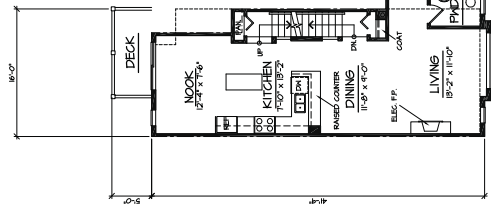
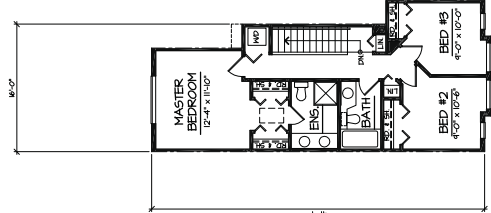
BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BASEMENT AREA 86 SF.
 GARAGE AREA 556.0 SF.



UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 674.0 SF.

MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 683.0 SF.

BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BASEMENT AREA 100 SF.
 GARAGE AREA 536.0 SF.



UNIT TYPE 'C' & 'C1'
 TOTAL AREA 1261.0 SF.
 (GARAGE NOT INCLUDED)

UNIT TYPE 'B2'
 TOTAL AREA 1470.0 SF.
 (GARAGE NOT INCLUDED)

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND ENGINEER AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER IS PROHIBITED. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OR OTHER COSTS INCURRED AS A RESULT OF ANY SUCH USE.

REV.	DATE	BY	ISSUE	NO.	DATE	BY	ISSUED FOR

CLIENT :	LAKWOOD MADISON
PROJECT :	TOWNHOUSE FEASIBILITY
ADDRESS :	14356 63-A AVENUE, SURREY, B.C.
DATE :	JUN 11 2011
SCALE :	1/8" = 1'-0"
UNIT TYPE :	F & F1
SHEET CONTENTS :	UNIT TYPE F & F1

barnett dembek	
UNIT #35 7236 130 STREET, SURREY, B.C. VAN V6B 1H6	
PHONE: (604) 597-7100	FAX: (604) 597-7089
EMAIL: info@barnett-dembek.com	
CLIENT NO.:	203
PROJECT NO.:	AC-23
SHEET NO.:	100/14

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 871 SF.
GARAGE AREA 6450 SF.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL AREA 16520 SF.
(GARAGE NOT INCLUDED)

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL AREA 14980 SF.
(GARAGE NOT INCLUDED)

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 4520 SF.
GARAGE AREA 4100 SF.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL AREA 14980 SF.
(GARAGE NOT INCLUDED)

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL AREA 14980 SF.
(GARAGE NOT INCLUDED)

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 4520 SF.
GARAGE AREA 4100 SF.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL AREA 14980 SF.
(GARAGE NOT INCLUDED)

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL AREA 14980 SF.
(GARAGE NOT INCLUDED)

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 4520 SF.
GARAGE AREA 4100 SF.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL AREA 14980 SF.
(GARAGE NOT INCLUDED)

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL AREA 14980 SF.
(GARAGE NOT INCLUDED)

UNIT TYPE 'F', 'F1' & 'F2'
TOTAL AREA 14980 SF.
(GARAGE NOT INCLUDED)

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NO.	DATE	REVISION DESCRIPTION	BY
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DMG
 landscape architects
 A member of
 J.S. Mulcahy & Associates, L.L.C.
 1400 West 17th Street, Suite 100
 Denver, CO 80202
 Phone: (303) 440-8800
 Fax: (303) 440-8802, 5.452.4783

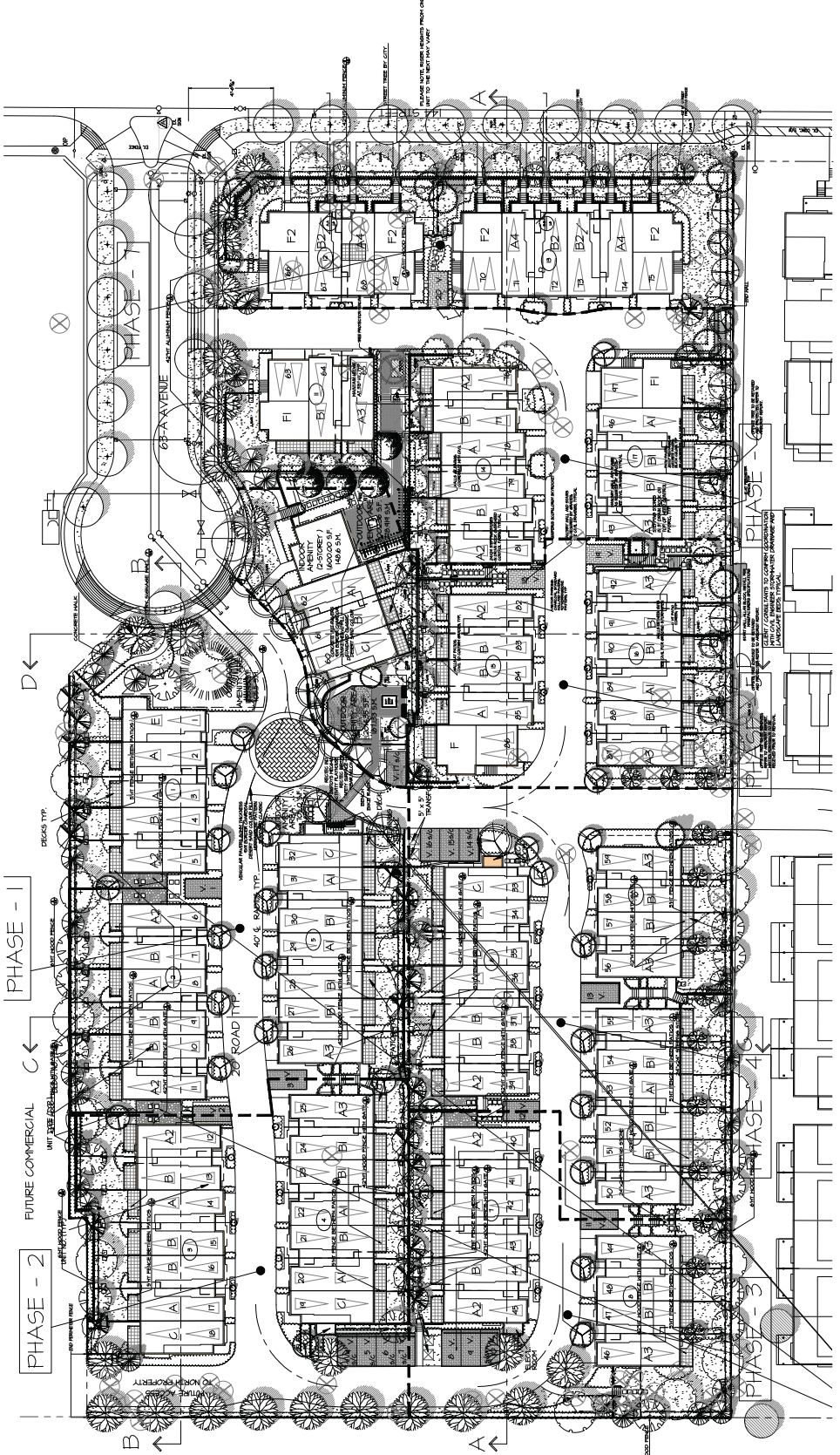
PROJECT:
58 UNIT TOWNHOUSE DEVELOPMENT
 14936 63A Avenue
 SURRY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 08/20/2023	DRAWING NUMBER:
SCALE: 1" = 20'-0"	
DRAWN: ED	
CHECKED: ED	
DATE: 08/20/2023	

L2

OF 8
 09-186
 DMG PROJECT NUMBER:



PLANT SCHEDULE	DMG JOB NUMBER: 09-186
1. AZER BUSH (HORIZONTAL)	PLANTED: 50 / REMAINS:
2. AZER BUSH (VERTICAL)	50 / 50
3. COLT PALM	24 / 24
4. GOLF PALM	24 / 24
5. KAWAII PALM	24 / 24
6. MONTEZUMA PALM	24 / 24
7. PALM TREE	24 / 24
8. SPANISH PALM	24 / 24
9. TAMARISK	24 / 24
10. YUCCA	24 / 24
11. BIRCH	24 / 24
12. DOGWOOD	24 / 24
13. HYDRANGEA	24 / 24
14. JAPANESE SPORHEL	24 / 24
15. LILAC	24 / 24
16. MAGNOLIA	24 / 24
17. NORTHERN SPORHEL	24 / 24
18. PINE	24 / 24
19. REDWOOD	24 / 24
20. SIBYRIAN SPORHEL	24 / 24
21. SPANISH PALM	24 / 24
22. TAMARISK	24 / 24
23. YUCCA	24 / 24
24. AGER BUSH (HORIZONTAL)	50 / 50
25. AGER BUSH (VERTICAL)	50 / 50
26. COLT PALM	24 / 24
27. GOLF PALM	24 / 24
28. KAWAII PALM	24 / 24
29. MONTEZUMA PALM	24 / 24
30. PALM TREE	24 / 24
31. SPANISH PALM	24 / 24
32. TAMARISK	24 / 24
33. YUCCA	24 / 24
34. BIRCH	24 / 24
35. DOGWOOD	24 / 24
36. HYDRANGEA	24 / 24
37. JAPANESE SPORHEL	24 / 24
38. LILAC	24 / 24
39. MAGNOLIA	24 / 24
40. NORTHERN SPORHEL	24 / 24
41. PINE	24 / 24
42. REDWOOD	24 / 24
43. SIBYRIAN SPORHEL	24 / 24
44. SPANISH PALM	24 / 24
45. TAMARISK	24 / 24
46. YUCCA	24 / 24

09-186-03-2P

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NO.	DATE	REVISION DESCRIPTION	DR.
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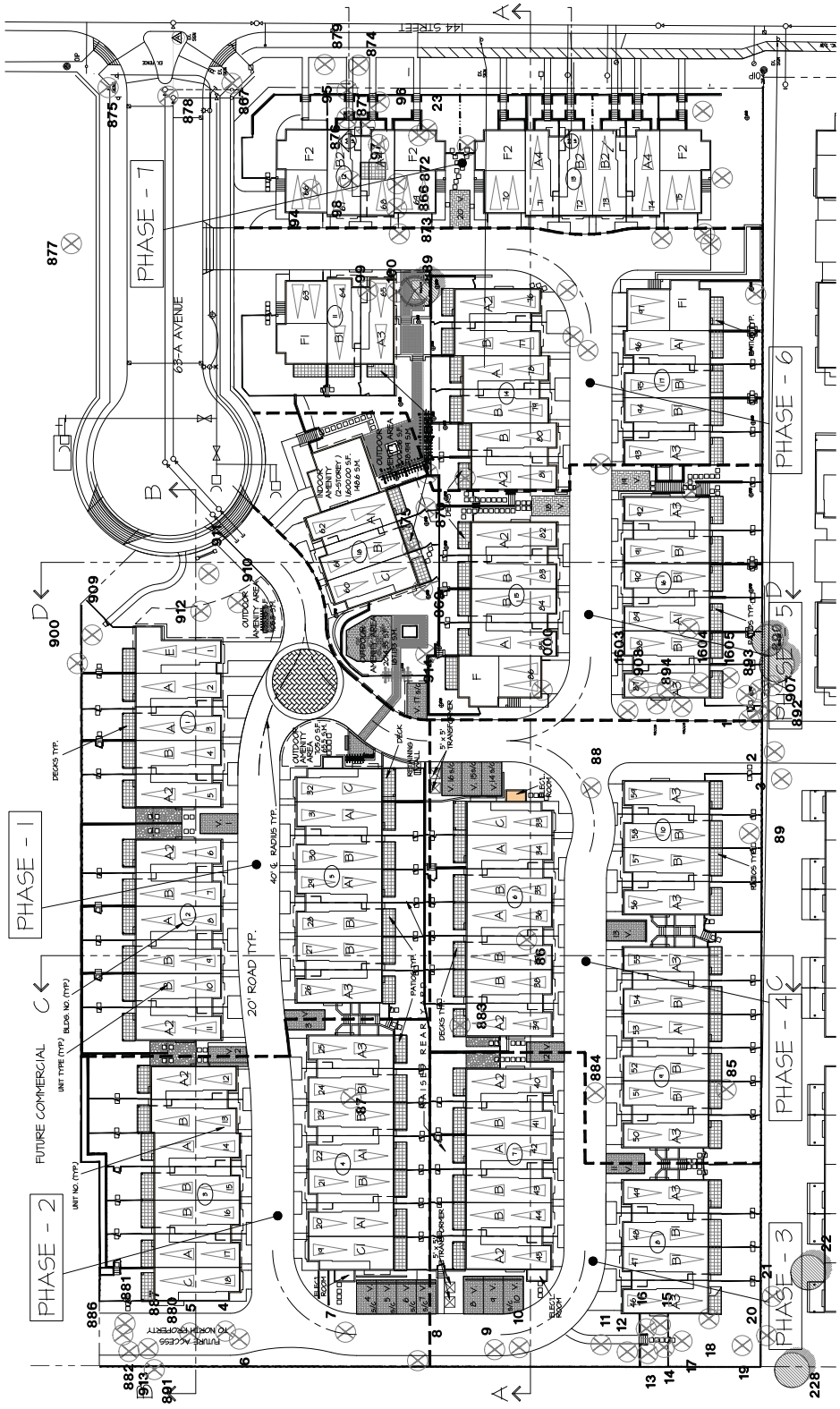
DMG
 landscape architects
 A Incorporated
 1100 West 8th Avenue, Suite 110
 New Westminster, British Columbia V3M 2G7
 Phone: (604) 441-8888 Fax: (604) 441-8889
 Email: info@dmg.ca

PROJECT:
 58 UNIT TOWNHOUSE
 DEVELOPMENT
 14356 63A Avenue
 SURRY, BC

DRAWING TITLE:
 TREE MANAGEMENT
 PLAN

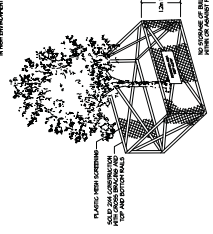
DATE: 08/20/2023	DRAWING NUMBER:
SCALE: 1" = 20'-0"	L1
DRAWN: ED	
CHECKED: DP	
DATE: 08/20/2023	PROJECT NUMBER: 09-186

09-186-03-2P



TREE SCHEDULE

NO.	DATE	REVISION DESCRIPTION	DR.
1			
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TREE PROTECTION BARRIER

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

FROM: Development Project Engineer, Engineering Department

DATE: March 8, 2011 PROJECT FILE: **7810-0294-00**

**RE: Engineering Requirements
Location: 6319 144 Street and 14356 63A Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 metres on 144 Street fronting 6319 – 144 Street;
- Dedicate 1.500 metres on 144 Street fronting 14356 – 63A Avenue; and
- Dedicate 3.0m x 3.0m corner cut at the intersection of 144 Street and 63A Avenue.

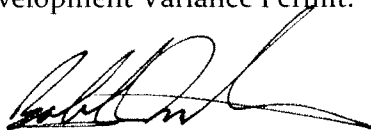
Works and Services

- Construct new driveway letdown;
- Abandon existing driveway accesses, storm and water service connections; and
- Submit drainage and fire flow analysis.

A Mini Servicing Agreement is required prior to Rezone/Subdivision, and off-site works and services under Surrey project 7803-0454-00 to be accepted by the City.

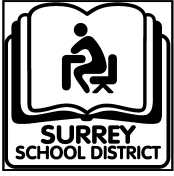
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

HB



SCHOOL DISTRICT #36 (SURREY)

Monday, January 31, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0294 00

SUMMARY

The proposed 97 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	16
Secondary Students:	8

September 2010 Enrolment/School Capacity

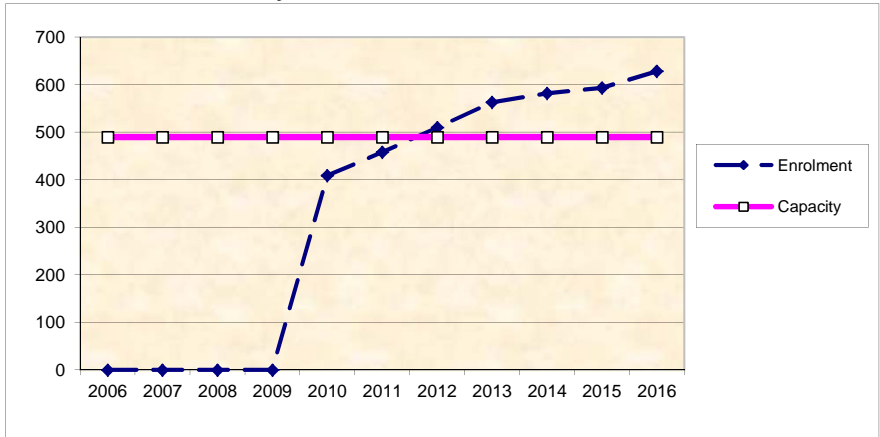
Woodward Hill Elementary	
Enrolment (K/1-7):	56 K + 353
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1127
Capacity (8-12):	1000

School Enrolment Projections and Planning Update:

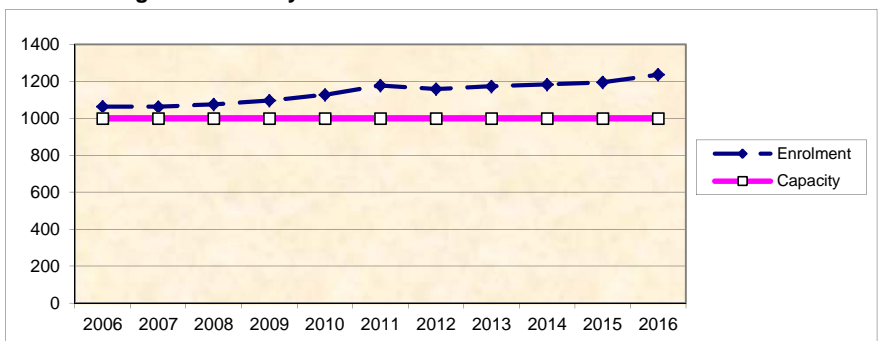
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. McLeod Road Elementary was seismically upgraded and now accommodates a District K-7 Traditional Program. A new elementary school in the South Newton NCP Area, east of Sullivan Heights Secondary is the number two priority in the 2010-2014 Five Year Capital Plan submitted to the province. The Capital plan also includes a proposed addition to Panorama Ridge Secondary to the west of King George Highway and the school district is considering various approaches to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). The proposed development will not have an impact on these projections.

Woodward Hill Elementary



Sullivan Heights Secondary



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7908-0282-00

Project Location: 6319 - 144 Street, Surrey, BC

Arborist: Mike Fadum ISA (PN-705) & 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

Mainly native coniferous and broadleaf species that have been poorly maintained.
Preservation efforts focus on one Douglas fir around the site perimeter.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	22 (A)
Number of Protected Trees declared hazardous due to natural causes	1 (B)
Number of Protected Trees to be removed	21 (C)
Number of Protected Trees to be retained (A-C)	1 (D)
Number of Replacement Trees required (1 alder and cottonwood X 1 and 20 others X 2)	41 (E)
Number of Replacement Trees proposed	75 (F)
Number of Replacement Trees in deficit (E-F)	0 (G)
Total number of Prot. and Rep. Trees on site (D+F)	76 (H)
Number of lots proposed in the project	N/A (I)
Average number of Trees per Lot (H/I)	N/A (J)

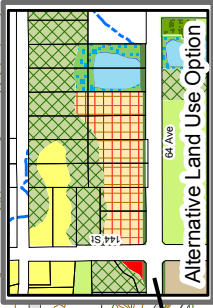
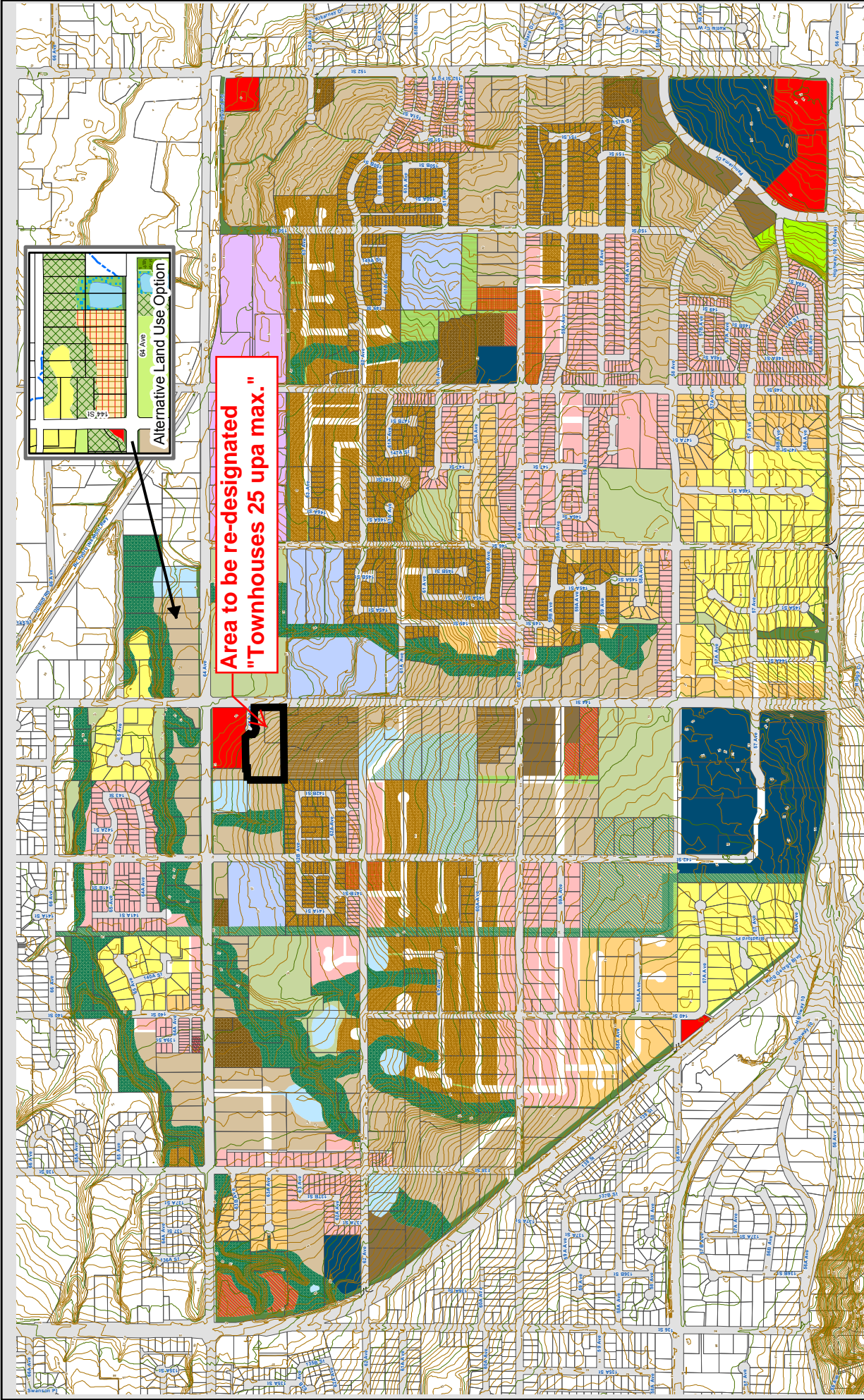
3. Tree Survey and Preservation/Replacement Plan

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

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

Date: April 13, 2011





Area to be re-designated
"Townhouses 25 upa max."

Apartment 45 upa max

Townhouses 25 upa max

Townhouses 20 upa max

Townhouses 15 upa max

Single Family Small Lots

Row Housing

Single Family Residential Flex 6 to 14.5

Single Family Residential

Suburban Residential 1/2 Acre

Mixed Com/Res Apartments

Mixed Com/Res Townhouse

Commercial

Institutional

Office Park

Industrial

Schools

Proposed School

Proposed School and Park

Parks

Proposed Park and Walkway

Recreational

Creeks and Riparian Set-back

Buffers

Detention Ponds

Utility R/W Greenway

Proposed School and Park

Parks

Proposed Park and Walkway

Recreational

Creeks and Riparian Set-back

0 100' 200'



SOUTH NEWTON
NEIGHBOURHOOD CONCEPT PLAN
 PLANNING AND DEVELOPMENT DEPARTMENT

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

Approved by Council Resolution December 6, 2004. Amended June 25, 2007; April 28, 2008; July 28, 2008; and July 30, 2008; Nov. 3 and Nov. 30, 2008; Nov. 3 and Nov. 30, 2008; December 15, 2008; January 16, 2009; November 30, 2009; May 17, 2010; June 21, 2010.

CITY OF SURREY

BY-LAW NO. _____

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

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

FROM: MULTIPLE RESIDENTIAL 30 ZONE (RM-30) (BY-LAW NO. 12000) AND ONE-ACRE RESIDENTIAL ZONE (RA) (BY-LAW NO. 12000)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-724-255
Lot 2 Section 9 Township 2 New Westminster District Plan BCP38998

14356 – 63A Avenue

Parcel Identifier: 006-399-894
Lot 29 Section 9 Township 2 New Westminster District Plan 49141

6319 - 144 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 *ground-oriented multiple unit residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*, where *bonus density* is provided.

B. Permitted Uses

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
 - (a) The *floor area ratio* shall not exceed 0.81; and
 - (b) The maximum *unit density* shall not exceed 59 *dwelling units* per hectare [24 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 38%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		6.0 m* [20 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]	6.0 m [20ft.]

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

* The *front yard setback* may be reduced to 4.5 metres [15 feet] measured to the *balcony*.

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 11 metres [36 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 9 metres [30 feet].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial *highway* only if there is an internal access to the parking area;
 - (b) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (d) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

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

4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 ft.] per *dwelling unit* may be devoted to a *child care centre*.
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>
16,000 sq. m. [4 acre]	75 metres [245 ft]	180 metres [590 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth

in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

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

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

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

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

MAYOR

CLERK