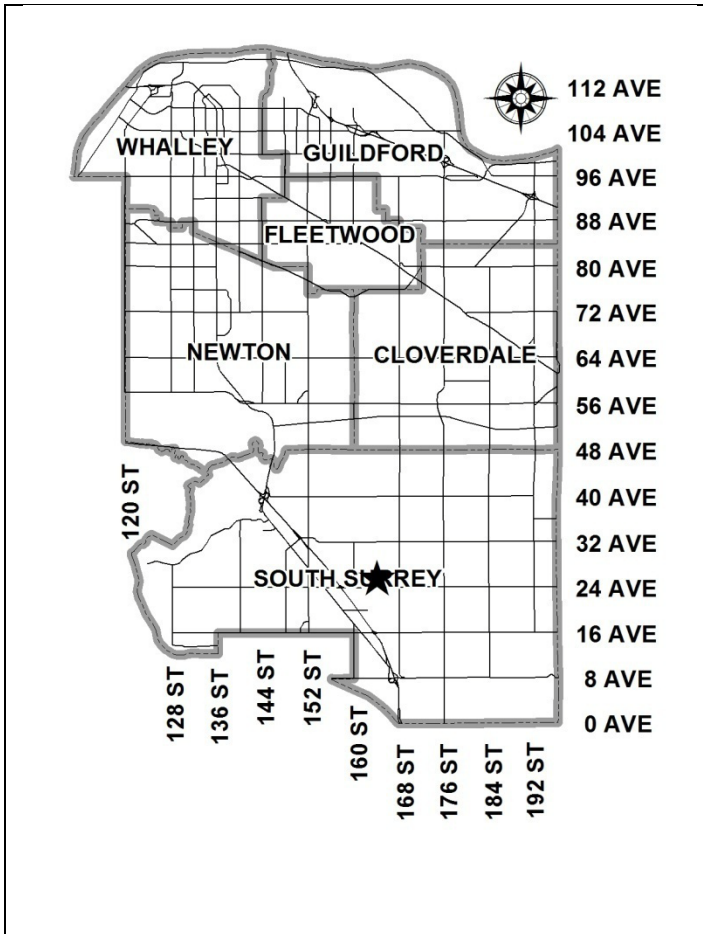


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0310-00

Planning Report Date: June 13, 2011



**PROPOSAL:**

- **OCP amendment** from Suburban to Urban
- **NCP amendment** from "10-15 upa Medium Density" to "20 upa Medium High Density"
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 80 townhouse units.

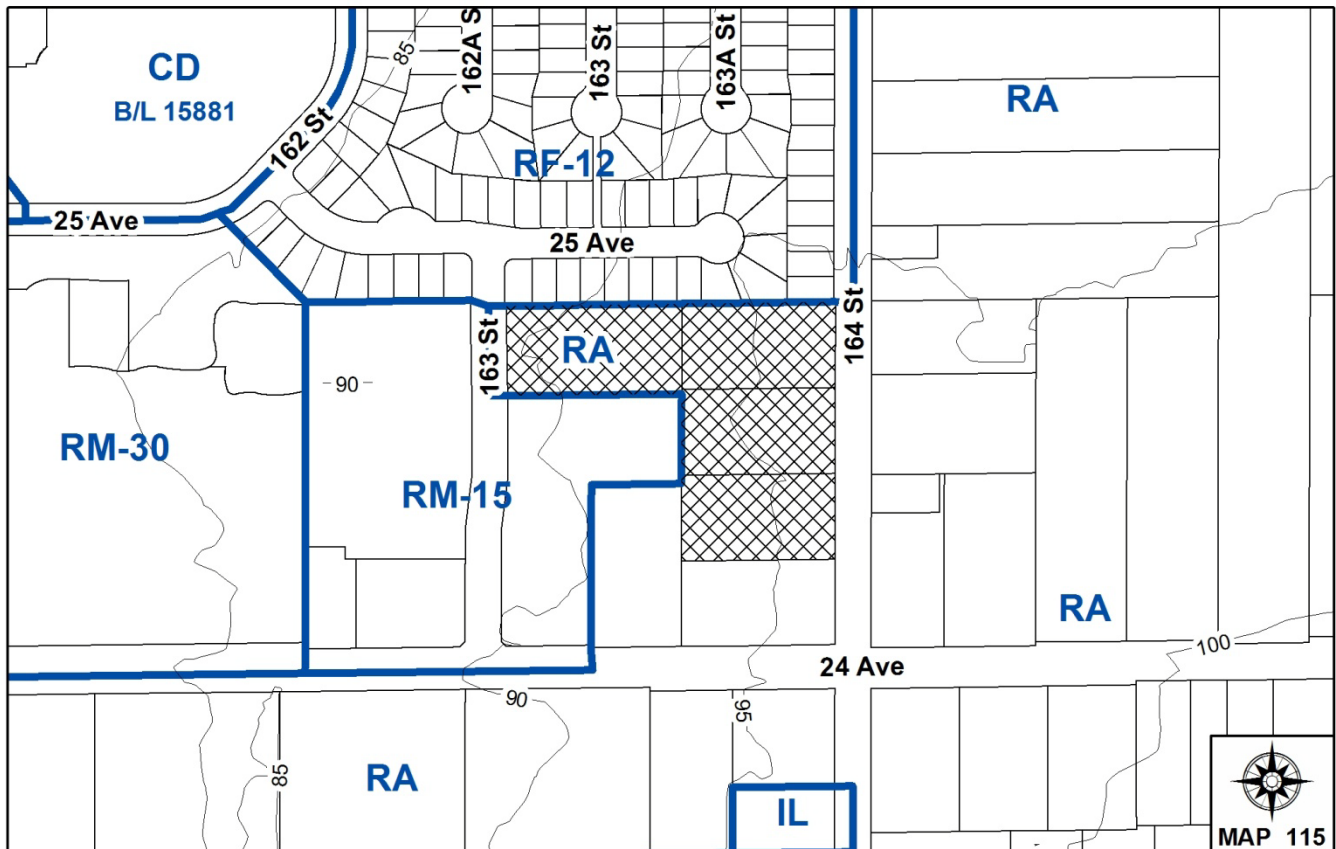
**LOCATION:** 2447, 2465 & 2503 - 164 Street and 2482 - 163 Street

**OWNER:** Morgan Heights Ventures Ltd., Inc. No. 0881067

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**NCP DESIGNATION:** 10-15 upa Medium Density



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

The OCP Designation is Suburban and needs an amendment to Urban.

The Grandview Heights NCP #1 - Morgan Heights Designation is "10-15 upa Medium Density" and needs an amendment to "20 upa Medium High Density".

### RATIONALE OF RECOMMENDATION

- The OCP Designation needs to be changed to allow rezoning in accordance with the Morgan Heights NCP.
- The proposed density and building form are appropriate for this part of Morgan Heights.
- The proposed density is below the residential densities envisioned in the Stage 1 NCP 5A plan immediately across 164 Street to the east.
- The site is close to shops, services and transit, and is therefore an appropriate location for additional density.
- The proposed building massing and locations have been designed to mitigate any adverse impacts on adjacent residents.
- The site has been designed to mitigate interface issues with adjacent properties through setbacks, building orientation and massing, and tree retention.
- 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. 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 reduce the amount of required indoor amenity space from 240 square metres (2,583 square feet) to 228 square metres (2,454 square feet).
5. Council authorize staff to draft Development Permit No. 7910-0310-00 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
  - (g) the applicant adequately address the impact of reduced indoor amenity space.
7. Council pass a resolution to amend Morgan Heights NCP to redesignate the land from "10-15 upa Medium Density" to "20 upa Medium High Density" 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:**

13 Elementary students at Pacific Heights School  
 6 Secondary students at Earl Marriot School

The applicant has advised that the first phase of dwelling units in this project are expected to be constructed and ready for occupancy by spring 2012.

(Appendix IV)

**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 site consists of four parcels, each roughly one acre in size. The three parcels fronting 164 Street currently have single family homes and a number of accessory buildings. The parcel fronting 163 Street is vacant and has been cleared of all buildings and structures.

**Adjacent Area:**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North :	Single family homes.	Urban/ "6-10 upa Low Density"	RF-12
East (Across 164 Street):	Single family homes(large lots) with significant tree stands.	Suburban/ Proposed NCP 5A : "Townhouse (15-30 upa)" and "Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)"	RA
South:	Single family homes (large lots).	Suburban/ "10-15 upa Medium Density"	RA
West (Across 163 Street):	Townhouses (Azure).	Urban / "10-15 upa Medium Density"	RA

## DEVELOPMENT CONSIDERATIONS

### Subject Proposal

- The 1.69 ha (4.18 acres) site is four parcels currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to consolidate the four parcels into one and rezone to a "Comprehensive Development Zone" (CD) to accommodate a proposed 80-unit townhouse development. A Development Permit is also required to allow the development.
- The project proposes a unit density of 19 upa. This area is currently designated "10-15 upa Medium Density" in the Morgan Heights NCP; therefore, an NCP amendment to redesignate the site to "20 upa Medium High Density" is needed.

### Background and Site Context

- The subject site is located between 164 Street and 163 Street, one block north of 24 Avenue. The site is adjacent to a newer single family RF-12 development to the north and a recently completed, medium density townhouse project to the west (built to 11 upa). To the south are two RA zoned properties that are also designated for future townhouses in the Morgan Heights NCP.

## JUSTIFICATION FOR PLAN AMENDMENT

- Despite the increase in proposed density the design is sensitive to its surroundings, is complementary to existing housing forms in the area and proposes reasonable tree retention.
- The proposed density is slightly above the existing NCP designation but is well below the densities envisioned in the NCP 5A plan on the east side of 164 Street, which has "Stage 1" approval. The properties immediately to the east are designated for densities of up to 30 upa.
- The site is close to the Grandview Corners shopping district and its shops, services and transit, located 400 metres (approximately 5 minutes walking distance) west of the subject site. In order to reduce car dependency and encourage walking, it is appropriate to increase densities closer to these types of amenities.
- The site has been designed to mitigate interface issues with adjacent properties through setbacks, building orientation and massing, and tree retention.

## PROPOSED CD BY-LAW

- The proposed CD By-law (Appendix VI) is similar to the RM-15 Zone, except with a maximum unit density of 19 upa, maximum FAR of 0.71, and reduced setbacks and lot coverage.
- The FAR of 0.60 is permitted in the RM-15 Zone. The applicant is proposing an actual FAR of 0.71, which is slightly above this standard.
- Permitted RM-15 site coverage is 45%, the applicant is proposing site coverage of only 38% with the reduction included in the proposed CD Bylaw.

- The proposed minimum front yard setback for principal buildings in the CD By-law is reduced from the RM-15 Zone. The setback to the building face will be 4.5 metres (15 ft.) from the front lot line (164 Street) and 5.0 metres (16 ft.) from the front lot line (163 Street) rather than the 7.5 metres (25 ft.) setbacks required in the RM-15 Zone. This reduction results in a more intimate streetscape and improved pedestrian experience, while also improving surveillance of the public realm in accordance with New Urbanist and CPTED principles.
- The proposed minimum setback from the southern lot line (adjacent to the future townhouses) is reduced to 3.3 metres (11 ft) from the building face. This reduced setback is acceptable given the building configuration presents a side yard to this boundary.
- There is no reduction from the 7.5 metre (25 ft) setback requirement along the north boundary of the site to maintained adequate separation from the existing single family homes and to improve this interface with regard to privacy for existing residents and reduced shadowing of outdoor spaces.
- The proposed CD Zone is compared to the RM-30 Zone in the table below:

	<b>RM-15 Zone</b>	<b>Proposed CD Zone (Based on RM-15)</b>
Density (unit density and FAR)	15 units per acre 0.60 FAR	19 units per acre (max) 0.71 FAR (max)
Lot Coverage	45%	40% (max)
Setbacks	7.5 m (25 ft)	Front yard: (164 Street) 4.5 m (15 ft) (163 Street) 5.0 m (16 ft) Side Yard (South): 3.3 m (11 ft) Other: 7.5 m (25 ft)
Principal Building Height	11 metres (36 ft)	11 metres (36 ft)

#### PRE-NOTIFICATION /CONSULTATION

- Pre-notification letters were sent on March 21, 2011. A development sign outlining the proposed project and required NCP Amendment was installed on the property in March, 2011.
- Staff received 12 calls from the public and four written correspondence from area residents.
- The proposed NCP Amendment from commercial to residential uses also required additional public consultation in the form of a Public Information Meeting (PIM). This meeting was held on April 20, 2011. The applicant reports that a approximately 20 residents attended the meeting, 6 of whom completed questionnaire forms. Of completed questionnaires 5 were opposed to the proposed development and 1 was in favour.
- The concerns expressed by residents, both directly to staff, and to the developer at the PIM were reasonably consistent and had to do with the proposed increase in density and the implications it had on traffic, parking, building height, privacy, greenspace and property values. The Development proposal tries to address these concerns as follows:

- Traffic:  
*The proposal will result in a link to the collector designated 164 Street, this connection will take pressure off the existing 163 Street which has been constructed to a local road standard. Not only will residents of the proposed development make use of this connection, but residents of the surrounding developments will have the ability to use this connection as well.*
- Parking:  
*The proposal results in the provision of 167 parking spaces, in compliance with the Zoning bylaw. In addition the applicant will be constructing the west half of 164 Street which will allow for additional on-street parking in the neighbourhood.*
- Building height:  
*The proposed building height conforms with the RM-15 zone. The proposed increase in density, therefore, does not result in an increase in height beyond that which would be expected if the site developed in accordance with the existing NCP designation.*
- Privacy:  
*The site plan and setbacks, as well as the proposed stepped building form have all been designed to reduce the number of windows aligned toward adjacent properties in order to maintain the privacy of existing neighbours.*
- Green space:  
*The development maintains a number of significant trees on the site and has provided more than 3 times the outdoor amenity area required by the zoning bylaw (Provided: 878 m<sup>2</sup> (9,450 ft<sup>2</sup>), Required: 240 m<sup>2</sup> (2,583 ft<sup>2</sup>)).*
- Property values:  
*The development is designed to complement the neighbourhood. The applicant does not believe that the surrounding properties will be negatively affected by the NCP amendment and rezoning.*
- The whole site has been designed to mitigate interface issues with adjacent properties through setbacks, building orientation and massing, and tree retention. Specific attention has been given to the interfaces with the existing residents as follows:
  - Interface south of the single family homes:
    - A 7.5 metre (25 ft) setback has been maintained.
    - A number of existing trees have been maintained particularly at the east end of the site where a cluster of conifers has been retained in the outdoor amenity area.
    - Building heights have been stepped down to the north.
    - North south building orientation improves privacy and sunlight.
  - Interface north of existing RM-15 development (Azure):
    - North-south building orientation improves privacy.
    - Location of the driveway allows setback to be increased from 7.5 m (25 feet) to 10.0 m (33 ft).

- A 1.0 m (3 ft) landscape bed including replacement trees has been added to the south side of the driveway adjacent to the existing fence.
- Interface east of existing RM-15 development (Azure):
  - One building presents a side yard to this property line with a 4.5 metre (15 ft) setback.
  - The remainder of the interface is an outdoor amenity area with two retained maple trees and the indoor amenity building at a 12 metre (39 ft) setback.

## DESIGN PROPOSAL AND REVIEW

### Context

- The surrounding neighbourhood is newly developed with a mix of townhouses in different densities and single family RF-12 lots. The Grandview corners retail district is a few blocks to the west.

### Access & Pedestrian Circulation

- There is one main vehicular access to 164 Street, which aligns with an existing internal road through the adjacent site to the west, thereby providing a direct east-west link from 164 to 163 Streets. Similar to the existing road to the west, this link is to be secured through a reciprocal access easement, which will provide access for residents of the surrounding townhouse projects. There is to be continuous pedestrian connection along this internal road, to be secured with legal encumbrance on title.
- There is an internal driveway that extends to the property to the south, running parallel to 164 Street. This property will not be afforded additional vehicular access to either 164 Street or 24 Avenue; therefore, a reciprocal access easement will be registered over this driveway to protect access for future development of the lands to the south.
- The individual units will either have direct pedestrian access to the fronting streets, or will be accessed from communal green spaces in the form of the two outdoor amenity areas or central mews that run between paired blocks of units.

### Form & Character

- The proposed 80 unit townhouse project consists of 33, 2-bedroom, 41, 3-bedroom and 6, 4-bedroom units in 19 buildings, with an average floor area of 151 square metres (1,624 sq.ft.) per dwelling unit. All the units feature an outdoor patio or deck.
- Of the 80 units, 15 have double, side by side, garages and the remainder have a tandem parking arrangement. In addition, 17 visitor stalls have been provided, bringing the total parking count to 167 stalls.
- Building siting and massing have been carefully considered to respect adjacent land uses, particularly along the northern property line, adjacent to the existing single family homes. The buildings closest to the north have all been oriented so that the length of the buildings runs on a north south access. This orients the majority of the windows on these proposed



units in an east west direction to preserve the privacy of the rear yards to the north. The massing of the buildings have been stepped down with a unique, master on main floor plan at the north end of the building. This floor plan results in only a single storey structure at the setback line, further preserving privacy and daylight for the existing neighbours.

- The design incorporates significant detailing such as window boxes, shutters, dormers, lattice and planting boxes that add depth and interest to the facades of the buildings.
- Cladding materials primarily include horizontal vinyl siding in beige and off-white, with darker section included on some buildings to help break up the massing. Strong brick elements have been included on the fronts of most buildings with extensive use of brick on the street fronting elevations. Black accents will be included in the form of window boxes, gutters, downspouts, railings and shutters. The roof will be covered with black asphalt shingles.

### Tree Retention, Landscaping & Sustainability Principles

- The applicant retained Randy Greenizan to conduct a site inspection and prepare an arborist report for the site. The arborist report identified 30 trees on site, of which 11 are to be retained and 20 are to be removed. The Trees and Landscaping Department generally supports the proposed tree management plan. A finalized tree management plan must be submitted prior to final adoption.
- The chart below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Oak	2	2	0
Cottonwood	6	0	6
Douglas Fir	13	7	6
Pine	4	0	4
Cedar	1	1	0
Monkey Puzzle	1	1	0
Alder	1	0	1
Spruce	2	0	2
<b>TOTAL</b>	<b>30</b>	<b>11</b>	<b>20</b>

- To complement the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a combination of trees (133 replacement trees) and shrubs in a variety of species.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi private spaces.
- There are two outdoor amenity areas, designed to encourage use by families and residents. The open spaces promote active and passive recreation and the use of mixed planting softens the hard landscape and reduces runoff. The proposed outdoor amenity space of 878 square metres (9,450 sq.ft.) significantly exceeds the minimum 240 square metres (2,583 sq.ft.) outdoor amenity space requirement for this site under the Zoning By-law. The outdoor amenity spaces on site include a large space at the northeast corner of the property, adjacent

to 164 Street. This area includes play equipment for children as well as passive landscaping and a number of very large retained conifers. Another amenity space is located at the centre of the site next to the indoor amenity building. This is a more adult oriented space, with a pair of retained deciduous trees flanking an open lawn area, patio space and seating.

#### ADVISORY DESIGN PANEL

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

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

#### 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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan
Appendix VII.	OCP Re-designation Map
Appendix VII.	Proposed CD By-law

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Robert Ciccozzi Architects Inc and DMG Landscape Architects respectively, dated May 16, 2011

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b>		
Gross Total		1.70 ha (4.21 acres)
Road Widening area		0.01 ha (0.03 acres)
Undevelopable area		
Net Total		1.69 ha (4.18 acres)
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	45%	38%
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	38%
<b>SETBACKS ( in metres)</b>		
Front (164 Street)	7.5 m (25 ft)	4.5 m (15 ft)
Front (163 Street)	7.5 m (25 ft)	5.0 m (16 ft)
Side (south)	7.5 m (25 ft)	3.3 m (11 ft)
Side (other)	7.5 m (25 ft)	7.5 m (25 ft)
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal	11 metres (36 ft)	11 metres (36 ft)
Accessory	4.5 metres (15 ft)	4.5 metres (15 ft)
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		33
Three Bedroom +		47
Total		80
<b>FLOOR AREA: Residential</b>		
		12,067 sq. m. (129,898 sq.ft.)
<b>TOTAL BUILDING FLOOR AREA</b>		
		12,067 sq. m. (129,898 sq.ft.)

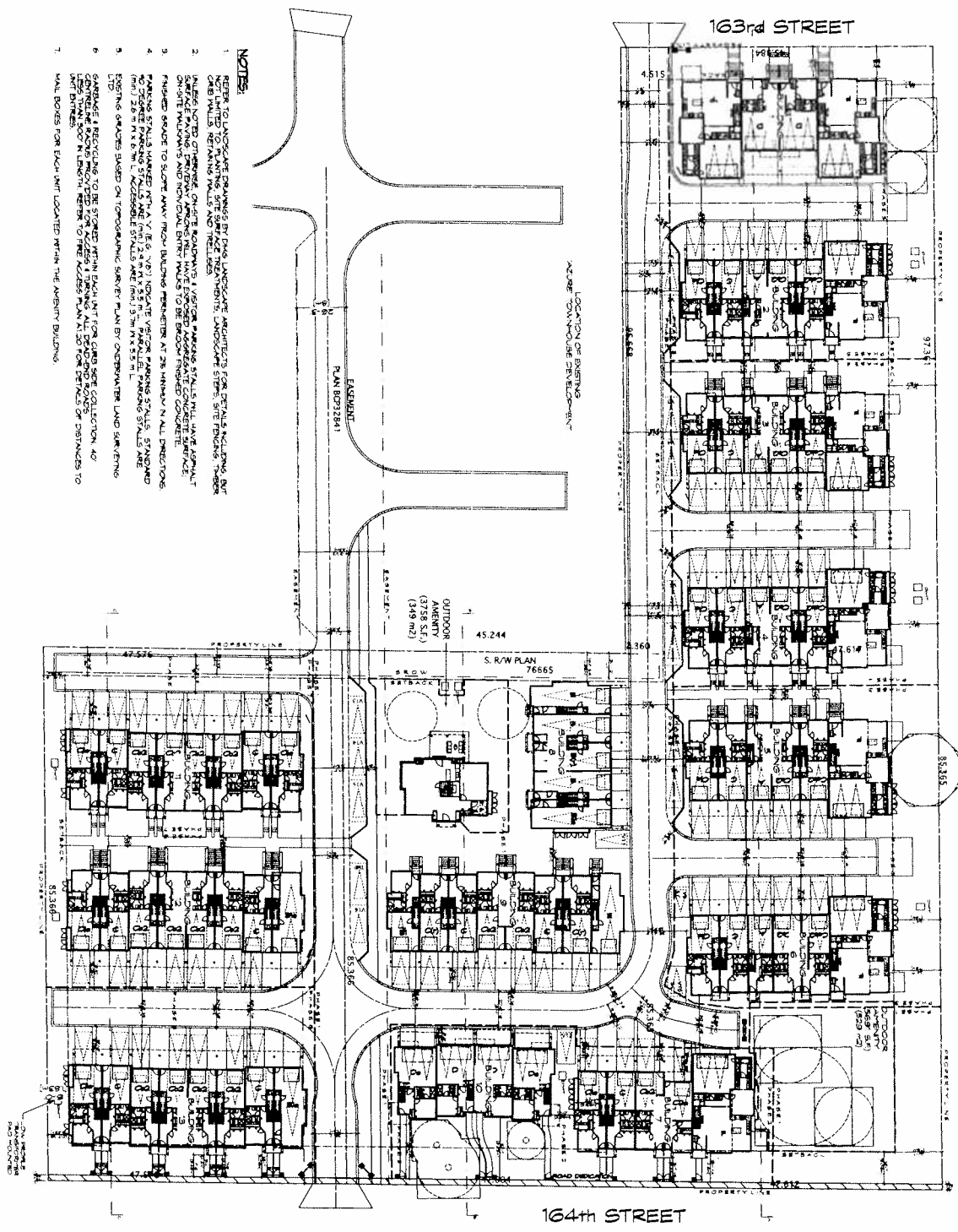
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## 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)	37 uph /15 upa	47 uph /19 upa
FAR (gross)		
FAR (net)	0.6	0.7
AMENITY SPACE (area in square metres)		
Indoor	240 sq. m. (2,583 sq. ft.)	228 sq. m. (2,452 sq. ft.)
Outdoor	240 sq. m. (2,583 sq. ft.)	878 sq. m. (9,450 sq. ft.)
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	160	160
Residential Visitors	16	17
Institutional		
Total Number of Parking Spaces	166	167
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		66/82.5 %
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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- NOTES:**
1. REFER TO LANDSCAPE PLAN FOR PAUL LANDSCAPE ARCHITECTURE FOR STYLING AND FINISHES. NOT LIMITED TO PLANTING, BUT SURFACE MATERIALS, AND LOCATIONS FOR SITE FURNITURE, BENCHES AND WALLS. RETAINING WALLS AND TRELLISES.
  2. ALL PAVED AREAS SHALL BE CONCRETE OR ASPHALT. UNLESS OTHERWISE NOTED, ALL PAVED AREAS SHALL BE 4" THICK CONCRETE OR ASPHALT. UNLESS OTHERWISE NOTED, ALL PAVED AREAS SHALL BE 4" THICK CONCRETE OR ASPHALT. UNLESS OTHERWISE NOTED, ALL PAVED AREAS SHALL BE 4" THICK CONCRETE OR ASPHALT.
  3. FINISHED GRADE TO SLIGHTLY HIGHER THAN BUILDING FINISHES. AT 2% MINIMUM IN ALL DIRECTIONS.
  4. PARKING STALLS MARKED WITH A 'V' (E.G. 'V2') INDICATE VERTICAL PARKING STALLS. STALLS MARKED WITH A 'P' (E.G. 'P2') INDICATE PARALLEL PARKING STALLS. STALLS MARKED WITH A 'B' (E.G. 'B2') INDICATE BAY PARKING STALLS.
  5. EXISTING DRIVEWAYS BASED ON TOPOGRAPHIC SURVEY PLAN BY COWI/PETER LAND SURVEYING LTD.
  6. GARAGES & RECYCLING TO BE STORED WITHIN EACH UNIT FOR GARAGE SPACE COLLECTION. 40% OF THE TOTAL GARAGE SPACE SHALL BE PROVIDED FOR BICYCLES. ALL BICYCLES TO BE STORED WITHIN EACH UNIT LOCATED WITHIN THE AMENITY BUILDING.
  7. MAIL BOXES FOR EACH UNIT LOCATED WITHIN THE AMENITY BUILDING.



CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

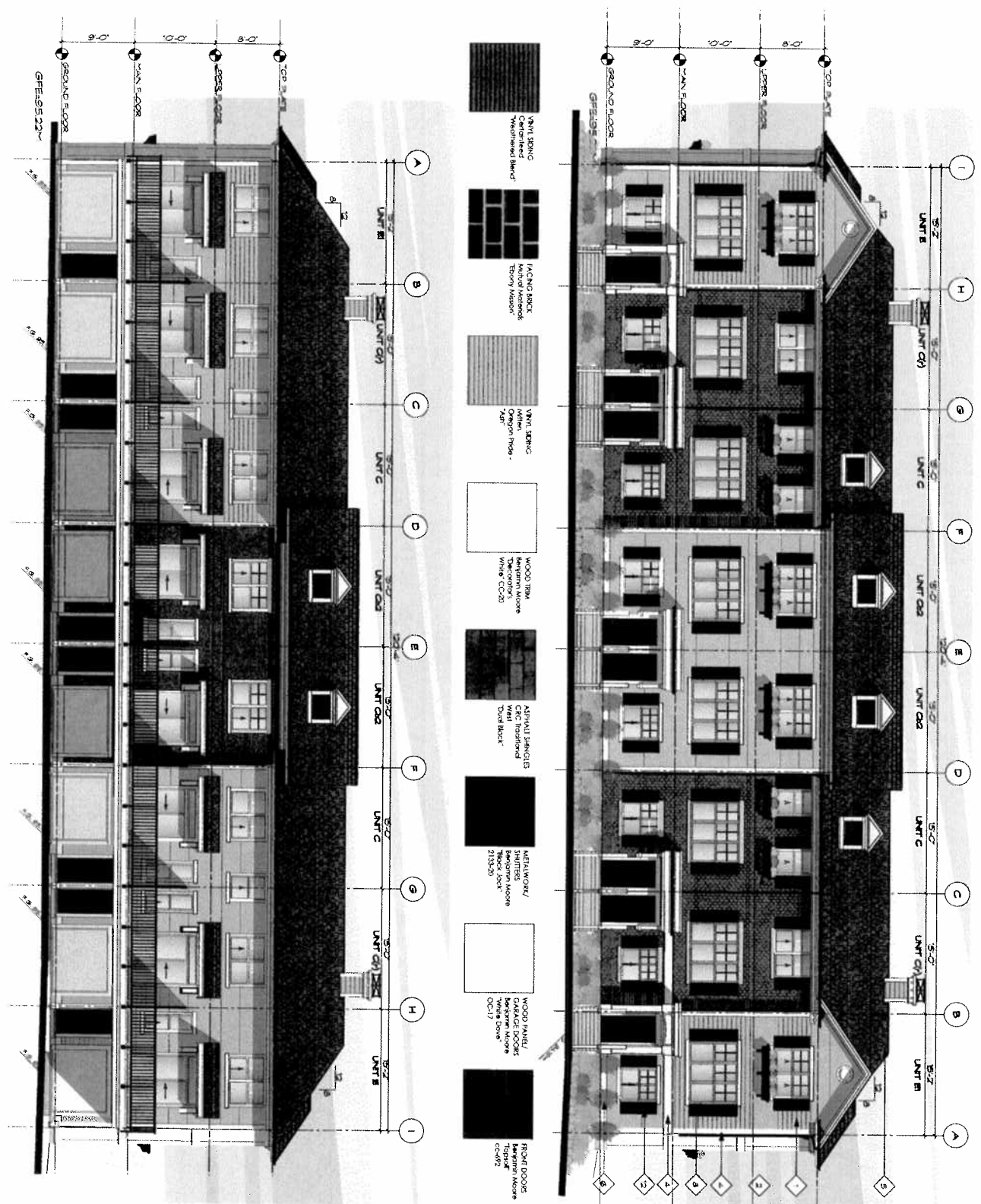
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/10/2009
2	ISSUED FOR PERMIT	10/10/2009

**RGA**  
Robert Gordon Architects Inc.  
200 - 2220 Columbia Street  
Vancouver, BC V6J 1A5  
Tel: (604) 681-4211  
Fax: (604) 681-4212  
www.rga.com

**Townhomes  
Surrey, BC**  
2445 - 163 St.  
Surrey, BC V4A 2G6  
2009 2445 163 St. 163m St.

CD  
1  
2009  
RGA 2009

**SITE PLAN**

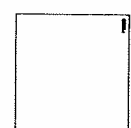


COLOR SCHEME FOR BUILDINGS - 2, 4, 6, 8, 10 & 12

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VANCOUVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VANCOUVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VANCOUVER.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-01
2	ISSUED FOR PERMIT	2024-08-01
3	ISSUED FOR PERMIT	2024-08-01
4	ISSUED FOR PERMIT	2024-08-01
5	ISSUED FOR PERMIT	2024-08-01

163rd Street  
 2, 4, 6, 8, 10 & 12  
 VANCOUVER, BC  
 V6L 2R9  
 TEL: (604) 273-4841  
 FAX: (604) 273-4842  
 WWW.RGA.COM



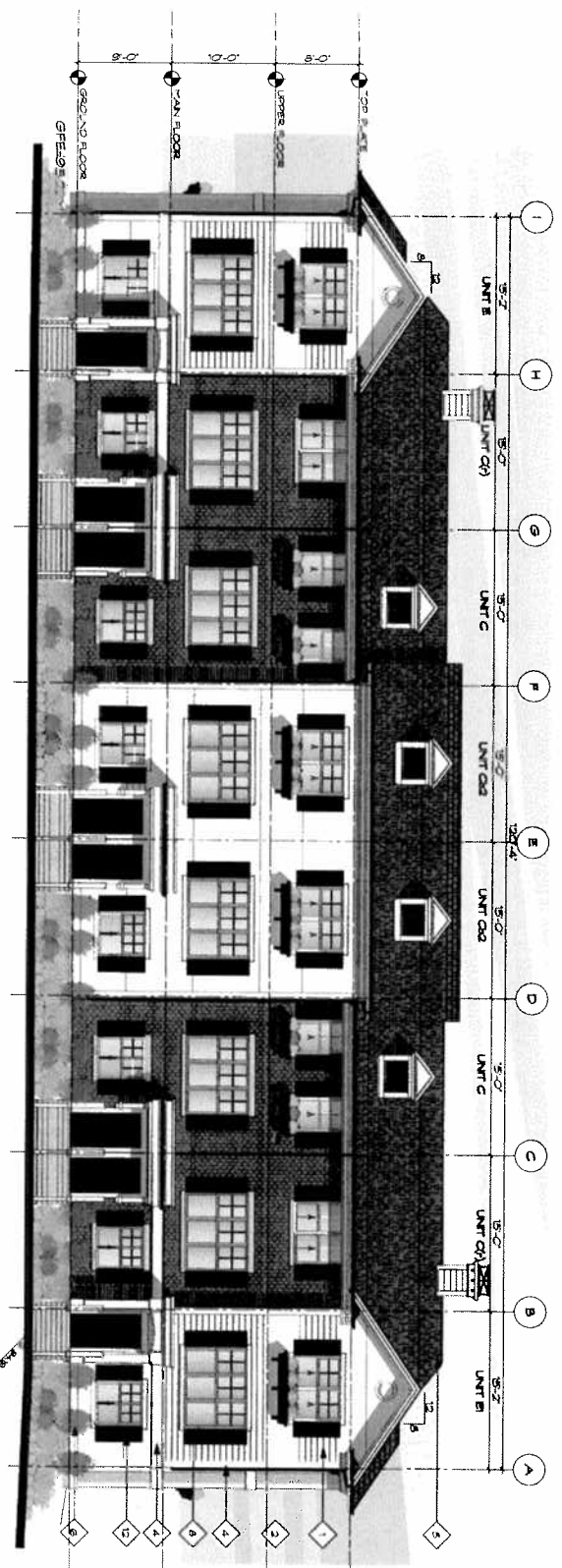
**RGA**  
 Robert Gordon Architects Inc.  
 550 - 5288 Oakridge Street  
 Vancouver, BC V6L 2R9  
 TEL: (604) 273-4841  
 FAX: (604) 273-4842  
 WWW.RGA.COM

163rd STREET TOWNHOMES	
SUBSET - BC	
NO.	DESCRIPTION
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2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT

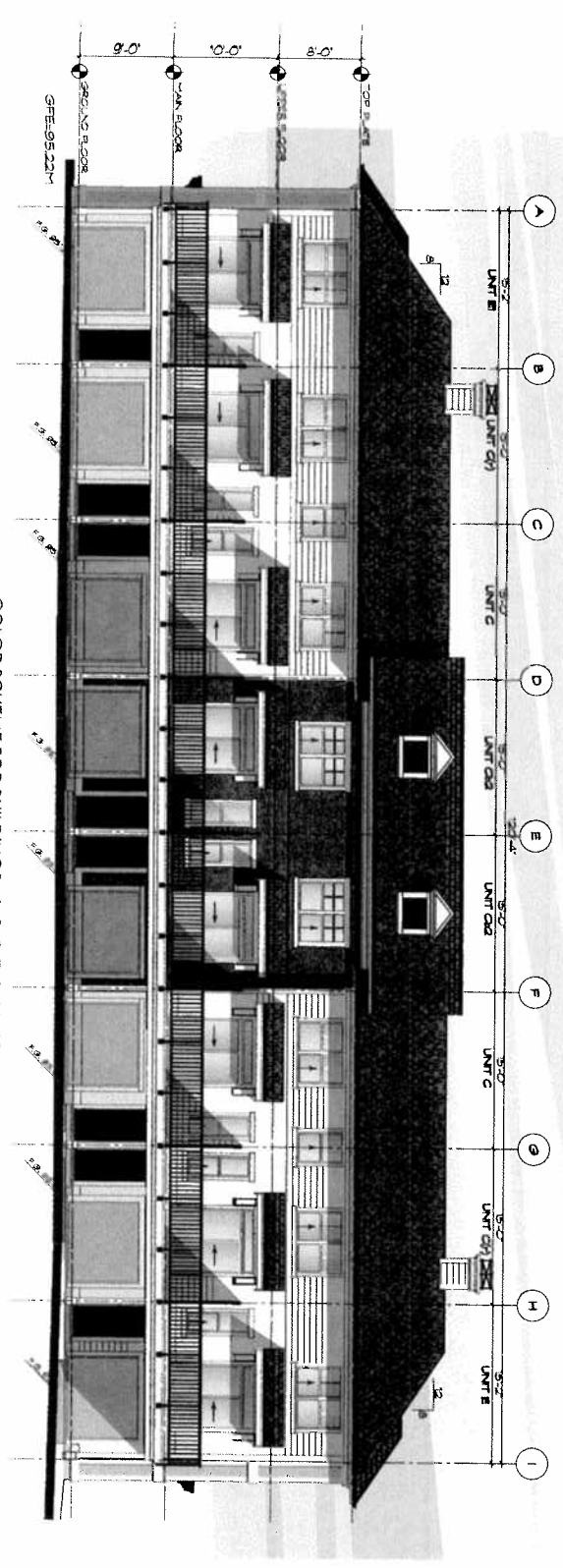
COLOUR BOARD SCHEME - 1	
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2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT

1	A160
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- UNIT SIDING  
Weathered Shingle
- HACING BRICK  
Natural Colored  
Terra Cotta
- UNIT SIDING  
White  
Hardy Plank
- WOOD ILM  
Bergain Walnut  
White CC-20
- ASPHALT SHINGLES  
CRG Traditional  
Tuff Shale
- METALWORK/  
DOOR/SWITCHES  
Bergain Walnut  
213020
- WOOD PANEL/  
GALLIE DOORS  
Bergain Walnut  
CC-20 0509



COLOR SCHEME FOR BUILDINGS - 1, 3, 5, 7, 9, 11, 13 & Amenity

CONTRACTOR SHALL VERIFY THE DIMENSIONS OF ALL MATERIALS AND COMPONENTS TO BE USED IN THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND PROVINCIAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND PROVINCIAL AUTHORITIES.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	2024-01-10
2	ISSUED FOR PERMITTING	2024-01-10

NOTES:  
1. ALL MATERIALS AND COMPONENTS TO BE USED IN THE WORK SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.  
2. ALL MATERIALS AND COMPONENTS TO BE USED IN THE WORK SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.



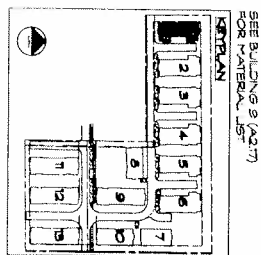
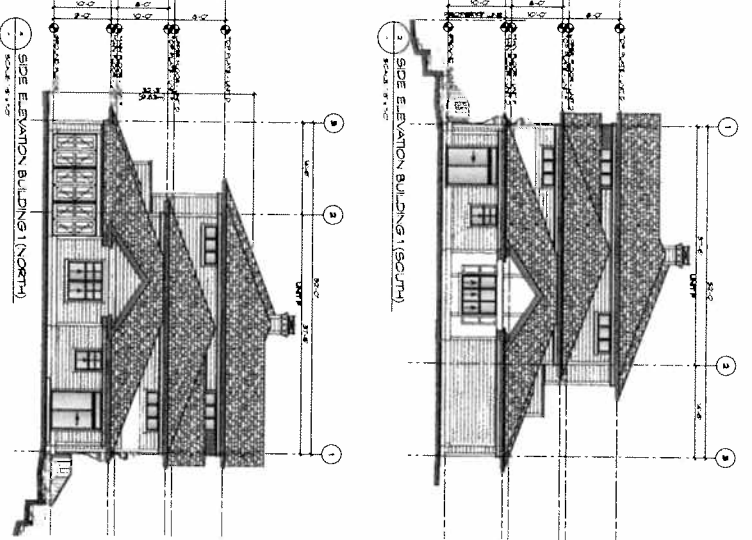
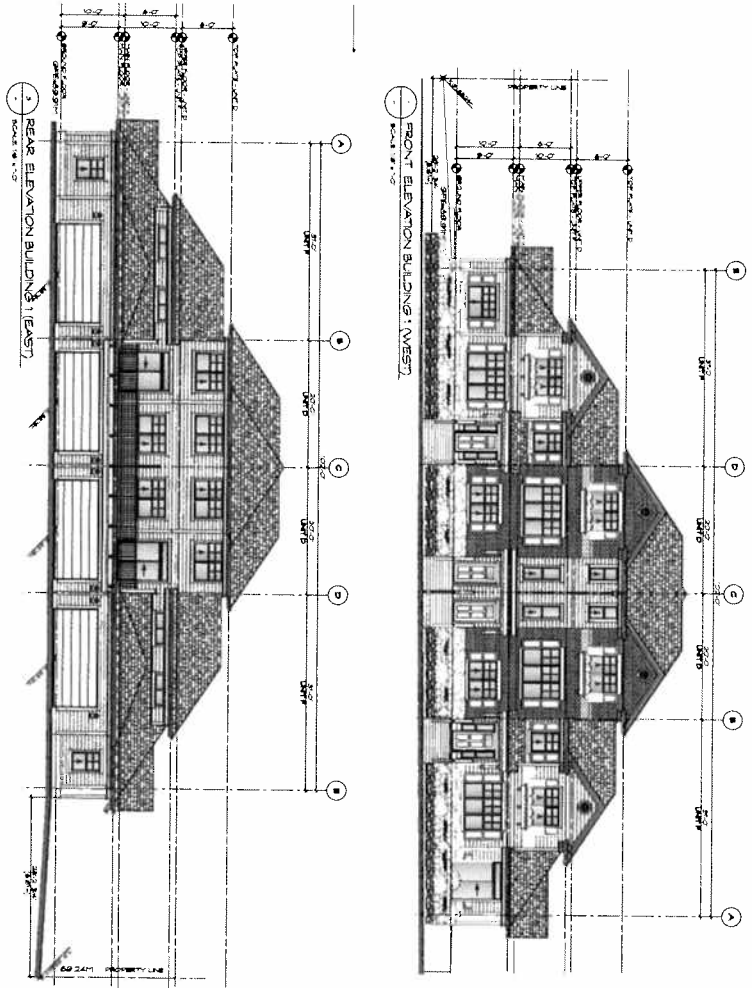
**RCA**

Robert Charles Architects Inc.  
200 - 2200 Cambrian Street  
Vancouver, BC V6L 2K1  
Tel: (604) 681-4111  
Fax: (604) 681-4111  
www.rcaarchitects.com

163rd STREET  
TOWNHOMES  
SUBSET - BC

NO.	DATE	DESCRIPTION
1	2024-01-10	ISSUED FOR PERMITTING

1 A1.70



**163RD STREET TOWNHOMES**  
S.08097 - BC

DATE	DESCRIPTION
1/11/10	ISSUED
1/11/10	REVISION

**BUILDING 1 ELEVATIONS**

1 A2.01

**RGA**  
Robert Gordon Architects Inc.  
300 - 1000 Columbia Street  
Vancouver, BC V6C 3E8  
Tel: 604.681.1111  
Fax: 604.681.1112  
www.rga.ca



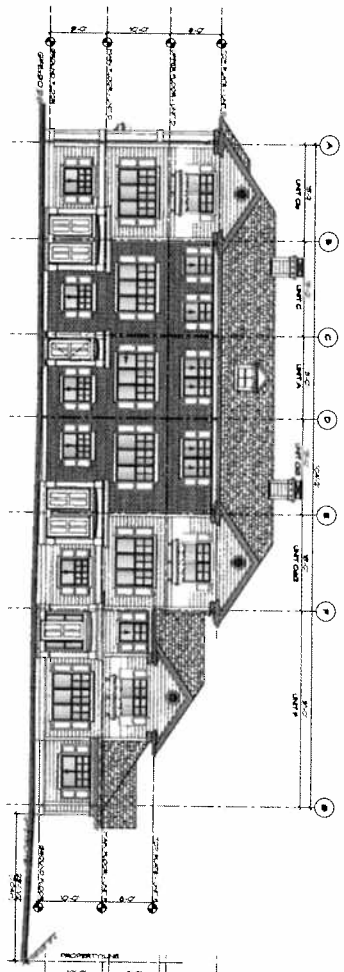
**NOTES**

1. SEE BUILDING 2 (A217) FOR WATERLUS
2. SEE BUILDING 2 (A217) FOR WATERLUS
3. SEE BUILDING 2 (A217) FOR WATERLUS

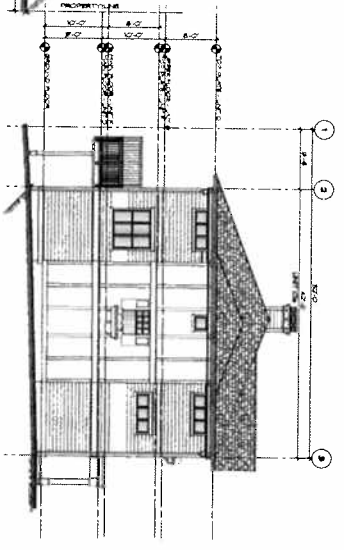
**LEGEND**

- △ ELEVATION
- SECTION

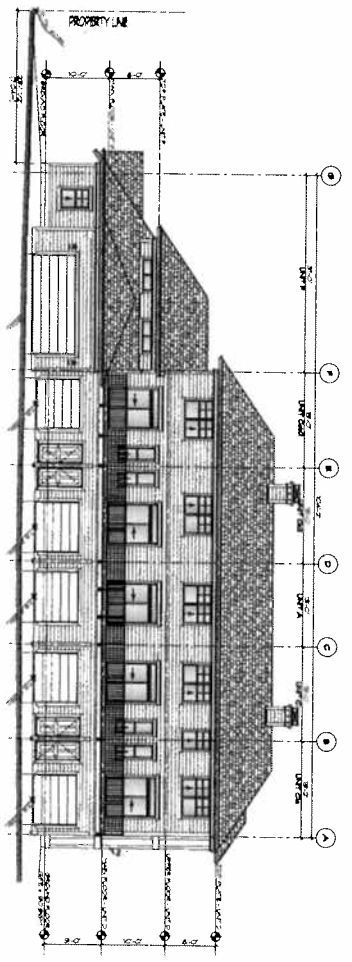
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES ON SITE. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



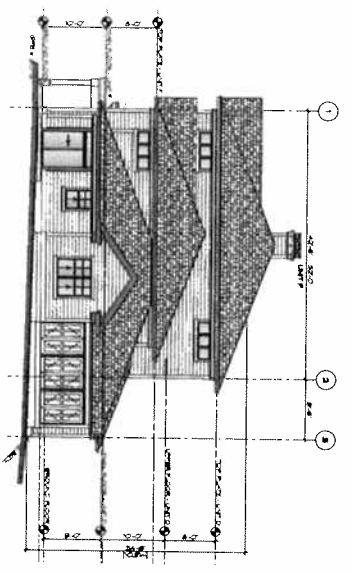
1 FRONT (EAST) ELEVATION BUILDING 2  
ROAD 9-1-12



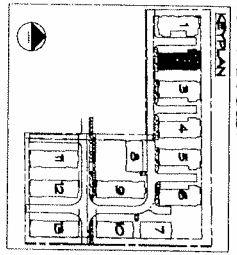
2 SIDE ELEVATION (SOUTH) BUILDING 2  
ROAD 9-1-12



3 REAR (WEST) ELEVATION BUILDING 2  
ROAD 9-1-12



4 SIDE ELEVATION (NORTH) BUILDING 2  
ROAD 9-1-12



SEE BUILDING 9 (A217)  
FOR MATERIAL LIST

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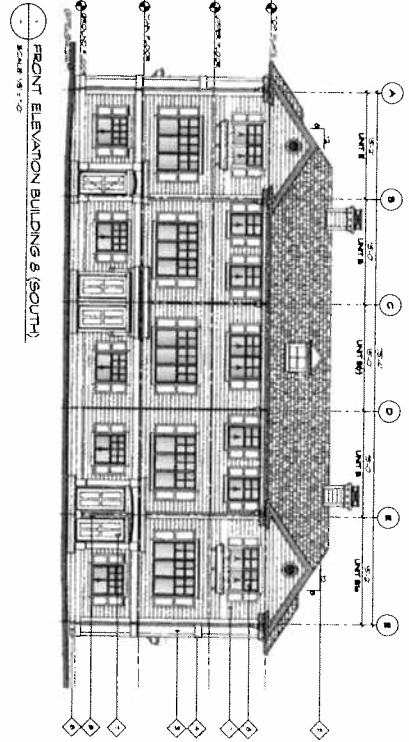
NO.	DESCRIPTION	DATE
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2	REVISED PER COMMENTS	1-1-12
3	REVISED PER COMMENTS	1-1-12



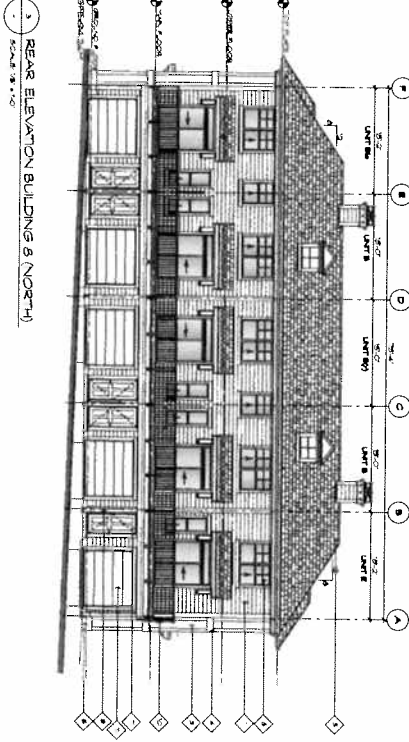
**RBA**  
REGISTERED ARCHITECT/PROFESSIONAL ENGINEER  
200 - 2000 Columbia Street  
Vancouver, BC V6J 1Y1  
Tel: 604-681-1111  
Fax: 604-681-0111  
www.rba.ca

163rd STREET  
TOWNHOMES  
SUDBURY, BC

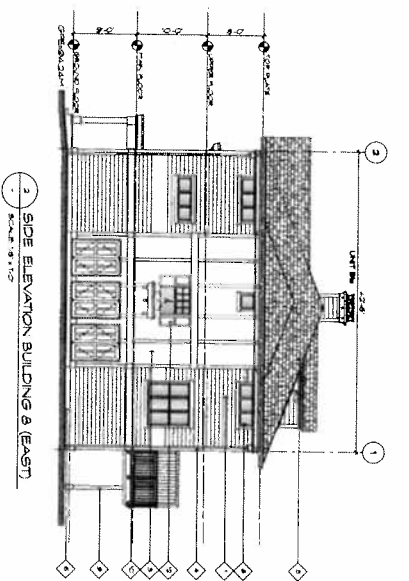
BUILDING 2  
ELEVATIONS  
1 A2103



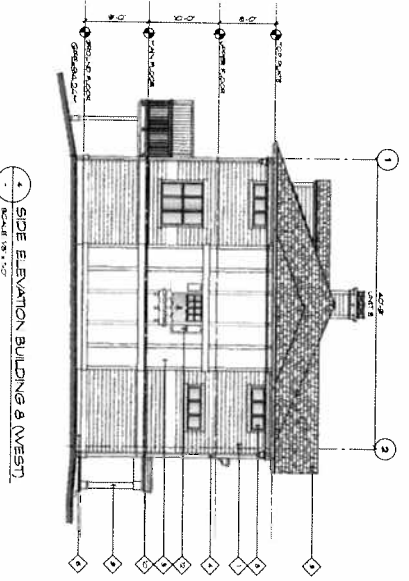
1 FRONT ELEVATION BUILDING 8 (SOUTH)  
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION BUILDING 8 (NORTH)  
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION BUILDING 8 (EAST)  
SCALE: 1/8" = 1'-0"

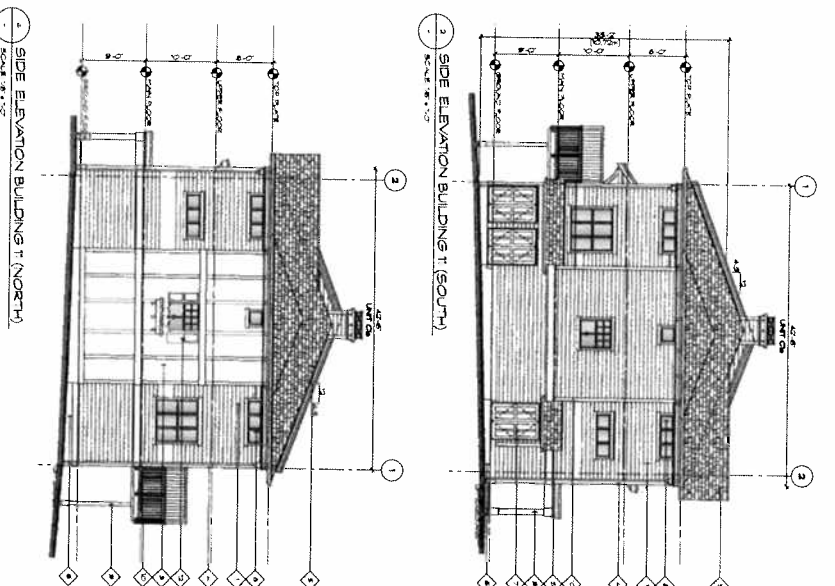
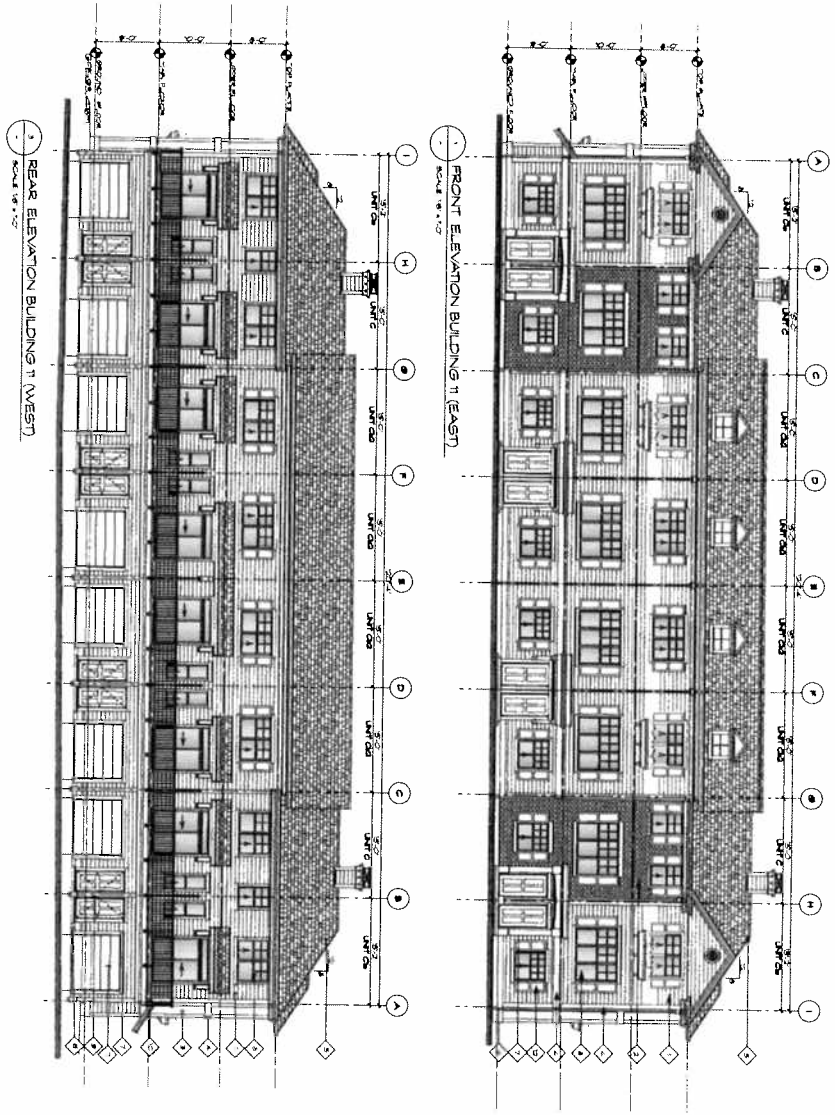


4 SIDE ELEVATION BUILDING 8 (WEST)  
SCALE: 1/8" = 1'-0"

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE				
2	BRICK				
3	WOOD				
4	GLASS				
5	IRON				
6	STEEL				
7	ALUMINUM				
8	COPPER				
9	ZINC				
10	LEAD				
11	SILVER				
12	GOLD				
13	PLATINUM				
14	PALLADIUM				
15	RHODIUM				
16	IRIDIUM				
17	OSMIUM				
18	COBALT				
19	NICKEL				
20	COPPER				
21	ZINC				
22	ALUMINUM				
23	STEEL				
24	IRON				
25	GLASS				
26	WOOD				
27	BRICK				
28	CONCRETE				
29	ROOFING				
30	PAINTING				
31	PLUMBING				
32	ELECTRICAL				
33	MECHANICAL				
34	LANDSCAPING				
35	CONCRETE				
36	BRICK				
37	WOOD				
38	GLASS				
39	IRON				
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60	WOOD				
61	BRICK				
62	CONCRETE				
63	ROOFING				
64	PAINTING				
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83	RHODIUM				
84	IRIDIUM				
85	OSMIUM				
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92	IRON				
93	GLASS				
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95	BRICK				
96	CONCRETE				
97	ROOFING				
98	PAINTING				
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153	OSMIUM				
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156	COPPER				
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254	IRIDIUM				
255	OSMIUM				
256	COBALT				
257	NICKEL				
258	COPPER				
259	ZINC				
260	ALUMINUM				
26					





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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-01-15
2	ISSUED FOR PERMIT	2024-01-15
3	ISSUED FOR PERMIT	2024-01-15



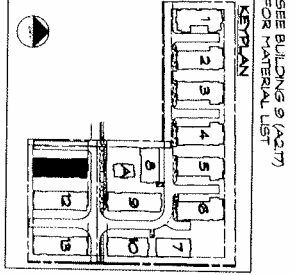
**RGAA**  
 Robert Gordon Architects Inc.  
 300 - 2200 Columbia Street  
 Vancouver, B.C.  
 Tel: (604) 687-2777  
 Fax: (604) 687-4841  
 www.rgaa.com

**163rd STREET TOWNHOMES**  
 SUDBURY BC

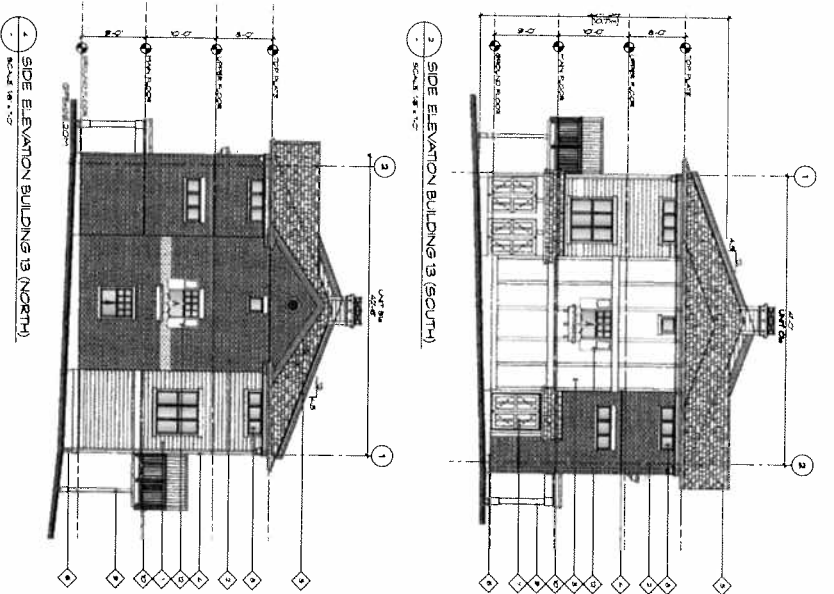
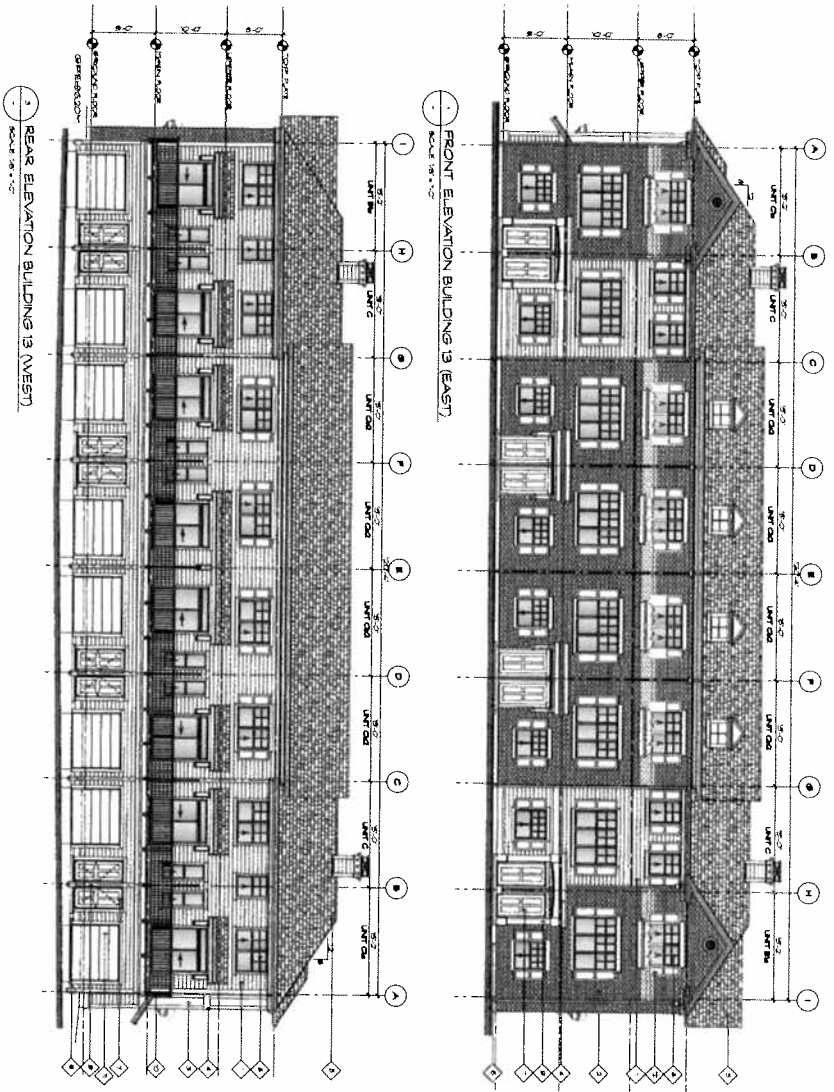
**BUILDING 11 ELEVATIONS**

1 A2.21

- MATERIALS LIST**
- 1 PAINTED CEMENT STONE
  - 2 PAINTED CEMENT STONE
  - 3 WOOD PANEL PAINTED
  - 4 ALUMINUM SIDING
  - 5 CONCRETE BASE
  - 6 EXTERIOR DOOR
  - 7 EXTERIOR WINDOW
  - 8 EXTERIOR COLUMN
  - 9 ALUMINUM BUILDING
  - 10 ANALOG DOOR
  - 11 WOOD SHUTTERS
  - 12 STONE CLAD CONCRETE
  - 13 BRICKS







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**REVISIONS**

NO.	DESCRIPTION	DATE
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2	REVISED FOR PERMIT	2024-09-10
3	REVISED FOR PERMIT	2024-09-10



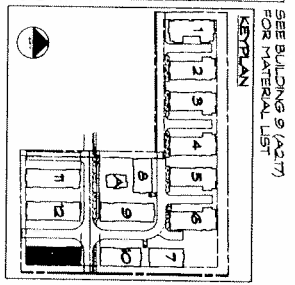
**RGA**  
 Robert G. Archibald Architects Inc.  
 Vancouver, BC, Canada  
 200 - 2200 Columbia Street  
 Vancouver, BC V6H 2Y1  
 Tel: (604) 687-4971  
 Fax: (604) 687-4971  
 www.rgaarchitects.com

**163rd STREET TOWNHOMES**  
 SURVEY, BC

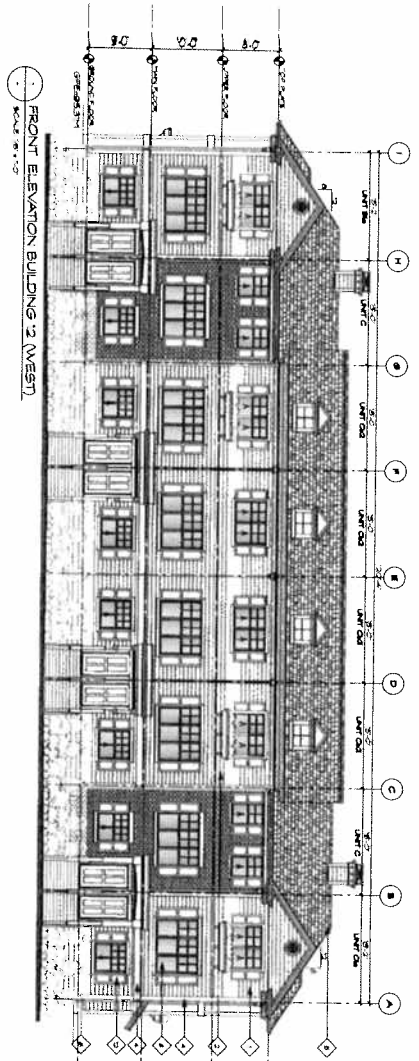
**BUILDING 13 ELEVATIONS**

DATE	2024-08-28
SCALE	AS SHOWN
PROJECT NO.	24-001
CLIENT	163rd Street Townhomes

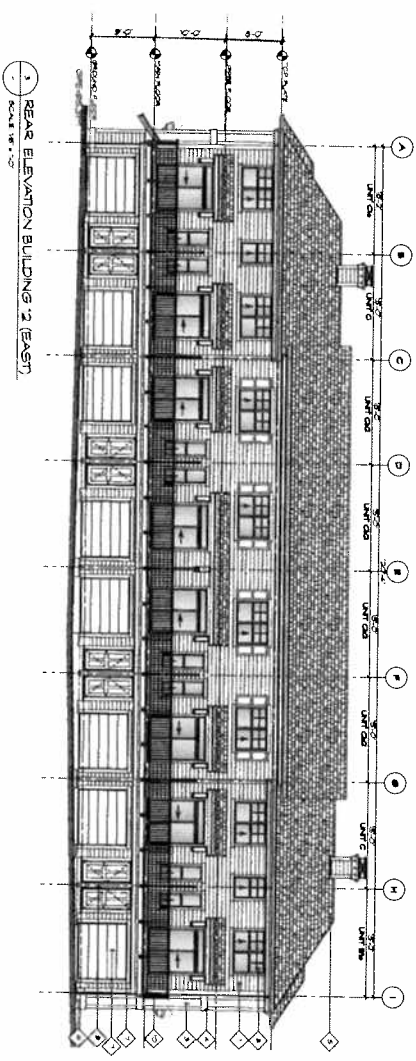
- MATERIALS LIST**
- 6" HORIZONTAL SINGS
  - BACK VENEER
  - PAINTED OREGON PLYWOOD
  - WOOD TRIM, PAINTED
  - ASPHALT SHINGLES
  - CONCRETE BASE
  - EXTERIOR DOOR
  - EXTERIOR WINDOW
  - EXTERIOR COLUMN
  - ALUMINUM SILLING
  - GLASS DOOR
  - WOOD SHUTTERS
  - STONE CLAD CONCRETE RETAINING WALL



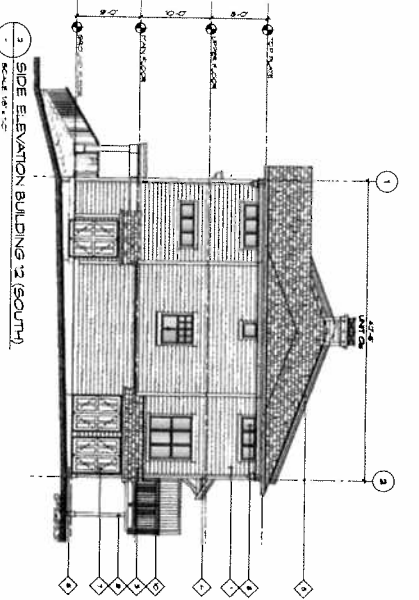
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 A2.25



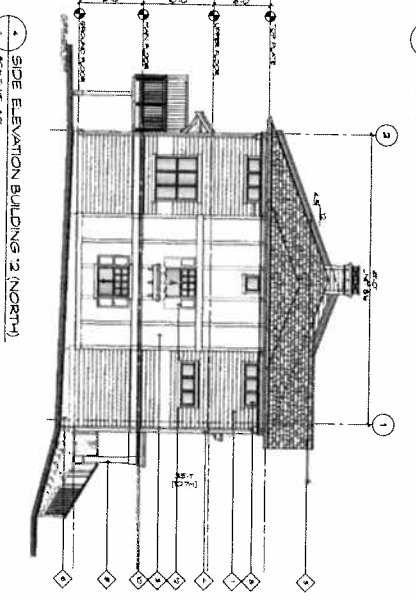
1 FRONT ELEVATION BUILDING 12 (WEST)  
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION BUILDING 12 (EAST)  
SCALE: 1/8" = 1'-0"

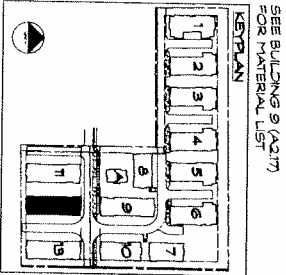


3 SIDE ELEVATION BUILDING 12 (SOUTH)  
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION BUILDING 12 (NORTH)  
SCALE: 1/8" = 1'-0"

- MATERIALS LIST**
- 1 HORIZONTAL SIDING
  - 2 BRICK VENER
  - 3 PAINTED CEDAR SHINGLES
  - 4 WOOD TRIM, PAINTED
  - 5 ASPHALT SHINGLES
  - 6 CONCRETE SLAB
  - 7 EXTERIOR DOOR
  - 8 EXTERIOR WINDOW
  - 9 EXTENDED COLUMN
  - 10 ALUMINUM BUILDING
  - 11 GARGOLE DOOR
  - 12 WOOD SHUTTERS
  - 13 STAIN CLADD CONCRETE
  - 14 RETAINING WALL



**1601 STREET TOWNHOMES**  
SUDBURY, BC

DATE	2/17/2011	BY	BC
REV	1.0	DATE	10/1/2010

**BUILDING 12 ELEVATIONS**

1 A2.23

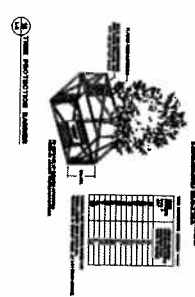
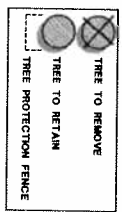
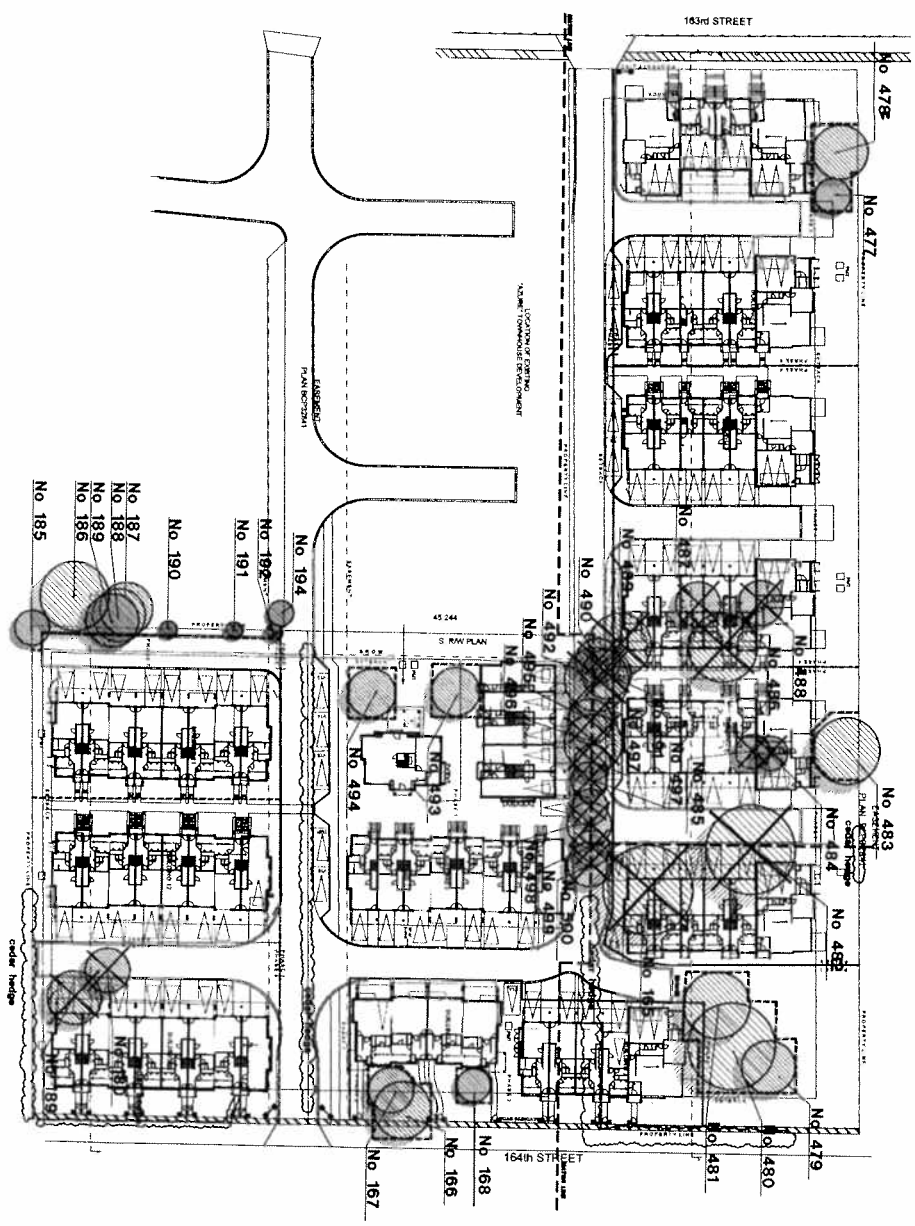
**RGA**  
Robert Edward Architects Inc.  
280 - 2200 Oakridge Street  
Sudbury, ON  
K1P 1V7  
Tel: (705) 971-1111  
Fax: (705) 971-1111  
www.rga.ca

**NOTES**

1. REFER TO THE GENERAL MATERIAL LIST FOR MATERIALS AND FINISHES.
2. REFER TO THE GENERAL MATERIAL LIST FOR MATERIALS AND FINISHES.
3. REFER TO THE GENERAL MATERIAL LIST FOR MATERIALS AND FINISHES.
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NO.	DATE	REVISION/DESCRIPTION
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PROJECT: **TOWNHOME 163RD AND 164TH STREET SURETY, SC**

DRAWING TITLE: **TREE MANAGEMENT PLAN**

DATE: \_\_\_\_\_

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

DRAWING NO: **L2**

ISSUE NO: \_\_\_\_\_

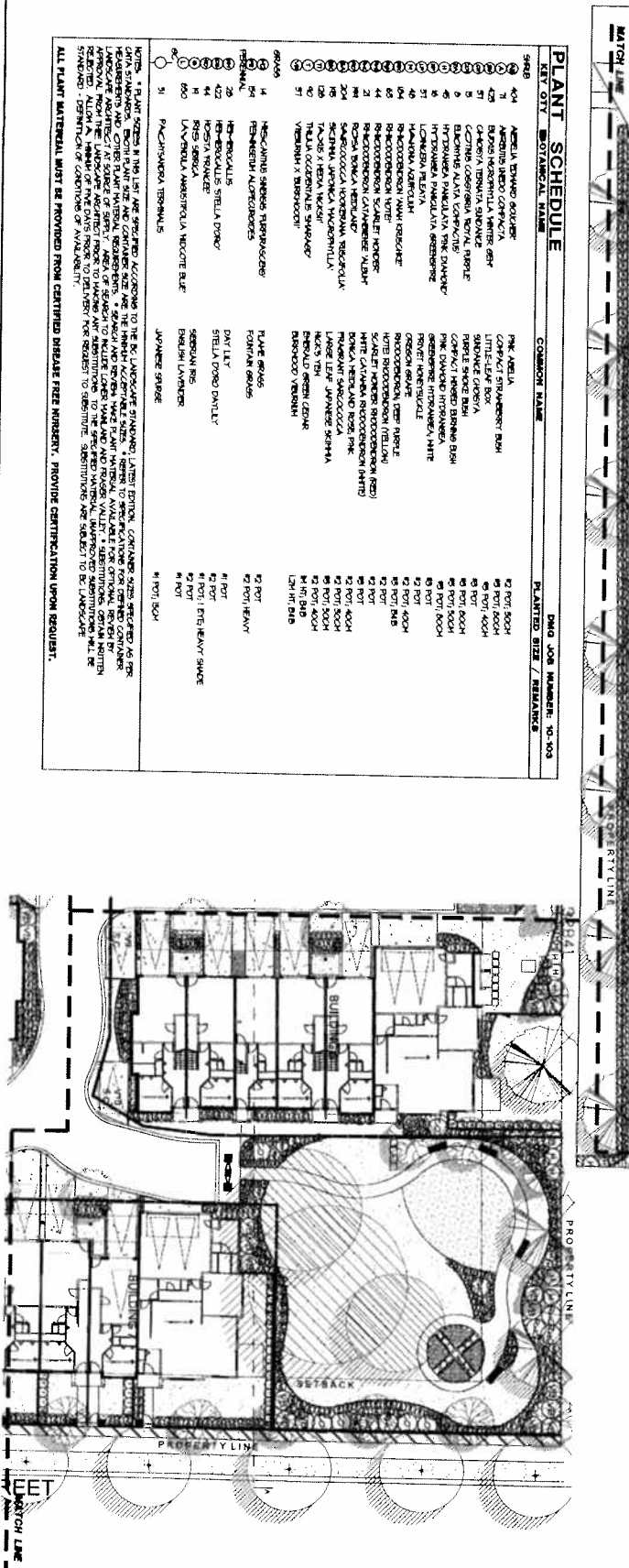
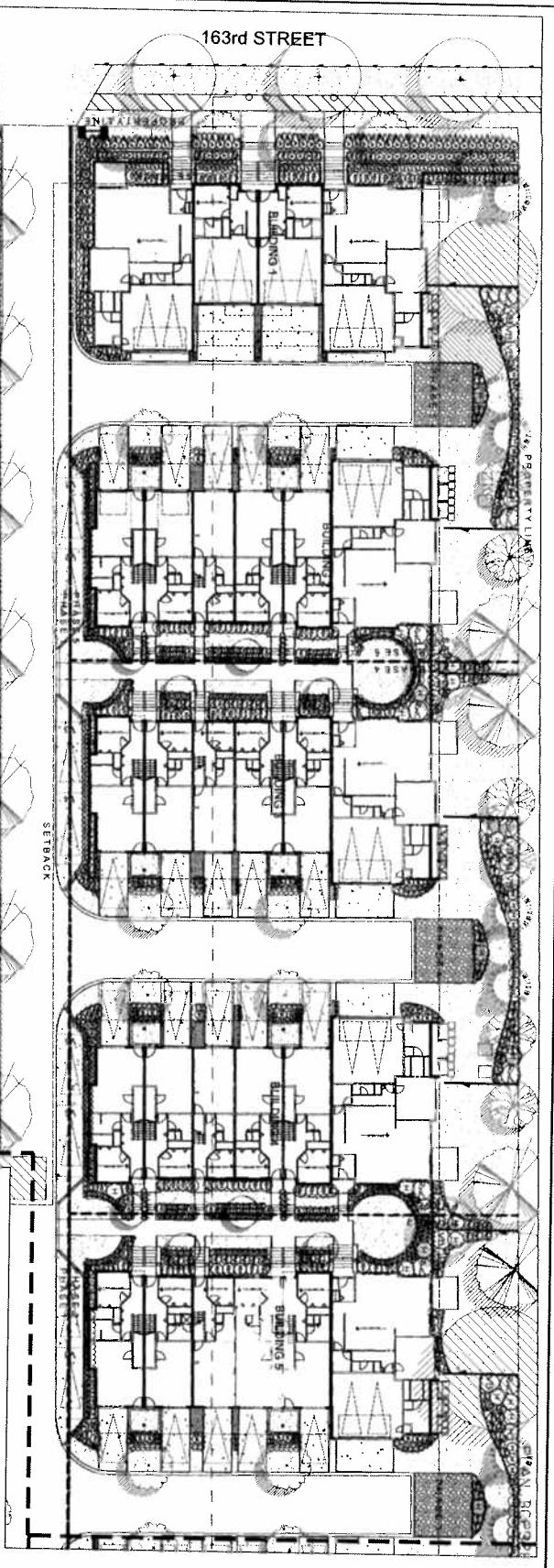
DATE: \_\_\_\_\_

DWG PROJECT NUMBER: **20-103**

**DMG**  
 landscape architects

A Subsidiary of  
 J.J. The Carolina Mills Company, LLC  
 1000 North Carolina Street, Suite 100  
 Durham, NC 27601  
 Phone: (919) 418-8400  
 Fax: (919) 418-8401  
 Email: info@dmga.com

20-103



PLANT SCHEDULE	COMMON NAME	DWG JOB NUMBER: 10-103
KEY CITY BOTANICAL NAME	PLANTED SIZE / REMARKS	
40A	ABELIA EXIMIA	2 1/2 POT 30CH
41	ABUTILON	2 1/2 POT 30CH
42	ADONIS	2 1/2 POT 30CH
43	ADONIS	2 1/2 POT 30CH
44	ADONIS	2 1/2 POT 30CH
45	ADONIS	2 1/2 POT 30CH
46	ADONIS	2 1/2 POT 30CH
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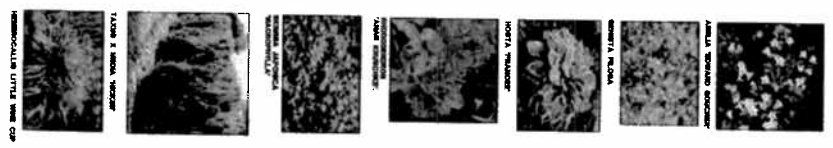
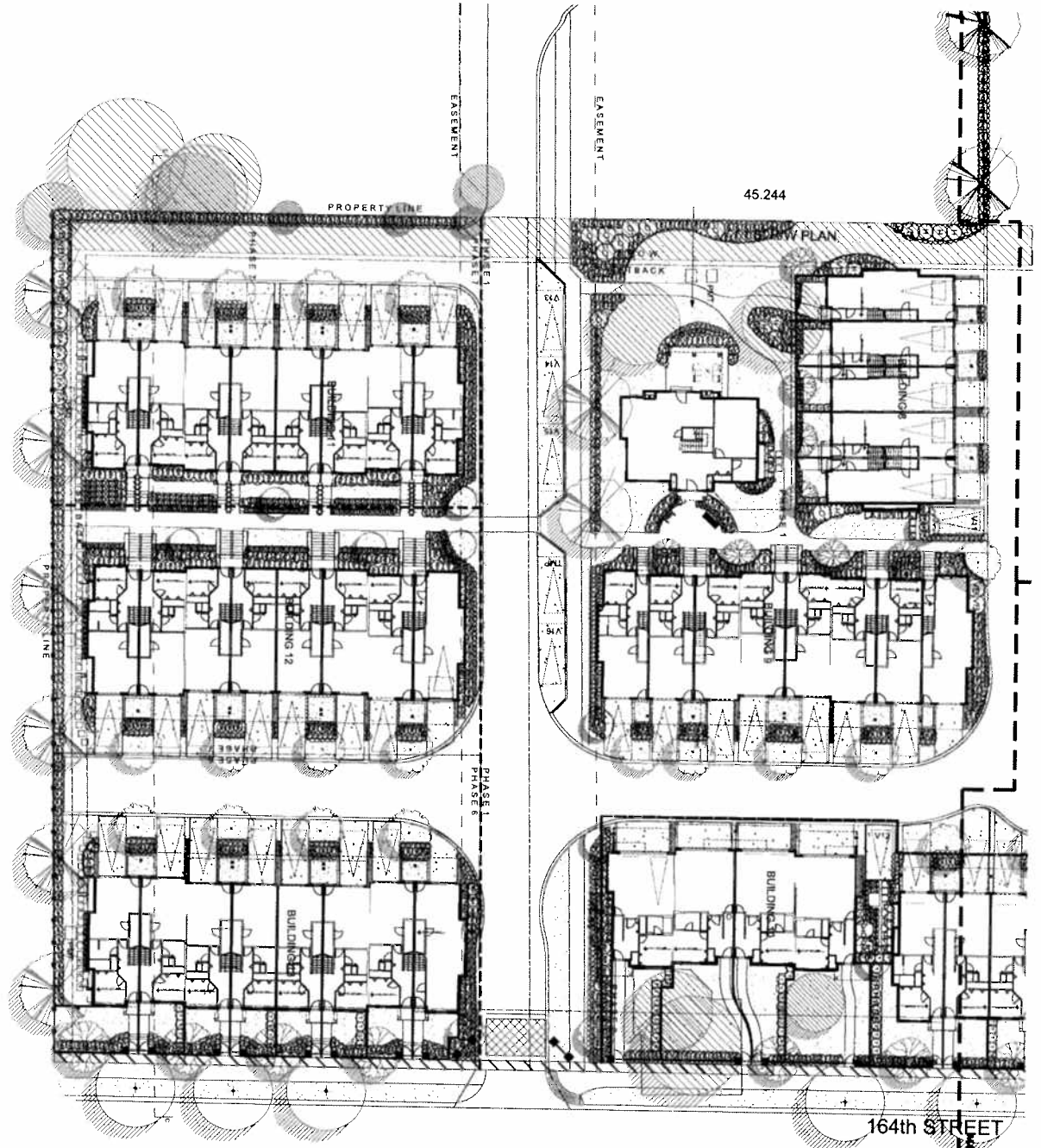
DMG landscape architects  
 A Division of  
 101 Westwood Drive  
 Raleigh, NC 27607  
 Phone: 919-877-9400  
 Fax: 919-877-9401

PROJECT: TOWNHOME 163RD AND 164TH STREET, SMITH, NC

DATE: 10/1/03  
 SCALE: 1/8" = 1'-0"  
 SHEET NO: 13  
 OF 5

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NO.	DATE	REVISION / DESCRIPTION	BY
1	08/14/08	ISSUED FOR PERMIT	DMG
2	08/14/08	REVISED PER COMMENTS	DMG
3	08/14/08	REVISED PER COMMENTS	DMG
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**DMG**  
 landscape architects  
 A Partnership of  
 1115 Connecticut Avenue, N.W.  
 Washington, D.C. 20036  
 Phone: 202-462-1111  
 Fax: 202-462-1112  
 www.dmglandscape.com

PROJECT  
**TOWNHOME**  
**ISSUED AND BATH STREET**  
**SHERBURG, DC**

DRAWING TITLE  
**SHRUBS**  
**PLAN**

DATE: 08/14/08  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NUMBER: 08-003

14 OF 8

INTER-OFFICE MEMO

---

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

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

DATE: **April 19, 2011** PROJECT FILE: **7810-0310-00**

---

RE: **Engineering Requirements  
Location: 2482 163 St. & 2447, 2465, 2503 164 St.**

**NCP/OCP AMENDMENT**

There are no engineering requirements relative to the NCP and OCP Amendments.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 1.942 m on 164 Street.

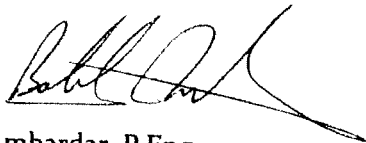
***Works and Services***

- Construct 164 Street to Major Collector Standard;
- Construct sanitary sewer and storm sewer mains;
- Provide reciprocal access easements;
- Pay latecomers, DWA payment, and DCC frontender agreement payment.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



Friday, May 20, 2011  
Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 10 0310 00

**SUMMARY**

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

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

Elementary Students:	13
Secondary Students:	6

September 2010 Enrolment/School Capacity

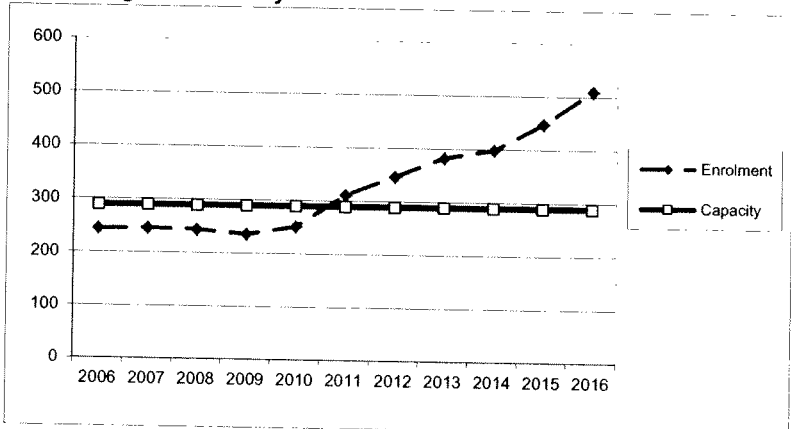
<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	29 K + 222
Capacity (K/1-7):	40 K + 250
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1854
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

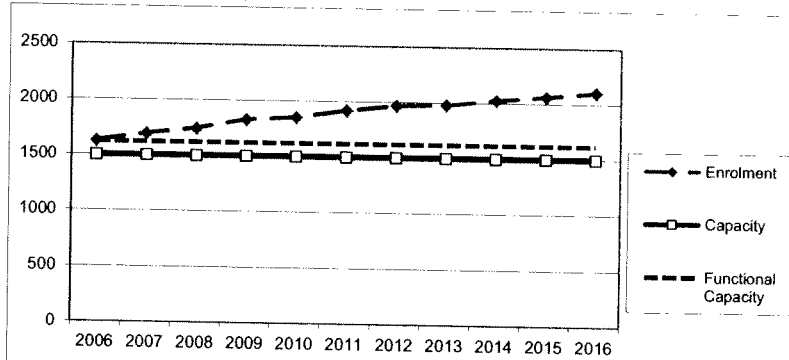
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A new elementary school is also planned on 28th Avenue near 160th Street to help address the projected overcrowding in Northwest Grandview Area and to replace Sunnyside Elementary. The capital plan also proposes the purchase of a new elementary school - Site #206 - in NCP #2 Area which is identified as a high priority (#6) in the capital plan and also proposes a new secondary school site in the Grandview Heights area identified as a high priority (#7) in the Five Year Capital Plan, to relieve projected capacity shortfall for both elementary and secondary students in the long term.

**Pacific Heights Elementary**



**Earl Marriott 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.

**SUMMARY:**

Species	On-Site	Off-Site	City	Total
Douglas fir	13			
Spruce	2			
Cottonwood	6			
Oak	2			
Pine	4			
Cedar	1	9		
Monkey Puzzle	1			
Alder	1			
<b>Totals</b>	<b>30</b>	<b>9</b>		

	On-Site	Off-Site	City	Total
<b>Total # Trees to be protected</b>	11	9		9
<b>Total # Trees to be removed</b>	19			30
<b>Totals</b>	<b>30</b>	<b>9</b>		<b>39</b>
<b>Trees for 1:1 Replacements</b>	30			
<b>Trees for 2:1 Replacements</b>				
<b>Total</b>	<b>30</b>			

















Randy Greenizan, ISA CERTIFIED ARBORIST, PN-0712A

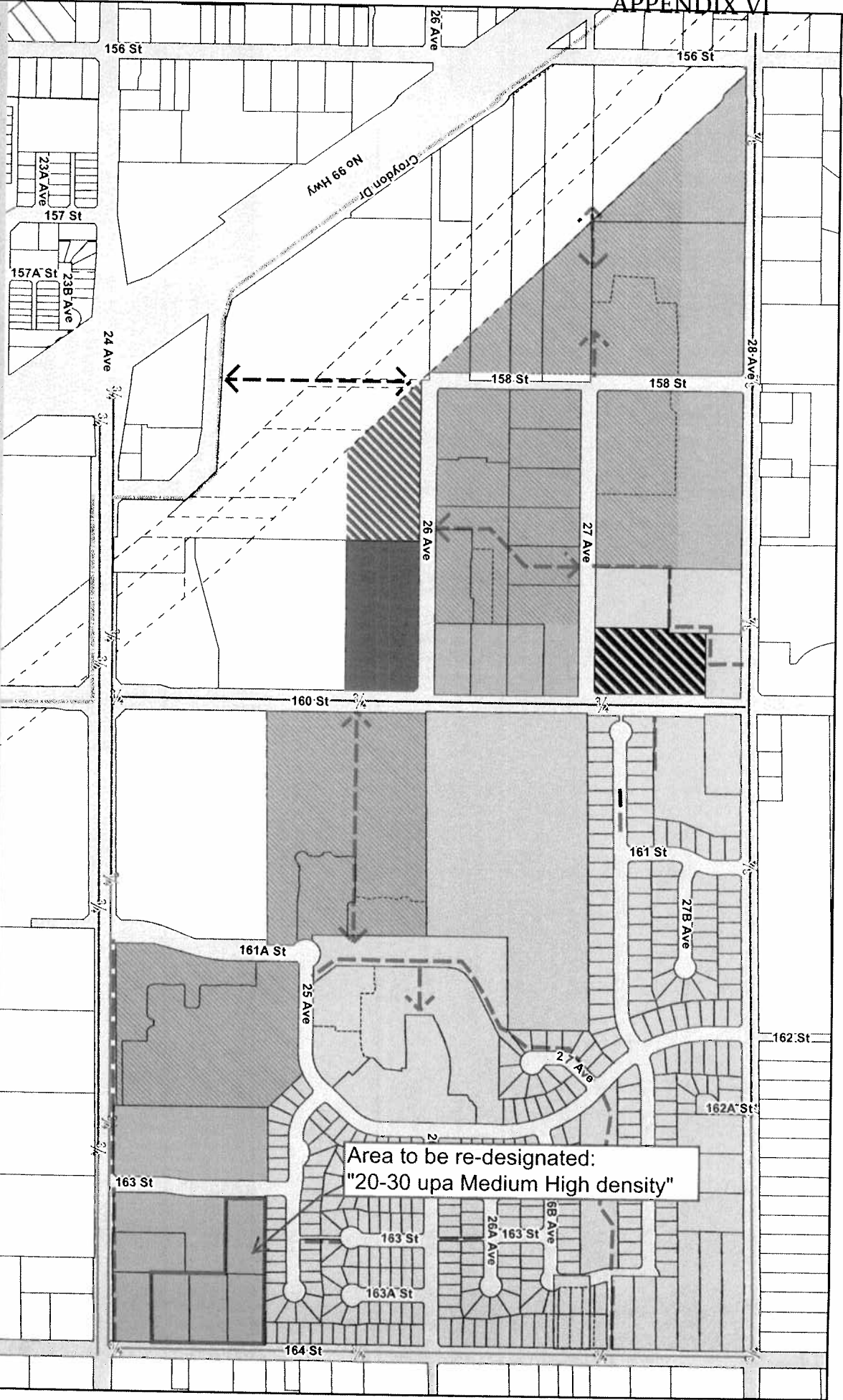
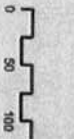


**GRANDVIEW HEIGHTS AREA #1 MORGAN HEIGHTS**  
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

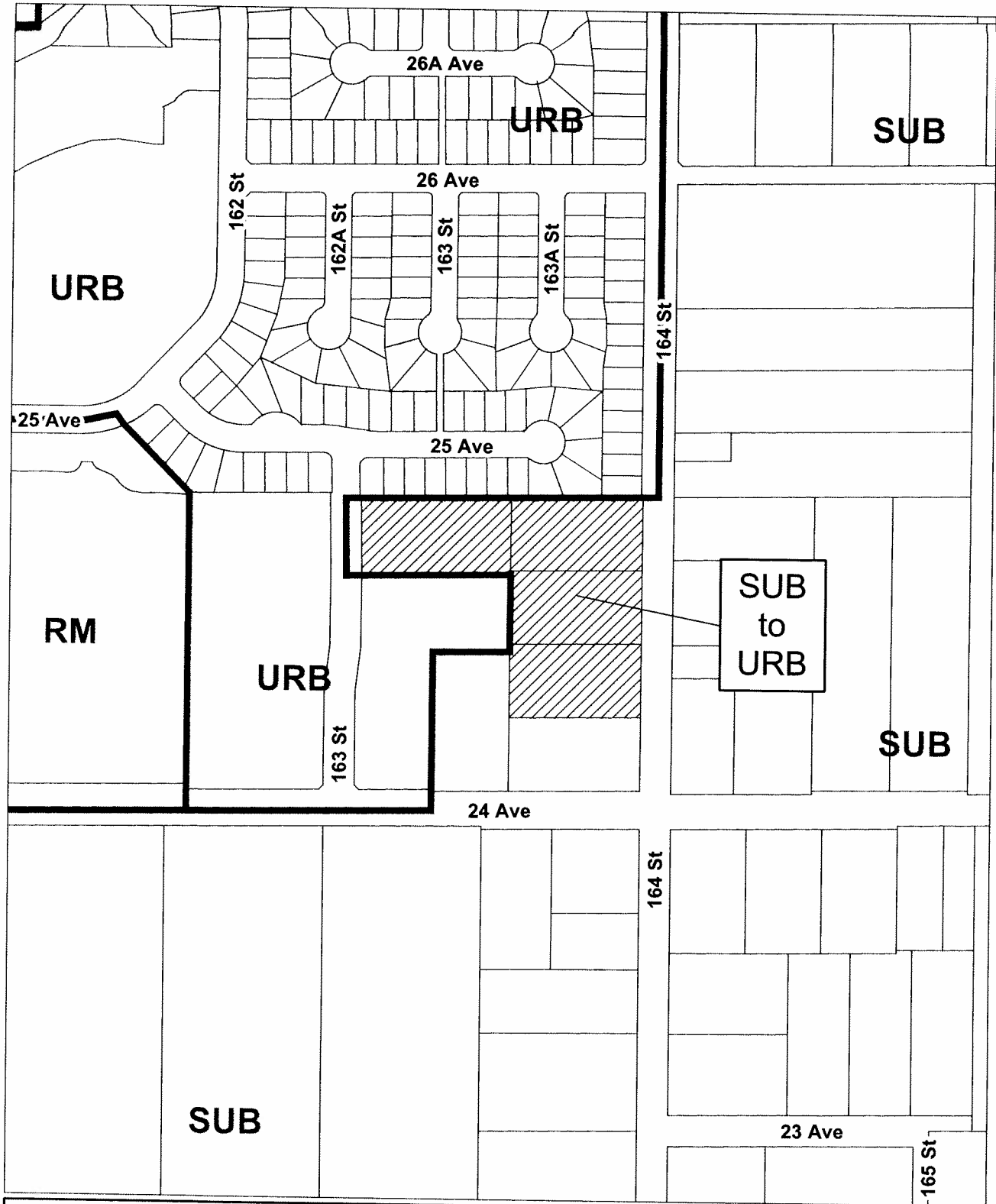
Approved by Council: June 25, 2007

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.

-  Mixed Commercial Residential
-  Care and Assisted Living Facility 10-15 upa Option
-  6-10 upa Low Density
-  10-15 upa Medium Density
-  20-30 upa Medium High Density
-  30-45 upa High Density
-  High Density Residential (30-50upa)
-  Park / Open Space
-  School
-  Bicycle Friendly
-  Offstreet Multi Use Pathway
-  Pioneer Greenway
-  Proposed Road Edges
-  Proposed Roads







### OCP Amendment

Proposed amendment from Suburban to Urban



CITY OF SURREY

BY-LAW NO.

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-720-057  
 Lot 2 Section 24 Township 1 New Westminster District Plan 77379  
 2447 - 164 Street

Parcel Identifier: 010-720-065  
 Lot 3 Section 24 Township 1 New Westminster District Plan 77379  
 2465 - 164 Street

Parcel Identifier: 010-720-073  
 Lot 4 Section 24 Township 1 New Westminster District Plan 77379  
 2503 - 164 Street

Parcel Identifier: 002-396-700  
 Lot 19 Section 24 Township 1 New Westminster District Plan 63062  
 2482 - 163 Street

(hereinafter referred to as the "Lands")

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density bonus* is provided.

**B. Permitted Uses**

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

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

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The *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 0.72 ; and
  - (b) The *unit density* shall not exceed 47 *dwelling units* per hectare [19 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:*

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b> (164 St.)	<b>Front Yard</b> (163 St.)	<b>Side Yard</b> (North)	<b>Side Yard</b> (South)	<b>Rear Yard</b>
<i>Principal and Accessory Buildings and Structures</i>		4.5 m* (15 ft)	5 m (16 ft)	7.5 m (25 ft)	3.3 m (11 ft)	7.5 m (25 ft)

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

- \* The *front yard setback* (164 Street) may be reduced to 3.7 metres [12 ft.] measured to the *balcony*.

**G. Height of Buildings**

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

1. *Principal buildings*: The *building height* shall not exceed 11 metres [36 feet].
2. *Accessory buildings and structures*:
  - (a) *Indoor amenity building*: The *building height* shall not exceed 7.5 metres [25 feet]
  - (b) *Other accessory buildings*: The *building height* shall not exceed 4.5 metres (15 ft).

**H. Off-Street Parking**

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Sixty-four percent (64%) of all required resident *parking spaces* shall be provided as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* shall be permitted as follows:
  - (a) *Parking spaces* provided as *tandem parking* must be attached to each *dwelling unit*;
  - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and

- (c) Access to *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 [15 sq.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 By-law; and
  - (b) Have direct access to *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>
1.6 ha [4.0 acres]	49 metres [160 ft.]	95 metres [310 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, 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, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits are 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