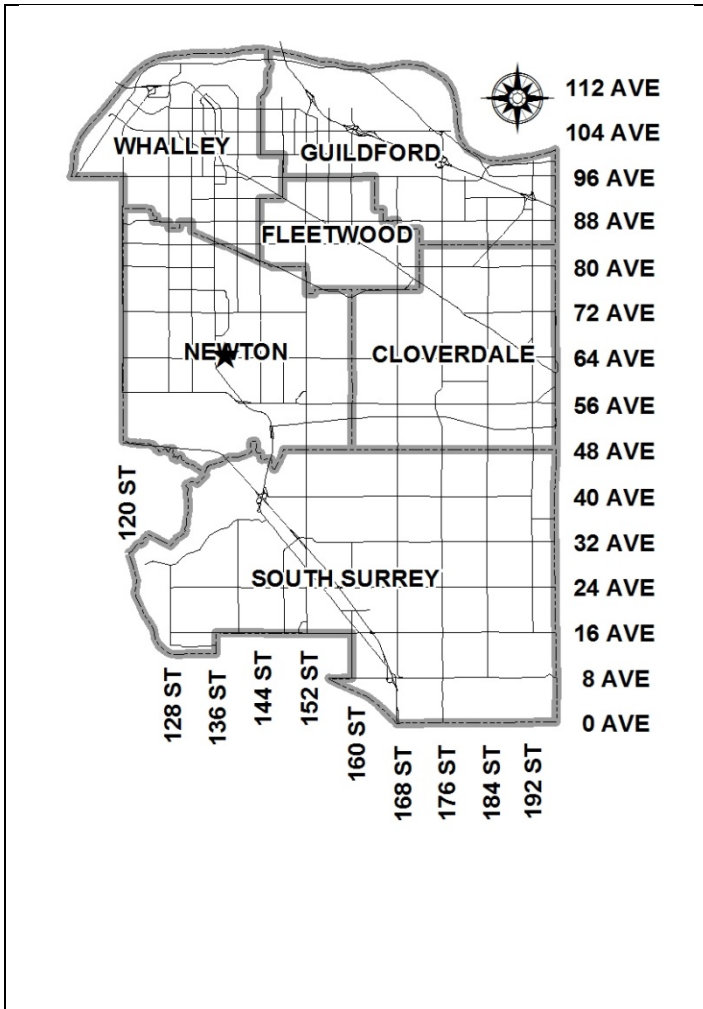


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0111-00

Planning Report Date: September 29, 2014



PROPOSAL:

- **Partial NCP Amendment** from "Townhouses (15 u.p.a. max.)" and "Detention Ponds" to "Townhouses (25 u.p.a. max)" and elimination of road
- **Rezoning** from RA to RM-30 and RF
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 202 townhouses and one single family lot.

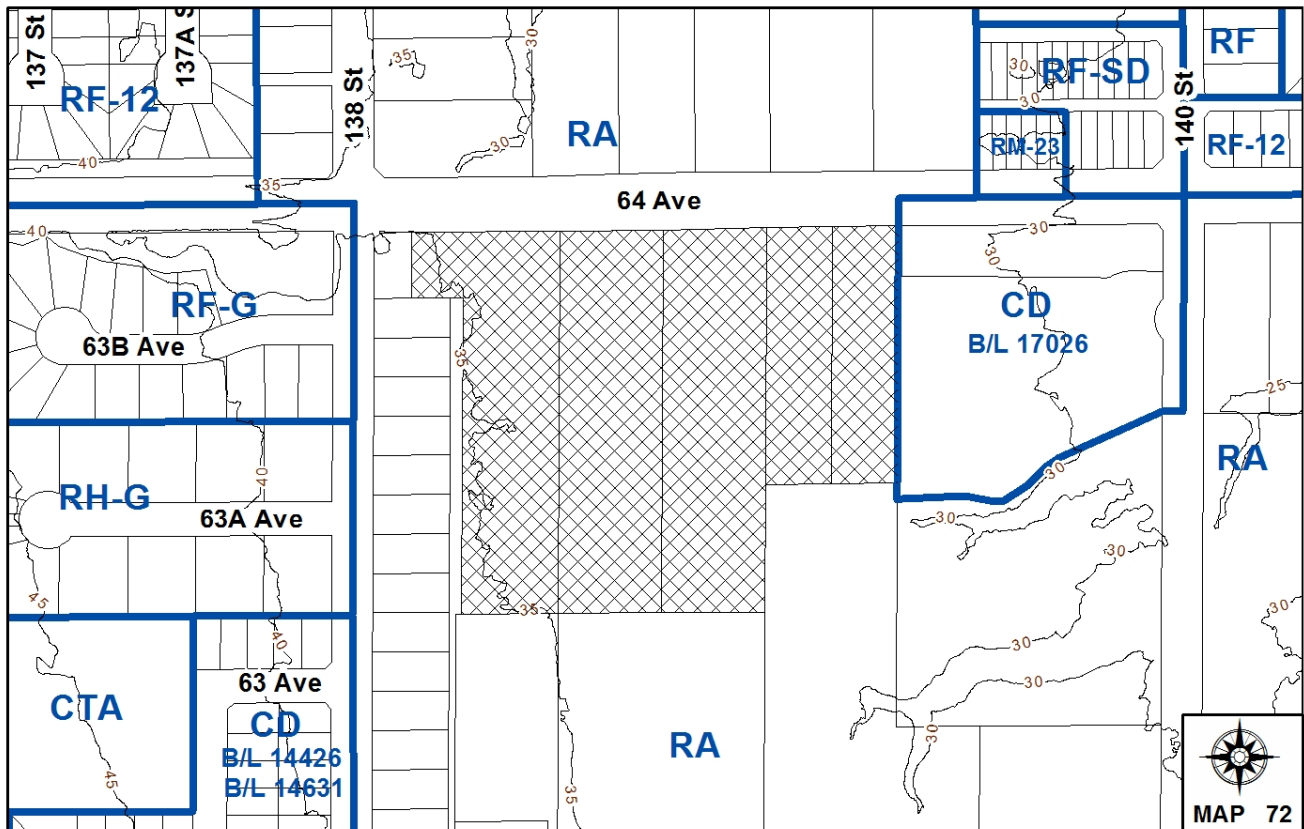
LOCATION: 13812, 13856, 13890, 13928 and 13906 - 64 Avenue

OWNER: o801212 BC Ltd and o887525 BC Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: "Townhouses (15 upa max)", "Single Family Small Lots" and "Detention Pond"



RECOMMENDATION SUMMARY

- File By-law No. 17025 and close Development Application No. 7907-0319-00.
- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A partial NCP amendment to amend the land use designation in the South Newton NCP from "Townhouses 15 upa" and "Buffer" to "Townhouses 25 upa", and to eliminate the road shown through the property from the NCP.
- A Development Variance Permit (DVP) to permit reduced setbacks and to vary the parking requirements by allowing one unenclosed tandem parking space for each unit with tandem parking, permitting one tandem parking unit within 6 metres of a lot entrance/exit, and permitting two (2) visitor parking stalls within the east side yard setback.

RATIONALE OF RECOMMENDATION

- The proposed amendment to the South Newton NCP land use designation reflects the current trend in development in the area. The amendment was considered for a previous townhouse proposal on a portion of the subject site, by the same developer, under Development Application No. 7907-0319-00. This rezoning by-law (No. 17025) for this application is currently at third reading, and is proposed to be filed at this time.
- The proposed building form is appropriate for this part of South Newton and meets the design guidelines in the Official Community Plan and the South Newton NCP.
- The proposed amendment to the South Newton NCP to eliminate the road shown through the property had already been proposed under Development Application No. 7905-0131-00. In consideration of the elimination of this road connection the applicant is now providing additional land along the western property line for a modified 11.5 metre (38 ft.) wide lane to access the site via 64 Avenue. The lane will increase road connectivity and circulation by connecting with 62 Avenue to the south through future redevelopment. Additional on-street parking will be provided on one side of the lane. This is considered a significant improvement over what was previously proposed in Development Application No. 7907-0319-00.
- Given the importance of providing a full movement vehicular access to service the site through the use of the existing access easement within the adjacent townhouse development, the applicant will be required to fully fund and construct a westbound to southbound left turn bay at 64 Avenue and 140 Street, and fund half the cost of the installation of a full movement traffic signal.
- The proposed DVP for reduced setbacks is supported given the dedications required for 64 Avenue and the lane. The units affected by the reduced setbacks will have functional and livable outdoor amenity areas, and the setbacks will not have a negative impact on adjacent land uses. The variances to the parking section of the RM-30 Zone are supported by Transportation Engineering.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law No. 17025 and close Land Development Project No. 7907-0319-00 and all applications associated with this project.
2. a By-law be introduced to rezone the portion of the property shown as Block B on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and the portion of the property shown as Block A on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 606 square metres (6,523 square feet) to 341 square metres (3,670 square feet).
4. Council authorize staff to draft Development Permit No. 7911-0111-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7911-0111-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.92 metres (16 ft.);
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.02 metres (10 ft.);
 - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.17 metres (7 ft.);
 - (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (e) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for all units which do not have a double-car garage;
 - (f) to vary the tandem parking space requirement of the RM-30 Zone to permit a unit with tandem parking to be located 4.6 metres (15 ft.) from the easternmost lot entrance/exit; and
 - (g) to vary the parking requirements of the RM-30 Zone by allowing two (2) visitor parking spaces within the east side yard setback.
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) input from Senior Government Environmental Agencies;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the units adjacent to 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (k) the applicant adequately address the impact of reduced indoor amenity space.
7. Council pass a resolution to amend South Newton NCP to redesignate a portion of the land from "Townhouses (15 u.p.a. max.)" and "Detention Ponds" to "Townhouses (25 u.p.a. max)" and to eliminate the road running through the property from the NCP.

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:

40 Elementary students at Woodward Hill Elementary School
20 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy between April 2015 and April 2018. Construction will occur in phases.

Parks, Recreation & Culture: No concerns.

Department of Fisheries and Oceans (DFO): In accordance with the Environmental Review Committee (ERC) decision dated September 19, 2012, DFO has accepted a proposed average 21 metre (69 ft.) setback from the unnamed Class B tributary of Archibald Creek located to the south of the eastern portion of the subject site.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 64 Avenue):	Single family homes on large lots	Urban/Townhouses (15 upa max.) and Creek and Riparian Setback	RA
East:	Townhouses	Urban/Townhouses (25 upa max.)	CD (By-law No. 17026)
South:	Vacant land, Detention Pond, and single family homes	Urban/Townhouses (15 upa max.) and Detention Pond	RA
West:	Single family homes	Urban/Single Family Small Lots	RA

BACKGROUND

- The subject site is comprised of five (5) properties on 64 Avenue, east of 138 Street, in South Newton. The site is designated "Urban" in the OCP and "Townhouses 15 upa" and "Single Family Small Lot" in the South Newton Neighbourhood Concept Plan (NCP) area.

- The South Newton NCP was approved by Council on June 14, 1999. The NCP envisions four residential neighbourhoods which build upon the existing community nodes of the Surrey Public Market site at King George Boulevard and 64 Avenue, Michael's Market at 64 Avenue and 152 Street, Panorama Village at 152 Street and Highway No. 10, and the old City Hall site at Highway No. 10 and 144 Street. The Plan calls for a mix of housing types and densities to accommodate a range of housing needs.
- There have been two (2) previous development applications for the properties at 13812, 13856 and 13890 - 64 Avenue: Development Application No. 7905-0131-00 and Development Application No. 7907-0319-00.
- The first application was made in 2005 (No. 7905-0131-00) and involved an NCP amendment from Townhouses (15 upa max.) to Single Family Small Lots, rezoning from RA to RF-12, RF-9 and RF-SD, and subdivision into 65 single family and semi-detached lots. The NCP amendment also included the deletion of a proposed L-shaped road connecting 64 Avenue to 138 Street at 63A Avenue. The rezoning by-law (No. 15832) received third reading on September 19, 2005, and was subsequently filed on October 5, 2009, when the rezoning by-law for Development Application No. 7907-0319-00 (No. 17025) was introduced.
- The second application was made in 2007 (No. 7907-0319-00) and involved an NCP amendment from "Townhouses 15 upa max." to "Townhouses 25 upa max.", rezoning from RA to RM-30, and a Development Permit in order to permit a 160-unit townhouse complex. The rezoning by-law (No. 17025) received third reading on October 19, 2009.
- Both previous development applications were considered in conjunction with a companion development application on properties to the east of the site, at 13936/13974/13984 - 64 Avenue. The 2005 application was considered in conjunction with Development Application No. 7905-0117-00, and the 2007 application was considered in conjunction with Development Application No. 7907-0318-00.
- In 2011, the subject application was made for the properties at 13906 and 13928 - 64 Avenue for a townhouse development, by the same developer who made the applications to the east (7907-0319-00) and west (7907-0319-00). In order to allow for a more efficient layout, the applicant subsequently added the properties to the west at 13812, 13856 and 13890 - 64 Avenue to the subject application. Council is therefore asked to file Rezoning By-law No. 17025 and introduce a new rezoning by-law for the subject site, encompassing all five (5) properties.
- The townhouse project to the east (Development Application No. 7907-0318-00), which provides the connection to the future full movement signal at 64 Avenue and 140 Street, has been constructed by the same developer of the subject application, and is now occupied.

JUSTIFICATION FOR PLAN AMENDMENTS

Land Use Designation Amendment

- The site is designated "Urban" in the Official Community Plan (OCP) and "Townhouses 15 upa max." and "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP). The applicant proposes to re-designate the portion of the site currently designated

"Townhouses 15 upa max." to "Townhouses 25 upa max." and to eliminate the L-shaped road connecting 64 Avenue to 138 Street at 63A Avenue from the NCP.

- The applicant is proposing a townhouse project with a unit density of 59 units per hectare (24 units per acre) and a Floor Area Ratio (FAR) of 0.89.
- The proposed NCP amendment to increase the townhouse density has been previously supported by Council for this site and the companion site to the east, under Development Application Nos. 7907-0318-00 and 7907-0319-00. The increased density was considered appropriate at the time, for a number of reasons including:
 - The proposal is for ground-oriented townhouses, recognizing the general intent of the NCP while allowing for an efficient use of land;
 - The increased density contributes to a larger inventory of affordable units in the area; and
 - The applicant dedicated 1.61 hectares (4 acres) of land for riparian preservation from the eastern site (Development Application No. 7907-0318-00). The extent of the riparian area on that site was not anticipated earlier in the process, because the northerly watercourse on the site was not discovered until the development process was underway. The increased density on the western site (Development Application No. 7907-0319-00) allowed for some transfer of density from the east site to the west site.
- Projects with similar townhouse densities have been approved in this area of South Newton, including projects 7910-0017-00, 7912-0155-00, and 7907-0318-00 to the east of the subject site.
- The additional density is supportive of future Frequent Transit Network service planned for 64 Avenue.

NCP Road Deletion Amendment

- The elimination of the road running through the site in the South Newton NCP is proposed. The NCP originally envisioned an L-shaped road connecting 64 Avenue to 138 Street at 63A Avenue.
- The elimination of the road was originally proposed as part of Development Application No. 7905-0131-00. The Additional Planning Comments report for the project, from September 6, 2005, explains that the implementation of the road concept is hampered by several key factors:
 - Acquisition of a single family lot at 6322 138 Street is required to achieve the linkage to 138 Street. However, the NCP did not establish a funding mechanism for this acquisition, as local roads are identified to be funded and constructed entirely by new development. In this case, the entire property would be needed for road, therefore, there is no ability to obtain this road through development; and

- Opposition to the road connection to 138 Street identified in the NCP was expressed in discussions with the community, due to the perception of increased traffic having a negative impact on the existing neighbourhood to the west of the site.
- In consideration of the current proposal to eliminate the road and to provide a westerly road connection, the applicant is now providing additional land along the western property line for a modified 11.5 metre (38 ft.) wide lane. The lane will be constructed by the applicant with a sidewalk, boulevard, and street lighting and provide access to the site via 64 Avenue. Ultimately, the lane will improve road connectivity and circulation by connecting with 62 Avenue to the south through future redevelopment. Additionally, the pavement width will be sufficient to accommodate on-street parking on one side of the lane. This is considered a significant improvement over what was previously proposed in Development Application No. 7907-0319-00 which did not have the wider lane or provisions for on-street parking.
- The proposed NCP amendment to eliminate the road has been previously supported by Council for this site under Development Application Nos. 7905-0131-00 and 7907-0319-00. To facilitate ultimate full movement access for this site an access easement was registered on the central drive aisle on the townhouse project to the east of the site (Development Application No. 7907-0318-00). This access will allow for full movement access to 64 Avenue at 140 Street. In return, the applicant will be required to provide a reciprocal access easement along the central drive aisle to connect the existing townhouse project to the east with 64 Avenue and the westerly lane.
- Given the importance of the easterly connection providing full movement access to the site through the use of this existing access easement within the adjacent townhouse development, the applicant will be required to fully fund and construct a westbound to southbound left turn bay at 64 Avenue and 140 Street, and fund half the cost of the installation of a full movement traffic signal. Upon completion, the signal will provide immediate improvements to access and circulation for existing and future residents utilizing this intersection.

Single Family Lot

- A portion of the property at 13812 - 64 Avenue is designated "Single Family Small Lots" in the NCP. A 578 square metre (6,230 sq. ft.) piece of land on the west side of the proposed lane will remain designated "Single Family Small Lots" and is proposed to be rezoned from RA to RF.

DEVELOPMENT CONSIDERATIONS

Proposal

- The proposed 202-unit townhouse development conforms to the density, floor area, lot coverage, and building height requirements of the RM-30 Zone. A Development Variance Permit (DVP) has been requested for reduced setbacks along all property lines, to allow one (1) unenclosed parking space for each tandem parking townhouse unit, to permit one dwelling unit to be located within 6 metres (20 ft.) of a lot entrance/exit, and to permit two (2) visitor parking stalls to be located within the east side yard setback.

- There is an existing unopened 6 metre (20 ft.) wide lane allowance located to the west of the subject site. As part of the consideration for the elimination of the NCP identified road the applicant is required to dedicate additional lands (approximately 5.5m / 18 ft.) for an ultimate width of 11.5 metres (38 ft.). This wider lane width will accommodate the construction, by the applicant, of a sidewalk, boulevard, streetlighting, and sufficient pavement width to provide for on-street parking on one side of the lane.
- The site will have access to the wider lane that will result in an additional and immediate right-in, right-out access to 64 Avenue. Additionally, the registration of a reciprocal access easement along the central drive aisle will connect the existing townhouse project to the east with 64 Avenue and the westerly lane. This will improve road connectivity and circulation for both sites by ultimately connecting with 62 Avenue to the south through future redevelopment and provide connections with King George Boulevard to the west and 142 Street to the east.
- The development proposal is also providing a 3 metre (10 ft.) wide walkway along the south property line for an ultimate 6 metre (20 ft.) wide corridor to connect with the existing detention pond located on City owned property. The applicant will be constructing a 1.5 metre wide concrete sidewalk in the road allowance that will ultimately be 3 metre in total. This walkway will connect with existing and proposed walkways along Archibald Creek and around the recently completed McLeod Pond Park and detention facility.
- The proposed townhouses are all three (3) bedroom units in a three (3) storey building form with at-grade parking.
- The proposal includes a total of 444 parking stalls (404 stalls for residents and 40 stalls for visitors) of which 50 units (100 stalls) are double (side-by-side) parking. This results in 75 percent of the units having a tandem parking arrangement. This is considered an acceptable ratio by Transportation Engineering as it is a significant improvement over the previous proposal 7907-0319-00 which had 100 percent of the proposed 160 units as tandem parking.
- The development proposal includes 832 square metres (8446 sq. ft.) of outdoor amenity space, which exceeds the 606 square metre (6,523 sq. ft.) minimum requirement of the RM-30 Zone. The outdoor amenity area is located adjacent to the indoor amenity building, and includes a large patio area, pathways, seating, children's play equipment, and community garden plots. In addition, a cluster of ten (10) trees is proposed to be retained within the outdoor amenity area.
- The proposal also includes a 341 square metre (3,670 sq. ft.) indoor amenity building. This proposed building is 2 storeys, and includes a large multi-purpose room with a kitchen and washrooms on the first floor and an exercise room, change rooms and roof decks on the second floor. The RM-30 Zone requires 606 square metres (6,523 sq. ft.) of indoor amenity space. Therefore, there is a deficiency of 265 square metres (2,852 sq. ft.). The applicant has proposed to provide a monetary contribution of \$105,600, representing \$1,200 per unit in lieu of indoor amenity space.
- One (1) single family lot is proposed on the west side of the proposed lane, fronting 64 Avenue. This portion of land is proposed to be rezoned from RA to RF. The land use designation in the NCP will remain "Single Family Small Lots" on this proposed lot. A single family dwelling under the RF Zone could be built on this lot, or it could be included in a

development application with the corner property at 138 Street and 64 Avenue (13802 - 64 Avenue) for a potential rezoning and subdivision application to permit single family small lots fronting 138 Street. Access is required to be from the new proposed lane, and not from 64 Avenue.

Creeks and Riparian Setbacks

- A yellow-coded unnamed tributary of Archibald Creek exists to the south of the easternmost portion of the subject site (south of 13906 and 13928 - 64 Avenue). A proposed average setback of 21 metres (69 ft.) from top-of-bank was accepted by the Environmental Review Committee (ERC) on September 19, 2012.
- The accepted setback does not encumber lands within the subject site. No land dedication or P-15 agreement are required.

Transportation Network

- The following transportation network improvements are required for this proposal:
 - Between 0.372 metres (1.2 ft.) and 1.4 metres (4.8 ft.) of road dedication for 64 Avenue (tapering from west to east);
 - 5.5 metres (18 ft.) to 11.5 metres (38 ft.) of road dedication along the western boundary of the site and construction for an ultimate 11.5 metre (38 ft.) wide modified lane;
 - The construction of a westbound to southbound left turn bay at the intersection of 140 Street and 64 Avenue;
 - The construction of traffic signal at the 140 Street and 64 Avenue intersection with the City to fund half the cost; and
 - Registration of a reciprocal access easement along the central drive aisle to connect the existing townhouse project to the east with 64 Avenue and the westerly lane.
- There are three (3) proposed entrances to the site. One access is proposed directly to 64 Avenue, and one from the proposed westerly lane. Both of these two accesses provide mid-block right-in/right-out access to 64 Avenue and are supported by Transportation Engineering. Ultimately, the lane will improve road connectivity and circulation for both the proposal and the existing townhouse project to the east by connecting with 62 Avenue to the south through future redevelopment.
- The third access utilizes an existing access easement registered on the central drive aisle on the townhouse project to the east of the site (Development Application No. 7907-0318-00). This access provides the site with the only immediate full movement access to the road network at 64 Avenue and 140 Street and is required to service the site as consideration for elimination of the NCP road that was previously supported.
- The proposed vehicular accesses conform to the requirements of the Engineering and Fire Departments.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 16, 2014 to properties within 100 metres (328 ft.) of the subject site. Staff received no telephone calls or written correspondence in response to the pre-notification.

DESIGN PROPOSAL AND REVIEW

- This proposal was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines in the South Newton NCP and the Official Community Plan (OCP).
- The proposed townhouse units are designed with high quality design features envisioned for the area. The townhouses adjacent to 64 Avenue are street-oriented with direct and individual entrances and walkways to the street. Windows and living space are proposed on the street-facing side that provide casual surveillance of the street and interaction with the public realm.
- Three (3) trees are proposed to be retained at the 64 Avenue site entrance, which together with landscaping will create an attractive entry to the development.
- The buildings are proposed to be constructed using a combination of hardie siding and hardie shingles as the primary cladding material. The roofing material proposed is asphalt shingle.
- There is a City-owned site to the south of the subject site, at 13859 - 62 Avenue, which accommodates a detention pond. Further, there are undeveloped parcels to the east and west of the detention pond site, which through development applications, the Parks, Recreation & Culture Department is hoping to achieve an east-west trail that will eventually link to the dedicated parkland to the east of the subject site. An on-site pathway is proposed along the south and southeastern edges of the site and the units along these edges have gates that connect with this pathway. A pedestrian network is also proposed within the development site. Once the park path is in place, there will be opportunity for the on-site path system to connect with a park pedestrian path.
- A 3 metre (10 ft.) wide dedication is proposed at the southwestern portion of the site, which is intended to accommodate the start of the multi-use pathway from the lane. When the property to the south develops, at 13847 - 62 Avenue, a dedication would be required from that site in order to allow for the ultimate width for the pathway.
- The outdoor amenity area has been located at the southeast corner of the site in order to accommodate a cluster of trees at that location. The indoor amenity building is also proposed at this location.
- The landscaping plan incorporates a variety of shrubs and trees and hard surface materials.

TREES

- Mike Fadum, Scott Lee and Peter Mennel, ISA Certified Arborists of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	80	80	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Aspen, Trembling	1	1	0
Cherry, Bitter	1	1	0
City boulevard trees: Persian Ironwood, Snowbell, Japanese Maple and Ash	19	2	17
Pear	1	1	0
Poplar, Lombardy	3	3	0
Willow, Weeping	2	2	0
Coniferous Trees			
Cedar, Western Red	43	31	12
Douglas Fir	6	3	3
Falsecypress	8	8	0
Hemlock, Western	5	5	0
Pine, Shore	2	2	0
Pine, Scots	2	2	0
Spruce	1	1	0
Spruce, Sitka	8	8	0
Total (excluding Alder and Cottonwood Trees)	103	71	32
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		311	
Total Retained and Replacement Trees		343	

- The Arborist Assessment states that there are a total of 103 protected trees on the site, excluding Alder and Cottonwood trees. 80 existing trees, approximately 44% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 32 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other

trees. This will require a total of 222 replacement trees on the site. The applicant is proposing 311 replacement trees, exceeding City requirements.

- In addition to the replacement trees, boulevard street trees may be planted on 64 Avenue and the lane. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including a variety of Maples, Cypress, Dogwood, Magnolia, Spruce, Cherry, Oak and Cedar trees.
- In summary, a total of 343 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 17, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in the South Newton NCP and within close proximity to park and school facilities.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Space is allocated for community garden plots and a garden shed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing Low Impact Development Standards (LIDS) on the site including absorbent soils, on-site infiltration trenches or sub-surface chambers, swales, sediment control devices and permeable pavement/surfaces. • Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking is proposed. • Pedestrian connectivity is well thought-out on the site, and connections will be made to future off-site paths within City parkland. • The site is located on a bus route (No. 364), and there is a bus stop directly adjacent to the site. • Frequent Transit Network service is planned for 64 Avenue in the future.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Units are oriented to the street with porches and habitable space facing the street to promote natural surveillance in accordance with Crime Prevention through Environmental Design (CPTED) principles. • The proposal includes playground space and outdoor and indoor community gathering space.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Area residents are involved in the planning process through the typical development application review process, including pre-notification letters and a development proposal sign.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front (north) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.92 metres (16 ft.).

Applicant's Reasons:

- The applicant is required to dedicate 1.4 metres (5 ft.) along 64 Avenue. The dedication impacts the front yard setback.
- The minimum setback to the building face is 6 metres (20 ft.), and the minimum setback to the porch columns is 4.92 metres (16 ft.).
- The proposed setback matches the setback of the townhouse development to the east (Surrey Project No. 7907-0318-00).

Staff Comments:

- The precedent for the proposed setback has been set by the project to the east. A Development Variance Permit (No. 7912-0040-00) was issued for the front yard setback of this development subsequent to the approval of Development Application No. 7907-0318-00. At that time, staff reviewed the setbacks of row houses and single family semi-detached homes on the north side of 64 Avenue in the vicinity of the site, and determined that the proposed setback of 4.7 metres (15.4 ft.) was consistent with the permitted front yard setbacks of neighbouring projects along 64 Avenue.

(b) Requested Variance:

- To reduce the south (rear) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.17 metres (7 ft.).

Applicant's Reasons:

- All units with rear yards abutting the south property line are setback 6 metres (20 ft.) or more from the property line, except for three units in Building 30 adjacent to the 3 metre (10 ft.) wide dedication for the multi-use pathway at the southwest corner of the site, which have setbacks of approximately 3.4 metres (11 ft.). The dedication will benefit the City in achieving future pathway linkages.
- There is one unit in proposed Building 29 with a side yard adjacent to the south property line. The setback to this building is 3.05 metres (10 ft.) to the side of the building and 2.17 metres (7 ft.) to the electrical room. There will be no impact to Building 29 since it is a side yard elevation.

Staff Comments:

- The units will have functional and livable rear yard outdoor areas. Most units are setback a minimum of 6 metres (20 ft.), allowing for ample outdoor space.
- The townhouse units with rear yards along the southern boundary are adjacent to City-owned property containing a detention pond, which in the future will contain a park path network. The setback variance therefore does not impact any neighbouring residential properties.
- The applicant has agreed to dedicate land along the south property line to facilitate a future park pathway. The setback relaxation will facilitate the dedication.

(c) Requested Variance:

- To reduce the east (side) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.02 metres (10 ft.).

Applicant's Reasons:

- 3.02 metres (10 ft.) is measured to the side wall of Building 1 to the east property line.
- There are existing townhouses to the east. The building adjacent to Building 1 also has a side yard treatment and there will not be a significant impact.

Staff Comments:

- The proposed interface with the existing townhouse project to the east, and setback, is considered appropriate in this context. The proposed landscaping and separation between townhouse units is acceptable to staff.

(d) Requested Variance:

- To reduce the minimum side (west) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- The applicant will dedicate a 5.5 metre (18 ft.) to 11.5 metre (38 ft.) strip of land to the City and construct a special lane which will have a public benefit. The setback variance is requested as a result of this dedication.
- The 3.0 metre (10 ft.) setback is measured to the porch columns of the most westerly unit in Building 5, which has a side yard adjacent to the lane. The setback is 4.6 metres (15 ft.) to the building face.

Staff Comments:

- The dedication and construction of the lane will increase connectivity in the neighbourhood and allow for lane access for the single family lots to the west, on 138

Street. This could facilitate redevelopment on 138 Street, which was previously hindered due to a lack of access to the existing 6 metre (20 ft.) wide unopened lane allowance. The proposed 11.5 metre (38 ft.) wide lane will have a sidewalk, boulevard with street trees, and parking. The setback variance is considered appropriate given this context.

- All units with rear yards adjacent to the lane have a proposed setback of 5.6 metres (18 ft.). This is a sufficient rear yard to allow for ample outdoor space for these units. The 3 metre (10 ft.) setback is required for the side yard of the most westerly unit in Building 5, and staff have no concerns with this proposed interface.

(e) Requested Variance:

- To vary the parking requirements of the RM-30 Zone to allow 1 unenclosed parking space for each townhouse parking unit within the development.

Applicant's Reasons:

- The townhouse project to the east has similar tandem units with the same parking arrangement. This parking arrangement is permitted by the CD Zone (By-law No. 17026) which regulates that development.
- This parking arrangement has been popular with the buyers of the development to the east.

Staff Comments:

- The unenclosed parking space allows for living space at the ground level for each of these units. Living space at the ground floor is encouraged and promoted.
- Having one of the parking stalls unenclosed helps to ensure that a portion of the tandem garage is not illegally converted into living space by the future owner. This will help to ensure that there is sufficient parking for each residential unit.

(f) Requested Variance:

- To vary the parking requirements of the RM-30 Zone to allow one (1) unit to be located within 6 metres (20 ft.) from a lot entrance/exit.

Applicant's Reasons:

- The variance is required in order to allow the most westerly unit of Building 5 to have tandem parking. This unit is located within 6 metres (20 ft.) of the lane to be dedicated as part of the development. Re-configuring the layout to push the buildings east would impact the ability to retain three (3) trees proposed for retention adjacent to the 64 Avenue site entrance.

Staff Comments:

- Transportation Engineering has reviewed the proposed variance and do not have any concerns.

(g) Requested Variance:

- To vary the parking requirements of the RM-30 Zone to allow two (2) visitor parking stalls within the east side yard setback.

Applicant's Reasons:

- The variance has been requested in order to accommodate disabled parking stalls on-site.

Staff Comments:

- The proposed parking stalls will not be visible from the street, and will not negatively impact the site to the east.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
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.	Development Variance Permit No. 7911-0111-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

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DRV 9/25/14 12:59 PM

Information for City Clerk

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

1. (a) Agent: Name: Matthew Cheng
Matthew Cheng Architect Inc.
Address: 670 - Evans Avenue, Unit 202
Vancouver, BC V6A 2K9
Tel: 604-731-3012

2. Properties involved in the Application
 - (a) Civic Address: 13812 - 64 Avenue
13856 - 64 Avenue
13890 - 64 Avenue
13928 - 64 Avenue
13906 - 64 Avenue

 - (b) Civic Address: 13812 - 64 Avenue
Owner: 0801212 BC Ltd
Director Information:
Harjit S. Atwal
Parmjit Singh Randhawa

Officer Information as at August 29, 2013
Harjit S. Atwal (President)
Parmjit Singh Randhawa (Secretary)
PID: 005-697-611
Lot 1 Except: Firstly: Part Plan 19603, Secondly: Part Dedicated Road On Plan BCP15749,
Section 9 Township 2 New Westminster District Plan 9114

 - (c) Civic Address: 13856 - 64 Avenue
Owner: 0801212 BC Ltd
Director Information:
Harjit S. Atwal
Parmjit Singh Randhawa

Officer Information as at August 29, 2013
Harjit S. Atwal (President)
Parmjit Singh Randhawa (Secretary)
PID: 006-670-342
West Half Lot 2 Except Part In Plan BCP18036 Section 9 Township 2 New Westminster
District Plan 9114

- (d) Civic Address: 13890 - 64 Avenue
 Owner: 0801212 BC Ltd
Director Information:
 Harjit S. Atwal
 Parmjit Singh Randhawa

Officer Information as at August 29, 2013
 Harjit S. Atwal (President)
 Parmjit Singh Randhawa (Secretary)
 PID: 011-380-446
 East Half Lot 2 Except: Part Dedicated Road On Plan BCP16516, Section 9 Township 2 New
 Westminster District Plan 9114
- (e) Civic Address: 13928 - 64 Avenue
 Owner: 0887525 BC Ltd
Director Information:
 Harjit S. Atwal

Officer Information as at August 5, 2014:
 Harjit S. Atwal (President, Secretary)
 PID: 002-183-498
 Lot 5 Except: Part Dedicated Road On Plan BCP17091 Section 9 Township 2 New
 Westminster District Plan 12452
- (f) Civic Address: 13906 - 64 Avenue
 Owner: 0887525 BC Ltd
Director Information:
 Harjit S. Atwal

Officer Information as at August 5, 2014:
 Harjit S. Atwal (President, Secretary)
 PID: 000-863-432
 Lot 6 Except: Part On Plan BCP16246 Section 9 Township 2 New Westminster District
 Plan 12452

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7911-0111-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3.65 ha (9.01 ac)
Road Widening area		0.23 ha (0.56 ac)
Undevelopable area		
Net Total		3.42 ha (8.45 ac)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	4.92 m
Rear	7.5 m	2.17 m
Side #1 (East)	7.5 m	3.0 m
Side #2 (West)	7.5 m	3.02 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	13 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		202
Total		
FLOOR AREA: Residential		30,508.68 m ²
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		30,849.79 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		55.3 uph (22.4 upa)
# of units/ha /# units/acre (net)	75 uph (30 upa)	58.9 uph (23.8 upa)
FAR (gross)		0.837
FAR (net)	0.9	0.893
AMENITY SPACE (area in square metres)		
Indoor	606 m ²	341 m ²
Outdoor	606 m ²	832 m ²
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		404
Residential Visitors		40
Institutional		
		N/A
Total Number of Parking Spaces		444
Number of disabled stalls		4
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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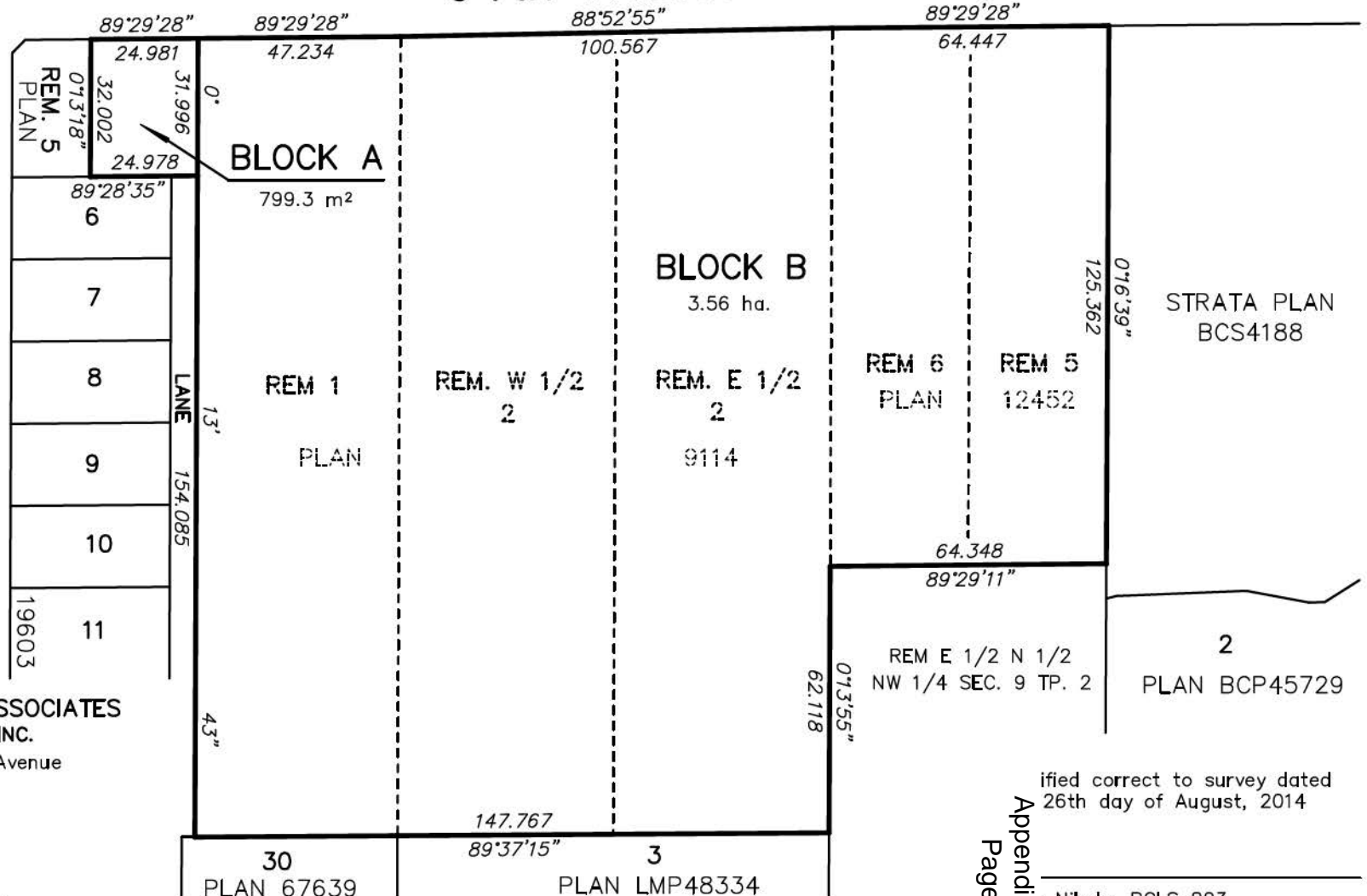
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OVER LOT 1 EXCEPT PLANS 19603 & BCP15749 PLAN 9114, WEST HALF LOT 2 EXCEPT PLAN BCP18036 AND EAST HALF LOT 2 EXCEPT PLAN 16516, BOTH OF PLAN 9114 LOT 6 EXCEPT PLAN BCP16246 AND LOT 5 EXCEPT BCP17091, BOTH OF PLAN 12452, ALL OF SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

BCGS 92G.016
SCALE 1:1500

64th AVENUE



138th STREET



DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C.
V3W 1E6
(ph) 501-6188
(fx) 501-6189
FILE: 1106004-201

ified correct to survey dated
26th day of August, 2014
Appendix I
Page 4
Nikula, BCLS 803

This plan lies within the Greater Vancouver Regional District



	WOOD TRIM, FASCIA, COLUMN, RAILING BENJAMIN MOORE OC-57		HARDIE SIDING JAMES HARDIE NAVAJO BEIGE JH30-10		HARDIE SIDING HARDIE SHINGLE JAMES HARDIE COUNTRYLANE RED JH90-20		HARDIE SIDING HARDIE SHINGLE JAMES HARDIE TIMBER BARK JH40-30		HARDIE SIDING HARDIE SHINGLE JAMES HARDIE MOUNTAIN SAGE JH50-30		
	HARDIE SIDING JAMES HARDIE SANDSTONE BEIGE JH30-20		HARDIE SIDING HARDIE SHINGLE JAMES HARDIE EVENING BLUE JH70-30		HARDIE SIDING HARDIE SHINGLE JAMES HARDIE KHAKE BROWN JH20-30		HARDIE SIDING JAMES HARDIE COBBLE STONE JH40-10		HAND RAIL CHARCOAL		ASPHALT SHINGLE

	MATTHEW CHENG ARCHITECT INC. <small>1148 2ND. AVE. EVANSTON ILLINOIS VANCOUVER, BC V6A 3G5 TEL: (604) 271-3822 / FAX: (604) 271-3908 CE: (604) 494-0885 / Email: matthew@matc.ca</small>	<small>No Date Revision</small>		<small>No Date Revision</small>		<small>Consultants</small>	<small>Project Title</small> 202-UNIT TOWNHOUSE DEVELOPMENT 13812-13928 - 64 AVE. SURREY, B.C.	<small>Sheet Title</small> COLORED STREETSCAPE ELEVATIONS	<small>Drawn:</small> RS	<small>Revision Date:</small>
		<small>Checked:</small> MC	<small>Print Date:</small> SEP. 06, 2014	<small>Scale:</small> N.T.S.	<small>Dwg. No.</small> R01	<small>Project Number:</small>				



MATTHEW CHENG ARCHITECT INC.

240 302 - 6TH AVENUE
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No. Date: Rev. Date:



STREETSCAPE ALONG 64th AVE.

Consultants:

PROJECT DATA

	MIN. REQUIRED / MAX. ALLOWED	PROPOSED
LOT AREA		
GROSS TOTAL		3.63HA (88448.21SQM)
ROAD WIDENING AREA		0.07HA (16229.42SQM)
UNDEVELOPABLE AREA		
NET TOTAL		3.44HA (8170.48SQM)
UNDEVELOPABLE AREA		0.44HA (10079.00SQM)
LOT COVERABLE		1.8677875M (418885.89SQM)
CLASSIFICATION		
FRONT	7.50 M (24.61')	4.92M (16.15') TO COLLAR 6.07M (19.92') TO BLUE FACE
REAR	7.50 M (24.61')	3.44M (11.29') (REAR YARD) 3.05M (10.00') (REAR YARD) 2.12M (7.00') (REAR YARD)
SEE # (WEST)	7.50 M (24.61')	3.61M (11.84') (REAR YARD)
SEE # (EAST)	7.50 M (24.61')	4.00M (13.12') (REAR YARD) 4.54M (14.90') (REAR YARD)
BUILDING HEIGHT		
MAXIMUM	3 STOREYS	3 STOREYS
NUMBER OF RESIDENTIAL UNITS		
BACHELOR		
ONE BEDROOM		
TWO BEDROOM		
THREE BEDROOM +		202 UNITS
TOTAL		202 UNITS
FLOOR AREA: RESIDENTIAL		30308.69 SQM (327384.60 SF)
TOTAL BUILDING FLOOR AREA		30849.70 SQM (332056.25 SF)
DENSITY		
# UNITS/HA # UNITS/HA (GROSS)		55.3477/HA (122.8207/HA)
# UNITS/HA # UNITS/HA (NET)		58.8007/HA (123.8207/HA)
F.A.R. (GROSS)	353088.09 SF (0.900)	328384.60 SF (0.837)
F.A.R. (NET)	331170.78 SF (0.900)	328384.60 SF (0.893)
ADDITIONAL SPACE		
INDOOR	3.00 SM/UNIT x 202 UNITS = 606 SM (6522.77 SF)	341.115M (3671.80SF)
OUTDOOR	3.00 SM/UNIT x 202 UNITS = 606 SM (6522.77 SF)	832.215M (8957.62SF)
PARKING (NUMBER OF STALLS)		
RESIDENTIAL - BACHELOR	27 UNITS x 202 UNITS = 404	404 STALLS
RESIDENTIAL - TWO	172 UNITS x 202 UNITS = 344	344 STALLS
TOTAL	444	445 STALLS

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 - 64 AVE. SURREY, B.C.

Project Title:
STREETSCAPE

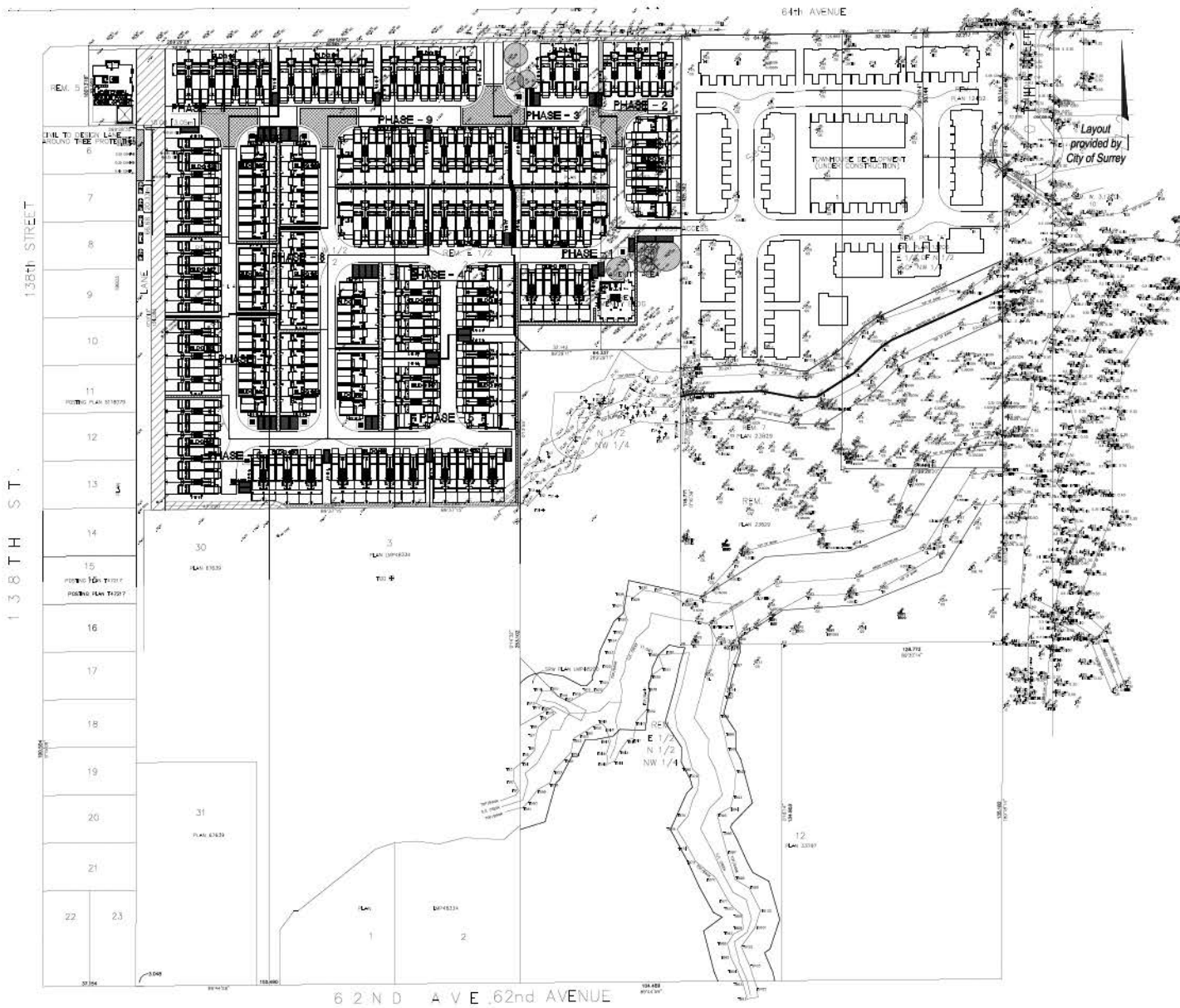
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1-ET-25-2014
Rev. Date:
1-ET-26-2014

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No Date: Recheck

Consultants

Project Title:
 202-UNIT TOWNHOUSE DEVELOPMENT
 13812-13928 - 64 AVE.
 SURREY, B.C.

Sheet Title:
 CONTEXT PLAN
 PROJECT DATA

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 Project Number:

Revised Date: 18.T.22, 2024
 18.T.22, 2024
 18.T.22, 2024

Sheet No.
D01

POTENTIAL SINGLE FAMILY DEVELOPMENT
 LOT AREA: 6553 SF
 ZONE: R-F
 FAR: 0.60
 MAX. BLDG. HEIGHT: 2.50 SF = 0.35
 MAX. BLDG. AREA: 1801.10 SF
 MAX. GARAGE AREA: 400.00 SF
 MAX. TOTAL: 2201.10 SF

64TH AVENUE

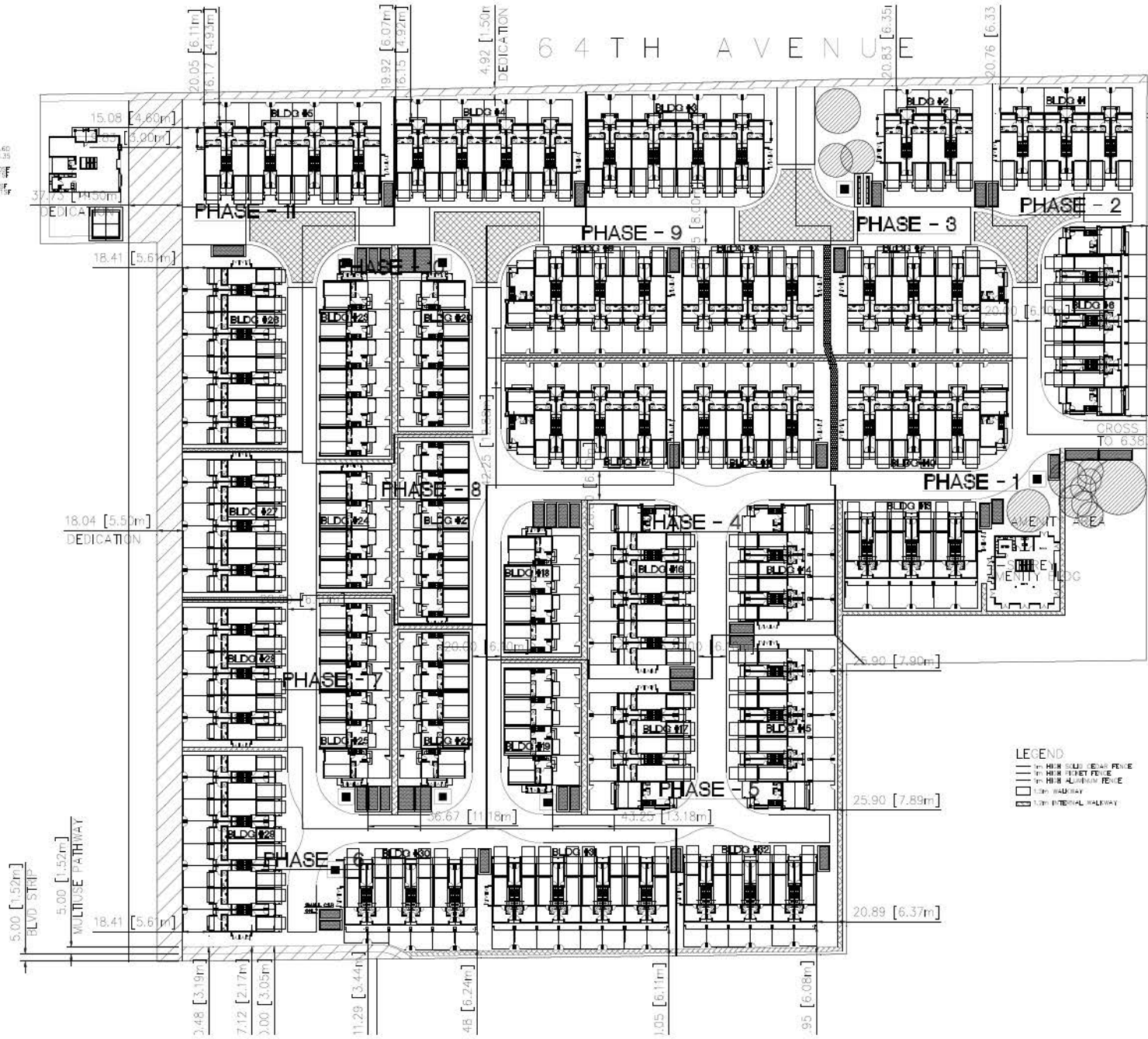


MATTHEW CHENG ARCHITECT INC.

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No Date: Rebuild



CONTINUED

Project Title:
 202-UNIT TOWNHOUSE DEVELOPMENT
 13812-13928 - 64 AVE.
 SURREY, B.C.

Sheet Title:
 SITE PLAN

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 Project Number:

Revised Date:
 SET 22, 2014
 Project Title:
 SET 22, 2014

Sheet No.
D02



MATTHEW CHENG ARCHITECT INC.

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No. Date: Rev: Date:

Consultants:

Project Title:
 202-UNIT TOWNHOUSE DEVELOPMENT
 13812-13928 64 AVE.
 SURREY, B.C.

Sheet Title:
 FLOOR PLANS
 ELEVATIONS
 AMENITY BUILDING

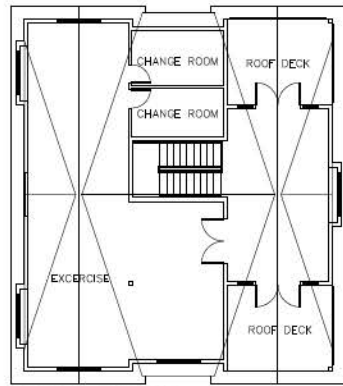
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Revision Date:
 -JUL 11, 2014
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 -JUL 11, 2014

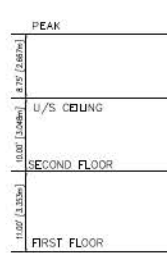
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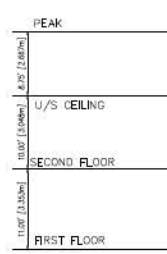
FIRST FLOOR



SECOND FLOOR



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 PAVAN AVENUE
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No. Date: Revision:

Consultants:

Project Title
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title
ELEVATIONS
BUILDING #1

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Scale: 1/8" = 1'-0"
Project Number:

Revision Date: Draw. No.
-JUL 11, 2014
Print Date: -JUL 11, 2014

D16



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION (64TH AVE)



EAST ELEVATION



MATTHEW CHENG ARCHITECT INC.

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No. Date: Revision:

Consultants:

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #2

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Project Number:

Revision Date: Draw. No.
-JUL 11, 2014
Print Date: -JUL 11, 2014

D17



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION (64TH AVE)



EAST ELEVATION



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
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Cell: (604) 694-9669 / Email: matthew@mat.ca

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No. Date: Revision:

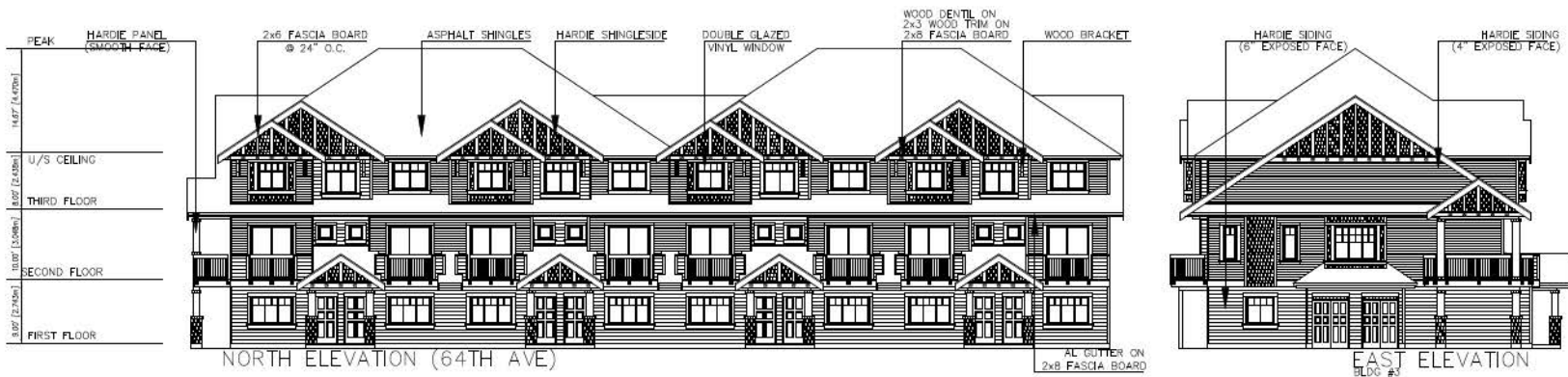
Consultants:

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #3
(BLDG #4-5 SIMILAR)

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Project Number:

Revision Date:
-JUL 11, 2014
Draw. No.
D18





MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
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No. Date: Revision:

Consultants:

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS BUILDING #6

Drawn:
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Scale:
1/8" = 1'-0"
Project Number:

Revision Date: Draw. No.
-JUL 11, 2014
Print Date:
-JUL 11, 2014

D19

PEAK
14'-07" (4.29m)
U/S CEILING
14'-07" (4.29m)
THIRD FLOOR
14'-07" (4.29m)
SECOND FLOOR
14'-07" (4.29m)
FIRST FLOOR
14'-07" (4.29m)



EAST ELEVATION



NORTH ELEVATION

PEAK
14'-07" (4.29m)
U/S CEILING
14'-07" (4.29m)
THIRD FLOOR
14'-07" (4.29m)
SECOND FLOOR
14'-07" (4.29m)
FIRST FLOOR
14'-07" (4.29m)



SOUTH ELEVATION



WEST ELEVATION

BUILDING #8



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 274-0221 Fax: (604) 274-0088
Cell: (604) 699-9669 / Email: matthew@mca.ca

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

No. Date: Revision:

Consultants:



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #8
(BLDG #11 SIMILAR)

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Draw. No. D20
Print Date:
-JUL 11, 2014



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 274-0221 Fax: (604) 274-0068
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No. Date: Revision:

Consultants:

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #15

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Print Date:
-JUL 11, 2014

Draw. No.
D20a





MATTHEW CHENG ARCHITECT INC.

Unit 205 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 274-0221 Fax: (604) 274-0088
Cell: (604) 694-9669 / Email: matthew@mca.ca

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No. Date: Revision:

Consultants:

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #13
(BLDGs #30 & #32
SIMILAR)

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date: Draw. No.
-JUL 11, 2014
Print Date: -JUL 11, 2014

D21





MATTHEW CHENG ARCHITECT INC.

Unit 205 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 734-0221 Fax: (604) 734-0068
Cell: (604) 699-9669 / Email: mat@mat.ca

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No. Date: Revison:

Consultants:



Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #14

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Draw. No. D22
Print Date:
-JUL 11, 2014



MATTHEW CHENG ARCHITECT INC.

Unit 205 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G4
Tel: (604) 274-0221 Fax: (604) 274-0068
Cell: (604) 694-9669 / Email: mat@mat.ca

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No. Date: Revison:

Consultants:

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #17

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Print Date:
-JUL 11, 2014

Draw. No.
D23

PEAK
14.67' (4.47m)
U/S CEILING
8.50' (2.59m)
THIRD FLOOR
8.00' (2.44m)
SECOND FLOOR
4.50' (1.37m)
FIRST FLOOR



EAST ELEVATION



SOUTH ELEVATION

PEAK
14.67' (4.47m)
U/S CEILING
8.50' (2.59m)
THIRD FLOOR
8.00' (2.44m)
SECOND FLOOR
4.50' (1.37m)
FIRST FLOOR



NORTH ELEVATION



WEST ELEVATION



MATTHEW CHENG ARCHITECT INC.

ONE 202 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
TEL: (604) 274-0221 / FAX: (604) 274-0068
CELL: (604) 699-9669 / EMAIL: matthew@mca.ca

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No. Date: Revision:

Consultants:

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #16
(BLDGs #7, 9, 10 & 12
SIMILAR)

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Print Date:
-JUL 11, 2014
Draw. No.
D24

PEAK
14.87' (4.40m)
U/S CEILING
13.07' (3.98m)
THIRD FLOOR
10.97' (3.34m)
SECOND FLOOR
8.97' (2.74m)
FIRST FLOOR



NORTH ELEVATION



EAST ELEVATION

PEAK
14.87' (4.40m)
U/S CEILING
13.07' (3.98m)
THIRD FLOOR
10.97' (3.34m)
SECOND FLOOR
8.97' (2.74m)
FIRST FLOOR



WEST ELEVATION



SOUTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 734-0221 / Fax: (604) 734-0068
Cell: (604) 694-9669 / Email: mat@mat.ca

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No. Date: Revision:

Consultants:



NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION

SOUTH ELEVATION

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #24

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: -JUL 11, 2014
Draw. No. D25
Print Date: -JUL 11, 2014



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 274-0221 Fax: (604) 274-0088
Cell: (604) 694-9669 / Email: mat@mat.ca

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No. Date: Revision:

Consultants:

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #21

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Draw. No.
D26
Print Date:
-JUL 11, 2014

PEAK
11.50' (3.506m)
U/S CEILING
8.05' (2.453m)
THIRD FLOOR
6.10' (1.859m)
SECOND FLOOR
4.15' (1.265m)
FIRST FLOOR
2.20' (0.670m)



SOUTH ELEVATION

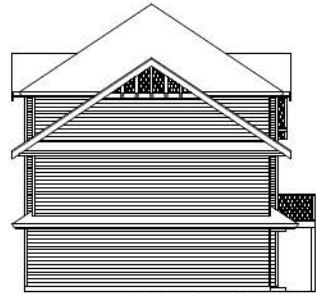


WEST ELEVATION

PEAK
11.50' (3.506m)
U/S CEILING
8.05' (2.453m)
THIRD FLOOR
6.10' (1.859m)
SECOND FLOOR
4.15' (1.265m)
FIRST FLOOR
2.20' (0.670m)



EAST ELEVATION



NORTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

Unit 205 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 734-0221 Fax: (604) 734-0668
Cell: (604) 699-9669 / Email: mat@mat.ca

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No. Date: Revision:

Consultants:



Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDING #18
(BLDG #19 SIMILAR)

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Draw. No.
-JUL 11, 2014

D27



MATTHEW CHENG ARCHITECT INC.

Unit 20 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 274-0221 Fax: (604) 274-0088
Cell: (604) 694-9669 / Email: mch@mcatt.com

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No. Date: Revision:

Consultants:



Project Title
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title
ELEVATIONS
BUILDING #22
(BLDG #20 SIMILAR)

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: -JUL 11, 2014
Print Date: -JUL 11, 2014

Draw. No. **D28**



MATTHEW CHENG ARCHITECT INC.

Unit 205 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 274-0221 Fax: (604) 274-0088
Cell: (604) 694-9669 / Email: mch@mat.ca

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No. Date: Revision:

Consultants:



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Project Title
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title
ELEVATIONS
BUILDING #25
(BLDG #25 SIMILAR)

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Print Date:
-JUL 11, 2014

Draw. No.
D29



MATTHEW CHENG ARCHITECT INC.

Unit 205 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 734-0221 Fax: (604) 734-0088
Cell: (604) 694-9669 / Email: matthew@mat.ca

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No. Date: Revise:

Consultants:

Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title:
ELEVATIONS
BUILDINGS #26 & 29

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Print Date:
-JUL 11, 2014

Draw. No.
D30





MATTHEW CHENG ARCHITECT INC.

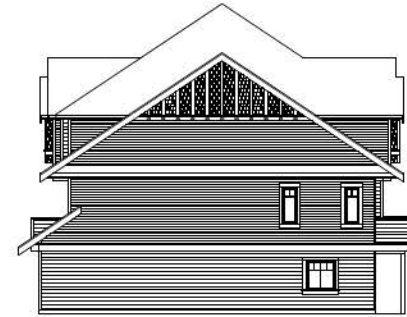
Unit 205 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 274-0221 Fax: (604) 274-0668
Cell: (604) 699-9669 / Email: mch@mat.ca

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No. Date: Revision:



WEST ELEVATION (LANE)



SOUTH ELEVATION

Consultants:

Project Title
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title
ELEVATIONS
BUILDINGS #27 & 28

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
-JUL 11, 2014
Draw. No.
-JUL 11, 2014

D31



NORTH ELEVATION



EAST ELEVATION



MATTHEW CHENG ARCHITECT INC.

Unit 205 - 670 PAVAN AVENUE
VANCOUVER, BC V6A 2G9
Tel: (604) 734-0221 Fax: (604) 734-0068
Cell: (604) 694-9669 / Email: mat@mat.ca

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No. Date: Revision:

Consultants:



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

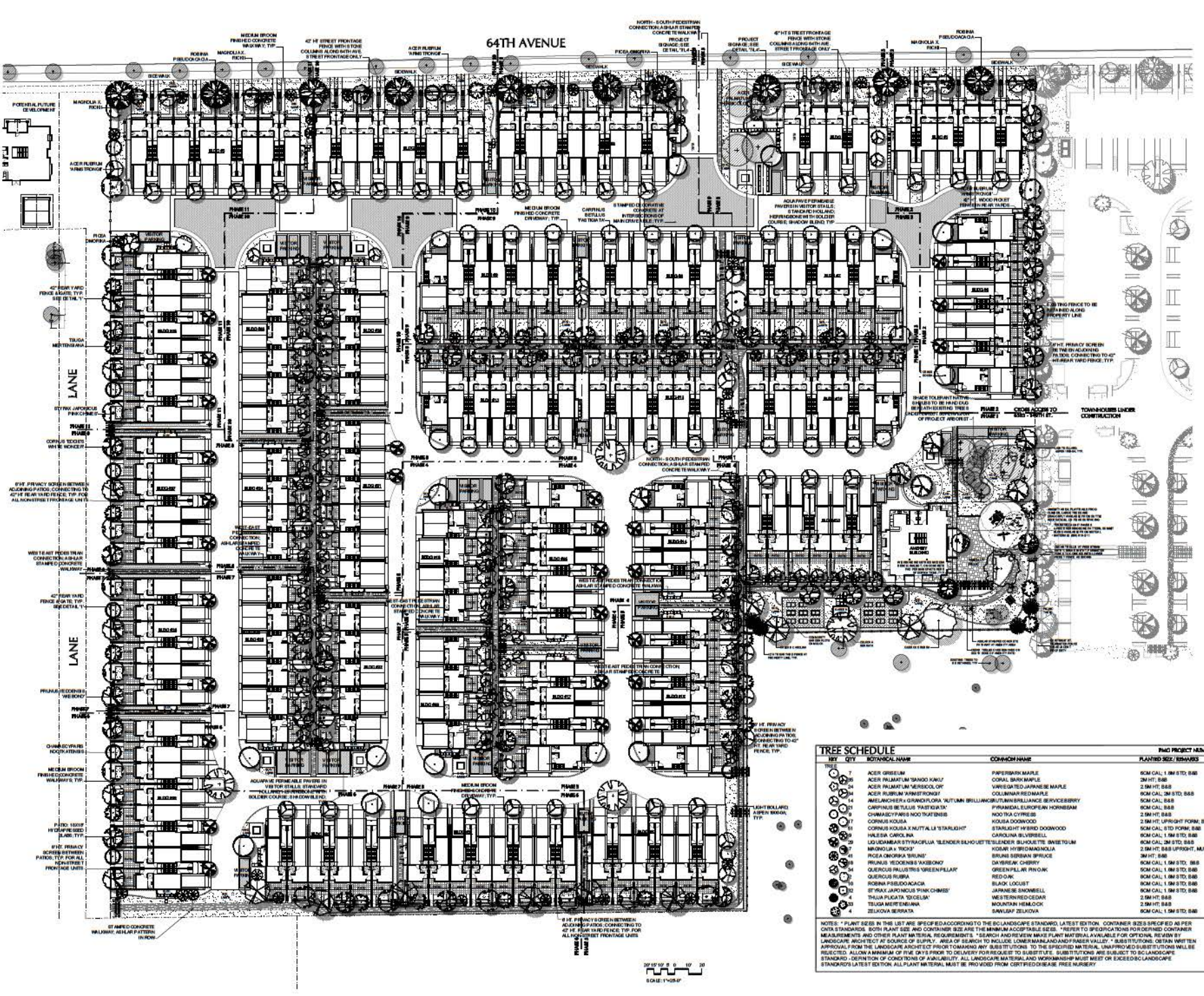
Project Title
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 64 AVE.
SURREY, B.C.

Sheet Title
ELEVATIONS
BUILDING #31

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: Draw. No.
-JUL 11, 2014
Print Date: -JUL 11, 2014

D32



TREE SCHEDULE

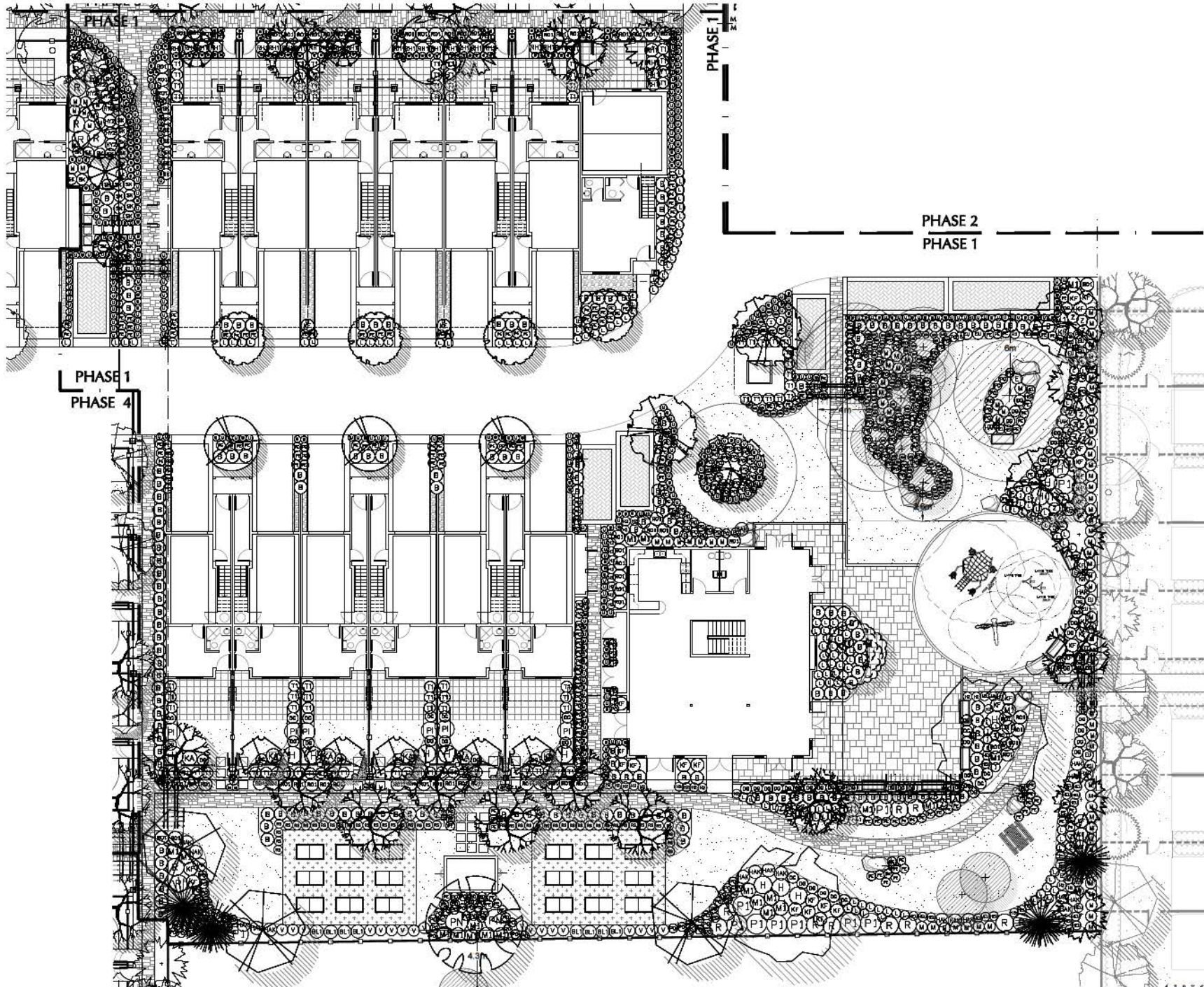
NO.	QTY	BOTANICAL NAME	COUNCH NAME	PLANTED SIZE: REVISIONS
1	1	ACER GRISELM	PAPERBARK MAPLE	80M CAL, 1.8M STD, 885
2	1	ACER PALMATUM 'SANDHURST'	CORNAL BIRCH MAPLE	2M HT, 885
3	1	ACER PALMATUM 'MERCURY'	VARIABLE JAPANESE MAPLE	2M HT, 885
4	1	ACER RUBRUM 'WINTERFRONT'	COLUMBIAN REDMAPLE	80M CAL, 2M STD, 885
5	1	ANGLICHERIA CRONQUETIANA 'ULTIMA BRILLIANT'	BRILLIANT HOLLAND BEARBERRY	80M CAL, 885
6	1	CORNUS BELULUS 'STAGHOLE'	PRINCE OF WALES HORNBERRY	80M CAL, 885
7	1	CHAMAECYPARUS NOOTANENSIS	NOO TUA CYPRISS	2.5M HT, 885
8	1	CORNUS KOUSA	KOUSA DOGWOOD	2.5M HT, 885
9	1	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	2.5M HT, 885 UPRIGHT FORM, 885
10	1	VALEXIA CAROLINA	CAROLINA SILVERBELL	80M CAL, 1.8M STD, 885
11	1	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWETO LUM	80M CAL, 2M STD, 885
12	1	AKONIA 'RICKY'	KOBIAR HYBRID ANANASIA	2.5M HT, 885 UPRIGHT, MULTITRUNK
13	1	PRUNUS YEDOENSIS 'SARONBY'	DAISEN-NU CHERRY	80M CAL, 1.8M STD, 885
14	1	QUERCUS PALustris 'GREEN PEARL'	GREEN PEARL PIN OAK	80M CAL, 1.8M STD, 885
15	1	QUERCUS RUBRA	RED OAK	80M CAL, 1.8M STD, 885
16	1	ROBINIA PSEUDOACACIA	BLACK LOCUST	80M CAL, 1.8M STD, 885
17	1	STYRAX JAPONICUS 'PINK CHIMES'	JAPANESE SNOWBELL	80M CAL, 1.8M STD, 885
18	1	TSUGA PLUCATA 'SUGELUM'	WESTERN RED CEDAR	2.5M HT, 885
19	1	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	2.5M HT, 885
20	1	ZELKOVA SEROTINA	SANJOSE ZELKOVA	80M CAL, 1.8M STD, 885

NOTES: - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OTHER STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DETAILED CONCRETE MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE: CONSUMERS AND WHOLESALE SUPPLIERS. *SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 7 DAYS PRIOR TO DELIVERY FOR REJECTION OF SUBSTITUTIONS. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.





DEAL



PHASE 2
PHASE 1

PHASE 1
PHASE 4

PHASE 1

NO.	DATE	REVISION DESCRIPTION	DR.
1	11/01/11	11/01/11 REVISED PLAN	CS
2	11/01/11	11/01/11 REVISED PLAN	CS
3	11/01/11	11/01/11 REVISED PLAN	CS
4	11/01/11	11/01/11 REVISED PLAN	CS

CLIENT:

PROJECT:
202 UNIT TOWNHOUSE
13812-13087 64TH AVENUE
SURREY BC

With Mathew Cheng Architects
DRAWING TITLE:
**SHRUB PLAN
PHASE 1**

DATE: 11/01/11
SCALE: 1/8"=1'-0"
DRAWN: CW
DESIGN: CW
CHECKED: PCM

L3

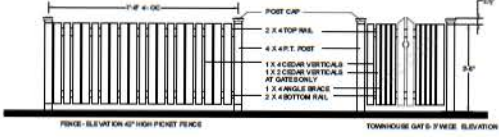
OF 19

PMS PROJECT NUMBER: 12-200



SCALE

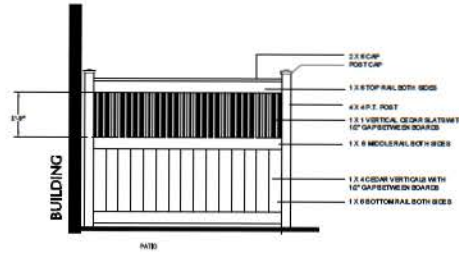
NOTES FOR ALL WOODWORK:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A STANDARDS
2. ALL HARDWARE TO BE HOT DIP GALVANIZED
3. APPLY TWO COAT S OF STAIN TO MATCH BUILDING TO ARCH. SPEC. TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



1 REAR YARD FENCES AND GATES

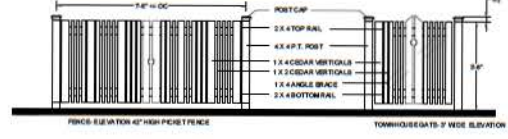


2 ASPEN 1900-0A BOLLARD LIGHT

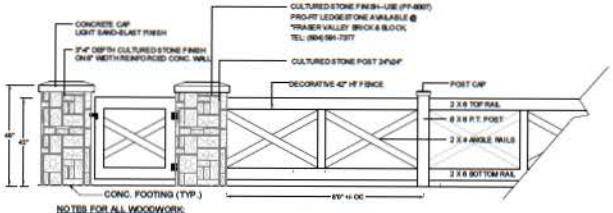


3 6' PRIVACY SCREEN FENCE BETWEEN PATIOS

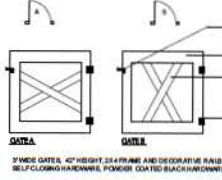
NOTES FOR ALL WOODWORK:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A STANDARDS
2. ALL HARDWARE TO BE HOT DIP GALVANIZED
3. APPLY TWO COAT S OF STAIN TO MATCH BUILDING TO ARCH. SPEC. TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



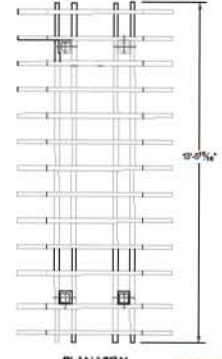
4 AMENITY AREA FENCE AND GATES



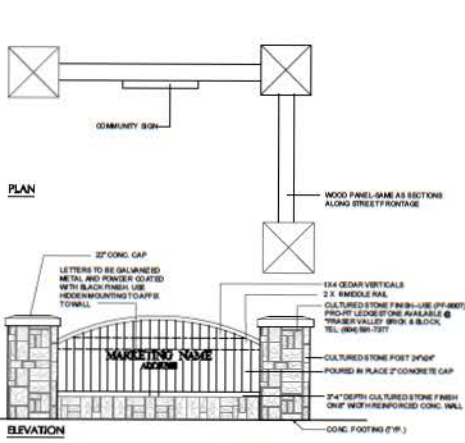
5 STREET FRONT FENCE AND GATES



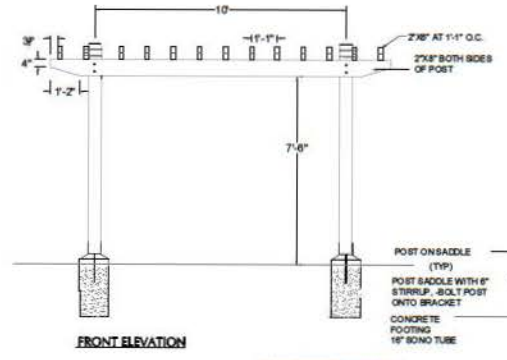
6 STREET FRONT GATES



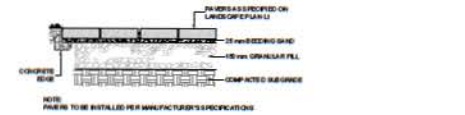
PLAN VIEW



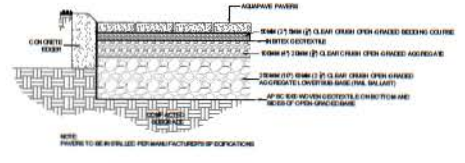
7 ENTRY FEATURE WALL WITH COMMUNITY SIGNAGE



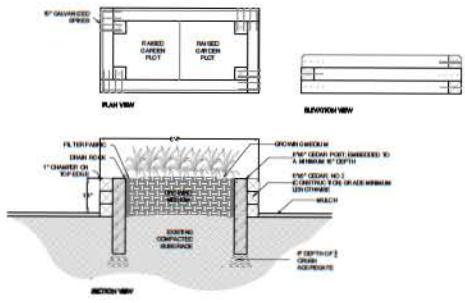
8 PERGOLA



9 PAVERS ON GRADE



10 PERMEABLE PAVERS ON GRADE



11 RAISED GARDEN PLOTS



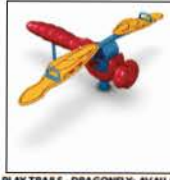
MODENA BENCH; WALNUT COLOUR RECYCLED PLASTIC; AVAILABLE FROM WISH ONE INDUSTRIES; SURFACE MOUNT USING TAMPER PROOF HARDWARE AS PER MANUFACTURER'S SPECIFICATIONS



SUNBURY CEDAR - 8'X12' GARDEN SHED



PLAY TRAILS - FROG CLIMBER; AVAILABLE FROM SUTTLE RECREATION - 604-293-1569; TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



PLAY TRAILS - DRAGONFLY; AVAILABLE FROM SUTTLE RECREATION - 604-293-1569; TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



PLAY TRAILS - LARGE TREE CLIMBER; AVAILABLE FROM SUTTLE RECREATION - 604-293-1569; TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

PROJECT:

202 UNIT TOWNHOUSE
13812-13987 64TH AVENUE
SURREY BC

With Mathew Cheng Architects
DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 01/20/23 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: CW
DESIGN: CW
CHECKED: MM
DATE: 01/20/23 OF 19

L18

LANDSCAPE PROJECT NUMBER: 12-200

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

FROM: **Development Services Manager, Engineering Department**

DATE: **September 24, 2014** PROJECT FILE: **7811-0111-00**

RE: **Engineering Requirements
Location: 13812-64 Ave, 13856-64 Ave, 13890-64 Ave, 13928-64 Ave & 13906-64 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 0.372 metres at the west end of properties tapering to 1.442 metres to the east end of the properties fronting 64 Avenue for a 30 m arterial road.
- dedicate a 10.058 metre Gazetted Road on 64 Avenue.
- provide 0.5 metre ROW fronting 64 Avenue.
- dedicate 5.5 metres for north/south lane on west edge of site.
- dedicate 3.0 metre along south property line.

Works and Services

- construct a north/south green lane.
- construct a sidewalk to Parkland.
- provide service connections.
- provide cash in lieu for left turn lane on 64 Avenue at 140 Street.
- provide cash in lieu for signalized intersection.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

LR

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, June 24, 2014
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7910 0110 00

SUMMARY

The proposed 0 single family lots and 202 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development

Elementary Students:	40
Secondary Students:	20

September 2013 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	66 K + 463
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1412
Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

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

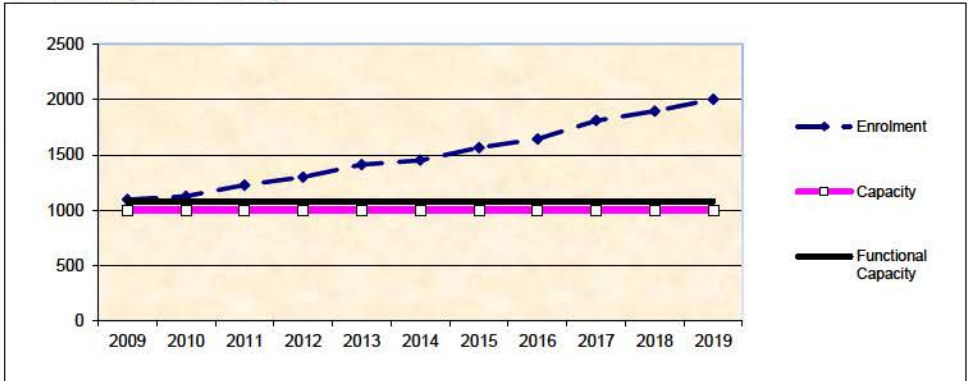
Woodward Hill Elementary opened in spring 2010, the capacity in the table below does not include a modular classroom that was added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 2012 was 73 Kindergarten and 425 grade 1-7 students, and enrolment is projected to grow above the schools capacity. A new elementary school, Goldstone Park Elementary, is under construction on Site #211 on 146th Street immediately east of Sullivan Heights Secondary and is expected to open in 2013-2014 school year. The new school will help Woodward Hill relieve overcrowding in the short term, as a boundary move has been approved from Woodward Hill Elementary to the new school, although most of the students attending the new school will come from Cambridge Elementary. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may also help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary. A boundary move is under consideration from Woodward Hill Elementary to North Ridge Elementary, Sullivan Heights Secondary to Panorama Ridge Secondary, including the subject property, for implementation in 2014.

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. This particular application, although involving an NCP amendment, will not result in a significant increase to enrolment projections. The School District is reviewing school catchments and will be preparing a long range facility plan to help accommodate projected changes in student demographics.

Woodward Hill Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Tree Preservation Summary

Surrey Project No: 7911 – 0111 - 00

Address: 13812 - 928 - 64 Avenue, Surrey, BC

Registered Arborist: Mike Fadum, Peter Mennel and Scott Lee

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	183
Protected Trees to be Removed	151
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	32
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 80 X <u>one (1)</u> = 80 - All other Trees Requiring 2 to 1 Replacement Ratio 71 X <u>two (2)</u> = 142	222
Replacement Trees Proposed	311
Replacement Trees in Deficit	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X <u>one (1)</u> = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X <u>two (2)</u> = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

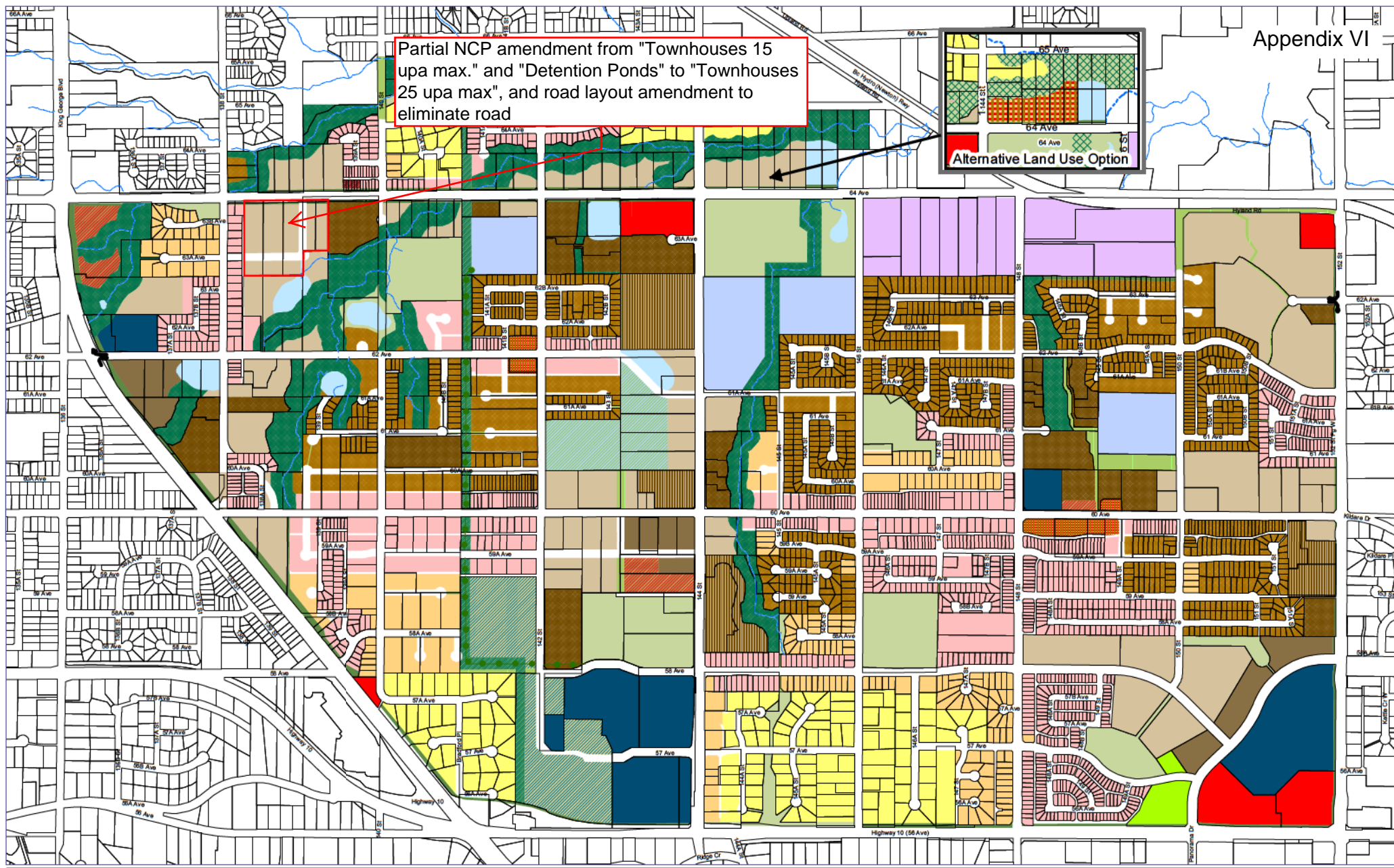
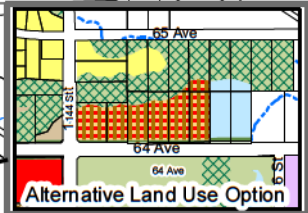
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: September 19, 2014



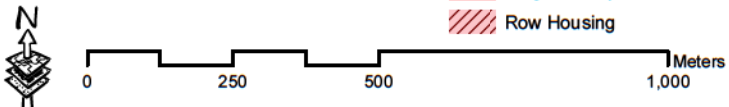
Partial NCP amendment from "Townhouses 15 upa max." and "Detention Ponds" to "Townhouses 25 upa max", and road layout amendment to eliminate road



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Commercial | Proposed School and Park | Buffers |
| Townhouses 25 upa max | Single Family Residential | Institutional | Parks | Detention Ponds |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Industrial | Recreational | WALKWAY |
| Single Family Small Lots | Mixed Com/Res Townhouse | Schools | Creeks and Riparian Set-back | |
| Row Housing | | Proposed School | | |



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.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0111-00

Issued To: o801212 BC LTD.
o887525 BC LTD.

("the Owner")

Address of Owner: 5861 - Kettle Crescent West
Surrey, BC V3S 8W9

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

Parcel Identifier: 005-697-611

Lot 1 Except: Firstly: Part Plan 19603, Secondly: Part Dedicated Road On Plan BCP15749,
Section 9 Township 2 New Westminster District Plan 9114

13812 - 64 Avenue

Parcel Identifier: 006-670-342

West Half Lot 2 Except Part In Plan BCP18036 Section 9 Township 2 New Westminster
District Plan 9114

13856 - 64 Avenue

Parcel Identifier: 011-380-446

East Half Lot 2 Except: Part Dedicated Road On Plan BCP16516, Section 9 Township 2 New
Westminster District Plan 9114

13890 - 64 Avenue

Parcel Identifier: 002-183-498

Lot 5 Except: Part Dedicated Road On Plan BCP17091 Section 9 Township 2 New
Westminster District Plan 12452

13928 - 64 Avenue

Parcel Identifier: 000-863-432
Lot 6 Except: Part On Plan BCP16246 Section 9 Township 2 New Westminster District
Plan 12452

13906 - 64 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum front yard setback (64 Avenue) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.92 metres (16 ft.);
- (b) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.02 metres (10 ft.);
- (c) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum west side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
- (d) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum rear yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 2.17 metres (7 ft.);
- (e) In Sub-section H.5(b) of Part 22 Multiple Residential 30 Zone (RM-30) the enclosure of tandem parking spaces is varied to allow one outside tandem parking space for each tandem parking unit;
- (f) Sub-section H.5(d) of Part 22 Multiple Residential 30 Zone (RM-30) is varied to permit one (1) unit to be located within 4.6 metres (15 ft.) from the westernmost lot entrance/exit; and
- (g) Sub-section H.3 of Part 22 Multiple Residential 30 Zone (RM-30) is varied to allow two (2) visitor parking spaces to be located within the east side yard setback.

5. The siting of buildings and structures shall be in accordance with the site plan as shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

Schedule A



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 678 PAVAN AVENUE
VANCOUVER, BC V6A 2P9
Tel: (604) 276-0211 Fax: (604) 276-0688
Cell: (604) 694-9669 / Email: matthew@matc.ca

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

No Date: Rebuild

Consultant:

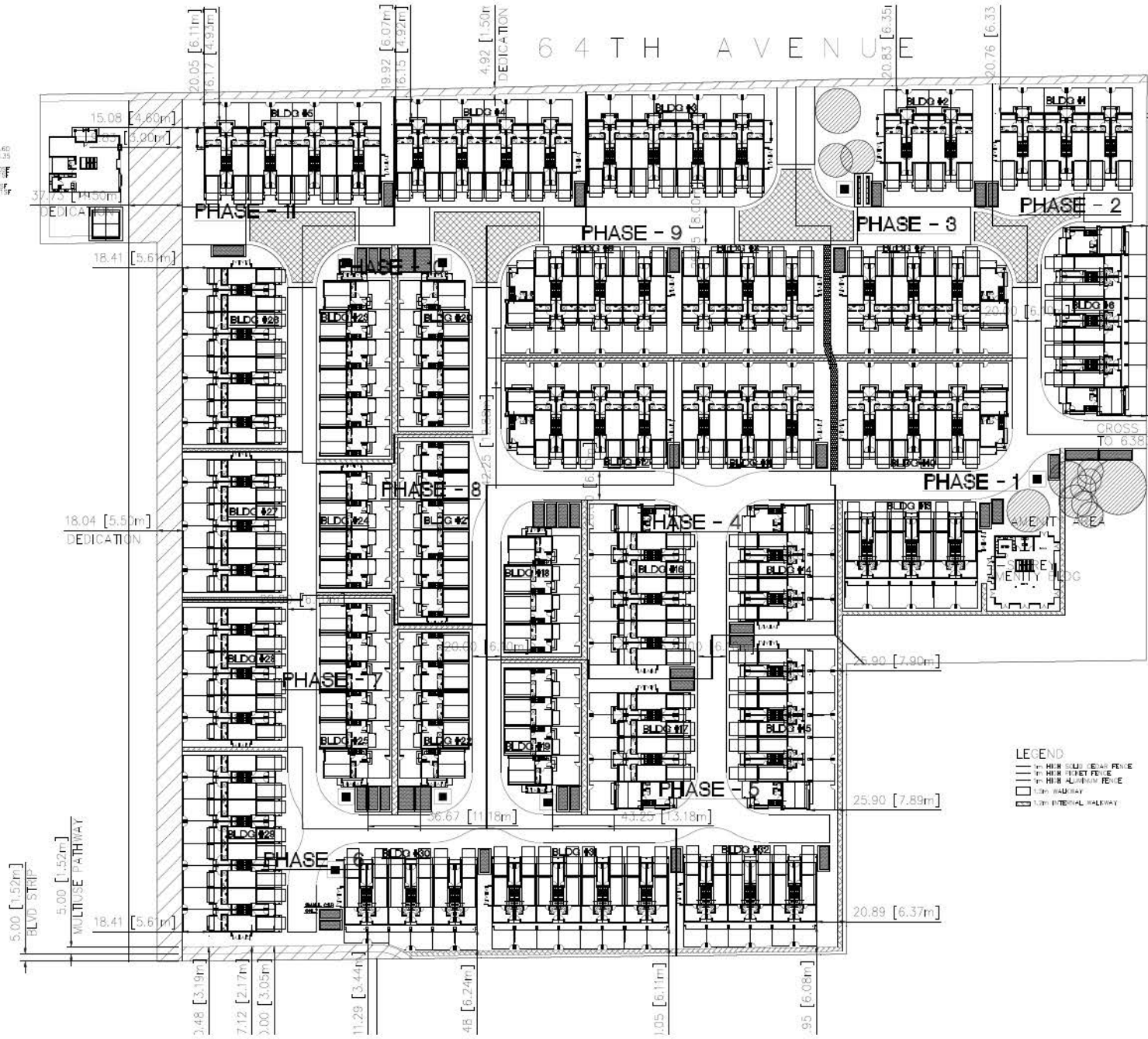
Project Title:
202-UNIT TOWNHOUSE DEVELOPMENT
13812-13928 - 64 AVE.
SURREY, B.C.

Drawn By:
SITE PLAN

Scale:
1/32" = 1'-0"

Revised Date:
15.T. 23, 2014

Design No:
D02



POTENTIAL SINGLE FAMILY DEVELOPMENT
LOT AREA: 6553.57 SF
ZONE: R-F
FAR: 0.60
MAX. BLDG. HEIGHT: 8.60m
MAX. BLDG. AREA: 230.65 SF
MAX. BLDG. COVERAGE: 3.52%
MAX. LOT COVERAGE: 18.04%
MAX. TOTAL: 588.29 SF

5.00 [1.52m] BLVD STRIP
5.00 [1.52m] MULTIUSE PATHWAY

LEGEND
 - HIGH SOLID MEDIUM FENCE
 - HIGH STREET FENCE
 - HIGH ALUMINUM FENCE
 - ROAD
 - INTERNAL WALKWAY