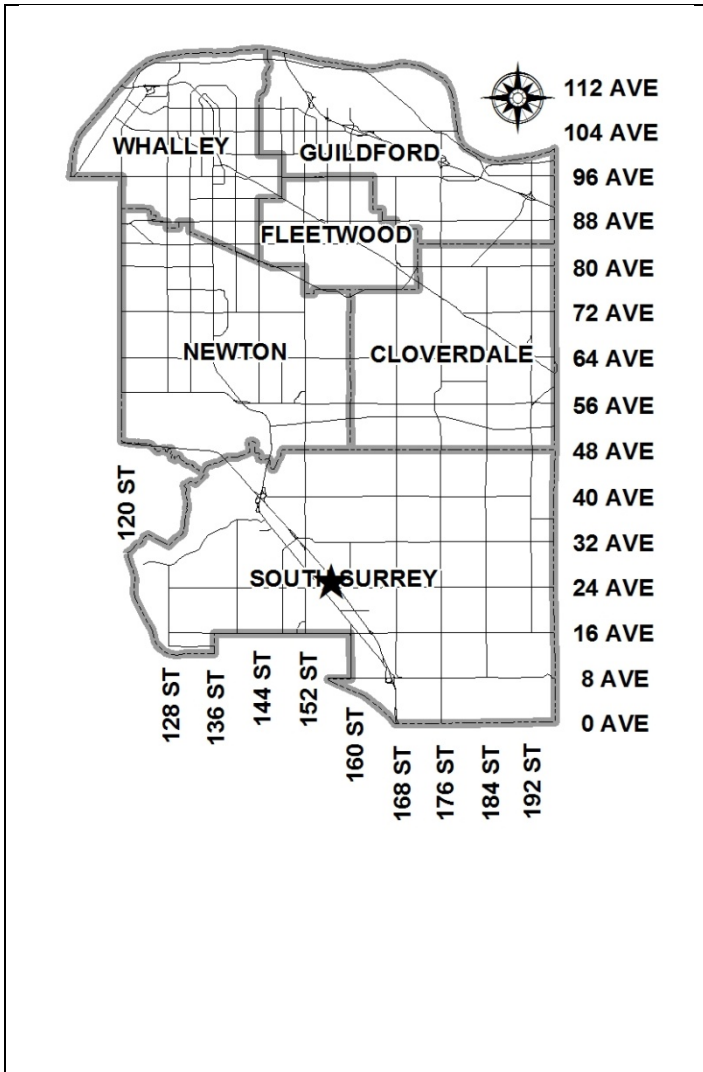


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0240-00

Planning Report Date: January 28, 2013



PROPOSAL:

- **OCF amendment** from Urban to Multiple Residential
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 46 townhouse units.

LOCATION:

- 2494 - 156 Street
- 2510 - 156 Street
- 2526 - 156 Street
- 2544 - 156 Street

OWNER:

Hong Yan Li
 Fei Liu
 South Land Holdings Ltd

ZONING:

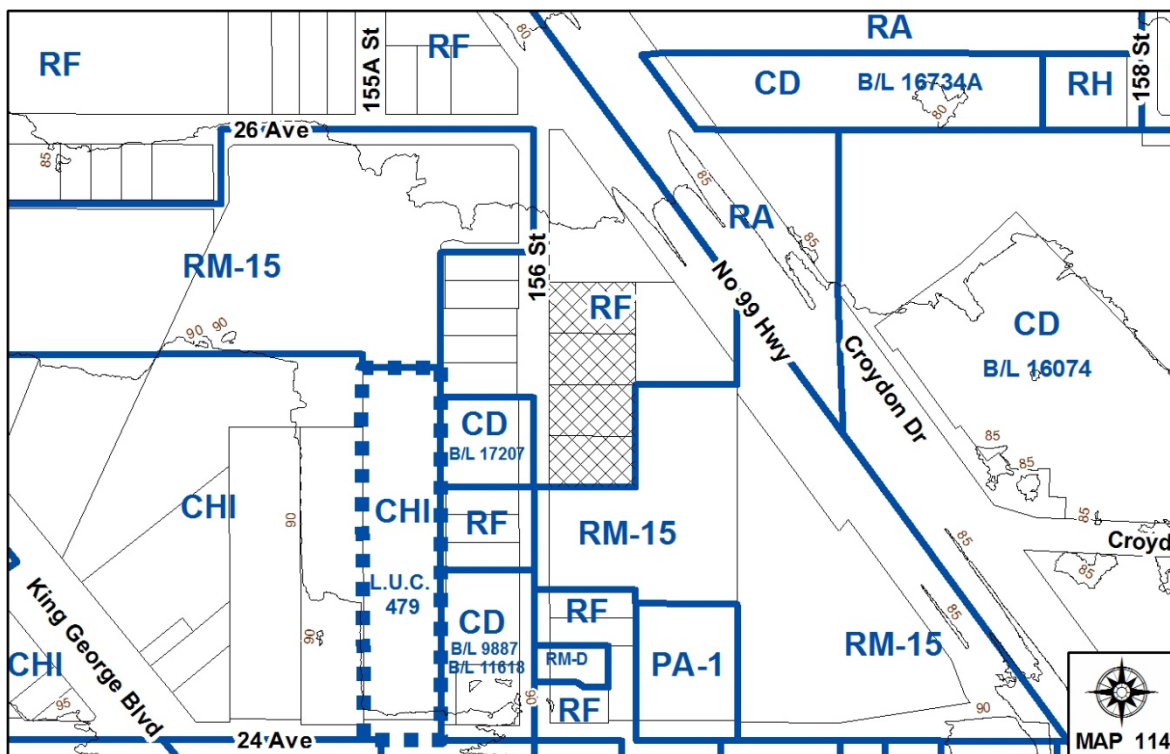
RF

OCF DESIGNATION:

Urban

LAP DESIGNATION:

Townhouses 15 u.p.a



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment
 - Rezoning
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential" in order to accommodate the density of 24.2 u.p.a, which is above the maximum permissible 15 u.p.a. density under the "Urban" designation.
- An amendment to the King George Highway Corridor Local Area Plan is required to increase the density designation in the LAP from 15 to 25 u.p.a.
- The applicant is seeking to reduce the required indoor amenity space for multiple residential developments under the Zoning By-law.
- Development Variance Permits are required for reduced building setbacks along the north, west, east and south property lines and to allow for visitor parking stalls within the rear and side yard setbacks.

RATIONALE OF RECOMMENDATION

- The proposed increase in density from 15 u.p.a. to 24 u.p.a., and OCP amendment is appropriate given the proximity of the site to a Frequent Transit Network (24 Avenue), Sunnyside Park and commercial amenities including Morgan Crossing and Grandview Corners.
- The proposal to reduce the indoor amenity space can be supported by staff because of the proximity of nearby amenities available to accommodate larger gatherings. The proposed 35 sq. m (376 sq. ft) amenity building is sufficient for smaller on-site gatherings.
- The site plan and architectural design of the project is of high quality and provides for a livable project with indoor and outdoor amenity areas for future residents.
- The variances to reduce the required front and side and rear yard setbacks are supportable and provide for a pedestrian-oriented streetscape, livable rear yards and appropriate contextual interface.
- The variance to allow for visitor parking stalls is supportable as the stalls are within a setback that is adjacent a future townhouse development to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 138 square metres (1,486 square feet) to 35 square metres (376 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0240-00 generally in accordance with the attached drawings (Appendix VI).
6. Council approve Development Variance Permit No. 7911-0240-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5metres (25 ft.) to 4.9 metres (16 ft.);
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5metres (25 ft.) to 7.4 metres (24 ft.), 6.7 metres (22 ft) and 6.1 metres (20ft) and 5.4m (17.5ft);
 - (d) to reduce the minimum east rear yard from 7.5m (25 ft.) to 4.6m (15 ft), 5.5m (18ft), 5.8m (19 ft) and 6.4m (21 ft); and
 - (e) to allow for four (4) visitor parking stalls within the required setbacks.
7. 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 the Ministry of Transportation & Infrastructure;

- (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) 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;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the parking spaces into livable space;
 - (k) registration of a Section 219 Restrictive Covenant to establish a no-build area for the purposes of tree preservation;
 - (l) 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; and
 - (m) the applicant adequately address the impact of reduced indoor amenity space.
8. Council pass a resolution to amend King George Highway Local Area Plan to redesignate the land from Townhouses 15 u.p.a. to Townhouses 25 u.p.a. when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:

4 Elementary students at Sunnyside School
3 Secondary students at Semiahmoo School

(Appendix III)

Parks, Recreation & Culture: Parks supports a park amenity contribution in order to help alleviate parks pressure as a result of development.

Ministry of Transportation & Infrastructure (MOTI): MOTI requests that an access easement be provided to 2533 Hwy. 99, owned by the Province of BC.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family houses.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Townhouse application at Third Reading/Single family home.	Urban/Townhouses 15 u.p.a.	RF
East:	Undeveloped land and townhouses	Urban/Townhouses 15 u.p.a	RF/RM-15
South:	Townhouses	Urban/Townhouses 15 u.p.a	RM-15
West (Across 156 St):	Single family houses and townhouses	Urban and Multiple Residential/Townhouses 15 u.p.a	RF/CD

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Urban" in the Official Community Plan (OCP) and "Townhouse 15 u.p.a" in the King George Highway Corridor Plan.
- The application requires an amendment to the OCP from "Urban" to "Multiple Residential" and the King George Highway Corridor Plan from "Townhouse 15 u.p.a" to "Townhouse 25 u.p.a" in order to allow for the proposed density of 24 u.p.a (Appendix V).
- The King George Highway Corridor Plan was prepared in 1995, subsequent to which unit densities for townhouse projects in south Surrey have generally been increased above 15 u.p.a.
- A townhouse development currently at Third Reading (Development Application No. 7912-0093-00) is located directly north of the subject site and proposes a density of 22 u.p.a. Development Application No. 7910-0041-00 was recently approved and built directly across 156 St. containing a density of 27 u.p.a.

- The subject site is located within close proximity of services, commercial amenities, Sunnyside Park and a Frequent Transit Network (24 Avenue) which supports a higher intensity use on the site.
- The applicant is contributing to an off-site sidewalk connection along the east side of 156 Street to 24th Avenue as a community benefit.

DEVELOPMENT CONSIDERATIONS

- The subject site consists of four (4) properties currently zoned "Single Family Residential Zone (RF)".
- The proposed zone is "Multiple Residential 30 Zone (RM-30)" and forty-six (46) units are proposed.
- The properties are located just south of Sunnyside Park and north of 24 Avenue.
- The proposed zoning is RM-30 and a total of 46 units are proposed. The unit density is 24.2 u.p.a. and the floor area ratio (FAR) is 0.85.
- The outdoor amenity area proposed is 165 sq.m (1,773) which exceeds the 138 sq.m (1,485 sq. ft) required under the Zoning By-law.
- The applicant is proposing 35 sq.m (376 sq. ft) of indoor amenity space, which is 103 sq.m (1,108 sq.ft) less than required under the Zoning By-law. The reduction of indoor amenity area is reasonable given the relatively small number of units in the project and proximity to commercial locations and services in the immediate area. The shortfall in indoor amenity area must be addressed by the cash-in-lieu arrangement.
- The property to the east (2533 Hwy. 99) is currently owned by the Province and does not currently have street access. A reciprocal access easement will be registered as part of this application in order to provide access to this site and in consideration of the future development potential of this property.
- A development concept plan has been prepared for 2533 Hwy. 99.

Trees

- The applicant retained Meredith Mitchell to provide an arborist report for the subject site. There are 29 by-law size trees on-site of which four (4) on-site tree is proposed for retention. The trees proposed for retention include an English Oak, Big Leaf Maple, Western Red Cedar and a Douglas Fir.
- There are also four (4) undersize trees being retained on the site.
- There are a number of trees located along the north and east property lines which are off-site trees, straddling the property lines, which are being retained.

- The overall tree retention is reasonable considering the density and form of the proposed development.

<u>Tree Species</u>	<u>Total No. of By-law Trees</u>	<u>Total No. Proposed for Retention</u>	<u>Total Proposed for Removal</u>
Hawthorn	1	0	1
Ash	2	0	2
Douglas Fir	4	1	3
Western Red Cedar	8	1	7
English Oak	1	1	0
Scot Pine	1	0	1
Horse Chestnut	1	0	1
Beech	1	0	1
Fruiting Cherry	3	0	3
Black Cottonwood	1	0	1
Red Alder	1	0	1
Grand Fir	1	0	1
Big Leaf Maple	1	1	0
Fruiting Plum	1	0	1
Fruiting Apple	1	0	1
Noble Fir	1	0	1
Totals	29	4	25

PRE-NOTIFICATION

Pre-notification letters were mailed on May 29, 2012 and staff received the following comments:

- One (1) letter of support for high-rise residential was received. Five (5) residents called to express concerns related to increased traffic in the area, especially along 24th Avenue, and the safety and congestion issues resulting from the traffic.

24 Avenue's designation as an arterial road is such that it is expected to carry significant levels of traffic, in which, some congestion is anticipated during peak periods. Several projects are ultimately planned for the Grandview Heights area including a new overpass of Highway 99 at 20 Avenue. The widening and replacement of the existing overpass of Highway 99 at 16 Avenue, with potential interchange, is included in the City's Ten Year Servicing Plan and is expected to change traffic patterns in the area. An interchange is also proposed for Highway 99 and 24 Avenue which will ultimately restrict access for this site to right-in right-out .

24 Avenue from 152 Street east to Campbell Heights is included within the Region's Frequent Transit Network and although traffic volumes are expected to continue to rise with further growth in the area, the ultimate improvements to 16 Avenue and 20 Avenue as well as frequent transit service to the area are expected to improve people and goods movement in the short and long term future.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DESIGN PROPOSAL AND REVIEW

- The forty-six (46) unit project consists of three (3) storey units with a mixture of side by side and tandem parking configurations.
- The architectural style of the project is contemporary and while it is unique from the recently constructed townhouses directly across 156 Street and the townhouse application (7912-0093-00) at Third Reading directly north, it is also complementary.
- The site has been designed to achieve a strong street presence along 156 Avenue given the approximately 135 metres (443 ft) long street frontage provides for a human-scale streetscape.
- The outdoor amenity area and indoor amenity areas on the site are combined and located centrally within the site. The indoor amenity building opens onto the outdoor amenity area to create a functional space.
- The buildings along the south property line are proposed to be setback to 11.4m (37.5 ft), in consideration of the rear yard conditions of the existing single storey townhomes. This setback is 3.9m (31 ft) greater than required under the RM-30 Zone.
- Side yard conditions are proposed to interface with the existing townhomes along the east property.
- Exterior building materials consist of variegated asphalt roof shingles, horizontal and shake fibre cement and horizontal cedar siding accents.
- The colour scheme is a combination of black, grey, taupe, stained cedar and dark blue accent doors (Appendix VI).

Landscape Plan

- The landscape plan proposes a variety of planting materials, trees and hard surfaced materials.
- Special consideration has been given to the landscape screening along the edge conditions with the existing townhomes. The proposed planting includes a mixture of coniferous and deciduous trees that will provide a height sufficient to provide screening of the new homes to existing residents.
- The proposed screening planting includes *calocedrus* which are a large and solid screen. The City recommends that Frans Fontaine Hornbeam be incorporated into the screening in order to provide denser screen planting.

- A 1.2m (4ft) sound attenuation fence is proposed along the south property line in order to reduce the potential impact of garage accesses along this interface.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 2, 2012. 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)	• Located within the King George Corridor Plan area designated Townhouses 15 u.p.a. Townhouses 24.2 u.p.a is proposed
2. Density & Diversity (B1-B7)	• A higher density is proposed because of the site's proximity to indoor and outdoor amenities.
3. Ecology & Stewardship (C1-C4)	• Some Low Impact Development Standards are proposed including rain gardens and absorbent soils.
4. Sustainable Transport & Mobility (D1-D2)	• The project will contribute to the off-site construction of the sidewalk along the east side of 156 St south to 24 Avenue, a Frequent Transit Network, and north to Sunnyside Park.
5. Accessibility & Safety (E1-E3)	• CPTED building and landscaping design principles incorporated.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

ADVISORY DESIGN PANEL

- The project was not referred to ADP and was reviewed by City staff. Staff feel that the design and intent of the project is a high quality ground-oriented development, reflective of City objectives.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum west front yard setback from 7.5 m (25 ft) to 3.5 m (11.5 ft) (Buildings 7,8 and 9), and to 4.3m (14 ft) for Building 1.

Applicant's Reasons:

- The setback provides for an interactive streetscape.

Staff Comments:

- The proposed 3.5 m (11.5 ft) setback is reasonable and provides for an appropriate interface with the public realm, in close proximity to Sunnyside Park.
- The setback is consistent with setbacks of the existing building south along 156th Street and the proposed development to the north.
- The north block of 6 units (Building 1) is setback further at 4.3m (14 ft).

(b) Requested Variance:

- to reduce the minimum east rear yard setback from 7.5m to (4.6m (15 ft), 5.5m (18ft), 5.8m (19 ft) and 6.4m (21 ft) (Buildings 5 and 6).

Applicant's Reasons:

- The proposed setbacks provide for a functional site plan and response to existing conditions.

Staff Comments:

- The proposed setbacks are side yard conditions and do not significantly impact the rear yards of the existing units, which are noted to be sited approximately 9m (30 ft) from the common property line. The total separation from the rear of the existing townhomes to the east is about 15m (50ft.). Significant landscape screening is proposed along this interface.

(c) Requested Variance:

- To reduce the minimum south side yard setback from 7.5 m (25 ft) to 4. 9m (16 ft).

Applicant's Reasons:

- The setback is a side yard which is greater than the building setback to the south.

Staff Comments:

- The proposed setback reduction provides for continuity in streetscape with the existing townhouse development to the south and applies to one (1) unit with a side yard condition.
- The remaining units have a minimum setback of 11.4m (37.5 ft.).

(d) Requested Variance:

- To reduce the minimum north side yard setback from 7.5 m (25 ft) to 7.4 metres (24 ft.), 6.7 metres (22 ft)(Building 1) and 6.1 metres (20ft) and 5.4m (17.5ft) (Building 2).

Applicant's Reasons:

- The proposed setbacks are side unit conditions with greater setbacks than the approved project to the north.

Staff Comments:

- The proposed setbacks are side yard conditions and result in setbacks greater than the setbacks established directly north under Development Application No. 7912-0093-00.

(e) Requested Variance:

- To permit four (4) visitor parking stalls within the rear and side yard setbacks.

Applicant's Reasons:

- The proposed parking stalls do not impact existing developments and are anticipated to be located within the side yards of the development to the east.

Staff Comments:

- The proposed parking stalls are well screened from the street. The four (4) visitor parking stalls are proposed to be located within the rear yard setback next to the undeveloped property (2533 Hwy. 99) designated for Townhouses. The stalls are also located within the drive isle area that provides reciprocal access to this future development site and provides for an appropriate transition.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Engineering Summary
Appendix III	School District Comments
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	OCP Redesignation Map
Appendix VI	Draft Development Permit Drawings
Appendix VII	Development Variance Permit No. 7911-0240-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Maciej Dembek and Meredith Mitchell, respectively, dated November 30, 2012.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

IM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\2896812092.doc
DA 1/24/13 10:59 AM

- (c) Proceed with Public Notification for Development Variance Permit No. 7911-0240-00 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		
Road Widening area		
Undevelopable area		
Net Total		7,702
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		42
SETBACKS (in metres)		
Front		3.5
Rear		4.6 to 7.6
Side South		4.9/11.4
Side North		5.4 to 7.4
BUILDING HEIGHT (in metres/storeys)		
Principal		10
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		46
Total		
FLOOR AREA: Residential		6,493
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		6,493

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		0.85
AMENITY SPACE (area in square metres)		
Indoor		35
Outdoor		173
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	92	92
2-Bed		
3-Bed		
Residential Visitors	9	9
Institutional		
		101
Total Number of Parking Spaces		
Number of disabled stalls		
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	NO
---------------	----	---------------------------------	----

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

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

DATE: **December 10, 2012** PROJECT FILE: **7811-0240-00**

RE: **Engineering Requirements
Location: 2494/2510/2526/2544 - 156 Street**

OCP/LAP AMENDMENT

A voluntary amenity contribution of 70% of the cost for 150 metres of offsite sidewalk located along the east side of 156 Street to 24 Avenue is required as negotiated with the Planning and Transportation Departments.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide a 0.5 metre SROW for City service connections.

Works and Services

- Construct east side of 156 Street.
- Provide adequate service connections
- Provide on site interim storm water detention
- Provide an access easement for future development with 2533 King George Boulevard.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

LR



Thursday, June 07, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0240 000

SUMMARY

The proposed 46 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	3

September 2011 Enrolment/School Capacity

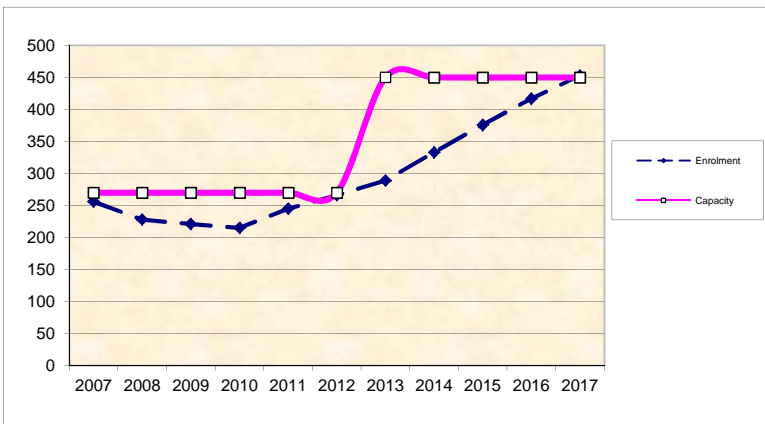
Sunnyside Elementary	
Enrolment (K/1-7):	36 K + 209
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1497
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12);	1404

School Enrolment Projections and Planning Update:

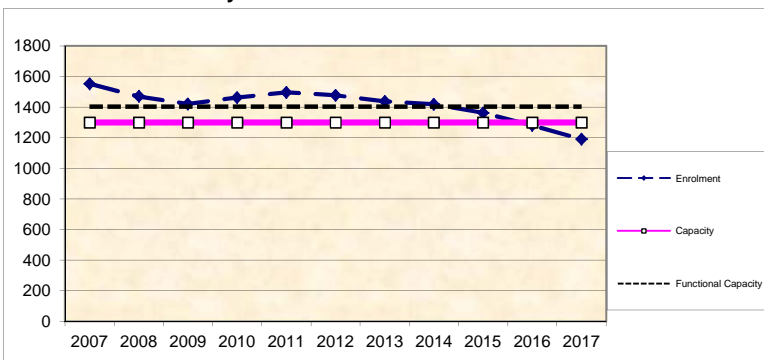
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

Sunnyside Elementary



Semiahmoo Secondary



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

TREE PRESERVATION SUMMARY

Surrey Project #

Project Location: 2494, 2410, 2526, 2544 - 156th St. Surrey

Register Landscape Architect / Arborist Meredith Mitchell M2 Landscape Architecture

Detailed Assessment of the existing trees was prepared for this proposal in 22 November 2011.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site

- a. The subject site is located in Sunnyside, 1 block east of Peninsula Village Shopping Centre.
- b. The site is untouched by demolition at this time.
- c. The site has an environmental buffer on the northwest property line corner.
- d. The majority of the existing tree resources are mature Cedar and undersized fruit trees.
- e. A total of 9 bylaw Western Red Cedar (on and off site) were noted.

2. Summary of Proposed Tree Removal and Replacement

○	Number of Protected Trees Identified	29	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes	0	(B)
○	Number of Protected Trees to be Removed	25	(C)
○	Number of Trees to be Retained (A-B-C)	4	(D)
○	Number of Replacement Trees Required @ 2:1 (25 trees)	50	(E1)
○	Number of Replacement Trees Required @ 1:1	2	(E2)
○	Total Number of Replacement Trees Required	52	(E3)
○	Number of Replacement Trees Proposed	99	(F)
○	Number of Replacement Trees in Deficit (E – F)	0	(G)
○	Total Number of Protected and Replacement Trees (D+F)	103	(H)
○	Number of Lots Proposed in Project	N/A	(I)
○	Average Number of Trees / Lot (H/I)	N/A	

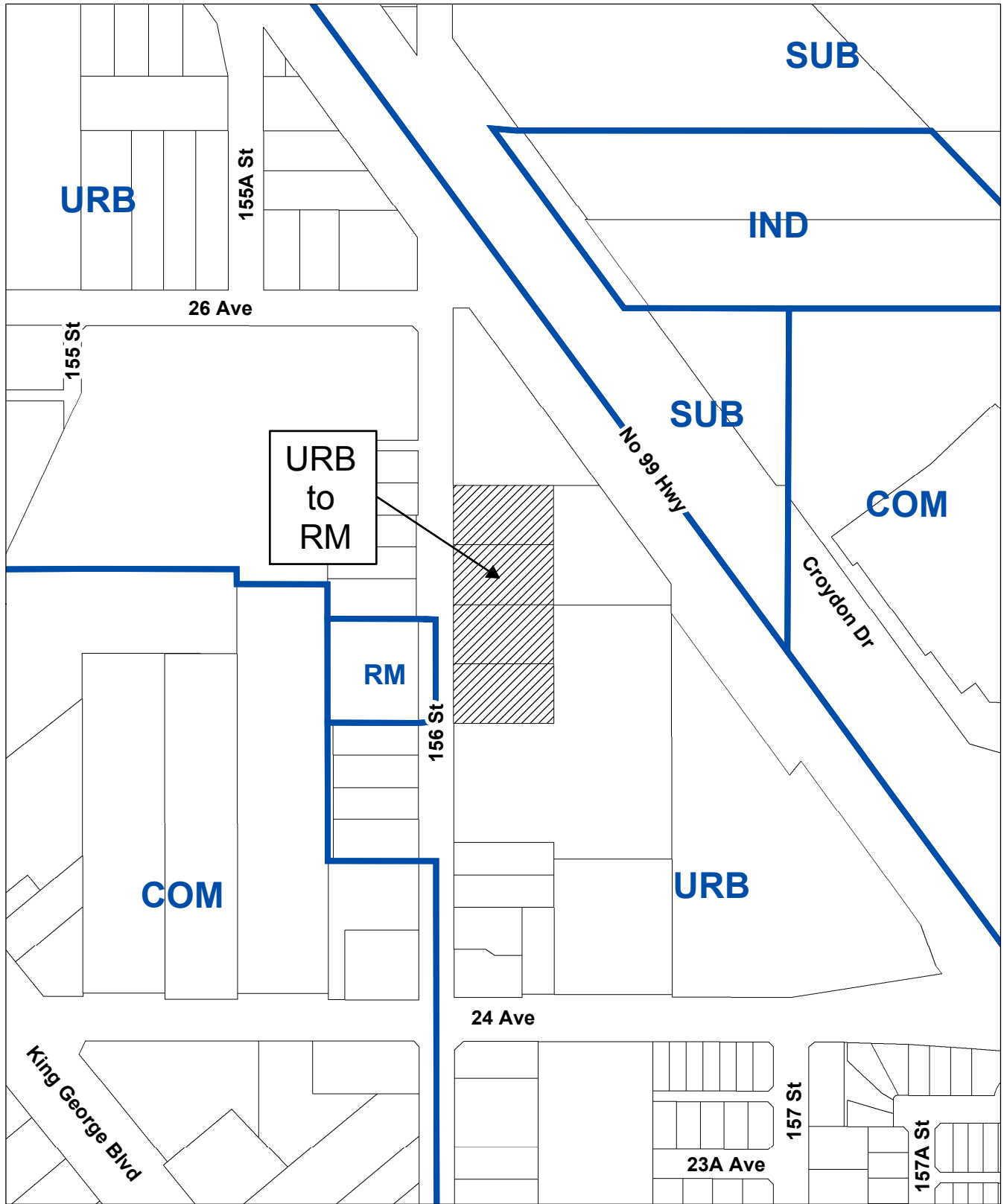
3. Tree Survey and Preservation Plan

Tree Survey / Arborist Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Meredith Mitchell**
ISA Certified Arborist #PN-6089A
M2 Landscape Architecture
7 January 2013
***Revised 17 January 2013**



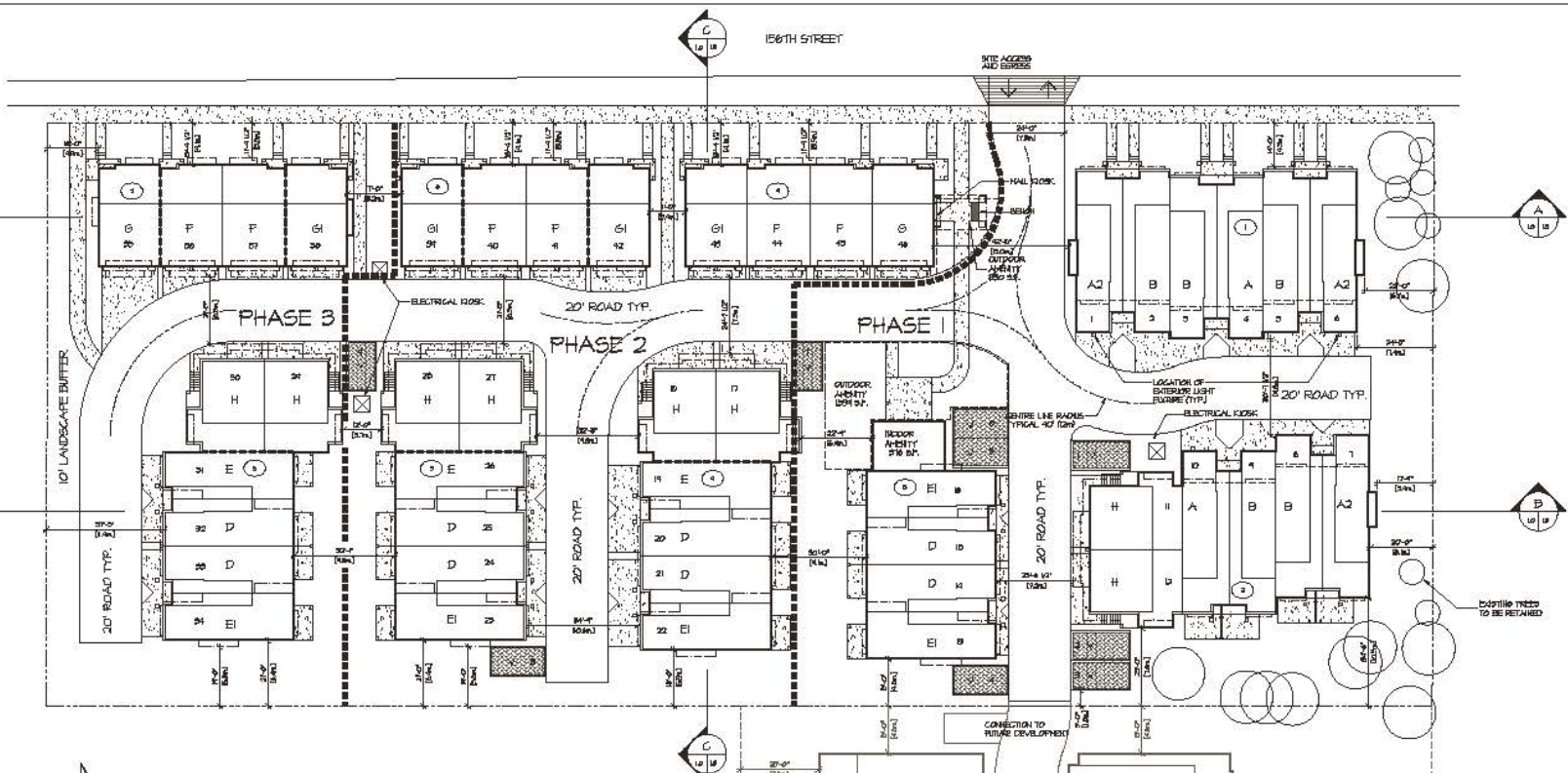


OCP Amendment

Proposed amendment from Urban to Multiple Residential



DISCLAIMER: ALL DIMENSIONS AND THE NUMBER OF UNITS SHOWN HEREIN ARE THE SOLE PROPERTY OF BARNETT DEMBEK & ASSOCIATES. THE INFORMATION HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY DECISIONS. BARNETT DEMBEK & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE INFORMATION HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BARNETT DEMBEK & ASSOCIATES.



CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"

TOWNHOUSE DEVELOPMENT DATA

30ARS :	CD BASED ON R19-30	REQUIRE :	RESIDENTIAL :	46 x 20 = 92 SPACES
SITE AREA :	80,840 SF	VISITOR :	RESIDENTIAL :	46 x 10 = 46 SPACES
FAAR :	0.815 (65,668 SF)	TOTAL :	VISITOR :	46 x 10 = 46 SPACES
SITE COVERAGE :	42% (34,762 SF)	PROPOSED :	RESIDENTIAL :	42 SPACES
DENSITY :	242 UFA, 34.1 UPA, (46 UNITS)	TOTAL :	VISITOR :	4 SPACES
			TOTAL :	(46 SPACES)

UNIT DESIGNATION	AREA	NO. UNITS	TOTAL AREA	NO. UNITS	TOTAL AREA
UNIT A 2 BEDROOM	1,294 SF	2	2,588 SF	4-9H x 2 UNITS = 819 SF	819 SF
UNIT A1 3 BEDROOM	1,566 SF	5	7,830 SF	4-10 x 5 UNITS = 1,250 SF	1,250 SF
UNIT B 3 BEDROOM	1,564 SF	5	7,820 SF	4-9H x 5 UNITS = 2,245 SF	2,245 SF
UNIT D 3 BEDROOM	1,311 SF	8	10,488 SF	3-7 x 4 UNITS = 4,256 SF	4,256 SF
UNIT C 3 BEDROOM	1,277 SF	4	5,108 SF	3-11 x 5 UNITS = 1,591 SF	1,591 SF
UNIT E 3 BEDROOM	1,436 SF	3	4,308 SF	3-14 x 5 UNITS = 2,820 SF	2,820 SF
UNIT F 3 BEDROOM	1,580 SF	6	9,480 SF	4-10 x 6 UNITS = 2,460 SF	2,460 SF
UNIT B 3 BEDROOM	1,410 SF	2	2,820 SF	4-10 x 2 UNITS = 2,200 SF	2,200 SF
UNIT G 3 BEDROOM	1,262 SF	4	5,048 SF	4-10 x 4 UNITS = 1,640 SF	1,640 SF
UNIT H 3 BEDROOM	1,266 SF	8	10,128 SF	4-12 x 8 UNITS = 3,376 SF	3,376 SF
TOTAL :		46 UNITS = 61,684 SF		21,091 SF	

AMBIENT	REQUIRED :	INDOOR :	156 SF
	PROVIDED :	OUTDOOR :	156 SF
		INDOOR :	276 SF
		OUTDOOR :	1,891 SF

TABLE OF CONTENTS

- AC-1.0 CONCEPTUAL SITE PLAN & DEVELOPMENT DATA
- AC-1.1 GRADING PLAN
- AC-1.2 CONTEXT PLAN
- AC-1.3 SITE SECTIONS & STREET ELEVATION
- AC-2.1 UNIT PLANS
- AC-2.2 UNIT PLANS
- AC-2.3 UNIT PLANS
- AC-3.1 BUILDING #1 - ELEVATIONS
- AC-3.2 BUILDING #2 - ELEVATIONS
- AC-3.3 BUILDING #3 - ELEVATIONS
- AC-3.4 BUILDING #4 - ELEVATIONS
- AC-3.5 BUILDING #5 - ELEVATIONS
- AC-3.6 BUILDING #6 - ELEVATIONS
- AC-3.7 BUILDING #7 - ELEVATIONS
- AC-3.8 BUILDING #8 - ELEVATIONS
- AC-3.9 BUILDING #9 - ELEVATIONS
- AC-4.1 BUILDING #1 - FLOOR PLANS & ROOF PLAN
- AC-4.2 BUILDING #2 - FLOOR PLANS & ROOF PLAN
- AC-4.3 BUILDING #3 - FLOOR PLANS & ROOF PLAN
- AC-4.4 BUILDING #4 - FLOOR PLANS & ROOF PLAN
- AC-4.5 BUILDING #5 - FLOOR PLANS & ROOF PLAN
- AC-4.6 BUILDING #6 - FLOOR PLANS & ROOF PLAN
- AC-4.7 BUILDING #7 - FLOOR PLANS & ROOF PLAN
- AC-4.8 BUILDING #8 - FLOOR PLANS & ROOF PLAN
- AC-4.9 BUILDING #9 - FLOOR PLANS & ROOF PLAN



EXTERIOR LIGHT FIXTURE
(RESIDENTIAL DRIVE AISLE LIGHT)

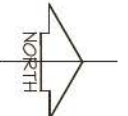
REVISION	DATE	BY

DESIGN :
DRAWN :
DATE :
SCALE :
PROJECT :
SHEET CONTAINS :

barnett dembek
UNIT 135,
7036 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 587-7100
FAX: (604) 587-2099
EMAIL: mail@barnett.com
CLIENT FAX: SHEET NO. AC-1D
PROJECT NO. 11025 REV. NO.



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY

NO.	DATE	REVISION DESCRIPTION	BY
4	BLAND	REV. PER NEW SITE PLAN	GL
5	GEORGE	REV. PER CITY COMMENTS	GL
6	GEORGE	REV. PER NEW SITE PLAN	GL
7	GEORGE	REV. PER NEW SITE PLAN	GL

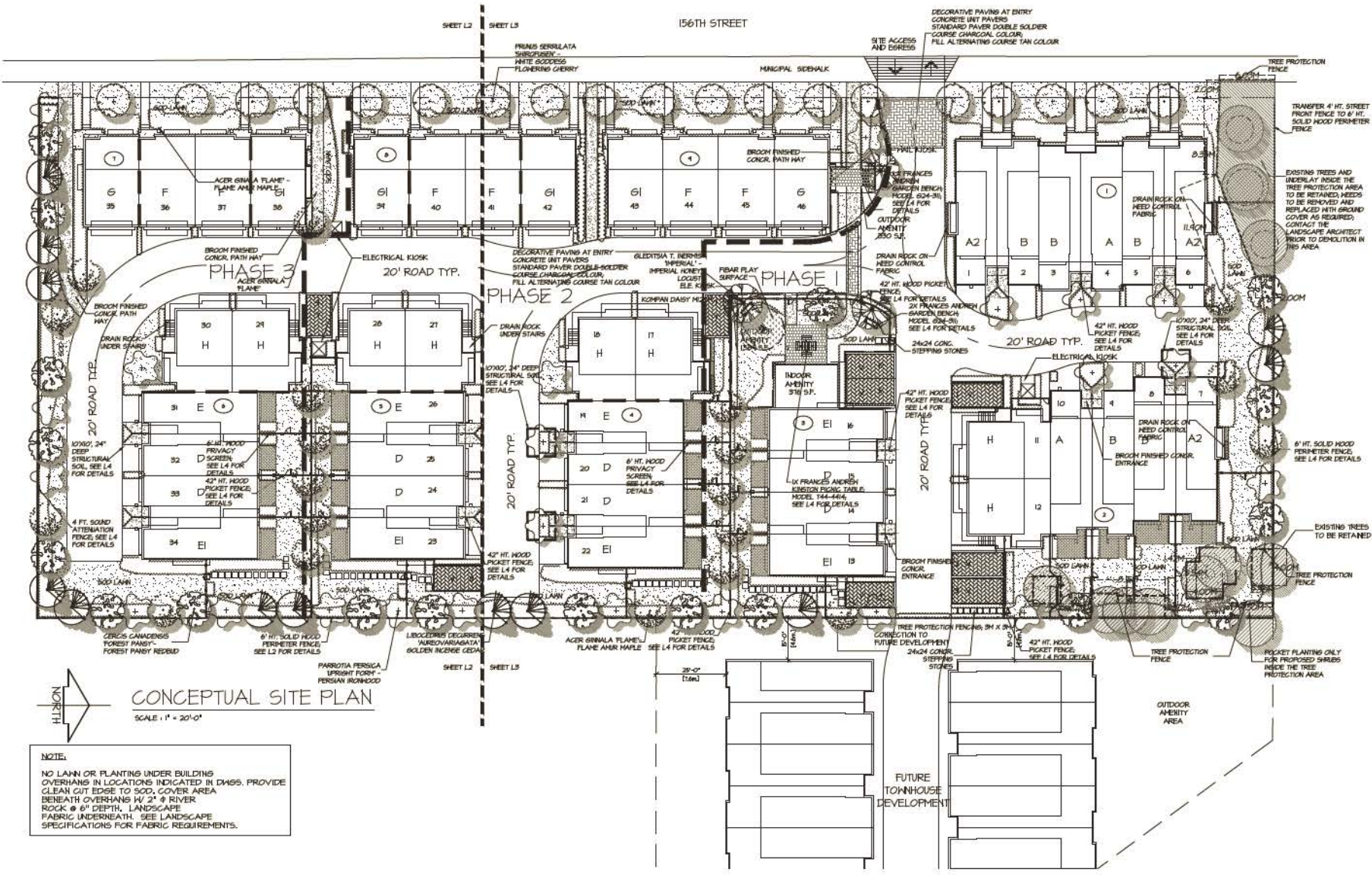
PROJECT:

JCEL - 47 UNITS TOWNHOUSE
 2494, 2500, 2525, 2544 156th Street
 SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 02.11.20	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWN: GL	
DESIGN: GL	
CHECK: HM	

M2LA PROJECT NUMBER: 22-002



CONCEPTUAL SITE PLAN
 SCALE: 1" = 20'-0"

NOTE:
 NO LAWN OR PLANTING UNDER BUILDING OVERHANGS IN LOCATIONS INDICATED IN DMSS. PROVIDE CLEAN CUT EDGE TO SOG, COVER AREA BENEATH OVERHANGS W/ 2" Ø RIVER ROCK @ 6" DEPTH, LANDSCAPE FABRIC UNDERNEATH. SEE LANDSCAPE SPECIFICATIONS FOR FABRIC REQUIREMENTS.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0240-00

Issued To: HONG YAN LI

("the Owner")

Address of Owner: 6262 – Angus Drive
Vancouver, BC
V6M 3P3

Issued To: FEI LIU

("the Owner")

Address of Owner: 6262 - Angus Drive
Vancouver, BC
V6M 3P3

Issued To: SOUTH LAND HOLDINGS LTD

("the Owner")

Address of Owner: 205 - East 5th Avenue
Vancouver, BC
V5T 1H3

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: 009-768-769

Lot 5 Section 23 Township 1 New Westminster District Plan 13147

2494 - 156 Street

Parcel Identifier: 009-768-793

Lot 6 Section 23 Township 1 New Westminster District Plan 13147

2510 - 156 Street

Parcel Identifier: 001-341-103
Lot 7 Section 23 Township 1 New Westminster District Plan 13147

2526 - 156 Street

Parcel Identifier: 009-768-807
Lot 8 Section 23 Township 1 New Westminster District Plan 13147

2544 - 156 Street

(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(s) has/have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section F, Part 22 as follows:

- (a) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 metres (16 ft.);
- (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.4 metres (24 ft.), 6.7 metres (22 ft) and 6.1 metres (20ft) and 5.4m (17.5ft);
- (d) to reduce the minimum east rear yard from 7.5m (25 ft.) to 4.6m (15 ft), 5.5m (18ft), 5.8m (19 ft) and 6.4m (21 ft); and
- (e) to allow for four (4) visitor parking stalls within the required setbacks.

5. This development variance permit applies to only that portion of the buildings and structures on the Land 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

