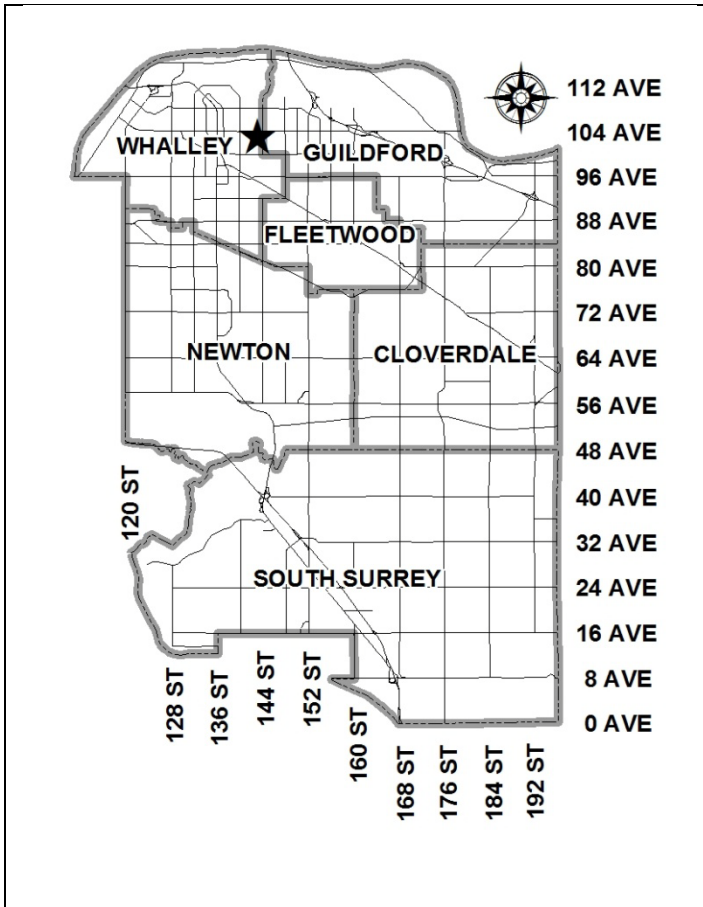


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0215-00

Planning Report Date: February 6, 2012



**PROPOSAL:**

- **Rezoning** from CD (By-law No. 17105) and RF to CD (based on RM-30)
- **Development Permit**

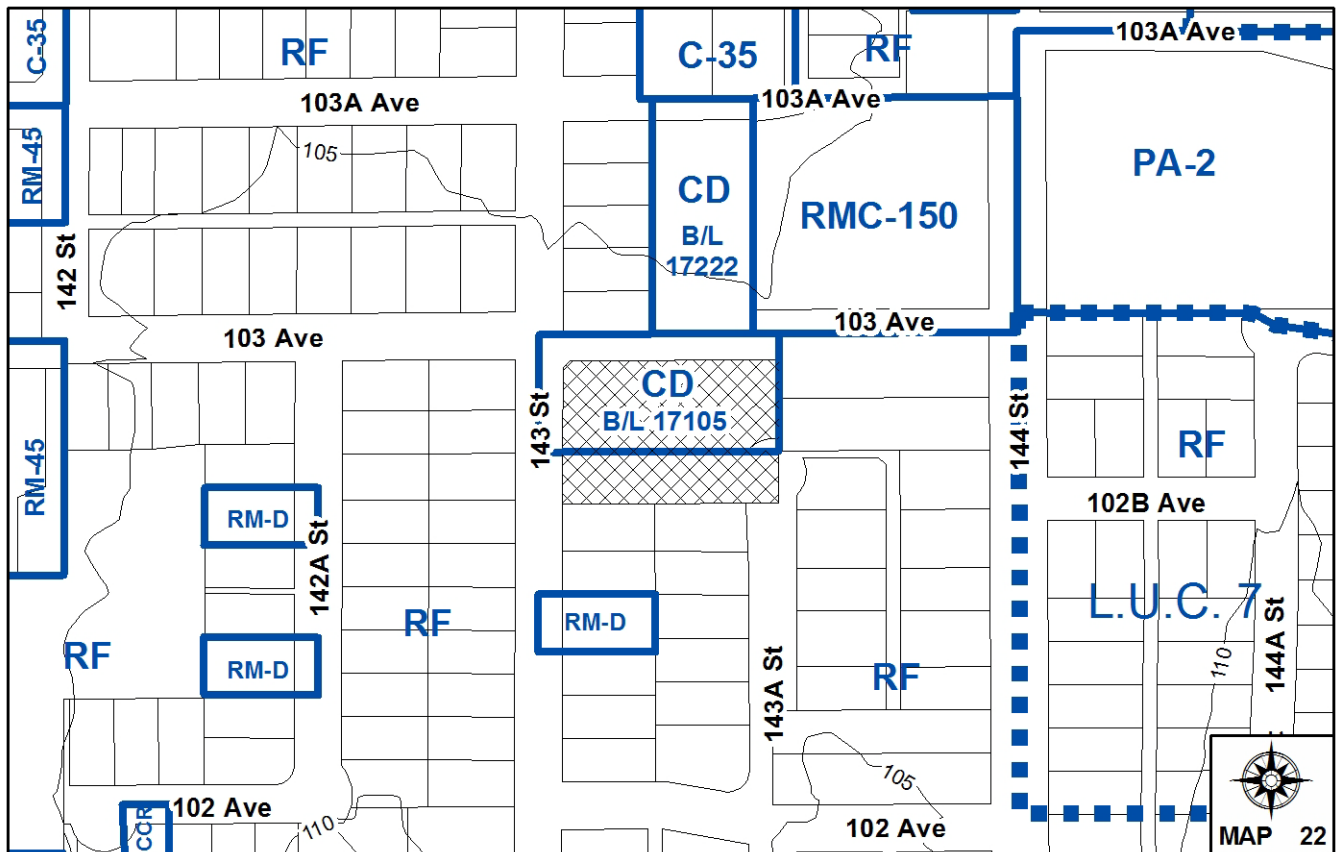
in order to permit a townhouse development with approximately 29 units.

**LOCATION:** 10268 - 143 Street and 14338 - 103 Avenue

**OWNERS:** 0798440 BC Ltd. and 0910632 BC Ltd.

**ZONING:** CD (Bylaw No. 17105) and RF

**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the Official Community Plan (OCP)
- The proposed density and building form are appropriate for this part of Guildford.
- The proposed development is an expansion to a previously approved 19-unit townhouse development under construction on the northern subject lot which is zoned CD (By-law No. 17105).
- The applicant will be required to complete the 143A Street cul-de-sac.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 17105) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to reduce the required outdoor amenity space from 87 square metres (936 square feet) to 57 square metres (614 square feet).
4. Council authorize staff to draft Development Permit No. 7911-0215-00 generally in accordance with the attached drawings (Appendix V).
5. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) 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;
  - (h) the applicant adequately address the impact of no indoor amenity space;
  - (i) the applicant adequately address the impact of reduced outdoor amenity space; and
  - (j) the applicant adequately address the tree replacement deficiency by contributing \$9,300 to the Green City Fund.

REFERRALS

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

**School District:** **Projected number of students from this development (including Application No. 7909-0158-00 and current application):**

8 Elementary students at Lena Shaw Elementary School  
4 Secondary students at Guildford Park School

(Appendix III)

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

**Parks, Recreation & Culture:** Parks has some concerns with respect to the pressure the project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff to address this concern.

SITE CHARACTERISTICS

Existing Land Use: Three townhouse buildings, consisting of 13 units, are under construction on the northern lot (see orange-shaded buildings on site plan attached as Appendix II) and the southern lot is treed with no buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 103 Avenue):	Single family dwellings and recently approved townhouse site (Application (No. 7909-0237-00 to permit 20 townhouse units approved on July 25, 2011).	Multiple Residential	RF and CD (By-law No. 17222)
East:	Single family dwellings.	Multiple Residential and Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 143 Street):	Single family dwellings.	Urban	RF

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject 0.47-hectare (1.36-acre) site, located at the southeast corner of 143 Street and 103 Avenue, consists of two lots at 10290 - 143 Street and 14338 - 103 Avenue. The site is designated Multiple Residential in the Official Community Plan (OCP) as shown on Appendix VII.
- The southern subject lot at 10290 - 143 Street is zoned Single Family Residential Zone (RF).
- The northern subject lot at 14338 - 103 Avenue was rezoned from RF to CD (By-law No. 17105 based on the RM-30 Zone) under Development Application No. 7909-0158-00 to permit the development of 19 townhouses in four buildings. The application received Final Adoption on September 5, 2011. Three of the four buildings are currently under construction (see orange shaded buildings on site plan of Appendix II).

### Current Proposal

- The current application proposes rezoning from CD (By-law No. 17105) and RF to CD (based on the RM-30 Zone) in order to permit the development of a 29-unit townhouse development consisting of six buildings (Appendix V).
- Under the previous application for the northern subject lot (No. 7909-0158-00), the applicant showed a concept plan for a 7-unit townhouse project for the southern subject lot (10290 - 143 Street). This concept plan indicated a separate driveway access to the southern lot from 143 Street. As the applicant has been able to consolidate the properties for a larger site, a shared driveway is possible to serve all of the units and create a more efficient site. Hence, the applicant has been able to propose 10 townhouse units for the southern portion.
- The current application differs from the previously approved application on the northern lot (No. 7909-0158-00) as follows:
  - the southern lot at 10290 - 143 Street is included in the application;
  - the applicant has shortened the depth of Building 3 to allow additional units on the site;
  - two additional buildings consisting of 10 townhouse units and a drive aisle are proposed along the south property line;
  - an emergency access connects to the cul-de-sac at 143A Street; and
  - the 143A Street cul-de-sac will be completed.
- Access to the consolidated site will be from 103 Avenue. An emergency vehicle access with removable bollards is proposed from 143A Street and will connect to the internal drive aisle along the southern property line.
- Under the previous application a 4.0-metre (13 ft.) wide statutory right-of-way was provided along the easterly boundary of the site to facilitate the development of a multi-use pathway, which remains unchanged.
- An internal walkway connects the internal drive aisle with 143 Street and access is restricted by a gate.

- The applicant proposes no indoor amenity space be provided due to the small scale of the development. It is the applicant's intention that with only 29 units being proposed, these would be insufficient to support a small amenity building. They believe that payment in lieu of an 87-square metre (936 sq. ft.) building (based on the standard 3 square metres/32 ft. per unit calculation) would be much more beneficial to the larger community and help to support existing community facilities.
- To offset this deficiency, the applicant will be required to pay cash-in-lieu for the indoor amenity space based on City Policy for the additional 10 units. The deficiency for the previously approved 19 units has already been paid (Application No. 7909-0158-00).
- The outdoor amenity area, totalling approximately 57 square metres (614 sq. ft.) beyond the setback area, does not meet the minimum Zoning By-law requirement for outdoor amenity space of 87 square metres (936 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit. To offset this deficiency, the applicant has agreed to pay cash-in-lieu of \$10,500 for the outdoor amenity space based on \$350 per square metre of deficiency.
- The application proposes 64 parking spaces, consisting of 58 resident and 6 visitor spaces, which meets the Zoning By-law requirement of 64 spaces. All resident parking consists of double (side-by-side) garages for each unit.

#### Proposed CD By-law

- The proposed CD By-law is based on the Multiple Residential 30 Zone (RM-30) with modifications to the density, visitor parking standards, building height and setback requirements. The permitted use will be ground-oriented multiple unit residential buildings.
- The proposed floor area ratio (FAR) of 1.00, is higher than the 0.90 FAR permitted under the RM-30 Zone. However, it is lower than the FAR of 1.05 permitted under the current CD By-law No. 17105 regulating the northern subject lot.
- The increase in density is supportable as the subject site is designated Multiple Residential in the OCP. The OCP permits a maximum FAR of 1.5 for sites designated Multiple Residential. The proposed development will help to support existing and future transit on 104 Avenue, two blocks to the north.
- The proposal indicates a unit density of 25 units per acre (61 units per hectare), which is less than the 30 units per acre (75 units per hectare) in the RM-30 Zone.
- The proposed lot coverage of 41% is less than 45% permitted under the RM-30 Zone.
- The proposed CD By-law allows one of the six visitor parking spaces within the required (north) setback which is supportable to achieve the most efficient layout for the site and to maximize visitor parking. The visitor parking space at the northern end of the site will be screened along 103 Avenue.
- The proposed building height is reduced to a maximum of 12 metres (39 ft.) which is less than the 13.0 metres (43 ft.) allowed in the RM-30 Zone.

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The previously approved CD By-law No. 17105 modified these setbacks. The proposed CD By-law also modifies the standard RM-30 Zone setbacks as shown below:

Zone	East Yard	South Yard	North Yard	West Yard
Proposed CD By-law	2.6 metres (16 ft.)**	2.7 metres (9 ft.)**	4.3 metres (14 ft.)**	4.9 metres (16 ft.)
RM-30 Zone	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)
CD By-law No. 17105	4.8 metres (16 ft.)	4.6 metres (15 ft.)*	4.3 metres (14 ft.)	4.8 metres (16 ft.)

\* The rear yard setback along the southeast corner shall be a minimum of 3.5 metres (11.5 ft.) to the building face.

\*\* Eaves, bay windows and roof overhangs may encroach into setbacks a maximum of 0.9 metre (3 ft.).

- The north, east and west setbacks are proposed adjacent to City roads and walkways. The reduced setbacks will allow the buildings to engage well with the streets and walkway by bringing them closer to the public realm.
- Eaves, bay windows and roof overhangs will encroach 0.9 metres (3 ft.) into the setbacks. Zoning By-law only allows an encroachment of 0.6 metres (2 ft.) in setbacks. The increased setbacks will increase the quality of design of the townhouses.
- Building 6 is proposed to have an east setback of 2.6 metres (9 ft.) with the side of the end unit visible to a neighbouring single family dwelling. To offset this interface the applicant has proposed two trees to partially screen the units.
- The northern portion of the east setback will provide an acceptable interface with the north-south walkway.
- The south side yard setback is 2.7 metres (9 ft.) for the southernmost unit of Building 5. The rest of the setback for the 7 units of Building 6 are 6.9 metres (23 ft.) which allows for a drive aisle and row of trees to act as a transition to single family properties to the south.
- All other aspects of the proposed CD By-law comply with Zoning By-law No. 12000 and the RM-30 Zone.

Arborist Report and Tree Location/Retention Plan

- Mike Fadum and Associates prepared the Arborist Report and Tree Preservation/Replacement Plan for the southern subject lot, as the northern subject lot was addressed under Application No. 7909-0158-00.
- The following table provides a preliminary summary of the proposed tree removal by species:

Species	Number of trees	Number to be retained	Number to be removed
Red Alder / Black Cottonwood	38	0	38
Western Red Cedar	5	0	5
Douglas Fir	2	0	2
<b>Total</b>	<b>45</b>	<b>0</b>	<b>45</b>

- The preliminary report indicates that all 45 trees (which are located on the southern subject lot) are proposed to be removed.
- All of the trees proposed for removal are either hazardous, or are located within or near the proposed building envelopes, driveways or road right-of-way.
- For the provision of the emergency access from 143A Street, the applicant is proposing the use of a reinforced suspended concrete slab (rather than excavation and pavement) to protect the neighbouring off-site tree.
- Under the Tree Protection By-law, tree replacement is required at specific ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 45 trees (40 at 1:1 and 6 at 2:1) are to be removed a total of 51 replacement trees are required.
- The applicant is proposing 20 replacement trees on the southern subject lot leaving a shortfall of 31 replacement trees. Cash-in-lieu will be required for the 31 trees in deficit. The applicant is required to contribute \$9,300 to the Green City Fund as a result of the shortfall of 31 trees, based on \$300/per tree.
- Under Application No. 7909-0158-00, 46 trees were to be provided on the northern subject site. A total of 66 trees will be provided on the subject site.

### PRE-NOTIFICATION

The Development Proposal Sign was installed and Pre-Notification letters were sent on October 25, 2011 with an amended letter sent out on December 1, 2011. In response, comments were received from 9 residents who identified the following concerns:

- Residents noted that multiple residential developments and the proposed density/transition are not appropriate in this location citing crime, noise, increased traffic/parking and the potential for their property values to decrease.

*(The Official Community Plan (OCP) designates the site for Multiple Residential uses. The proposed density is 1.00 FAR which is below the 1.50 permitted under the OCP and the 29 units represent 24.7 units per acre which is below the 30 units per acres allowed in the comparable RM-30 Zone. A landscape buffer will be planted along the southern property line, parallel the proposed drive aisle.)*



- A resident had concerns about the pressure of increased density on schools.

*(The School District is reviewing school capacities to help reduce overcrowding at some schools. Lena Shaw Elementary School is currently under capacity and Guildford Park Secondary School is currently over capacity. It is anticipated that 8 elementary and 4 secondary students will reside in this development when all 29 units are completed.)*

- Residents had concerns about emergency access from the 143A Street cul-de-sac and one neighbour would prefer emergency access from 143 Street.

*(The proposed emergency access will be closed with bollards to prevent traffic from cutting through the development site onto 143A Street. As the northern portion of the development is currently under construction, access to 143 Street is not possible without a loss of a unit.)*

- A resident raised concerns about additional light pollution from the development.

*(The applicant has addressed the issue by using downward facing lighting to limit lighting impact on neighbouring properties.)*

- A resident was concerned that the previous concept for the southern subject lot at 10268 - 143 Street shown at the Public Hearing for Application No. 7909-0158-00, showed 7 units as opposed to the 10 units now being proposed.

*(The original concept showed the southern lot at 10268 - 143 Street developing independently. Because the southern lot was able to develop together with 14338 - 103 Avenue, a more efficient layout is possible.)*

- Residents raised concerns about the height and general design of the proposed buildings.

*(The height of the proposed townhouse buildings are 12 metres (39 ft.) which is within the RM-30 Zone height restrictions. The applicant has included additional plantings along the southern property line and the edge of cul-de-sac to assist in screening the development.)*

- Residents asked about relocation of green spaces and landscaping and retention of trees and screening of development to provide additional buffering and screening for the area next to the cul-de-sac.

*(Although no on-site trees are proposed for retention, 66 replacement trees will be planted on the total site and the tree on the neighbouring lot will be protected.)*

## DESIGN PROPOSAL AND REVIEW

### Overall Design Considerations

- All units have three bedrooms and a two-car garage (i.e. side-by-side garage).
- The majority of the living areas are proposed on the upper floors, with the exception of a small den that is proposed on the ground floor of each unit.
- Vehicular access to the site is proposed from 103 Avenue.

- The following chart notes the number of units that are proposed within the individual buildings and the building's location on the site:

<b>Building No.</b>	<b>No. of Units</b>	<b>Location on Site</b>
1 (under construction)	4	Adjacent east property line
2 (under construction)	5	Adjacent north property line
3	6	Interior
4 (under construction)	4	Adjacent west property line
5	3	Adjacent west property line
6	7	Adjacent south property line

- All units are approximately 488 square metres (1,600 square feet) in size (including garage).
- Proposed building materials include the use of mocha-coloured vinyl siding for all façades. The roof will be clad in dark grey-coloured fiberglass shingles and includes pitched roofs with gables to increase roof line articulation.

### Landscaping

- A row of 11 trees will be planted along the south property line to provide a buffer between the townhouse development and the neighboring single family home to the south. The trees are a combination of magnolia and pyramidal european hornbeam.
- Similarly, two pyramidal european hornbeam trees are proposed between the reduced setback of Building 6 and the 143A Street cul-de-sac to address the interface with the single family homes.
- Each unit has access to a patio, thus providing private outdoor space for the residents.
- Units that front onto a public road will have direct pedestrian access by way of a walkway through a wood gate.

### Outdoor Amenity Space

- An outdoor amenity area of 56.5 square metres (608 sq. ft.) in size is proposed at the development's entrance from 103 Avenue. The amenity area will consist of a play area for children. The applicant will provide cash-in-lieu for the deficiency in outdoor amenity space (30 square metres/325 sq. ft.), to the satisfaction of the General Manager, Parks, Recreation and Culture.

### ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel but was reviewed by staff. The applicant has addressed most of the design concerns to the satisfaction of staff with the exception of the following which the applicant has agreed to address prior to final approval:

- Remove northern property from updated landscaping plans and cost estimate, as it is covered under Application No. 7909-0158-00.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations, and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Proposed CD By-law
- Appendix VII. Existing OCP Designations in the Area

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed in the RM-30 Zone	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		5,495 sq. m.
Road Widening area		740 sq. m.
Undevelopable area		
Net Total		4,755 sq. m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	43%
Paved & Hard Surfaced Areas		45%
Total Site Coverage	45%	88%
<b>SETBACKS</b> ( in metres)		
Front (143 St.)	7.5 m.	4.9 m.
Rear (walkway)	7.5 m.	2.6 m.
Side (south)	7.5 m.	2.7 m.
Side (103 Ave.)	7.5 m.	4.3 m.
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m.	12 m.
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		29
Total		29
<b>FLOOR AREA: Residential</b>		4,673 sq. m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		4,673 sq. m.

*\* 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 in the RM-30 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	30 units/acre	25 units/acre, 61 units/ha
FAR (gross)		
FAR (net)	.90	1
AMENITY SPACE (area in square metres)		
Indoor	87 sq.m.	0
Outdoor	87 sq.m.	56 sq. m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	58	58
Residential Visitors	6	6
Institutional		
Total Number of Parking Spaces	64	64
Number of disabled stalls	1	1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**PROJECT STATISTICS**  
PROPOSED REZONING TO CD BASED ON RM-30

**LOT AREA:**  
GROSS = 51,174 sf / 1.175 ac, 2.27m<sup>2</sup> / 1.175 ac, 0.457 ha  
BUILDING AREA = 70,350.91 sf / 2,025.64m<sup>2</sup>  
SITE COVERAGE = 42.6%

**FAR:**  
PROPOSED = 0.983

**DENSITY:**  
GROSS = 61 UNITS PER HECTARE  
NET = 24.68 UNITS PER ACRE

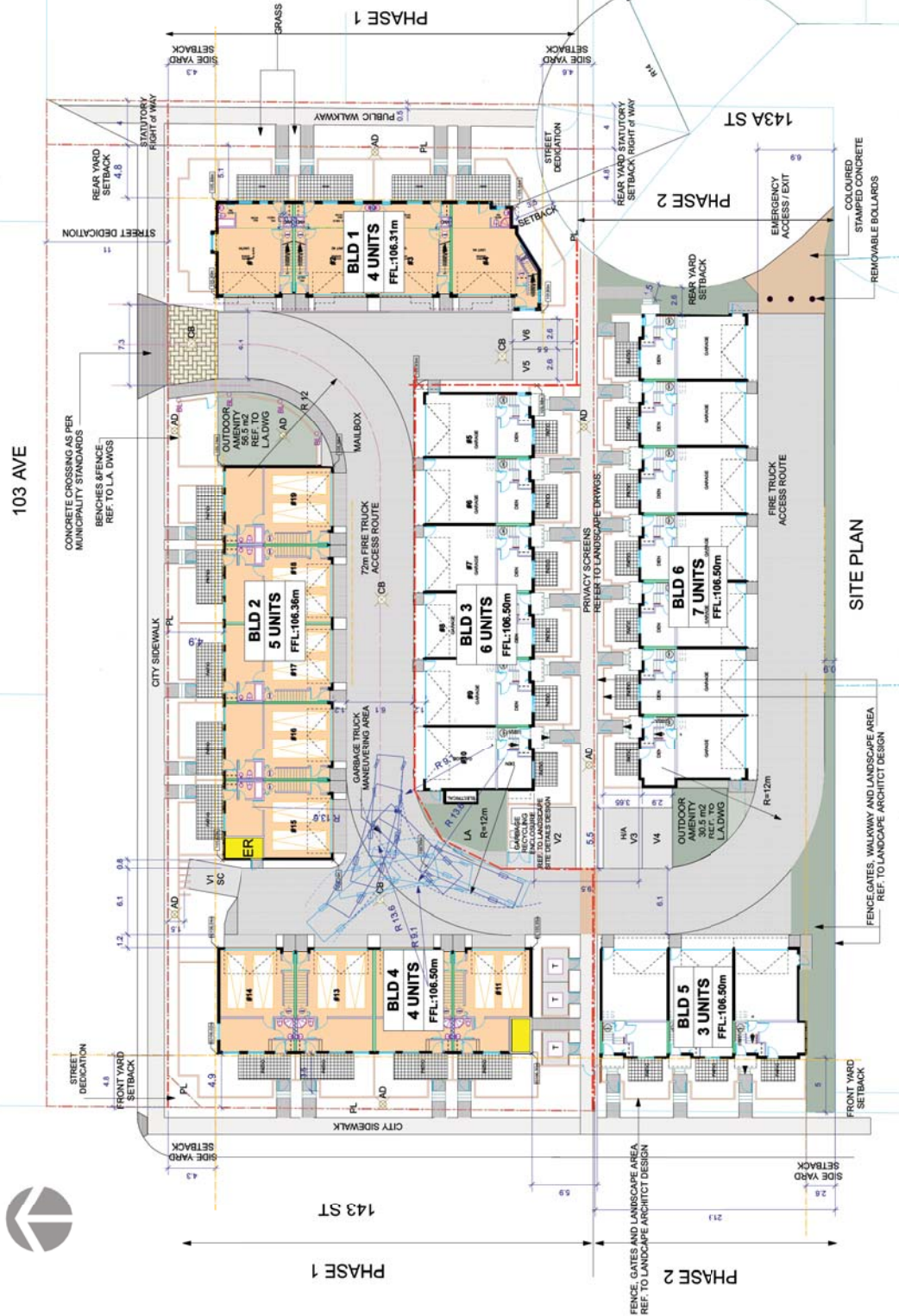
**BUILDING HEIGHT:** 12m

**YARDS AND SETBACKS:**  
FRONT (WEST) = 5.0 m  
REAR (EAST) = 5.1 m  
SIDE (NORTH) = 4.3 m  
SIDE (SOUTH) = 6.3 m AND 3.5

**BUILDING FLOOR AREA:**  
TOTAL = 50,302.01 sf / 4,673.21m<sup>2</sup>

**TOTAL = 29 DOUBLE GARAGE UNITS**  
**OUTDOOR AMENITY:**  
REQUIRED: 29 UNITS x 32 = 936.5sf / 87 m<sup>2</sup>  
PROVIDED: 936.5 sf / 87 m<sup>2</sup>

**OFF-STREET PARKING:**  
REQUIRED: 29 UNITS x 0.2 = 5.8  
PROVIDED: 6 VISITORS PARKING INCLUDING 1 T/A



Project Number	1118
Date	June 2010
Scale	1/1" = 1'-0"
Drawn By	EB, NC
Approved By	WG

**W G ARCHITECTURE INC**  
1000 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2379  
FAX: (604) 683 7464



No.	Date	Revision Details
1	June 3, 10	
2	June 30, 10	
3	June 08, 10	
4	SEP 02, 10	

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**RESIDENTIAL COMPLEX**  
1028B - 143 STREET  
SURREY, B.C.

**SITE PLAN**

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NO.	DATE	REVISION DETAILS
1	2011-09-01	ISSUED FOR PERMIT
2	2011-09-01	SUBMITTED FOR IFC



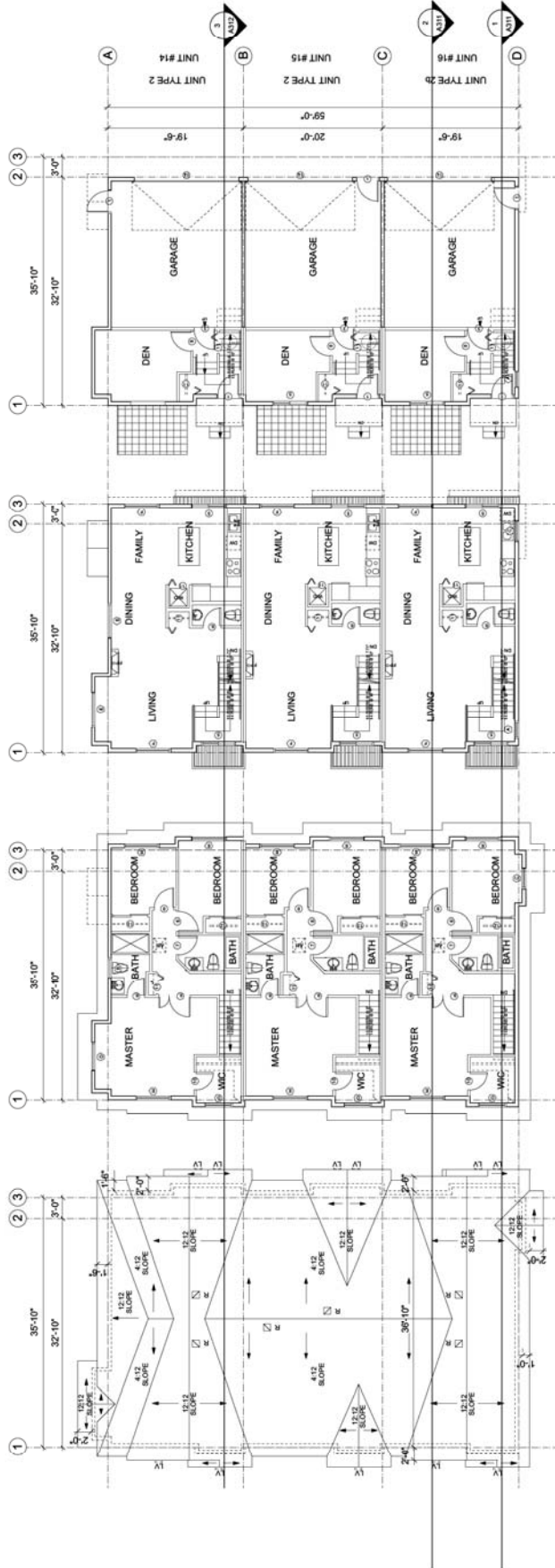
**WG ARCHITECTURE INC**  
 1030-470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 363 7484

Project Title:  
**RESIDENTIAL COMPLEX**  
 10288-143 STREET  
 SURREY, B.C.

Drawing Title:  
**BUILDING 5 FLOOR PLANS**

Date:	SEPT. 2011	Project Number:	1118
Scale:	1/8" = 1'-0"	Drawn by:	KC, NS
		Checked by:	WG

**DP202**



**BUILDING 5 FLOOR PLANS**  
 FLOOR AREA = 469.0 m<sup>2</sup> / 5,048.2 s.f.  
 GARAGES = 117.8 m<sup>2</sup> / 1,267.9 s.f.  
 BUILDING AREA = 209.8 m<sup>2</sup> / 2,256.2 s.f.





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Revision Details:

1	2011-04-01	SUBMITTED FOR CP
2	2011-04-01	SUBMITTED FOR CP



**WGA ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 V6C 1V5  
 TEL: (604) 531 2378  
 FAX: (604) 883 7484

Project Title:  
**RESIDENTIAL COMPLEX**  
 10268 - 143 STREET  
 SURREY, B.C.

Client Name:  
**BUILDING 6**  
**FLOOR PLANS**

Project Number: 1118

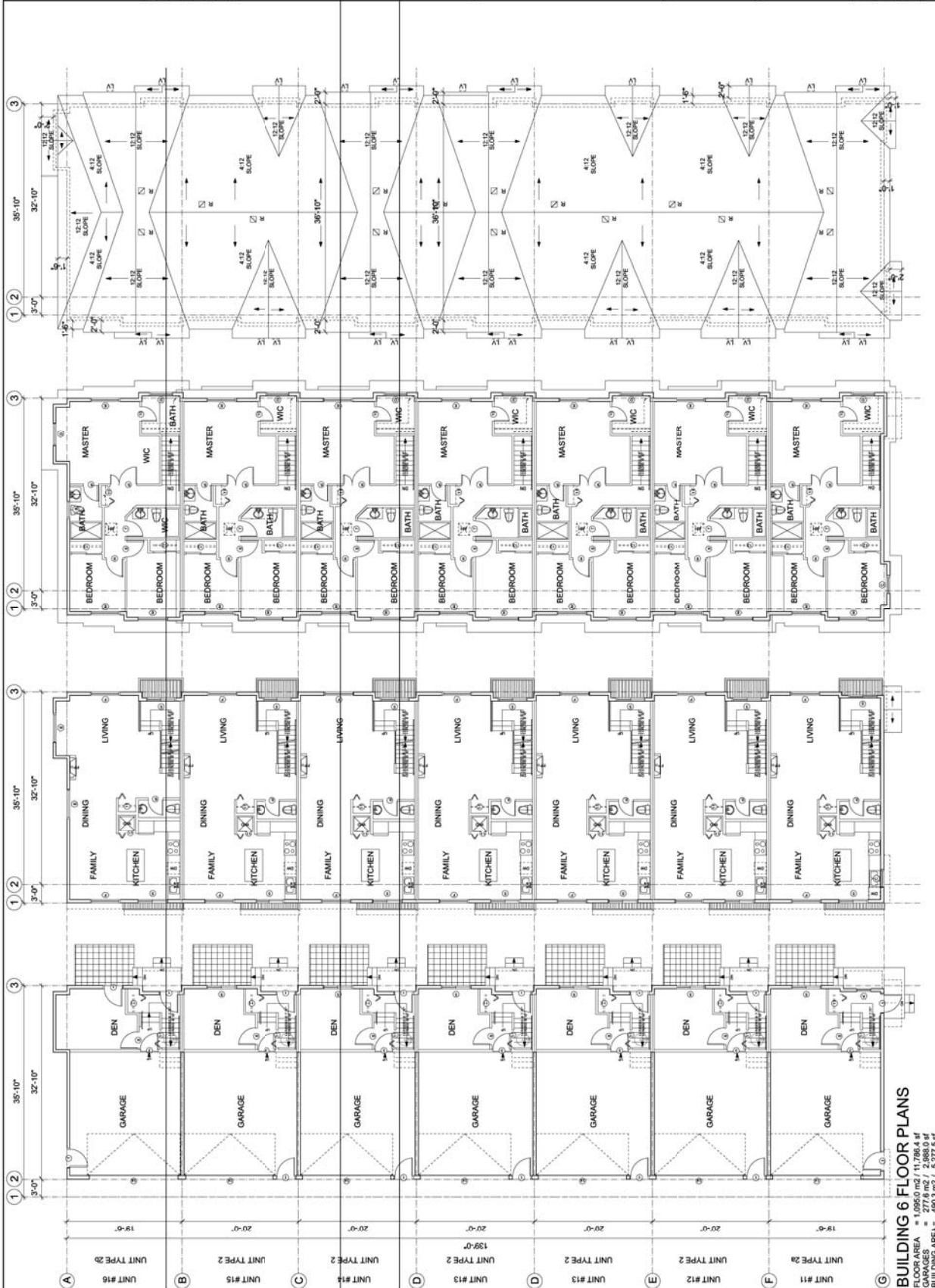
Date: SEPT. 2011

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

Drawn By: N.C. NS

Approved By: WG

**DP203**



**BUILDING 6 FLOOR PLANS**  
 FLOOR AREA = 1,095.0 m<sup>2</sup> / 11,766.4 sf  
 GARAGE AREA = 277.6 m<sup>2</sup> / 2,968.0 sf  
 BUILDING AREA = 490.3 m<sup>2</sup> / 5,277.5 sf



**SOUTH ELEVATION**

**WEST ELEVATION**



**NORTH ELEVATION**

**EAST ELEVATION**

- COLOUR SCHEME**
- A. BP - "STONE WOOD" - Harmony series  
- F. Fiberglass Roof Shingles
  - B. 66- "MOCHA" Timberlake by Kaycan  
- 4" Vinyl Siding, light
  - C. "BRICK" Timbercrest/Richmond by Kaycan  
- 4" Vinyl Siding
  - D. "CHARCOAL" Timbercrest/Richmond by Kaycan  
- 4" Vinyl Siding, grey
  - E. TR028 - Eayfitt LedgeStone by Pacific Art Stone Inc  
- Stone Veneer Base
  - F. "CREAM WHITE" by Euro Line Windows  
- Vinyl Windows
  - G. GP-3196N "CEDAR ROSE" by General Paint  
- Hardie Board Panels, Painted
  - H. GP-3740D "BLACKTHORN" by General Paint  
- Hardie Board Panels, Painted
  - I. GP-4783 M "STONEWALL" by General Paint  
- Overhead Doors, Painted
  - J. GP-CW054 W "NATURAL ECHO" by General Paint  
- Facia, Corner + Window Trims, Painted
  - K. C-L-L - "CINNAMON" - semi transparent stain  
- Balcony Guards + Entry Doors, Stained

NOTE: WALL MOUNTED LIGHT WILL BE INSTALLED 30" THAT LIGHT IS DOWNWARD FACING TYP

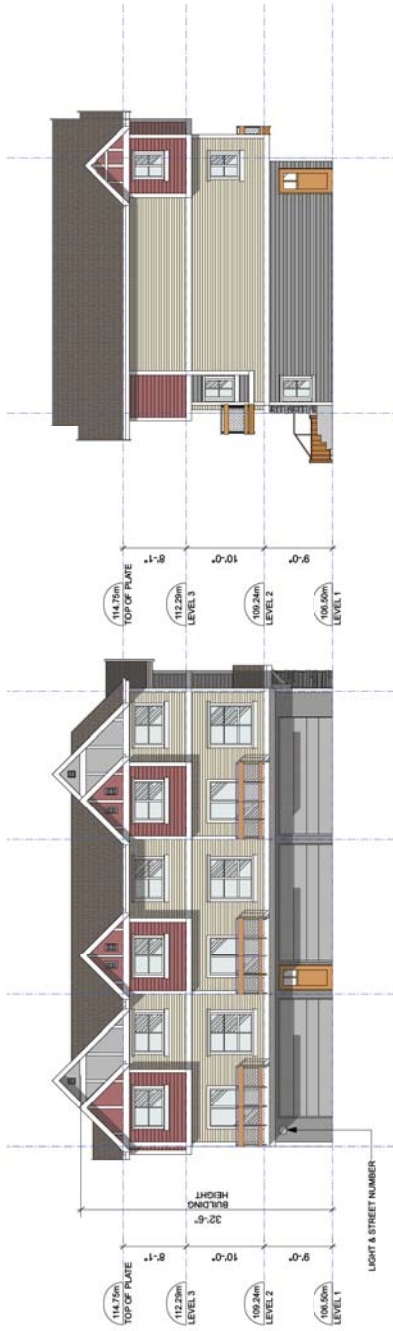
<p><b>WG ARCHITECTURE INC</b> 178 GRANVILLE STREET VANCOUVER, B.C. V6C 1V6 TEL: (604) 331 2378 FAX: (604) 683 7494</p>		<p>Project Title: <b>BUILDING 3 ELEVATIONS</b></p>	<p>Project Number: 1118</p>												
<p>Revision Details:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision Details</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2011-04-07</td> <td>SUBMITTED FOR DP</td> </tr> <tr> <td>2</td> <td>2011-04-20</td> <td>RE-SUBMITTED FOR DP</td> </tr> <tr> <td>3</td> <td>2012-01-12</td> <td>REQUIREMENTS FOR WALL MOUNTED LIGHT ADDED</td> </tr> </tbody> </table>		No.	Date	Revision Details	1	2011-04-07	SUBMITTED FOR DP	2	2011-04-20	RE-SUBMITTED FOR DP	3	2012-01-12	REQUIREMENTS FOR WALL MOUNTED LIGHT ADDED	<p>Client: June 2010</p> <p>Scale: 1/8" = 1' - 0"</p> <p>Drawn By: EB, NC</p> <p>Approved By: WG</p>	<p>Project Number: 1118</p> <p>Scale: 1/8" = 1' - 0"</p> <p>Drawn By: EB, NC</p> <p>Approved By: WG</p>
No.	Date	Revision Details													
1	2011-04-07	SUBMITTED FOR DP													
2	2011-04-20	RE-SUBMITTED FOR DP													
3	2012-01-12	REQUIREMENTS FOR WALL MOUNTED LIGHT ADDED													

**BUILDING 3**



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

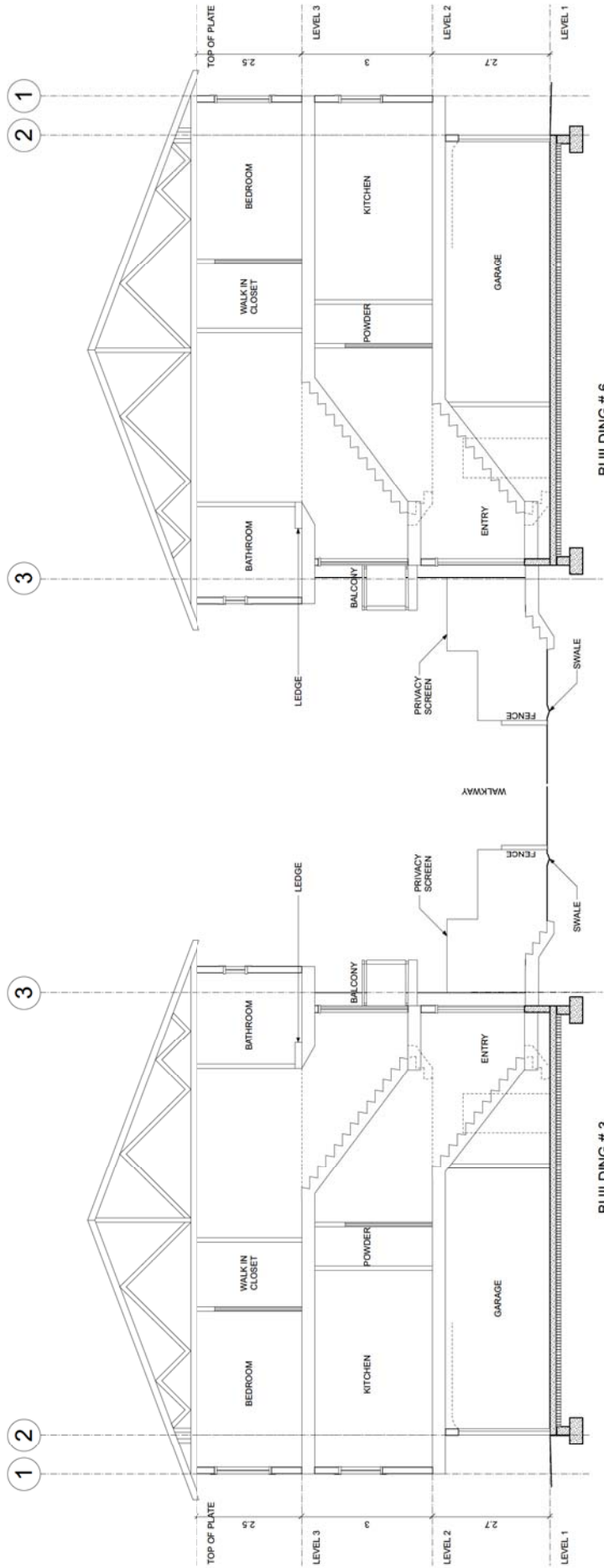
EAST ELEVATION

**BUILDING 5**

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	<p>Scale:          1/8" = 1' - 0"</p>			<p>Drawn By:          EB, NC</p>	<p>Approved By:          WG</p>

<p>W.G. ARCHITECTURE INC.          718 GRANVILLE STREET          VANCOUVER, B.C. V6C 1V6          TEL: (604) 331 2378          FAX: (604) 683 7494</p>	<p>DP302</p>
--	--------------





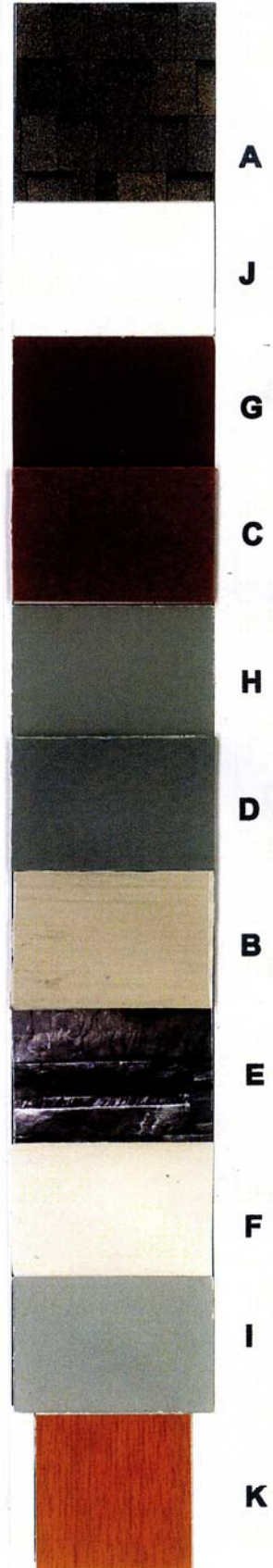
3 CROSS SECTION  
AT BUILDING C  
A203

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 <b>WG ARCHITECTURE INC</b> 1030 - 4TH GRANVILLE STREET VANCOUVER, B.C. V6C 1V5 TEL: (604) 331 2378 FAX: (604) 683 7484	Project Title: <b>RESIDENTIAL COMPLEX          10268 - 143 STREET          SURREY, B.C.</b>		
	Drawing Title: <b>CROSS SECTION          BUILDING #3, #6</b>		
Date:	SEPT, 2011	Project Number:	1118
Scale:	1/8" = 1' - 0"	Drawn By:	INC
Approved By:	WG	Project Name:	DP311

RESIDENTIAL COMPLEX  
10268 -143rd STREET  
SURREY, B.C.

## COLOUR SCHEME

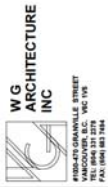
- A. BP- "STONE WOOD"- Harmony Series  
- Fiberglass Roof Shingles
- B. 68 -"MOCHA" Timberlake by Kaycan  
- 4" Vinyl Siding, Light
- C. "BRICK" Timbercrest/Richmond by Kaycan  
- 4" Vinyl Siding
- D. "CHARCOAL" Timbercrest/Richmond by Kaycan  
- 4" Vinyl Siding, Grey
- E. T8020 - Easyfit Ledgestone by Pacific Art Stone Inc  
- Stone Veneer Base
- F. "CREAM WHITE" by Euro Line Windows  
- Vinyl Windows
- G. GP-8396N "CEDAR ROSE" by General Paint  
- Hardie Board Panels, Painted
- H. GP-8784D " BLACKTHORN" by General Paint  
- Hardie Board Panels, Painted
- I. GP-8783 M "STONEWALL" by General Paint  
- Overhead Garage Door, Painted
- J. GP-CW054 W "NATURAL ECHO" by General Paint  
- Facia, Corner + Window Trims, Painted
- K. C-I-L - "CINNAMON"- Semi Transparent Stain  
- Balcony Guards + Entry Doors, Stained







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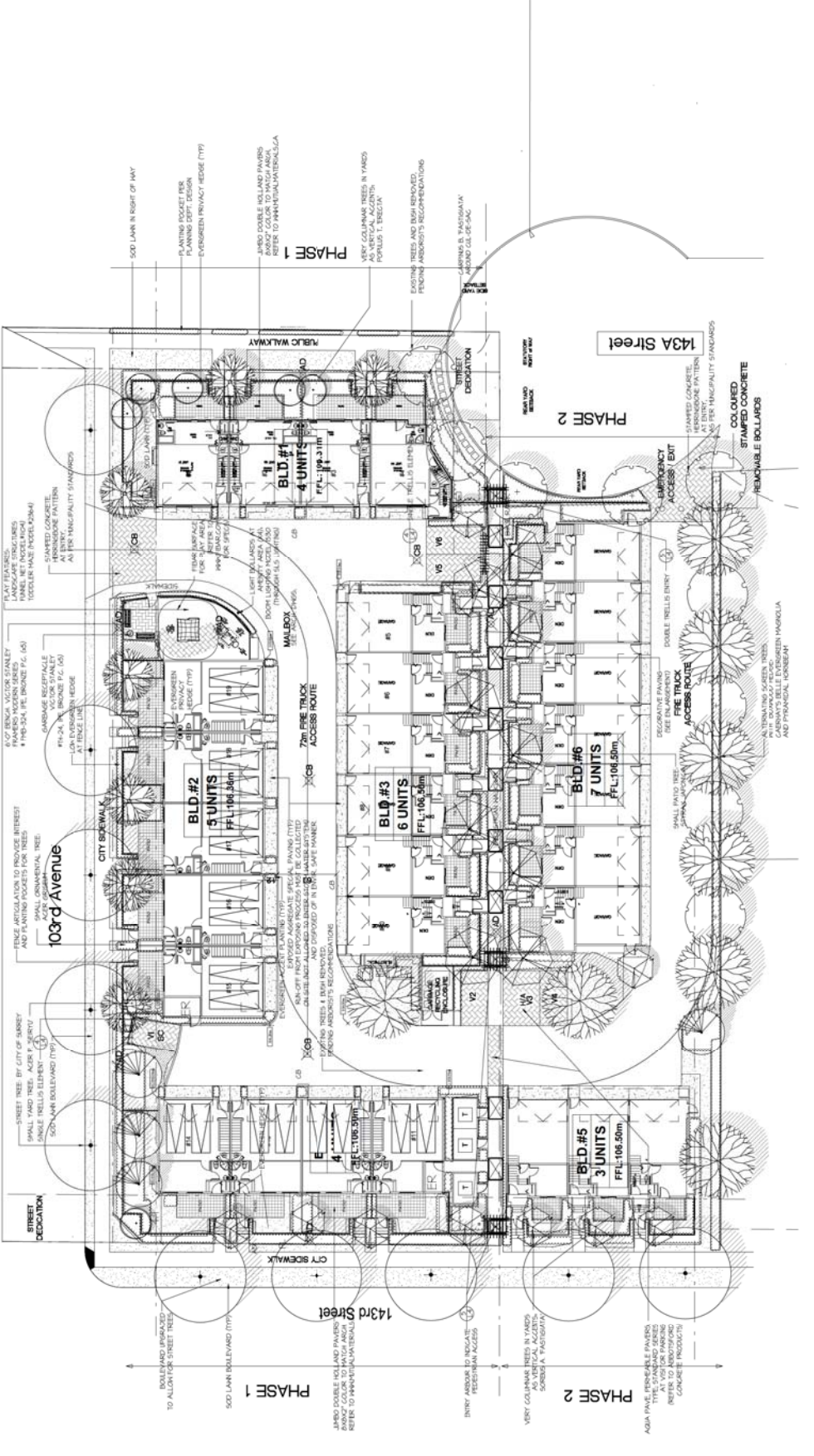


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PROJECT: RESIDENTIAL COMPLEX  
10269 - 143rd Street  
Surrey, B.C.

DRAWING TITLE: LANDSCAPE PLAN  
DATE: 12/20/17  
SCALE: 1/8" = 1'-0"  
DRAWN: DJ  
CHECKED: PC  
DESIGNER: PC  
DRAWING NUMBER: L1  
DMG PROJECT NUMBER: 11-232 OF 5

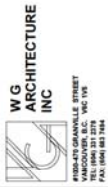


**PLANT SCHEDULE**

PLANT CITY BOTANICAL NAME	COMMON NAME	DMG JOB NUMBER: 11-232	PLANTED: BEECH 7 REBAR
1	ACER BROMELIA		
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NOTE: 1. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.  
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10. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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NO.	DATE	REVISION DESCRIPTION	DR.
1	12/10/17	REV. AS PER PLAN COMMENTS	W.G.



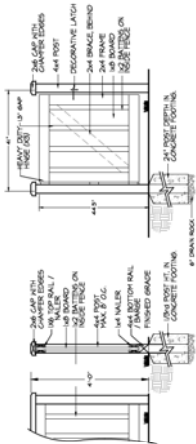
17th Floor of  
J.D. McPherson & Associates Ltd.  
400-1000 Burrard Street  
Vancouver, BC V6Z 1G6  
Tel: (604) 437-3642 Fax: (604) 437-8723

PROJECT:  
**RESIDENTIAL  
COMPLEX**  
10268 - 143rd Street  
Surrey, B.C.

DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

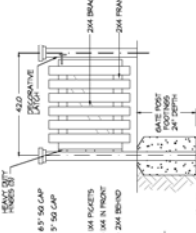
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DESIGN:	DJ	CHECKED:	

DMG PROJECT NUMBER: 11-232 OF 5



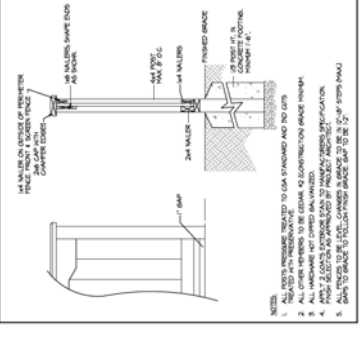
**2 4'-0" SOLID FENCE AND GATE**  
SCALE: 1/2"=1'-0"

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2. SPAN TWO CAPS WITH REDWOOD SPAN TO MATCH.
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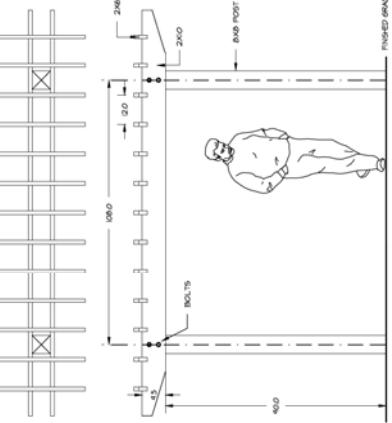
**1 6' HT SOLID WOOD FENCE**  
SCALE: 3/4"=1'-0"

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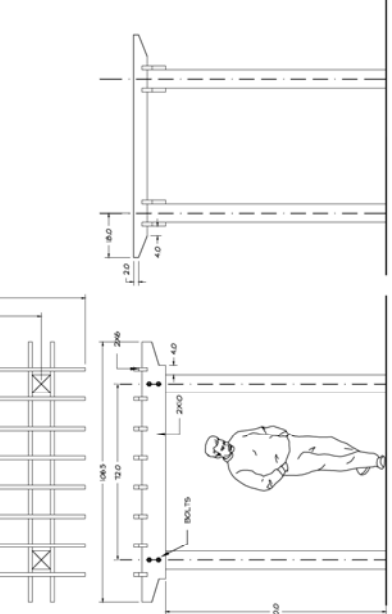
**3 6' HT SOLID WOOD FENCE**  
SCALE: 3/4"=1'-0"

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**4 SINGLE TRELLIS**  
SCALE: 1/2"=1'-0"

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**5 DOUBLE TRELLIS**  
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BENCH: VICTOR STANLEY FRAMES MODERN MODEL 90



BIKE RACK: VICTOR STANLEY MODEL 90



GARBAGE CAN: VICTOR STANLEY MODEL 11-24



LIGHT BOLLARD: VICTOR STANLEY MODEL 950

1250-3-2/P







NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

**BUILDING 6**

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No.	Date	Revision Details
1	2011-04-07	SUBMITTED FOR DP
2	2011-04-20	RE-SUBMITTED FOR DP



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

Project Title:  
**RESIDENTIAL COMPLEX**  
 102685 - 143 STREET  
 SURREY, B.C.

Drawing Title:  
**BUILDING 6 ELEVATIONS**

Date:	June 2010	Project Number:	1118
Scale:	1/8" = 1' - 0"	Drawn By:	EB, NC
Approved By:	WG	Project Number:	DP303

## INTER-OFFICE MEMO

---

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

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

DATE: **December 22, 2011** PROJECT FILE: **7811-0215-00**

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RE: **Engineering Requirements  
Location: 10268 143 Street and 14338 103 Avenue**

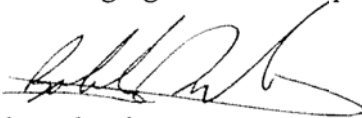
**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- dedicate a portion of the 14.0-metre radius cul-de-sac bulb on 143A Street.

***Works and Services***

- construct 143 Street to a through local road standard;
- construct portion of the cul-de-sac bulb on 143A Street, funding for a small portion of the required work has been provided under project 7809-0158-00;
- Construct road drainage facilities on 143A Street; and
- Extend watermain along 143A Street to 103 Avenue, for looping.

A Servicing Agreement is required prior to Rezone and Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

SSA





Thursday, December 01, 2011  
**Planning**

**THE IMPACT ON SCHOOLS**

APPLICATION #: 11 0215

**SUMMARY**

The proposed 29 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	5
Secondary Students:	2

September 2011 Enrolment/School Capacity

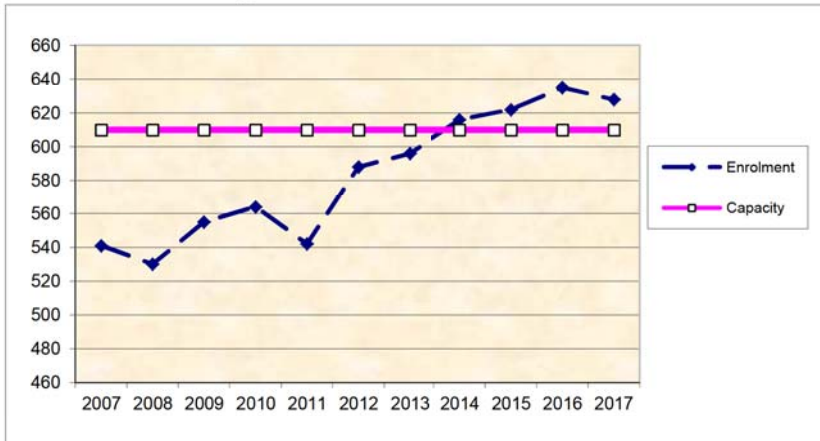
<b>Lena Shaw Elementary</b>	
Enrolment (K/1-7):	67 K + 475
Capacity (K/1-7):	60 K + 550
<b>Guildford Park Secondary</b>	
Enrolment (8-12):	1342
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

**School Enrolment Projections and Planning Update:**

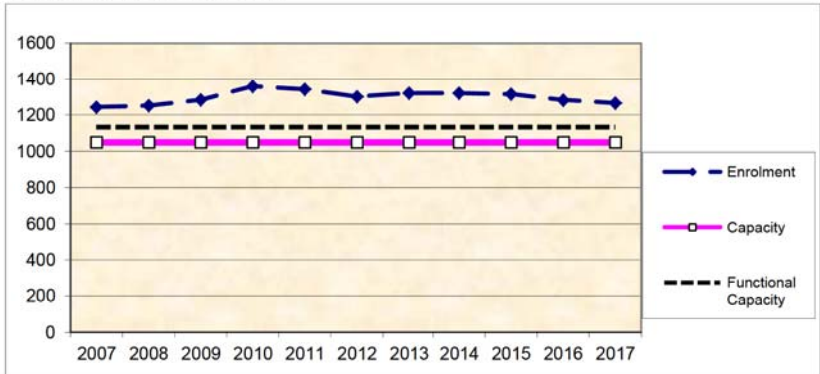
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary has been adjusted for full day Kindergarten implementation and a "Strongstart" program oriented to preschool children and their parents. The proposed application in this report will not have an impact on these projections.

**Lena Shaw Elementary**



**Guildford Park Secondary**



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0215- 00  
Project Location: 10268 - 143 Street  
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.  
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Ground cover for the developable portion of the site consists primarily of a closed canopy stand of red alder (*Alnus rubra*) and black cottonwood (*Populus trichocarpa*) with a few native coniferous species scattered across the site. The broadleaf species are generally of moderate structure with limited stem tapers, phototropic sweeps and high canopies. The conifers are of moderate to good structure and health although some of the western redcedar (*Thuja plicata*) display dead tops.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

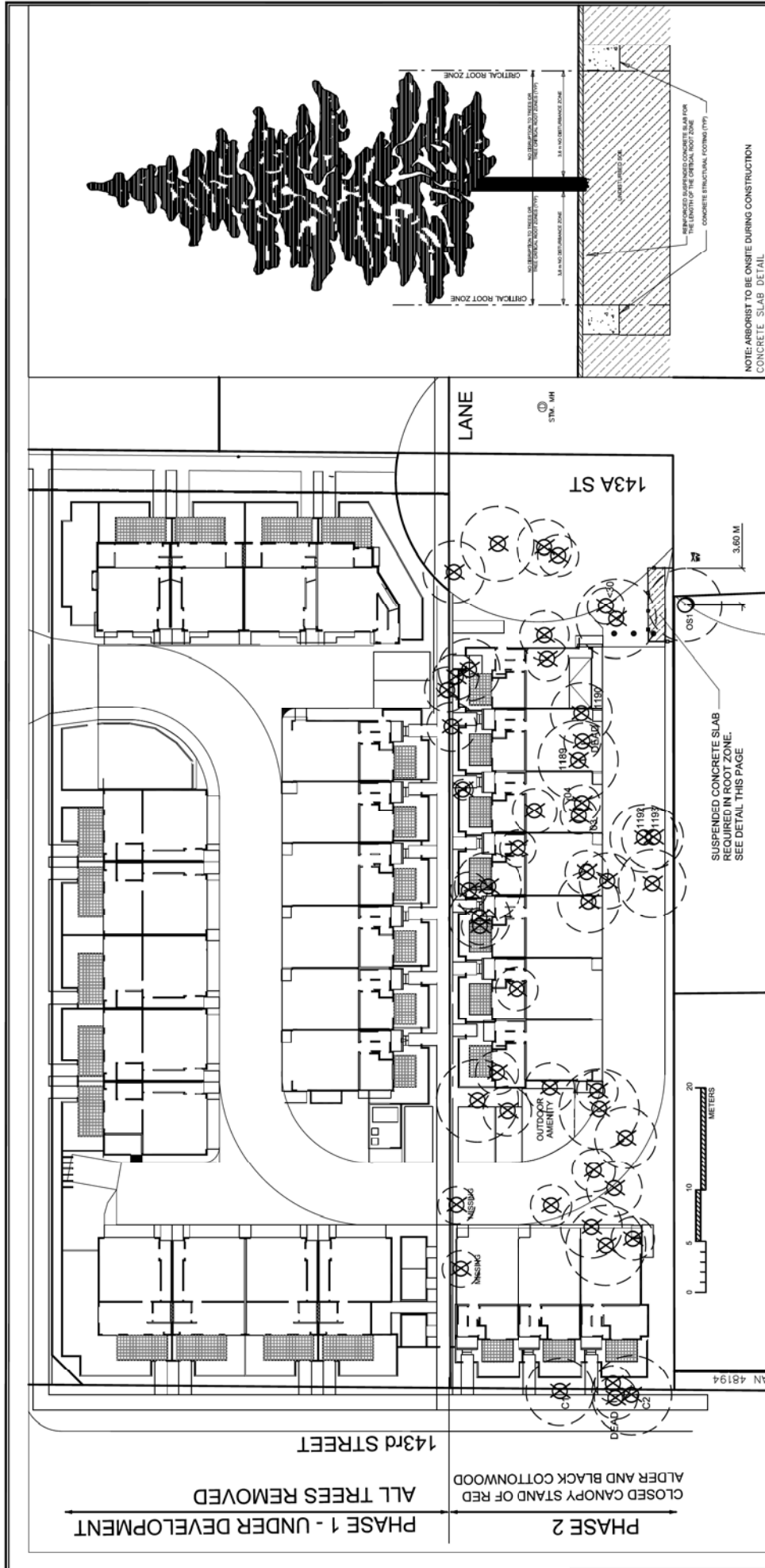
Number of Protected Trees identified	(A) 45
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 45
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (39 alder and cottonwood X 1 and 6 others X 2)	(E) 51
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Removal Plan is attached. The replacement plan to be provided by others.

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

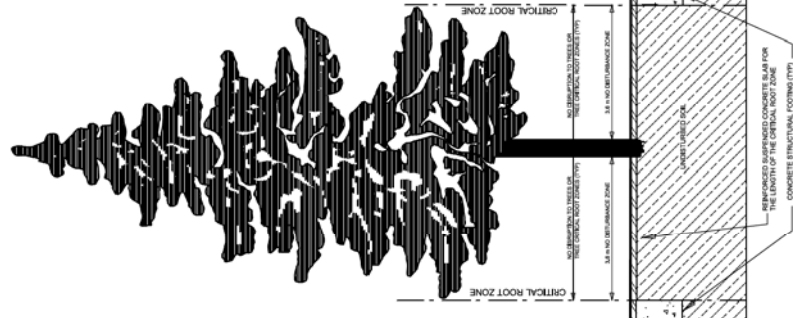
Date: December 8, 2011



**LEGEND**

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE PROTECTION FENCING

NOTES: ABBREVIAT TO BE OMSITE DURING CONSTRUCTION  
CONCRETE SLAB DETAIL



STAMP	RECORD OF REVISION		PROJECT TITLE 10266 143 ST. SURREY, B.C.	DRAWN SCALE DATE JULY 18, 2013
	NO.	DATE		
MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS			SHEET TITLE T1 - PRESERVATION PLAN CLIENT	DRAWN SCALE DATE JULY 18, 2013

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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:

(a) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) BY-LAW NO. 17105  
(SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 2009, NO. 17105)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 028-598-849  
Lot 1 Section 25 Block 5 North Range 2 West New Westminster District Plan BCP48339  
14338 - 103 Avenue

(b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 009-000-968  
Lot 36 Section 25 Block 5 North Range 2 West New Westminster District Plan 28853  
10268 - 143 Street

(hereinafter both 1.(a) and 1.(b) shall be 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 medium *density, ground-oriented multiple unit residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 1.00.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 43%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	West <i>Yard</i>	East <i>Yard</i>	South <i>Yard</i>	West <i>Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.9 m	2.6 m	2.7 m	4.3 m
		[16 ft.]	[9 ft.]	[9 ft.]	[14 ft.]

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

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000 as amended, only eaves, bay windows and roof overhangs may encroach 0.9 metres (3 ft.) into the *setback* area.

**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 12 metres [39 ft.].



2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

#### H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. One visitor *parking space* is permitted within the required *setbacks*.

#### 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*.

**K. Subdivision**

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

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
4,750 sq. m. [1.17 acres]	60 metres [200 ft]	73 metres [240 ft.]

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

**L. Other Regulations**

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.

- 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

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

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

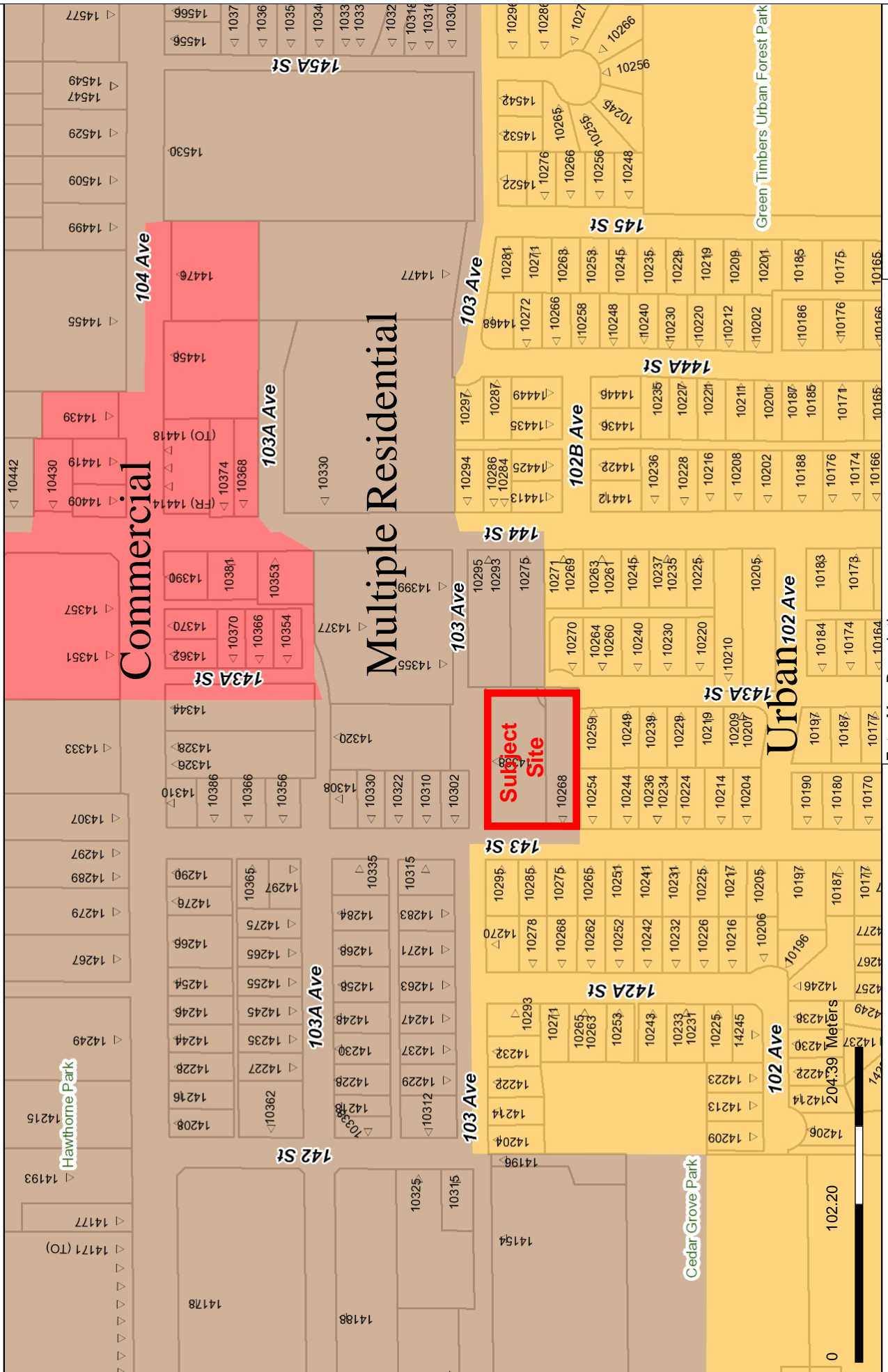
READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

# OCP Designations



Enter Map Description

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Scale: 1:3,407

Map created on: Tuesday, 31 January 2012