

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0243-00

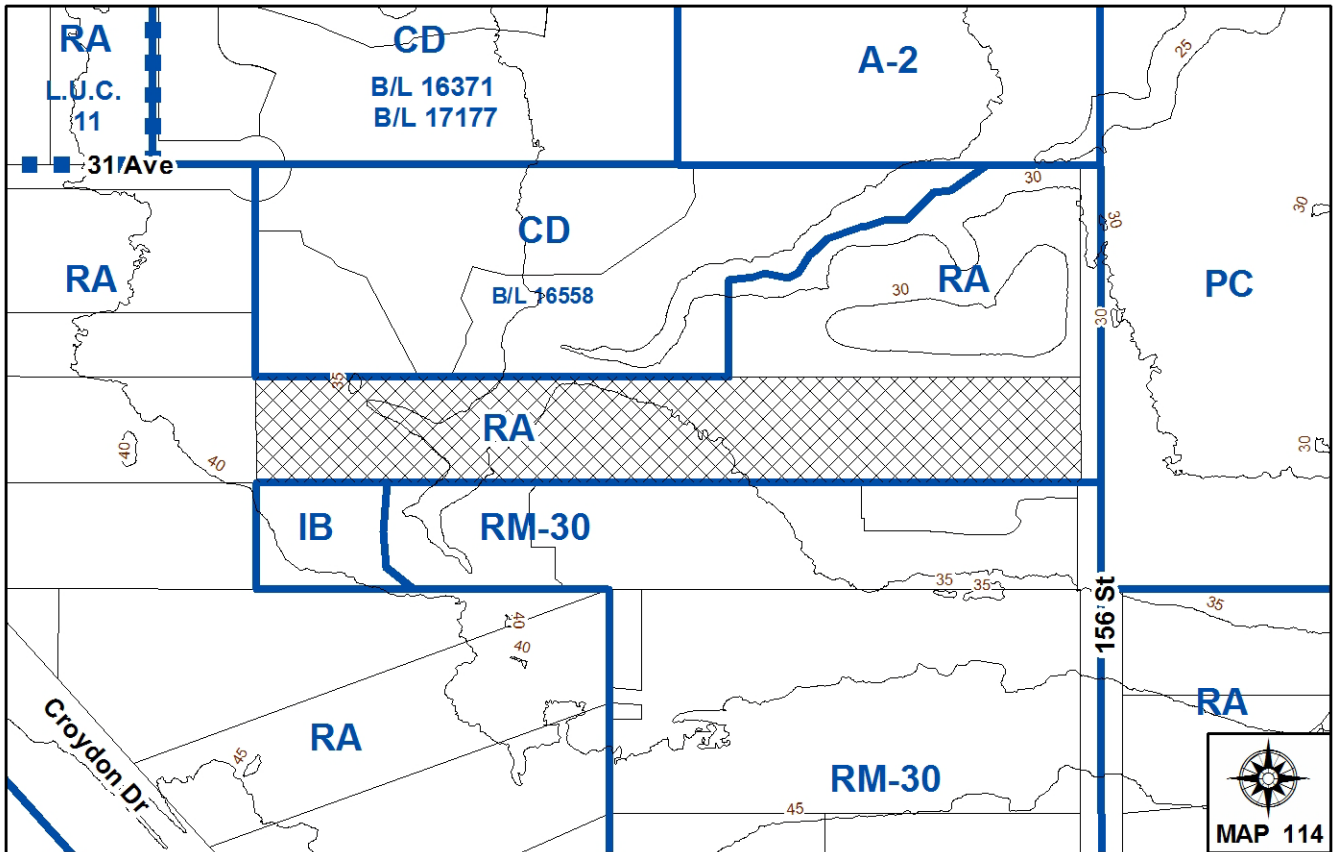
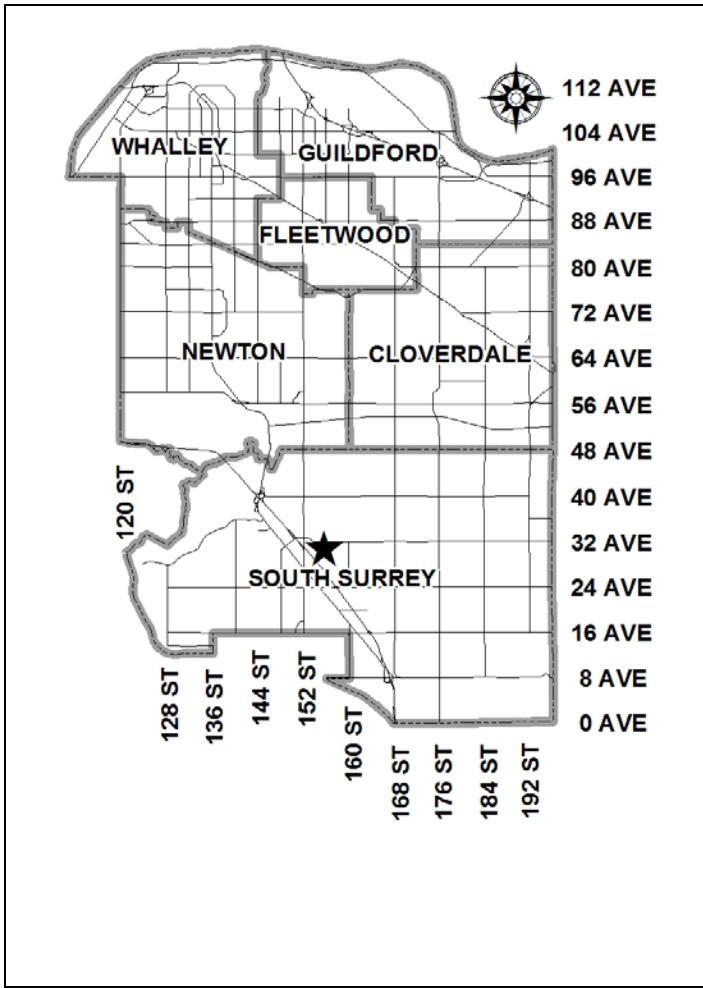
Planning Report Date: February 20, 2012

**PROPOSAL:**

- **Partial OCP amendment** from Suburban and Industrial to Multiple Residential
- **Rezoning** from RA to RM-30 and IB
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 69 townhouse units and a remnant lot for future industrial business park development.

**LOCATION:** 3033 - 156 Street  
**OWNER:** Woodbridge Homes (156<sup>th</sup>) Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban and Industrial  
**NCP DESIGNATION:** Multiple Residential (15-25 upa), Business Park, Habitat Preservation Area



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Vary the RM-30 Zone to allow reduced setbacks.

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- The proposed OCP amendment was anticipated as part of the normal approval process for applications in the NCP to achieve the approved land use designations, specific layout and density.
- The proposed density and building form are appropriate for this part of North Grandview Heights.
- The proposed setbacks are a result of the narrow shape of the site, the impact of the dedication of the riparian area, tree retention and the goal of having active living space at the ground level on the street-facing units.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site from "Suburban" and "Industrial" to "Multiple Residential" as per the OCP Redesignation Map in Appendix IX 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 portions of the subject site shown as Block "A" and Block "B" in Appendix V 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 "C" in Appendix V from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7911-0243-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7911-0243-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) for the balconies and 5.5 metres (18 feet) for the building face for Buildings 8, 9, 10 and 11;
  - (b) to reduce the minimum northerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 5.5 metres (18 feet) for Building 1;
  - (c) to reduce the minimum easterly front yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 5.3 metres (17 feet) for Building 1;
  - (d) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 7.3 (24 feet) for Building 1;
  - (e) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.9 metres (23 feet) for the balconies for Buildings 2, 3 and 4;
  - (f) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) for the amenity building;
  - (g) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for the balconies for Buildings 5, 6 and 7;
  - (h) to reduce the minimum westerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.7 metres (15 feet) for Building 7 and to 2.5 metres (8 feet) for Building 8.

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, including the conveyance of Blocks "B" and "C" to the City as one parcel;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) endorsement from Senior Government Environmental Agencies;
  - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (i) 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;
  - (j) registration of a reciprocal access easement to provide access to the property to the south (3009 – 156 Street);
  - (k) registration of an access easement to provide legal access to the proposed parcel containing Blocks "B" and "C" as shown in Appendix V;
  - (l) completion of an agreement with the City for the transfer of Block "C" (future industrial land) as shown in Appendix V;
  - (m) the applicant enter into a P-15 agreement for monitoring and maintenance of replanting in the dedicated riparian areas.

#### 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:**

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2013.  
 (Appendix VI)

**Parks, Recreation & Culture:** No concerns. A P-15 agreement is required for monitoring and maintenance of replantings in the dedicated riparian areas.

**Department of Fisheries and Oceans (DFO):** DFO has agreed to a reduced riparian setback on the east side of the Upper Titman Creek Class 'A' watercourse consisting of a setback ranging between 13 metres (43 feet) and 36 metres (118 feet) from the top-of-bank, with an average setback of 19 metres (62 feet). The riparian setback on the west side of Upper Titman Creek and the associated tributary is the full 30 metres (98 feet) from the top-of-bank. The riparian area will be dedicated to the City as park land.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval is granted.

**Fire Department:** No concerns.

**SITE CHARACTERISTICS**

**Existing Land Use:** A single family dwelling.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	City Parkland (riparian area).	Suburban & Industrial/ Habitat Preservation Area.	CD By-law No. 16558
	Multiple residential.	Industrial/Live & Work or Business Park Area.	CD By-law No. 16558
	City Detention pond.	Suburban/Detention Pond & Habitat Preservation Area.	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 156 St.):	Garden of Gethsemani cemetery.	Suburban/Existing Cemetery.	PC
South:	Townhouse development.	Multiple Residential/ Multiple Residential (15-25 upa).	RM-30
West:	Single family dwelling.	Industrial/ Business Park.	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located at 3033 – 156 Street and is 1.98 hectares (4.89 acres) in area. The site contains an existing single family dwelling, which is proposed to be demolished. The site is crossed by the Upper Titman Creek and a tributary of the creek. The site is bordered by recently constructed townhouses to the south, riparian parkland, a detention pond and live work development to the north, a cemetery to the east and a single family dwelling on a large lot to the west.
- The site is designated "Suburban" and "Industrial" in the Official Community Plan (OCP). The eastern portion of the site is designated "Medium Density Residential 15 to 25 units per acre (upa)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) and the western portion of the site is designated "Business Park" in the Highway 99 Corridor Land Use Concept Plan. In between these two land use designations is the Titman watercourse that is designated "Habitat Preservation Area". An OCP amendment from "Suburban" and "Industrial" to "Multiple Residential" is required (including the Titman watercourse) to accommodate this proposal (Appendix IX).
- The entire site is currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the eastern portion of the site (including the Titman watercourse) to "Multiple Residential 30 Zone" (RM-30) to allow 69 townhouse dwelling units. The proposed RM-30 Zone is consistent with the designations in the NCP. In accordance with Section 4.1 of the North Grandview Heights NCP, applications in this NCP are required to be accompanied by an OCP amendment to redesignate the lands in order to achieve the land uses and density approved in the NCP. The proposed OCP amendment is consistent with the NCP designations and can be supported.
- The applicant is also proposing to rezone the western portion of the site to "Industrial Business Zone" (IB) in accordance with the designation in the Highway 99 Corridor Land Use Concept Plan and the OCP. It is anticipated that this portion of the site will be consolidated with the adjacent industrial designated lands and developed in the near future for business park uses.
- Appendix V shows the different Blocks proposed: the easterly Block A is "Multiple Residential" and contains the proposed townhouses, Block B is "Multiple Residential" and contains the proposed riparian park land, and the westerly Block C is "Industrial".

## DEVELOPMENT CONSIDERATIONS

### Proposed Townhouse Development

- The subject proposal consists of 69 townhouse units. The units range in size from 116 sq.m. (1,251 sq.ft.) to 171 sq.m. (1,840 sq.ft.), with a total floor area of 9,184 sq.m. (98,852 sq.ft.), excluding garage areas. A floor area ratio (FAR) of 0.84 is proposed, which complies with the RM-30 Zone.
- The proposed net density of 25 dwelling upa is within the range of 15 to 25 upa that is permitted in the North Grandview Heights NCP.
- The development includes a total of 152 parking stalls (138 parking stalls for residents and 14 visitor parking stalls). This meets the parking requirements of the Surrey Zoning By-law.
- Both side-by-side and tandem parking are proposed (14% side-by-side and 86% tandem). The tandem parking stall arrangement will be protected by a Section 219 Restrictive Covenant in order to prohibit the conversion of tandem parking stalls into habitable space.
- The total amount of indoor amenity space proposed is 207 sq.m. (2,228 sq.ft.), which is the amount required by the Zoning By-law. The two-storey amenity building is centrally located on the site and consists of a kitchen, lounge area, accessible washroom and a meeting room on the main floor and a games lounge and exercise room on the second floor. The building has a large outdoor patio area with stone benches and a space for a barbeque.
- The development includes 207 sq.m. (2,228 sq.ft.) of outdoor amenity space, which is the amount required by the Zoning By-law. This amenity space surrounds the amenity building and contains a large retained tree, a landscaped area and an outdoor patio area with seating.

### Vehicular Access

- The subject site is proposed to share vehicular access from 156 Street with the Callisto townhouse development to the south. When the Callisto project (File No. 7907-0381-00) was approved, a reciprocal access easement was placed on that site to allow access to the subject site.
- A secondary emergency access is provided from the Callisto site to the south near the back of the lot in accordance with the Engineering Department's requirements. A shared access easement will be registered to secure this access for the property to the north.

### Tree Preservation and Landscaping

- An arborist report for the site was prepared by DMG Landscape Architects. The arborist report states that there are a total of 152 trees on the townhouse development portion of the property. One hundred forty-four (144) of these trees are alders or cottonwood which have low retention value and are proposed to be removed. There are 6 western hemlock

trees on the site but they are all growing on top of stumps left over from first cut logging and are therefore not suitable for retention. There are 2 cedars on the site and the applicant is proposing to retain 1 cedar. The other cedar has been compromised by the retaining wall built by the development to the south.

- The following is a table providing the breakdown by tree species:

Tree Species	Total no. of mature trees (on-site)	Total proposed for retention (on-site)	Total proposed for removal (on-site)
Red Alder, Cottonwood	144	0	144
Western Red Cedar	2	0	1
Western Hemlock	6	0	6
<b>Total</b>	<b>152</b>	<b>1</b>	<b>151</b>

- The applicant is conveying a large riparian area (8,130 sq.m./2.0 acres, which is 41% of the total site area) to the City and all the non-hazardous trees in this area will be retained.
- The applicant is required to plant 158 replacement trees and the applicant is proposing to plant 174 replacement trees. The new trees on the site will consist of a variety of trees including fir, maple, birch, dogwood, magnolia and cedar. A large number of trees will be planted along the internal drive aisle, enhancing this space. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.
- Stone-faced columns with latticed gates are proposed along the street-fronting pedestrian entryways. Boulders and ornamental grasses will be used to delineate the private and public space along the street frontage.
- The applicant is proposing a water feature at the front entryway with a wood deck walkway, boulders and other landscaping. The outdoor amenity area will feature a wood deck walkway as well.
- The applicant is proposing to construct a viewing platform that would overlook the riparian area offering great views and educational opportunities. The viewing platform will be on the townhouse lot but will protrude into the riparian area.
- No garbage enclosure is proposed as garbage and recycling is proposed to be picked up at each unit.

### Protected Riparian Area

- The Upper Titman Class "A" creek and a tributary run through the site separating the OCP "Industrial" and "Multiple Residential" designations on the property. The Department of Fisheries and Oceans (DFO) has agreed to a riparian setback on the easterly side of Upper Titman Creek ranging between 13 metres (43 feet) and 36 metres (118 feet) from the top-of-bank, with an average setback of 19 metres (62 feet). The riparian setback on the west side of Upper Titman Creek and the associated tributary is the full 30 metres (98 feet) from the top-of-bank.

- The applicant is required to dedicate the entire riparian area to the City and to erect a fence at the boundaries of the riparian area to ensure that the riparian areas remain undisturbed. The applicant is proposing a viewing platform over the creek area that will provide views of the riparian area and educational opportunities. The platform structure will be on the proposed townhouse parcel, not on City park land.

#### Industrial Portion of the Site (Block "C")

- A small portion of the site, approximately 574 sq.m. (6,178 sq.ft.) in area, on the west of Upper Titman Creek is designed "Industrial" in the OCP, and is expected to form part of a future business park use fronting on Croydon Drive.
- Since the industrial portion of the subject site is currently land locked (by Upper Titman Creek), and the applicant has not been able to pursue a consolidation of the industrial portion with the landowner to the west, this area is not able to be developed as industrial land at the current time. In order to ensure the future viability of the industrial portion of the subject site, an agreement has been reached between the City of Surrey and the applicant regarding the future of this industrial portion.
- Under an agreement with the City, the applicant has agreed to convey this land (Block "C" in Appendix V) together with the riparian area (Block "B") to the City with the understanding that the City will hold it "in trust" to provide the current owner sufficient time to pursue and complete a larger land assembly with the property to the west. The current owner will be required to complete a larger land assembly within the next five (5) years by consolidating the industrial lot with adjacent industrial properties, otherwise the City will retain ownership of the "Industrial"-designated portion of the subject lot with no compensation to the current owner, and may pursue the consolidation of this industrial lot with the adjacent industrial lands.
- This agreement between the City of Surrey and the current owner will be attached to the land via a Section 219 Restrictive Covenant registered on title stating the terms of the agreement.

#### PRE-NOTIFICATION

Pre-notification letters were sent on October 20, 2011 and staff received phone calls from 8 people. Four (4) of the callers requested information about the development and did not have any concerns about the proposal.

- Four (4) of the callers expressed concern about increased traffic on 156 Street, lack of sidewalk on 156 Street to 28 Avenue, and tree loss on the subject site.

*(The applicant will be required to put a sidewalk along their road frontage and other developments along the west side of 156 Street have installed a sidewalk as part of their servicing agreement. Once development on the west side of 156 Street is complete there will be a sidewalk along 156 Street to 28 Avenue. As parcels east of 156 Street are developed there will be alternative roads (other than 156 Street) for vehicles to access 28 Avenue. Ninety-five (95) % of the trees on the site are lower value alders/cottonwoods and are not ideal for retention. The site is dedicating a*

*large (8,130 sq.m./2 acres) riparian area to the City and the non-hazardous trees in this area will be retained.)*

A Public Information Meeting (PIM) was held on February 8, 2011 and was attended by 4 people. One person represented a land development company and inquired as to the nature of the proposal. The three other people were from the neighbouring townhouse project to the south and had no concerns with the proposal.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

### DESIGN PROPOSAL AND REVIEW

- The development consists of 11 three-storey buildings containing 69 units and one amenity building. The building design theme is based on an East Coast style with clean lines, primary colours and simpler forms.
- The townhouse units facing 156 Street are street-oriented and contain active living space on the ground floor to promote interaction with the public realm. This includes front doors facing 156 Avenue, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street. By providing eyes on the street, the orientation of these townhouses allows for natural surveillance of the neighbourhood.
- Three colour schemes are proposed: Blue for the street-facing building and Green and Red for the other buildings. Each colour scheme is proposed to contain a number of complementary colours. These colour schemes will provide distinction to each respective townhouse building.
- The exterior materials include vinyl shingles, vinyl siding, and wood trim. Fibreglass asphalt shingles are proposed for the roof. The facades are enhanced by the use of projecting canopies, flower boxes, and chimneys. The roof lines are enhanced by breaks in the roof line and a number of gable features.
- The site's narrow geometry means that a long drive aisle is proposed between the townhouse units. The drive aisle is proposed to be somewhat curvilinear and to have shrubs and trees planted along the edges of the drive aisle to add visual interest to the interior of the development.

### SUSTAINABILITY FEATURES

- On September 30, 2011 the applicant prepared and submitted a sustainable development checklist.
- The proposed development is consistent with the Neighbourhood Concept Plans for the area and conveys 8,130 sq.m./2.0 acres (which is 41% of the total site area) as riparian area to the City. The riparian area will be enhanced by selective replanting and removal of

various non-natural structures in the creek area. The non-hazardous trees in the riparian area will be preserved.

- To manage stormwater run-off, the development proposes to use bioswales, infiltration trenches or sub-surface chambers and natural landscaping.
- To facilitate a sense of community among residents the development proposes and indoor and outdoor community gathering space on the site.

#### 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.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum northerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) for the balconies and 5.5 metres (18 feet) for the building face for Buildings 8, 9, 10 and 11.
- To reduce the minimum northerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 5.5 metres (18 feet) for Building 1.

Applicant's Reasons:

- The geometry of the site is narrow and the reduced setback allows the internal drive aisle to meander and add more visual interest to the interior of the site.

Staff Comments:

- The buildings are setback 5.5 metres (18 feet) which provides for a usable outdoor area for each unit.
- The site interfaces with a riparian area and a detention pond on the northerly side of the site and the reduced setback will not adversely impact the neighbouring property.

(b) Requested Variance:

- To reduce the minimum easterly front yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 5.3 metres (17 feet) for Building 1;

Applicant's Reasons:

- The variance will allow for the proposed Building 1 along 156 Street to be constructed.

## Staff Comments:

- The proposed variance allows for the building design to include active living space on the ground floor, resulting in one of the two tandem parking stalls being placed outside of the building, which requires a longer driveway.
- The building face is staggered along the front elevation, with 5.3 metres (17 feet) being the building face closest to the front property line.
- There is area for sufficient landscaping at the front of the site.

## (c) Requested Variance:

- To reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 7.3 (24 feet) for Building 1.
- To reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.9 metres (23 feet) for the balconies for Buildings 2, 3 and 4.
- To reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) for the amenity building.
- To reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for the balconies for Buildings 5, 6 and 7.

## Applicant's Reasons:

- The variance will allow for the proposed buildings to be constructed.

## Staff Comments:

- An attractive landscaped area with a water feature is proposed for this side yard of Building 1. In addition, there is a shared drive aisle which acts as a buffer between the subject building and the townhouse units on the property to the south.
- The variance for Buildings 2, 3, 4, 5, 6 and 7 is for balconies only. The building face is set back at least 7.5 metres (25 feet). The riparian area to the north of Buildings 5, 6 and 7 reduces the width of the already narrow site, necessitating a variance on the south side of these buildings.
- The applicant is retaining a large coniferous tree in the middle of the site near the amenity building. The amenity building has specifically designed, and also shifted to the south, to minimize impact on the tree retention area. The applicant is providing the full amount of indoor amenity space as per the provisions of the Zoning By-law.

## (d) Requested Variance:

- To reduce the minimum westerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.7 metres (15 feet) for Building 7 and to 2.5 metres (8 feet) for Building 8.



**Applicant's Reasons:**

- The variance will allow for the proposed Buildings 7 and 8 be constructed.

**Staff Comments:**

- The applicant is required to dedicate the riparian area of the Upper Titman Creek to the City as parkland as part of this application. As a result, a new property boundary, 4.7 metres (15 feet) from proposed Building 7 and 2.5 metres (8 feet) from proposed Building 8, will be created. The proposed variance will maintain the development potential of the subject site while at the same time allowing for the dedication of the riparian area to the City.
- The proposed setback variance is to the sides of the units and therefore will not impact the functional outdoor space for these units.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Block Plan
Appendix VI.	Development Variance Permit No. 7911-0243-00
Appendix VII.	Summary of Tree Preservation
Appendix VIII.	North Grandview Heights NCP Plan & Highway 99 Corridor Land Use Concept Plan
Appendix IX.	OCP Redesignation Map

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

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Information for City Clerk

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

1. (a) Agent:     Name:                 Jamie Howard, Woodbridge Homes (156<sup>th</sup>) Ltd.  
                   Address:            #200, 1450 Creekside Drive  
  Vancouver, BC  
  V6J 5B5  
  
                   Tel:                 604-736-8845
  
2.     Properties involved in the Application
  - (a)     Civic Address:                3033 - 156 Street
  
  - (b)     Civic Address:                3033 - 156 Street  
          Owner:                        Woodbridge Homes (156<sup>th</sup>) Ltd., Inc. No. 920214  
          PID:                           003-296-296  
          Lot 6 Section 23 Township 1 New Westminster District Plan 9266
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Introduce a By-law to amend the Official Community Plan to redesignate a portion of the property.
  
  - (b)     Introduce a By-law to rezone the property.
  
  - (c)     Application is under the jurisdiction of MOTI. MOTI File No. 2011-05405.
  
  - (d)     Proceed with Public Notification for Development Variance Permit No. 7911-0243-00

## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		19,799 sq.m.
Road Widening area		71 sq.m.
Riparian area dedication		8,167 sq.m.
Industrial portion on west side of site		574 sq.m.
Net Total (Townhouse site)		10,968 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	43%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (156 Street)	7.5m	Various setback variances, please see DVP attached as Appendix VI
Rear (riparian area dedication)	7.5m	
Side #1 (N,)	7.5m	
Side #2 (S)	7.5m	
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13m	10.2m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		13
Three Bedroom +		56
Total		69
<b>FLOOR AREA: Residential</b>		9,183 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>		9,183 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	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75uph/30 upa	62uph/25 upa
FAR (gross)		
FAR (net)	0.90	0.84
AMENITY SPACE (area in square metres)		
Indoor	207 sq.m.	207 sq.m.
Outdoor	207 sq.m.	207 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential townhouse	138	138
Residential Visitors	14	14
Institutional		
Total Number of Parking Spaces	152	152
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	YES
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
22.01.11	DP SUBMISSION
28.01.12	DP REVISION



**RCA**

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 admin@ciccozziarchitecture.com

PROJECT:  
**3033 - 156th ST.**  
 Surrey  
 BC

OWNER:	DRAWN BY:
SCALE:	PROJECT:

SHEET TITLE:  
**CONTEXT PLAN**

REVISION NO.:	SHEET NO.:
-	A1.10



CONTEXT PLAN  
 SCALE 1:1000





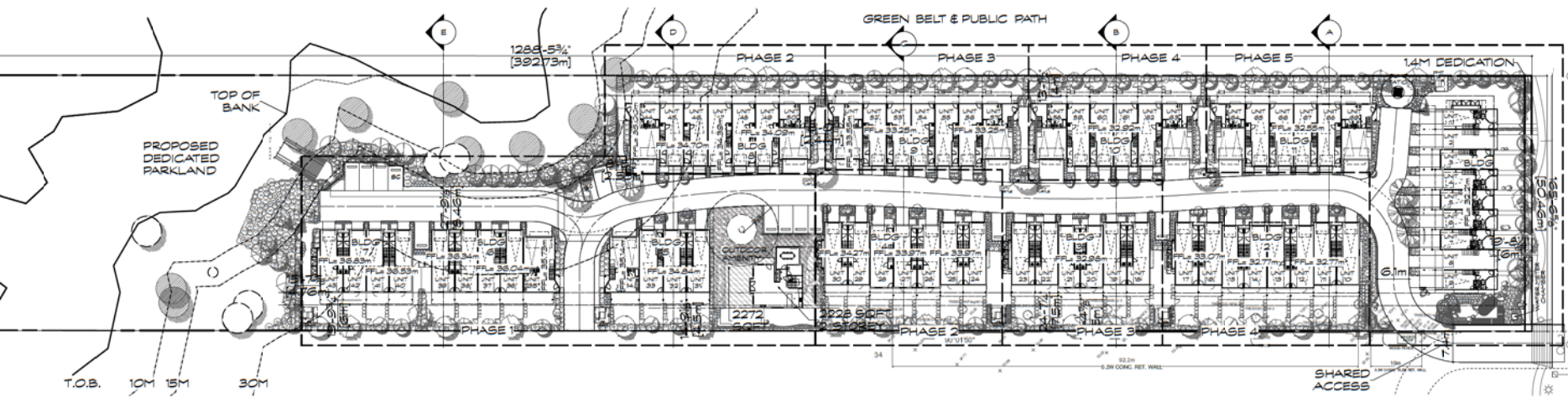
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REVISION:

NO.	DATE	DESCRIPTION
1	11.01.12	ADDITIONAL DIMENSION
2	28.01.2012	SITE COVERAGE

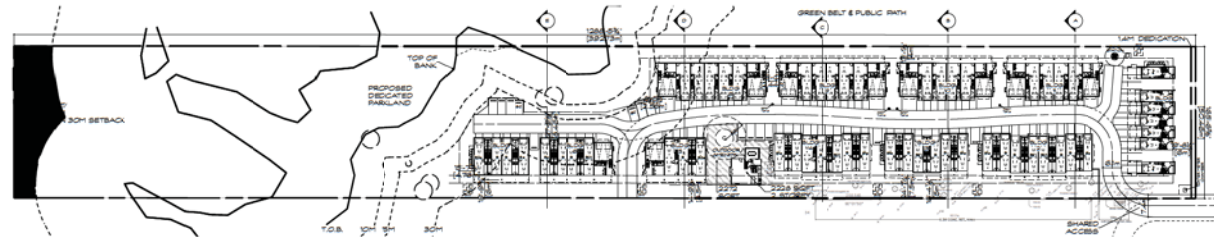
ISSUE:

DATE	DESCRIPTION
22.12.11	DP SUB-MISSION
28.01.12	DP RESUB-MISSION



1 SITE PLAN  
SCALE: 1/32" = 1'-0"

SITE STATS		2018.02 ac ft		1979.4 ac ft		1.88 HA		4.68 acres	
GROSS SITE AREA		76042 ac ft	708 ac ft	75234 ac ft	188 HA	459 acres			
DEDICATION (PARKLAND)		8922.87 ac ft	836.8 ac ft	8085.9 ac ft	192 HA	472 acres			
AREA AT WEST SIDE PL.		872.35 ac ft	73.2 ac ft	799.15 ac ft	19 HA	46 acres			
NET SITE AREA		76042.35 ac ft	10884.4 ac ft	10753.8 ac ft	258 HA	637 acres			
DENSITY (BASED ON NET)	PERMITTED (BASED ON R1-30)		69 UNITS	30 UNITS		74 UNITS			
DENSITY (BASED ON NET)	PROPOSED		2 UNITS	2 UNITS		2 UNITS			
FAR (BASED ON NET)	PERMITTED (BASED ON R1-30)		0.736	0.808 ac ft		0.877 ac ft			
FAR (BASED ON NET)	PROPOSED (INCLUDING GARAGE AREAS)		0.922	1.012 ac ft		1.102 ac ft			
SITE COVERAGE	PERMITTED (BASED ON R1-30)		45%						
	ROAD + IMPERMEABLE SURFACES		25%	+ 2788.3 ac ft		+ 2844.1 ac ft			
	BUILDINGS		42%	+ 4244.2 ac ft		+ 4370.4 ac ft			
BUILDING HEIGHT	PERMITTED (BASED ON R1-30)		13m						
	PROPOSED (Maximum)		10m						
UNIT COUNT	A) 3 stories, 2 bed + fan, 13' x 41'		5 units	at 128.3 ac ft		6284.5			
	A1) 3 stories, 2 bed + fan, 13'2" x 41'		2 units	at 127.3 ac ft		2544.6			
	A4) 3 stories, 2 bed + fan, 13'2" x 41'		2 units	at 124.8 ac ft		2497.2			
	B) 3 stories, 3 bed, 13' x 41'		15 units	at 138.5 ac ft		19712.9			
	B1) 3 stories, 3 bed, 13' x 41'		2 units	at 138.5 ac ft		2465.0			
	B2) 3 stories, 3 bed, 13' x 41'		3 units	at 138.7 ac ft		4131.1			
	B4) 3 stories, 3 bed, 13'2" x 41'		2 units	at 138.4 ac ft		2788.4			
	B4) 3 stories, 3 bed, 13'2" x 41'		6 units	at 142.2 ac ft		8482.0			
	B26) 3 stories, 3 bed, 13'6" x 41'		2 units	at 142.2 ac ft		2925.6			
	C) 3 stories, 3 bed, 15'6" x 41'		6 units	at 137.6 ac ft		1022.4			
	D) 3 stories, 3 bed, 15'6" x 41'		6 units	at 142.4 ac ft		1385.2			
	D26) 3 stories, 3 bed, 15'6" x 41'		3 units	at 137.6 ac ft		404.3			
	D26) 3 stories, 2 bed, 15'6" x 41'		1 unit	at 142.4 ac ft		142.1			
E) 3 stories, 4 bed, 30'6" x 30'2"		10 units	at 143.8 ac ft		14395.0				
TOTALS	(INCLUDING GARAGE AREAS)		82 UNITS			8882.2 ac ft			
PARKING	RESIDENT	REQUIRED (AS PER R1-30)		+ 136 STALLS		PROVIDED			
	VISITOR	0.3 UNIT		+ 14 STALLS		136 STALLS			
AMENITY	INDOOR REQUIRED (AS PER R1-30)	3 x 2 U		+ 207 ac ft		222.1 ac ft			
	OUTDOOR REQUIRED (AS PER R1-30)	3 x 3 U		+ 207 ac ft		222.1 ac ft			



2 SITE PLAN  
SCALE: 1/64" = 1'-0"

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PROJECT:  
**3033 - 156th ST.**  
Surrey  
BC

DATE: \_\_\_\_\_ DESIGNED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_

SHEET TITLE:  
**SITE PLAN**

REVISION NO.: **2** SHEET NO.: **A1.20**



FILE: 3033-156TH ST - SITE PLAN - REVISED 2012.01.20

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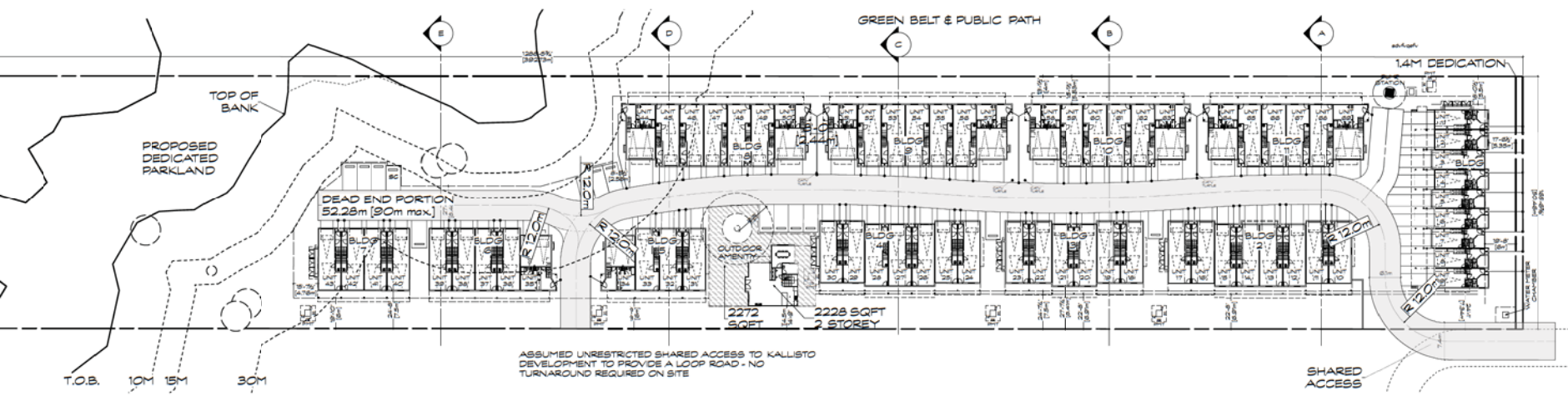
REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
22.12.11	DP SUBMISSION
28.01.12	DP RESUBMISSION



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**FIRE ACCESS PLAN**  
 SCALE: 1/32" = 1'-0"

- FIRE FIGHTING ACCESS NOTES:**
- A) UNITS #1-9 ACCESSED OFF 156TH ST (4.5M).
  - B) UNITS #10-17 ACCESSED OFF LANE (4.5M).
  - C) UNITS #18-23 ACCESSED OFF LANE (4.5M).
  - D) UNITS #24-30 ACCESSED OFF LANE (4.5M).
  - E) UNITS #31-34 ACCESSED OFF LANE (4.5M).
  - F) UNITS #35-39 ACCESSED OFF LANE (4.5M).
  - G) UNITS #40-43 ACCESSED OFF LANE (4.5M).
  - H) UNITS #44-50 ACCESSED OFF LANE (4.5M).
  - I) UNITS #51-57 ACCESSED OFF LANE (4.5M).
  - J) UNITS #58-63 ACCESSED OFF LANE (4.5M).
  - K) UNITS #64-69 ACCESSED OFF LANE (4.5M).
  - N) DEAD-END LANE <90M IN LENGTH.
- O) FIRE LANE SHOWN HATCHED.



PROJECT:  
**3033 - 156TH ST.**  
 Surrey  
 BC

DESIGNER:	DRAWN BY:
REVIEW:	PROJECT NO.:

SHEET TITLE:  
**FIRE ACCESS PLAN**

REVISION NO.:	SHEET NO.:
-	A1.30



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
22.12.17	DP SUBMISSION
28.07.18	DP RESUBMISSION

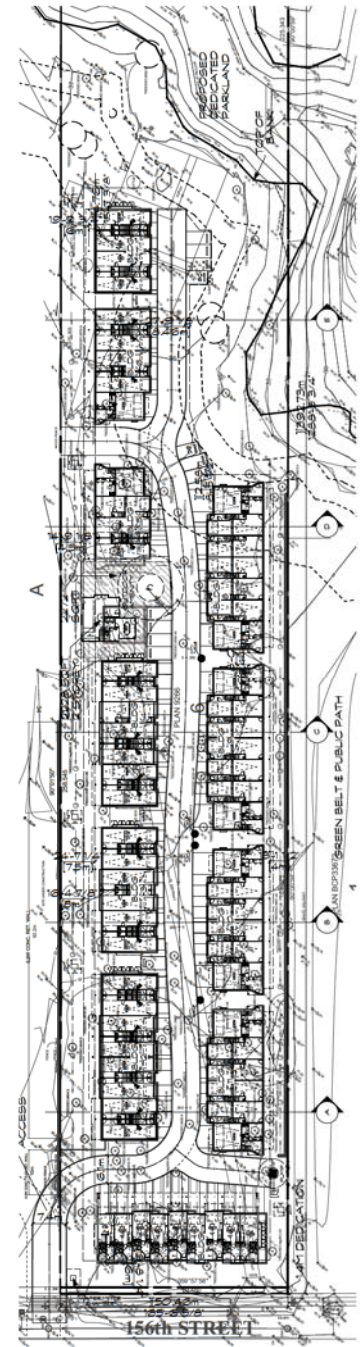


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PROJECT  
**3033 - 156th St.**  
 Surrey  
 B.C.

DATE:	CHECKED BY:
SCALE: As Noted	PROJECT NO: RCA 244
SHEET TITLE: <b>Site Sections</b>	

REVISIONS:	METHOD:
-	A1.40



5 SITE PLAN  
 SCALE 3/32" = 1'-0"

1 SITE SECTION A  
 SCALE 3/32" = 1'-0"

2 SITE SECTION B  
 SCALE 3/32" = 1'-0"

3 SITE SECTION C  
 SCALE 3/32" = 1'-0"

4 SITE SECTION D  
 SCALE 3/32" = 1'-0"

5 SITE SECTION E  
 SCALE 3/32" = 1'-0"

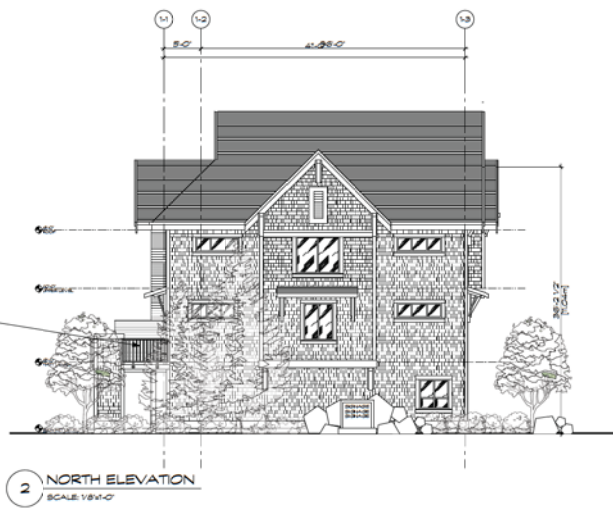


FOR TYPICAL OF SITE SECTIONS SEE PLANS 128072 & 128723/17M

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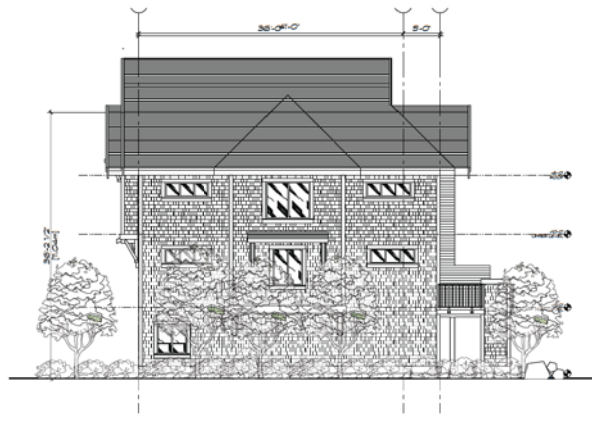
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SCALE 1/8"=1'-0"



2 NORTH ELEVATION  
SCALE 1/8"=1'-0"



3 WEST ELEVATION  
SCALE 1/8"=1'-0"



3 SOUTH ELEVATION  
SCALE 1/8"=1'-0"

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
22-12-11	DP Submission
28-01-12	DP REVISION

MAIL:

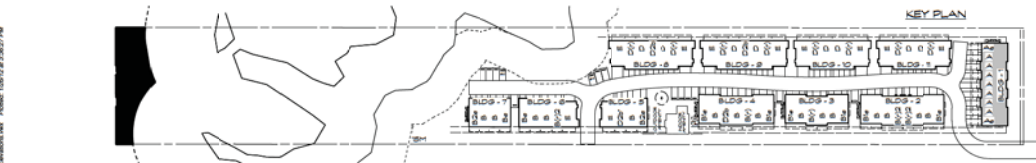
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PROJECT:  
**3033, 156th ST TOWNHOMES**  
 SURREY, BC

DATE	BY	CHECKED BY	RC
1/8/10			RCA244

SHEET TITLE:  
**BUILDING 1 ELEVATIONS**

REVISION NO.	SHEET NO.
-	A2.02



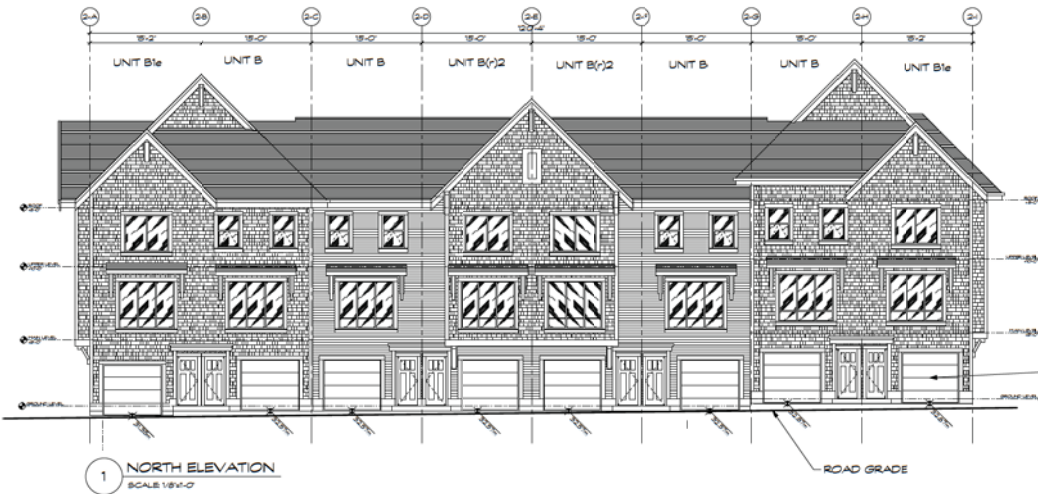
**MATERIAL LEGEND**

◆ FIBERGLASS ASPHALT SHINGLES	◆ WOOD TRIM - PAINTED	◆ VINYL WINDOWS & SLIDING DOORS
◆ PREFINISHED ALUMINUM GUTTER ON 2X12 WOOD FASCIA	◆ 4" HORIZONTAL VINYL SIDING	◆ METAL GARAGE ENTRY DOOR
◆ VINYL SOFFITS, TYP	◆ ALUMINUM WINDOW PLANTER BOX	◆ CONCRETE (NATURAL FINISH)
◆ VINYL SHINGLES	◆ ALUMINUM GUARDRAILS & HANDRAILS	

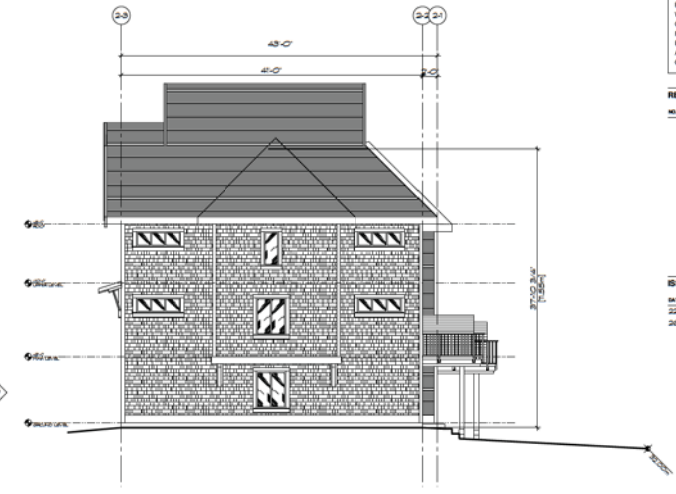
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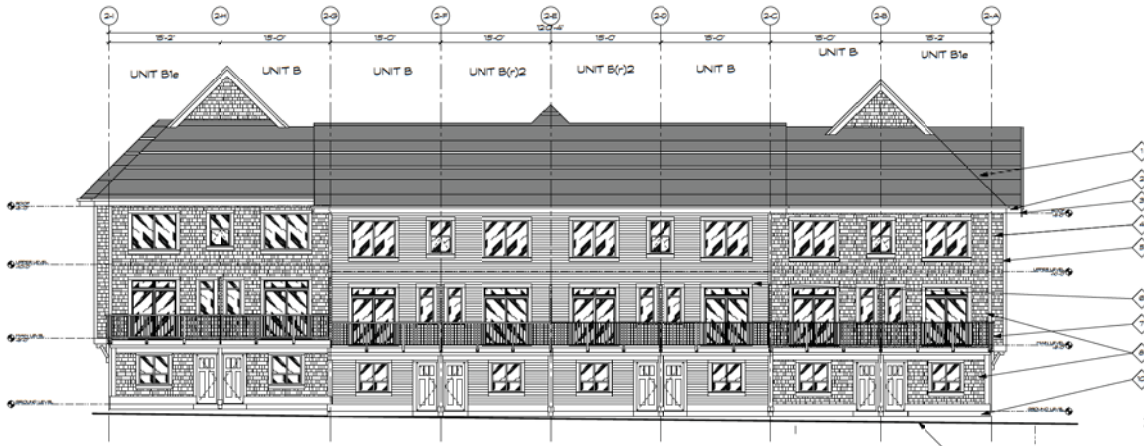




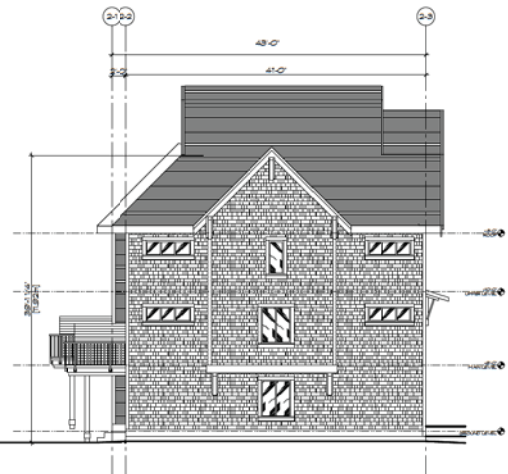
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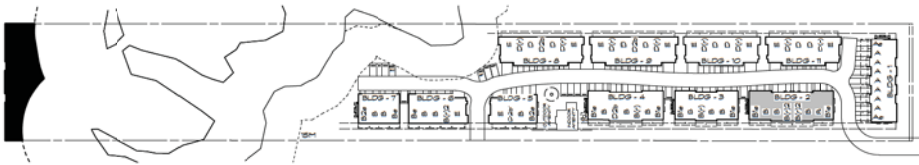
2 WEST ELEVATION  
SCALE 1/8"=1'-0"



3 SOUTH ELEVATION  
SCALE 1/8"=1'-0"



4 EAST ELEVATION  
SCALE 1/8"=1'-0"



**MATERIAL LEGEND**

◇ FIBERGLASS ASPHALT SHINGLES	◇ WOOD TRIM - PAINTED	◇ METAL GARAGE ENTRY DOOR
◇ REFINISHED ALUMINUM SLUTTER ON 2x2 WOOD FASCIA	◇ 4" HORIZONTAL VINYL SIDING	◇ CONCRETE (NATURAL FINISH)
◇ VINYL SOFFITS TYP	◇ ALUMINUM GUARDRAILS & HANDRAILS	
◇ VINYL SHINGLES	◇ VINYL WINDOWS & SLIDING DOORS	

REFER TO COLOUR BOARD FOR COLOUR SPEC

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**REVISION:**

NO.	DATE	DESCRIPTION

**ISSUE:**

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22-12-11	DP Submission
28-01-12	DP REVISION SUBMIT

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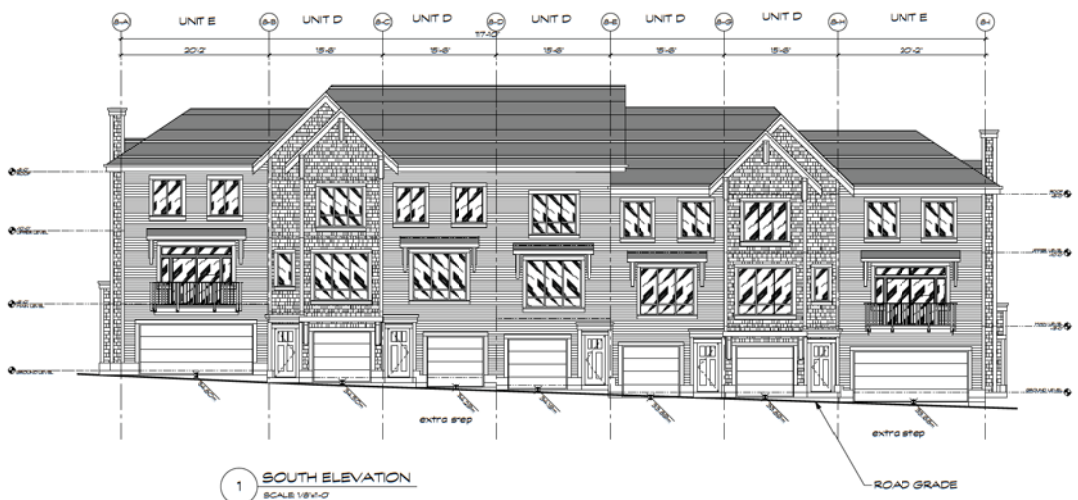
PROJECT:  
3033, 156th ST  
TOWNHOMES  
SURREY, BC

DESIGN	TT	DESIGNED BY	RC
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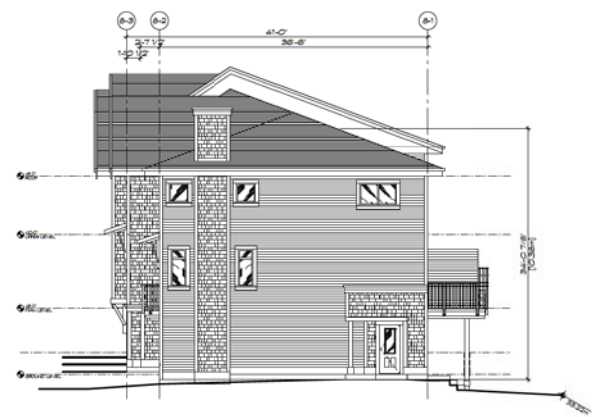
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**BUILDING 2 ELEVATIONS**

REVISION NO.	SHEET NO.
-	A2.05

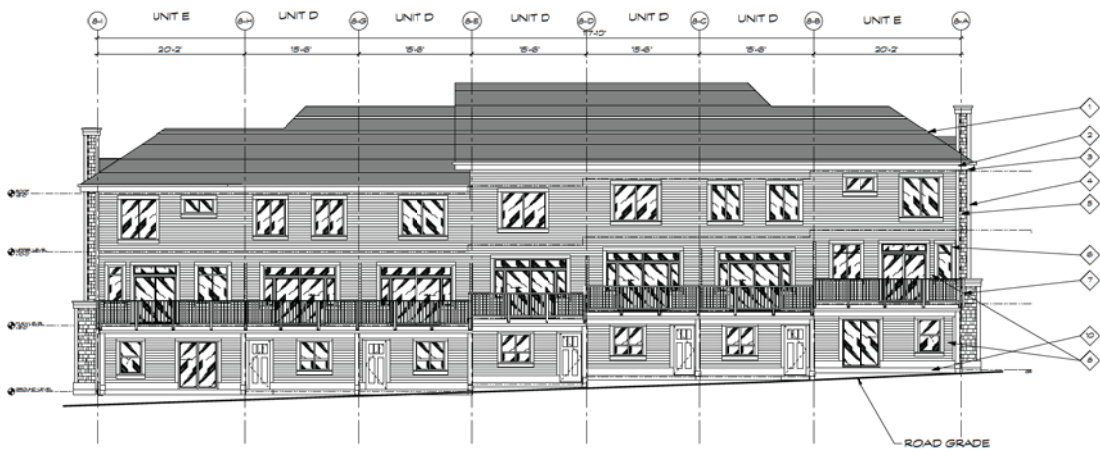
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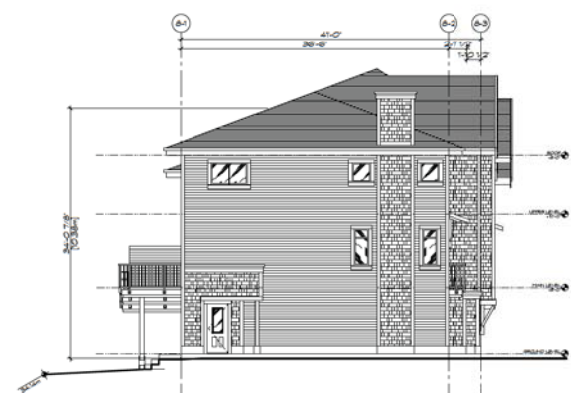
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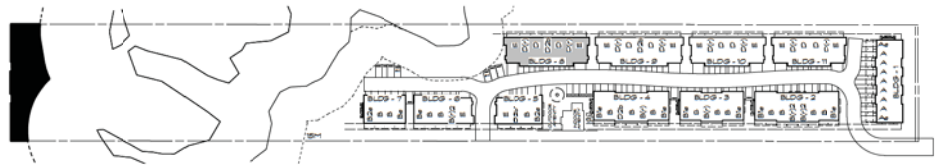
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SCALE 1/8"=1'-0"



3 NORTH ELEVATION  
SCALE 1/8"=1'-0"



4 WEST ELEVATION  
SCALE 1/8"=1'-0"



**MATERIAL LEGEND**

◇ FIBERGLASS ASPHALT SHINGLES	◇ WOOD TRIM - PAINTED	◇ METAL GARAGE ENTRY DOOR
◇ PREFINISHED ALUMINUM GUTTERS ON 2x2 WOOD FASCI	◇ 4" HORIZONTAL VINYL SIDING	◇ CONCRETE (NATURAL FINISH)
◇ VINYL SIDINGS, TYP	◇ ALUMINUM GUARDRAILS & HANDRAILS	
◇ VINYL SHINGLES	◇ VINYL WINDOWS & SLIDING DOORS	

REFER TO COLOUR BOARD FOR COLOUR SPEC

**REVISION:**

NO.	DATE	DESCRIPTION

**ISSUE:**

DATE	DESCRIPTION
22-12-11	DP Submission
28-01-12	DP REVISIONS



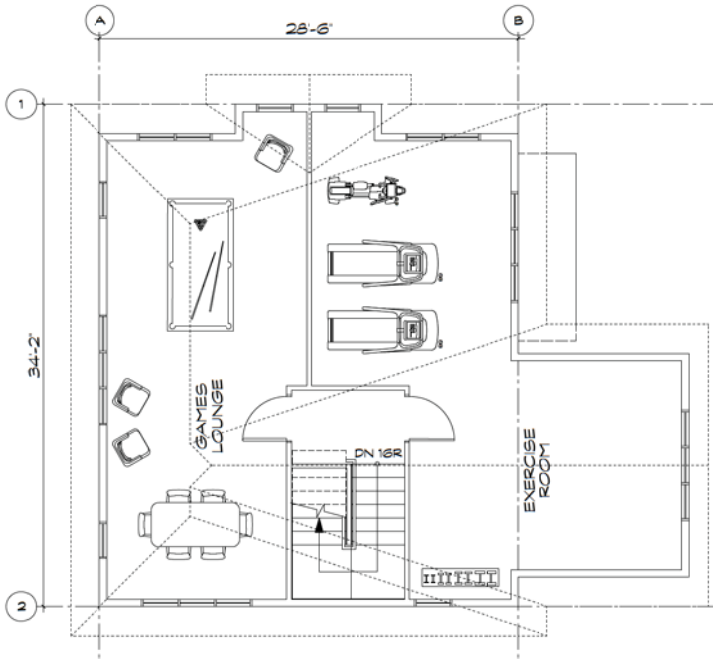
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PROJECT:  
**3033, 156th ST TOWNHOMES**  
 SURREY, BC

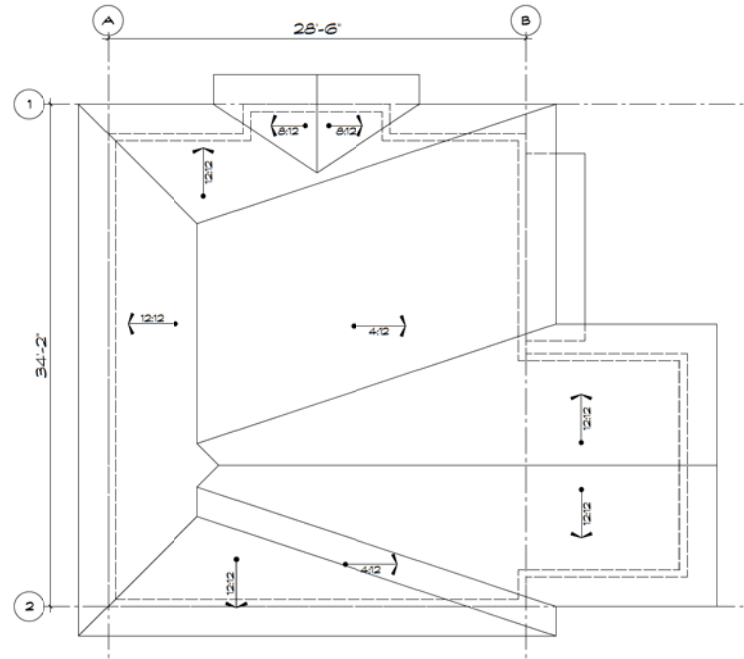
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SHEET TITLE:  
**BUILDING 8 ELEVATIONS**

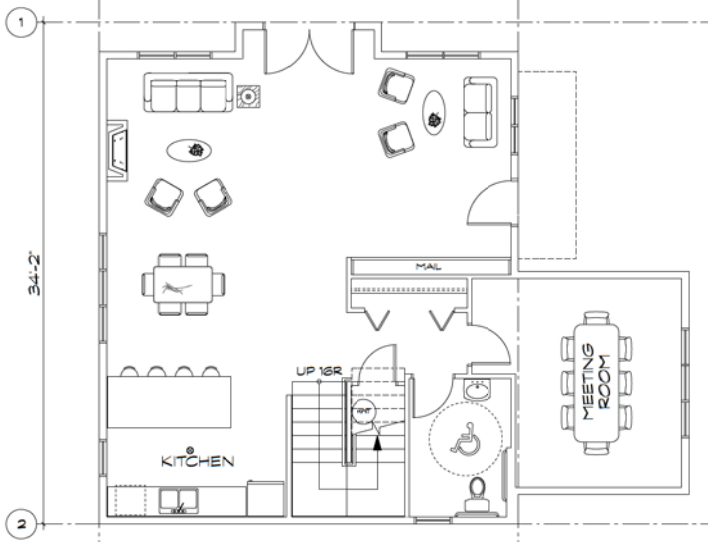
REVISION NO.	SHEET NO.
-	A2.18



2 UPPER FLOOR PLAN  
SCALE 3/8"=1'-0"



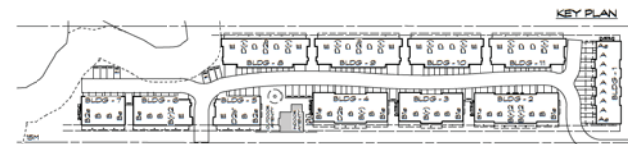
3 ROOF PLAN  
SCALE 3/8"=1'-0"



1 MAIN FLOOR PLAN  
SCALE 3/8"=1'-0"



FLOOR AREAS - AMENITY	
MAIN FLOOR (GROSS)	174.2 sq.ft.
UPPER FLOOR (GROSS)	174.1 sq.ft.
TOTAL (GROSS)	348.3 sq.ft.



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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
22.12.21	DP SUBMISSION
28.01.22	DP RESUBMISSION



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PROJECT  
**3033 156TH ST**  
  
SURREY, B.C.

OWNER:	CD	DESIGNED BY:	RC
SCALE:	As Noted	PROJECT NO.:	RCA264

DESCRIPTION  
**AMENITY PLANS**

REVISION NO.:	SHEET NO.:
-	A2.30

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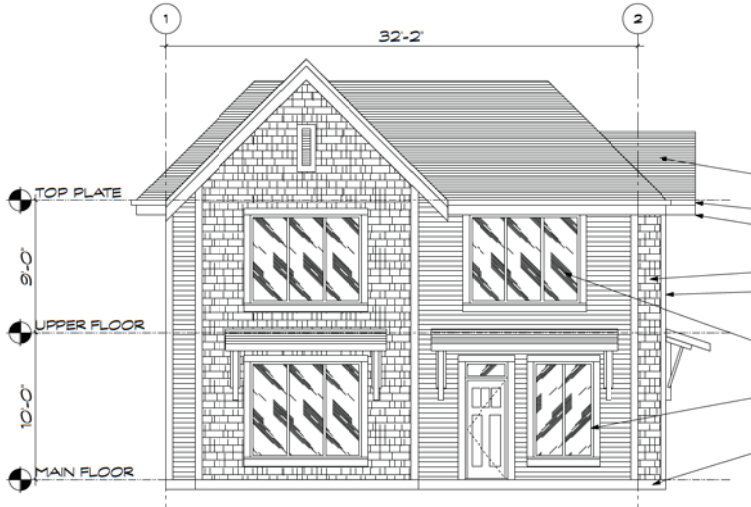
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NO.	DATE	DESCRIPTION

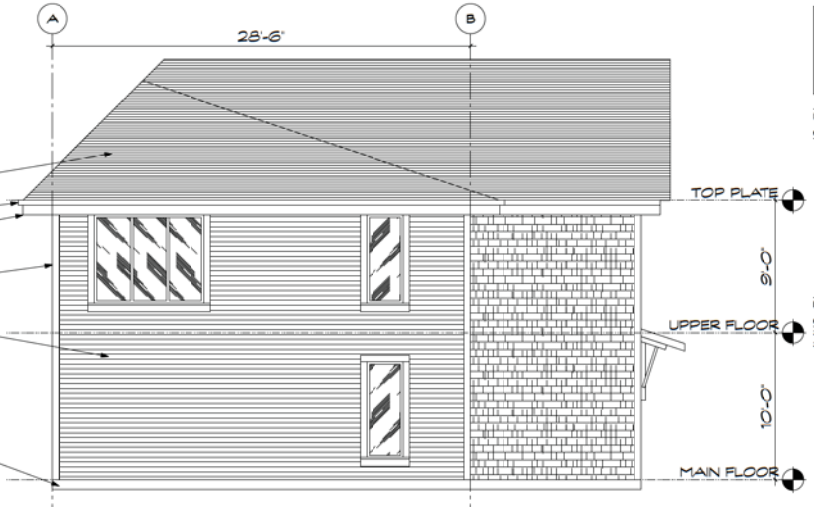
ISSUE:

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22.12.21	DP SUB-MISSON
28.03.22	DP REBUS-MISSON

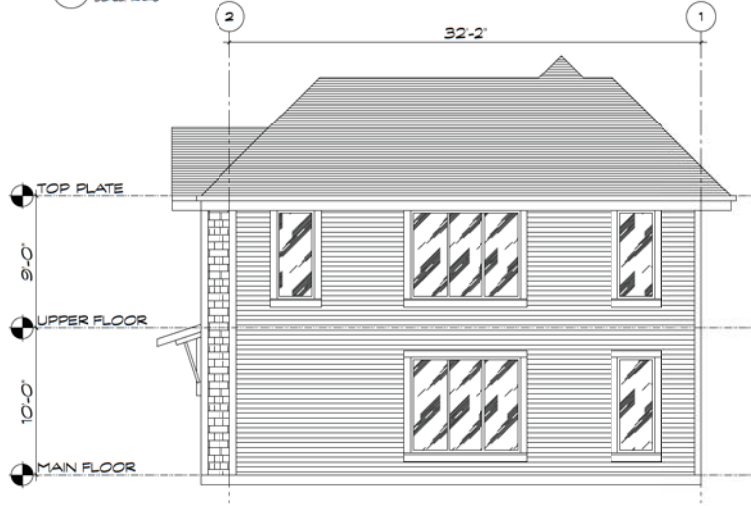
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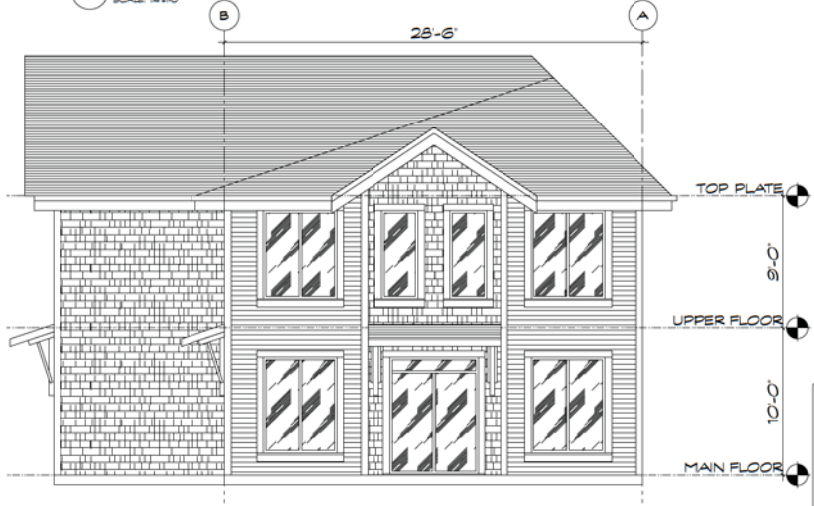
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SCALE 1/8"=1'-0"



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



3 REAR (SOUTH) ELEVATION  
SCALE 1/8"=1'-0"



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

**MATERIAL LEGEND**

◇ ASPHALT SHINGLES	◇ WOOD TRIM - PAINTED	◇ VINYL WINDOWS & SLIDING DOORS
◇ PREFINISHED ALUMINUM BUTTER ON 2x4 WOOD RAFTER	◇ 4" HORIZONTAL VINYL SIDING	◇ METAL GARAGE ENTRY DOOR
◇ VINYL SOFFITS, TYP	◇ ALUMINUM WINDOW PLANTER BOX	◇ CONCRETE (NATURAL FINISH)
◇ VINYL SHINGLES	◇ ALUMINUM GUARDRAILS & HANDRAILS	

REFER TO COLOUR BOARD FOR COLOUR SPEC

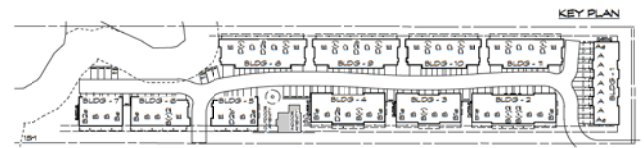
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PROJECT:  
**3033 156TH ST**  
SURREY, B.C.

ISSUED	CD	DESIGNED BY	RC
SCALE	1/8"=1'-0"	PROJECT NO.	RCA244

SHEET TITLE:  
**AMENITY ELEVATION**

REVISION NO.	SHEET NO.
-	A.2.31



FILE: R2024\_02\_01\_AMENITY.dwg PLOT: 2024.02.01\_15.00



COLOUR SCHEME A - Buildings # 1, 4, 6, 8, 10










COLOUR SCHEME A - North Elevation Building # 1



COLOUR SCHEME A - East Elevation Building # 1



COLOUR SCHEME A

	VINYL SHINGLE - Ocean Side (MITTEN)		VINYL SIDING - Flagstone (MITTEN)		FIBERGLASS ASPHALT SHINGLE - Dual Black (Cambridge by IKO)
	WOOD TRIM - Snow White (CC - 66) BENJAMIN MOORE		GARAGE DOORS - Piedmont Grey (CC-690) BENJAMIN MOORE		METAL DOOR - Lazy Sunday (CC - 848) BENJAMIN MOORE
	ALUMINIUM RAILING - Black Ink (2127-20) BENJAMIN MOORE				

## COLOUR SCHEME A

3033, 156 ST. TOWNHOMES, SURREY, BC

COLOUR SCHEME B - Buildings # 2, 5, 9



COLOUR SCHEME B - West Elevation Building # 2



COLOUR SCHEME B - Buildings # 3, 7, 11 & Amenity Building



COLOUR SCHEME B

	VINYL SHINGLE - Mahogany (MITTEN)		VINYL SIDING - Flagstone (MITTEN)		FIBERGLASS ASPHALT SHINGLE - Dual Black (Cambridge by IKO)
	WOOD TRIM - Snow White (CC-66) BENJAMIN MOORE		GARAGE DOORS - Piedmont Grey (CC-690) BENJAMIN MOORE		METAL DOOR - Sundried Tomato (CC-62) BENJAMIN MOORE

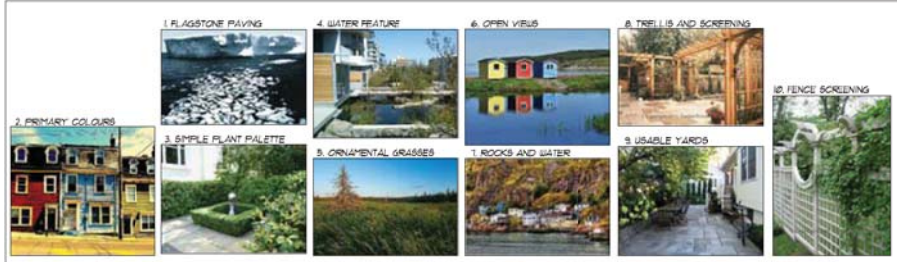
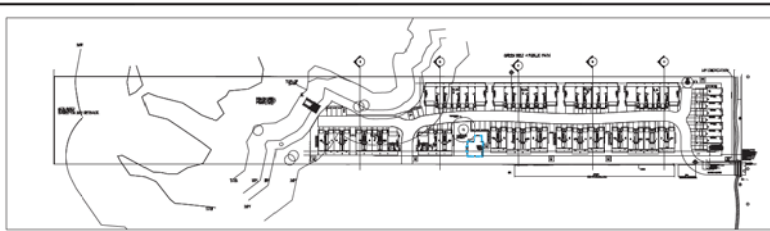
COLOUR SCHEME C

	VINYL SHINGLE - O25 (MITTEN)		VINYL SIDING - Flagstone (MITTEN)		FIBERGLASS ASPHALT SHINGLE - Dual Black (Cambridge by IKO)
	WOOD TRIM - Snow White (CC-66) BENJAMIN MOORE		METAL GARAGE DOORS - White		METAL DOOR - Backwoods (CC-630) BENJAMIN MOORE

COLOUR SCHEME B & C

3033, 156 ST. TOWNHOMES, SURREY, BC

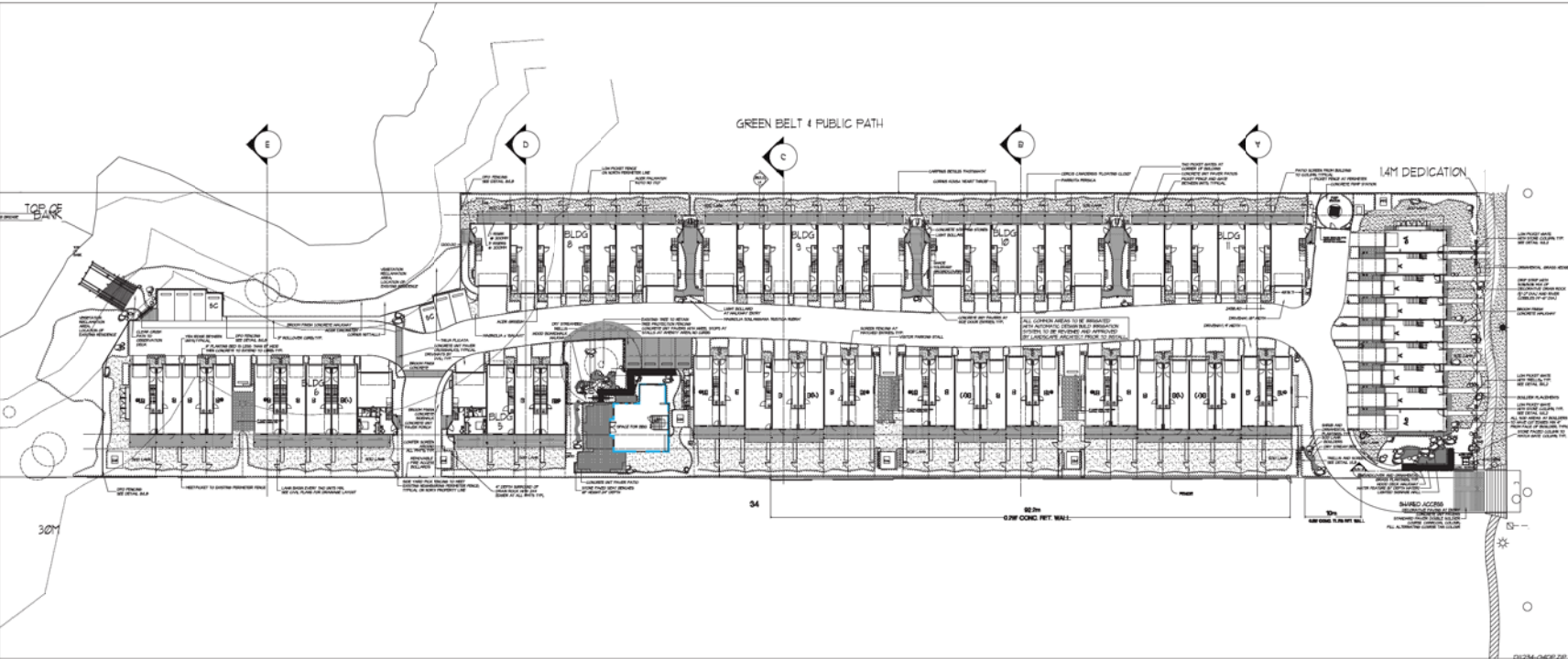




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1811 Falcon Drive  
Coquitlam, British Columbia  
V3E 2C2  
Tel: 604.941.5268  
Fax: 604.434.3088



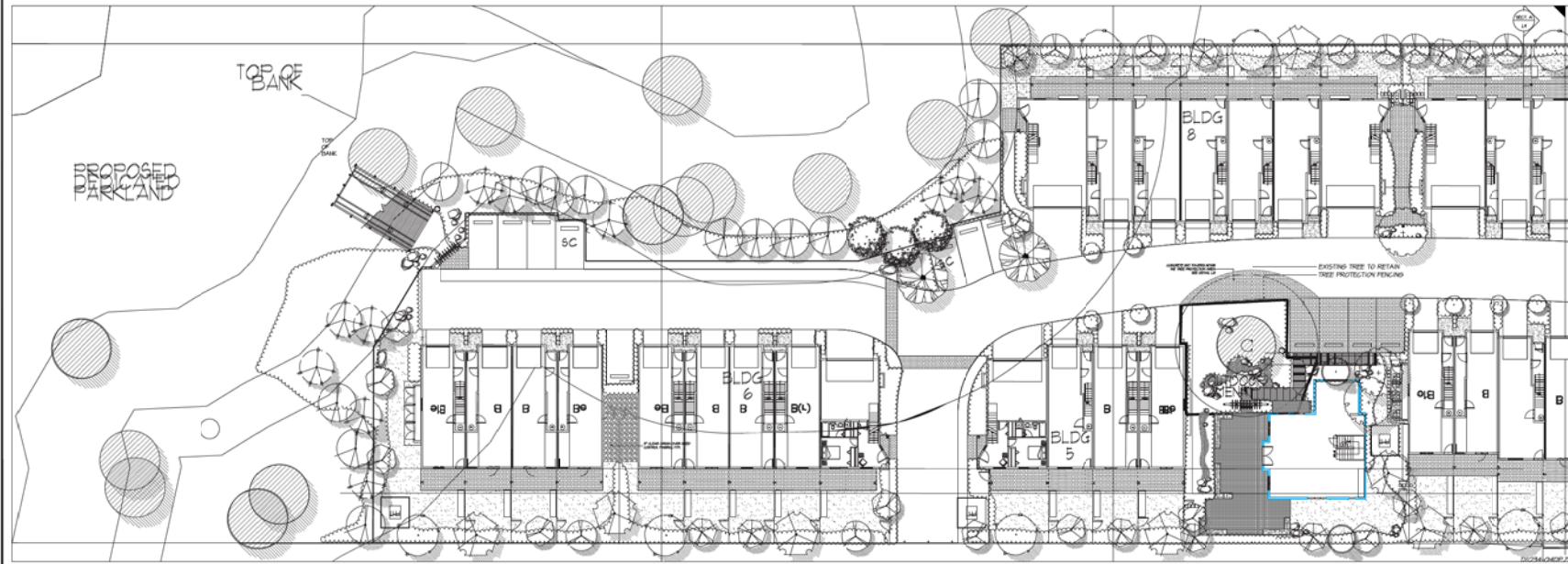
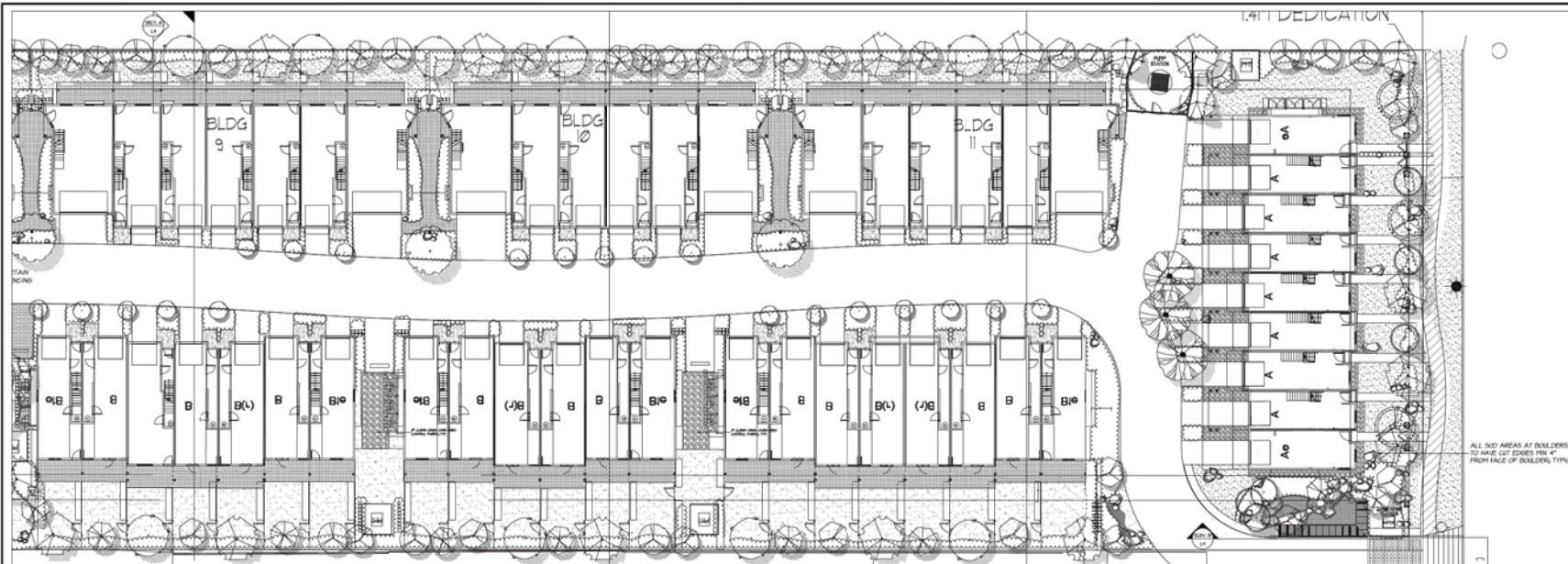
NO.	DATE	REVISION DESCRIPTION	DR.
1	2023	ISSUE FOR DP	MSLM

SEAL:

PROJECT:  
**MULTIFAMILY RESIDENTIAL**  
3033 - 156TH AVE.  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE LAYOUT**

DATE: 15NOV23	DRAWING NUMBER:
SCALE: 1:350	<b>L1</b>
DRAWN: MSLM	
DESIGN: MSLM	
CHECKED:	
M2LA PROJECT NUMBER: D11-234	OF 10



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1811 Falcon Drive  
 Coquitlam, British Columbia  
 V3E 2C2  
 Tel: 604.941.5268  
 Fax: 604.434.3088

ALL SIDING AREAS AT BUILDERS TO HAVE CUT EDGES MIN 4" FROM FACE OF BUILDING, TYPICAL

NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR DP	MSLM

SEAL:

PROJECT:  
**MULTIFAMILY RESIDENTIAL**  
 3033 - 156TH AVE.  
 SURREY, B.C.

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: 11/DEC/22 DRAWING NUMBER:  
 SCALE: 1:200  
 DRAWN: MSLM **L2**  
 DESIGN: MSLM  
 CHECKED: OF 10  
 M2LA PROJECT NUMBER: D11-234



---

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

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

DATE: **February 14, 2012** PROJECT FILE: **7811-0243-00**

---

RE: **Engineering Requirements  
Location: 3033 156 St.**

#### **OCP AMENDMENT**

There are no engineering requirements relative to the proposed OCP Amendment.

#### **REZONE/SUBDIVISION**

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

- Dedicate 1.442 metres on 156 Street.
- Provide 0.5 metre wide Statutory Right of Way (SRW) on 156 Street.

##### ***Works and Services***


- Construct west side of 156 Street to the Neo-Traditional half road standard.
- Extend the low pressure sanitary sewer system and water main on 156 Street to service the proposed townhouse development.
- Provide sustainable drainage features as per the NCP requirements.
- Pay the following fees and charges:
  - Drainage Latecomers Charge relative to Project 5906-0137-00-1;
  - Development Work Agreement Levy relative to Project 8606-0137-00-1;
  - Based on the 2005 NCP Amendment to the North Grandview Heights NCP, levies will be applied relative to water main to account for the shortfalls between the cost of the infrastructure and the DCC's being collected.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

The following charges and levies must be paid as a condition of the Building Permit:

- 100% cash payment of Drainage and Sanitary DCC; relative to DCC Frontender Agreements 8306-0137-00-1 and 8206-0137-00-1.

  
Bob Ambardar, P.Eng.  
Development Project Engineer  
IK

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, October 19, 2011  
**Planning**

**THE IMPACT ON SCHOOLS**  
**APPLICATION #:** 7911 0243 00

**SUMMARY**

The proposed 66 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	6
Secondary Students:	4

September 2010 Enrolment/School Capacity

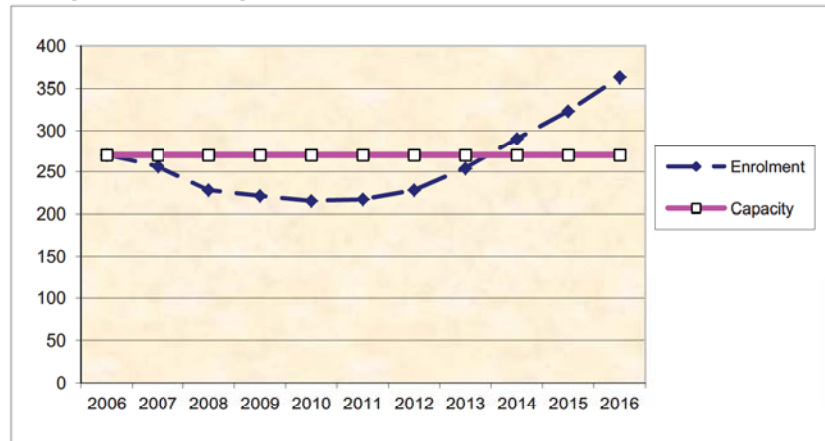
<b>Sunnyside Elementary</b>	
Enrolment (K/1-7):	30 K + 185
Capacity (K/1-7):	20 K + 250
<b>Semiahmoo Secondary</b>	
Enrolment (8-12):	1462
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

**School Enrolment Projections and Planning Update:**

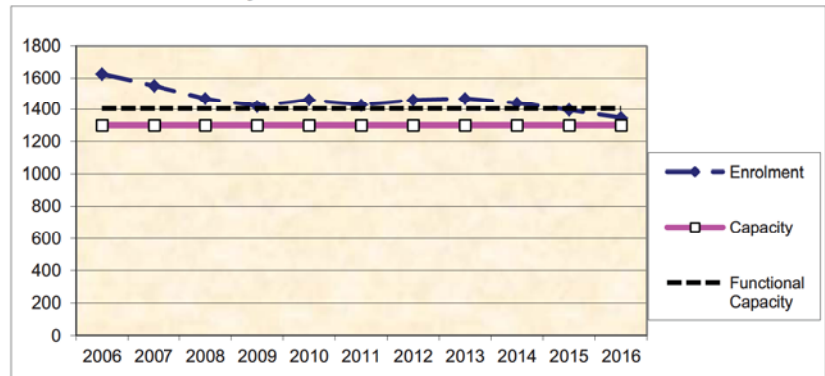
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school is in the design stage (planned to replace Sunnyside) in the north west Grandview Area (Site #202). The school district will close Sunnyside Elementary after the new school is constructed and regular and montessori program enrolment will move from Sunnyside to the new school. The majority of new growth in the current Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below does not show the impact of the new school and is based on current school catchment. Boundary changes will be phased in after the K-7 regular and montessori program enrolment moves from Sunnyside Elementary to the replacement school. The proposed development will not have an impact on these projections. UPDATE: Actual September 2011 enrolment was (36K + 210 Gr. 1-7) = 246 students (only 3 above projection in table)

**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.*

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY**

**BYLAW No: \_\_\_\_\_ OVER**

**LOT 6 SECTION 23 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN 9266**

BCGS 92G.007

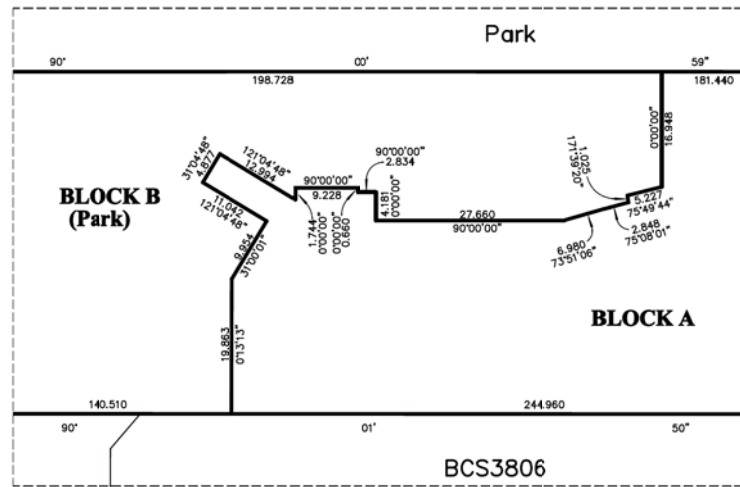
**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	AREAS
BLOCK A	PART LOT 6 SEC 23 TP 1 NWD PLAN 9266	1.109 ha
BLOCK B	PART LOT 6 SEC 23 TP 1 NWD PLAN 9266	0.813 ha
BLOCK C	PART LOT 6 SEC 23 TP 1 NWD PLAN 9266	572.4 m <sup>2</sup>

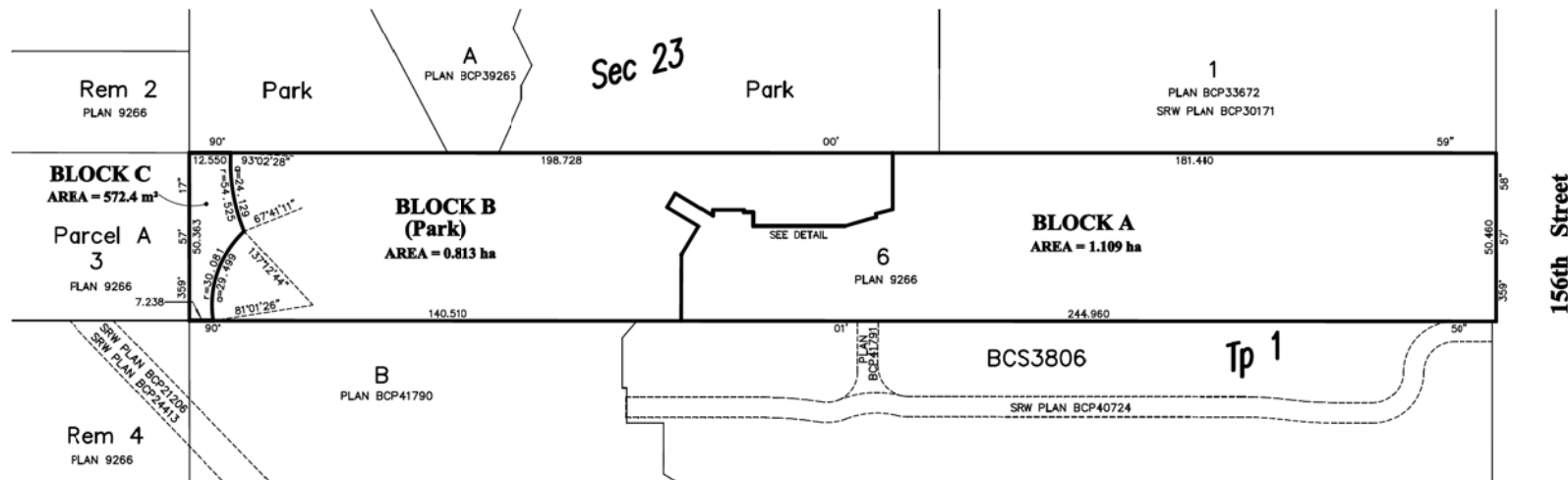
SCALE 1:1000



SCHEDULE \_\_\_\_\_



**DETAIL**  
SCALE 1 : 500



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd Street  
Surrey, B.C.  
V3R 4E7  
(ph): 583-1616  
(fx): 583-1737  
Job: 113416LS  
File: 113416\_BLOCK3.DWG

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY  
DATED THIS 2nd DAY OF FEBRUARY, 2012.

*Gordon*  
GU GORDON YU B.C.L.S. 808

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0243-00

Issued To: Woodbridge Homes (156th) Ltd.  
("the Owner")

Address of Owner: # 200, 1450 Creekside Drive  
Vancouver, BC  
V6J 5B3

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: 003-296-296  
Lot 6 Section 23 Township 1 New Westminster District Plan 9266  
3033 156 St

(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 as follows:



- (a) to reduce the minimum northerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) for the balconies and 5.5 metres (18 feet) for the building face for Buildings 8, 9, 10 and 11;
  - (b) to reduce the minimum northerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 5.5 metres (18 feet) for Building 1;
  - (c) to reduce the minimum easterly front yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 5.3 metres (17 feet) for Building 1;
  - (d) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 7.3 (24 feet) for Building 1;
  - (e) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.9 metres (23 feet) for the balconies for Buildings 2, 3 and 4;
  - (f) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) for the amenity building;
  - (g) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for the balconies for Buildings 5, 6 and 7;
  - (h) to reduce the minimum westerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.7 metres (15 feet) for Building 7 and to 2.5 metres (8 feet) for Building 8.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7911-0243-00 (A) (the "Drawing") which are attached hereto and form part of this development variance permit.
  6. This development variance permit applies to only the 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  8. 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.
  9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.



10. This development variance permit is not a building permit.

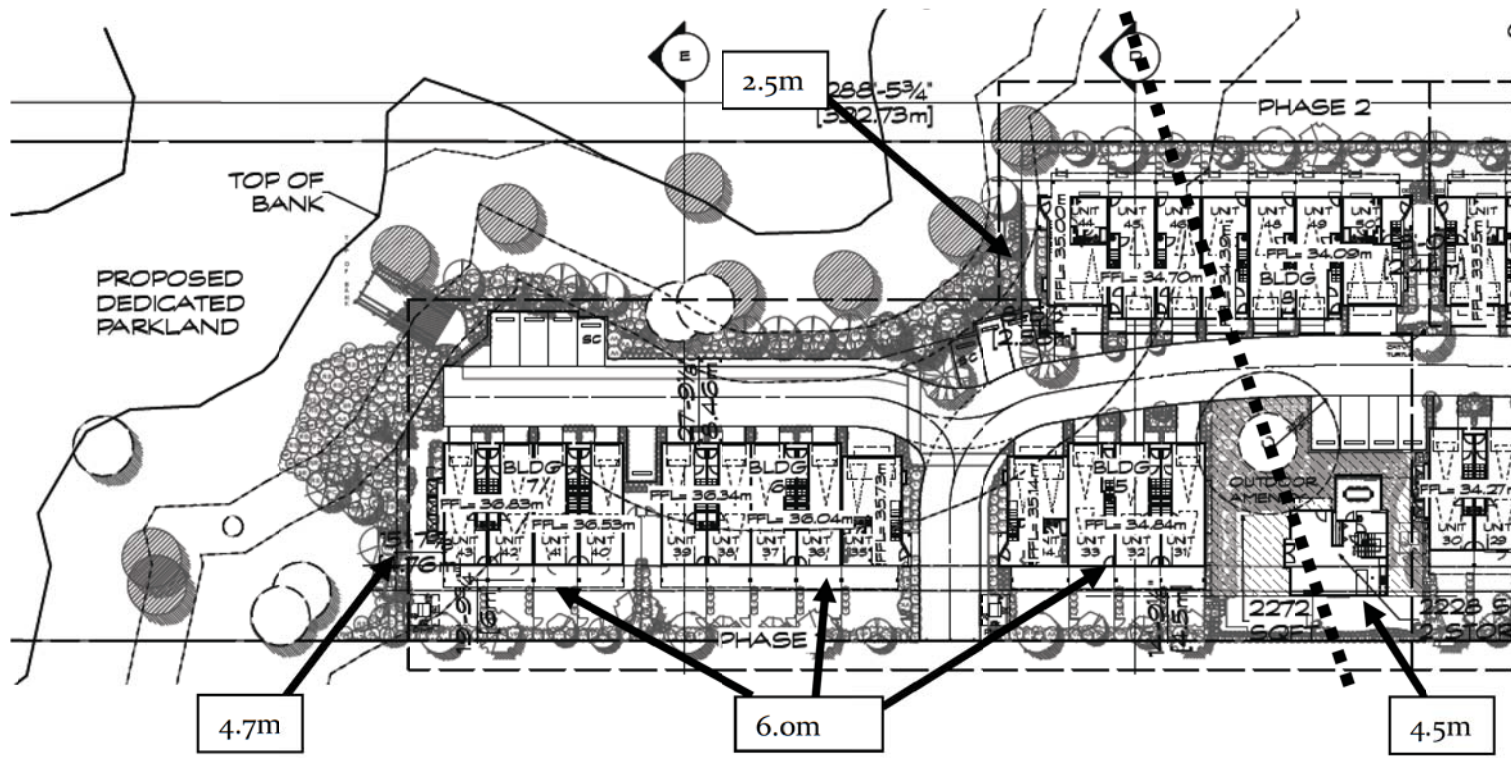
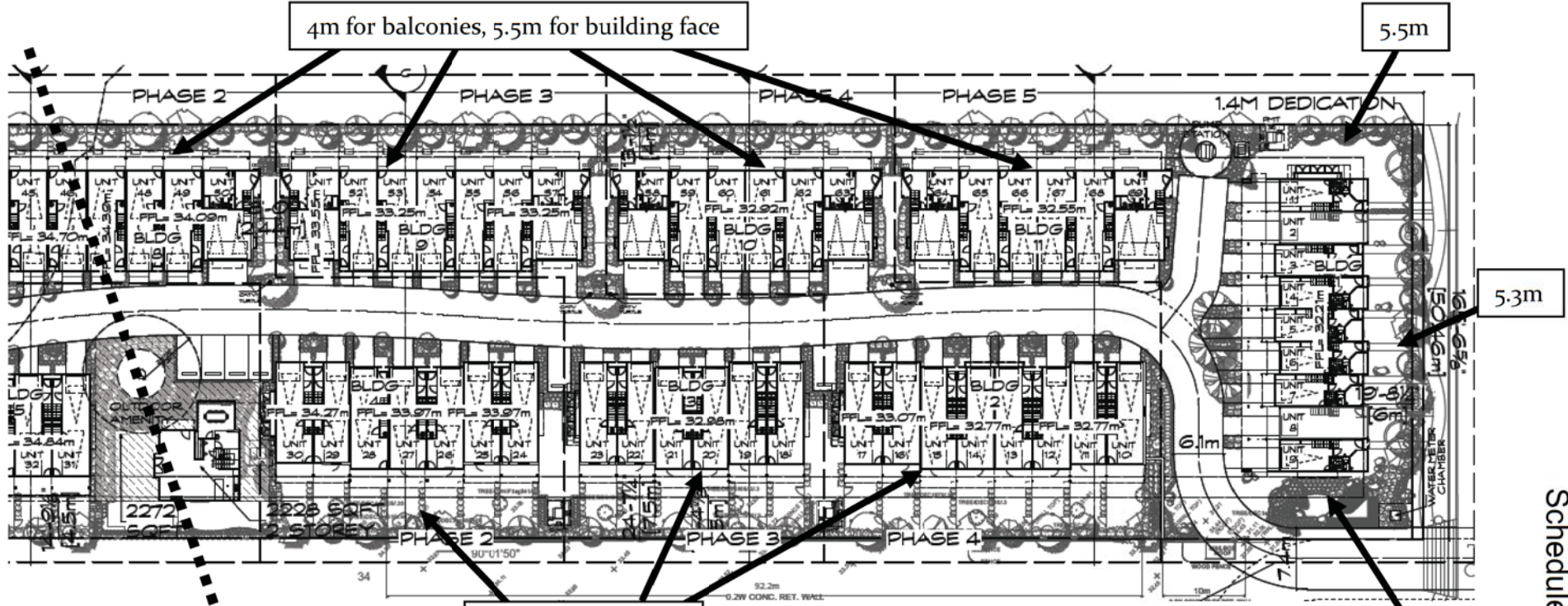
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



Schedule A

7911-0243-00 (A)

**TREE PRESERVATION SUMMARY**

Surrey Project #  
 Project Location: 3033 156th Street, Surrey  
 Register Landscape Architect / Arborist Meredith Mitchell M2 Landscape Architects

Detailed Assessment of the existing trees was prepared for this proposal in September 1, 2011. See arborist report dated February 13, 2012. 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 the area of Highway 99 and 32<sup>nd</sup> Ave.
- b. The site is untouched by demolition at this time.
- c. The site is primarily deciduous forest mixed with introduced species.
- d. The majority of the existing tree resources are mature Western Red-cedar, mature Big Leaf Maple, Red Alder and Vine Maple Clumps.
- e. A total of 2 Western Red Cedar were identified.
- f. A number of individual introduced specimens of unique character were identified.

**2. Summary of Proposed Tree Removal and Replacement**

○ Number of Protected Trees Identified (onsite)	152	(A)
○ Number of Protected Trees declared to be hazardous due to natural causes	0	(B)
○ Number of Protected Trees to be Removed	151	(C)
○ Number of Trees to be Retained (A-B-C)	1	(D)
○ Number of Replacement Trees Required @ 2:1 (7)	14	(E1)
○ Number of Replacement Trees Required @ 1:1 (144)	144	(E2)
○ Total Number of Replacement Trees Required	158	(E3)
○ Number of Replacement Trees Proposed	174	(F)
○ Number of Replacement Trees in Deficit (E – F)	0	(G)
○ Total Number of Protected and Replacement Trees (D+F)	175	(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**

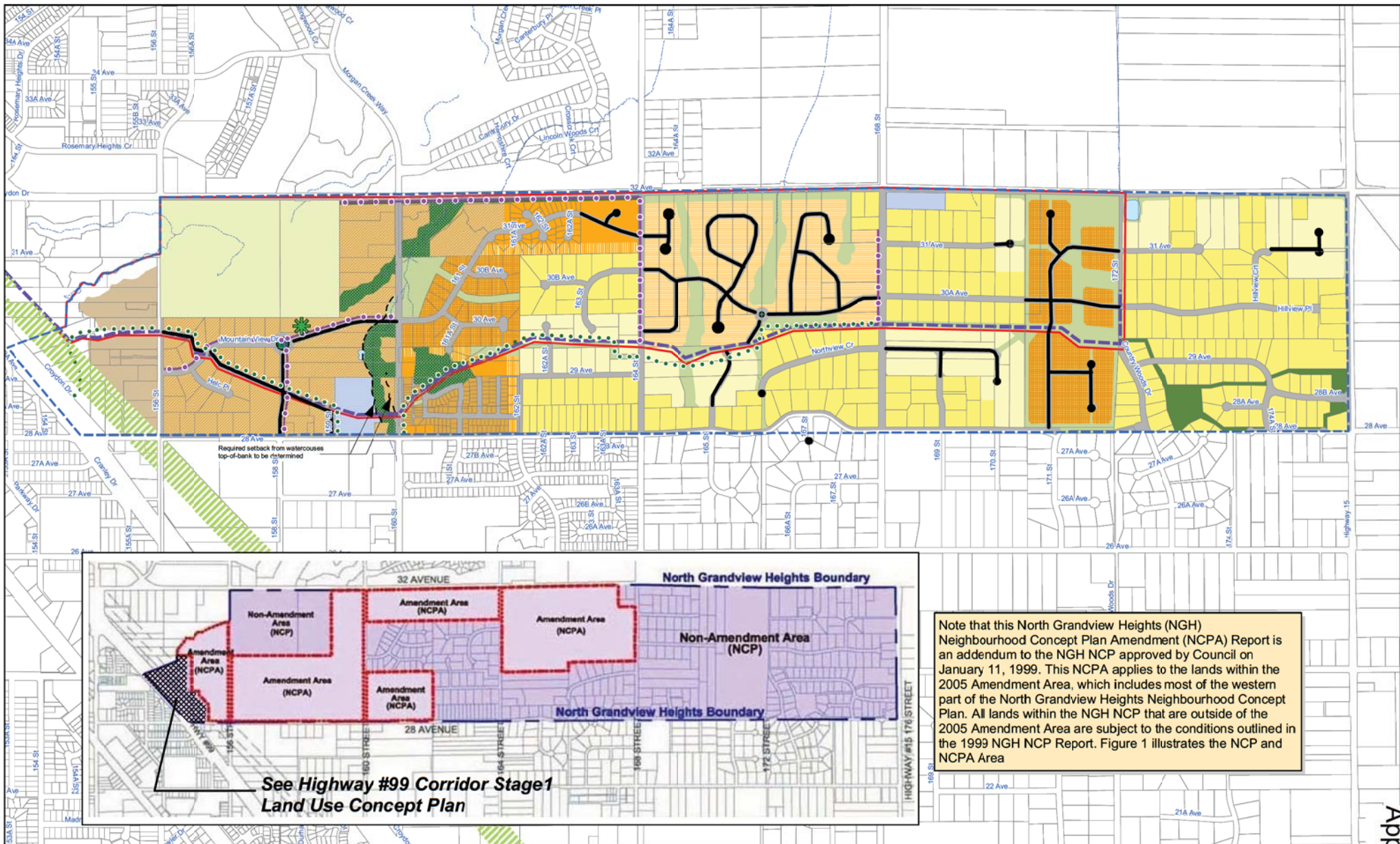
survey \_\_\_\_\_ Tree Survey and Replacement Plan is attached.

x \_\_\_\_\_ This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Meredith Mitchell**  
**ISA Certified Arborist #PN-6089A**  
**M2 Landscape Architects**  
**November 29, 2011**  
**REV. January 27, 2012**  
**REV. February 13, 2012**







- Proposed One Acre Residential (RA)
- Proposed One Acre Residential Gross Density (RA-G)
- Single Detached (2 upa)
- Larger Transition Lots (2-3 upa)
- Single Detached (4-6 upa)
- Single Detached (7 u.p.a.)
- Cluster Housing (6-8 upa)
- Multiple Residential (15-25 upa)

- Environmental Area
- Proposed Open Space / Linear Open Space
- Existing One Acre & Half Acre Lots
- Existing Elementary School
- Existing Cemetery
- Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage)

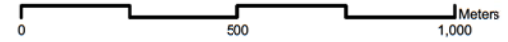
- Study Area Boundary
- Plan Area-NCP Area Boundary
- Hydro Right of Way / Greenway
- Proposed North Grandview Interceptor
- Creeks
- Proposed Roads

- Enhanced Sidewalk/Walkway
- Linear Park / Multi-use Trail
- Round-About
- Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage)

**NORTH GRANDVIEW HEIGHTS LAND USE PLAN**

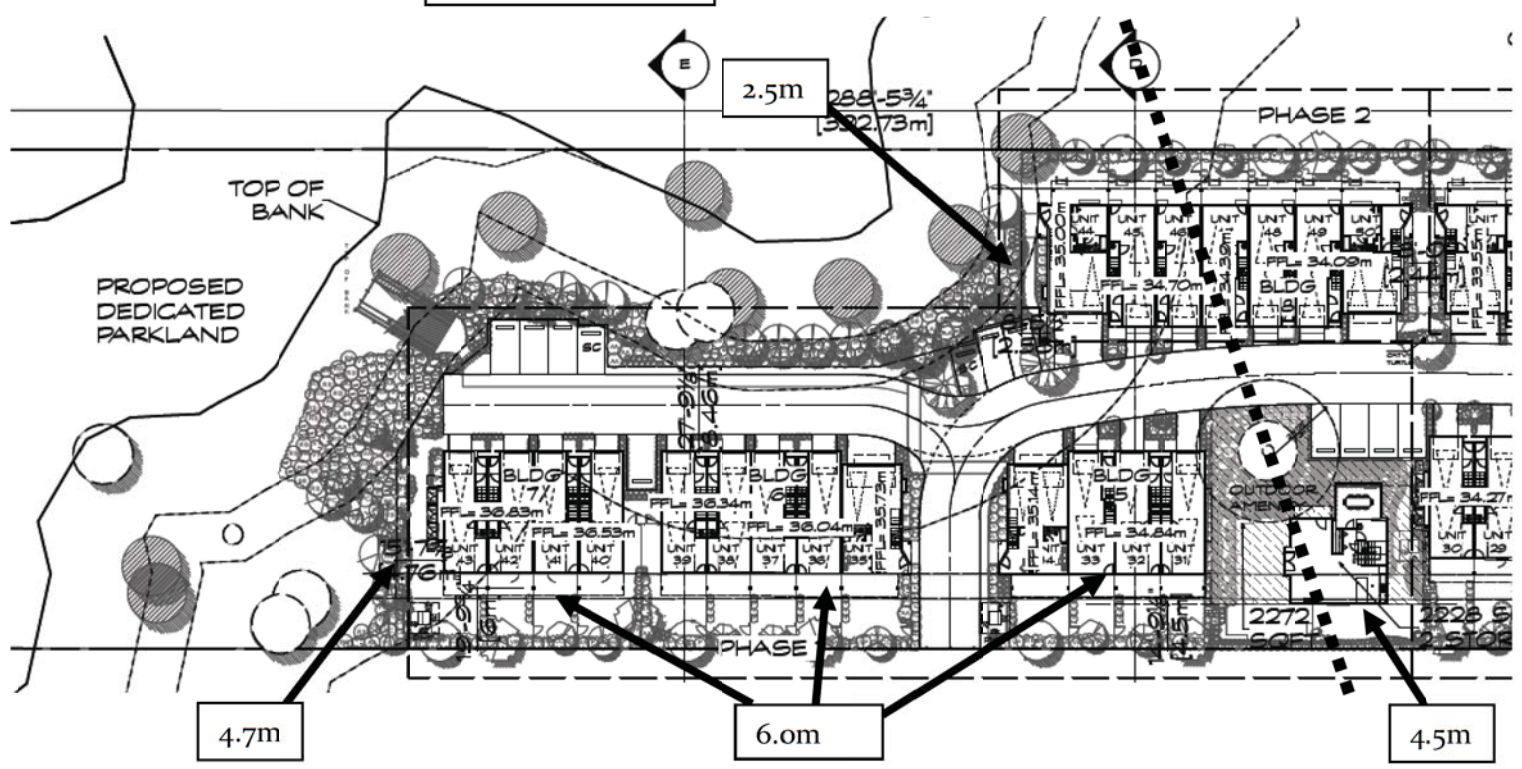
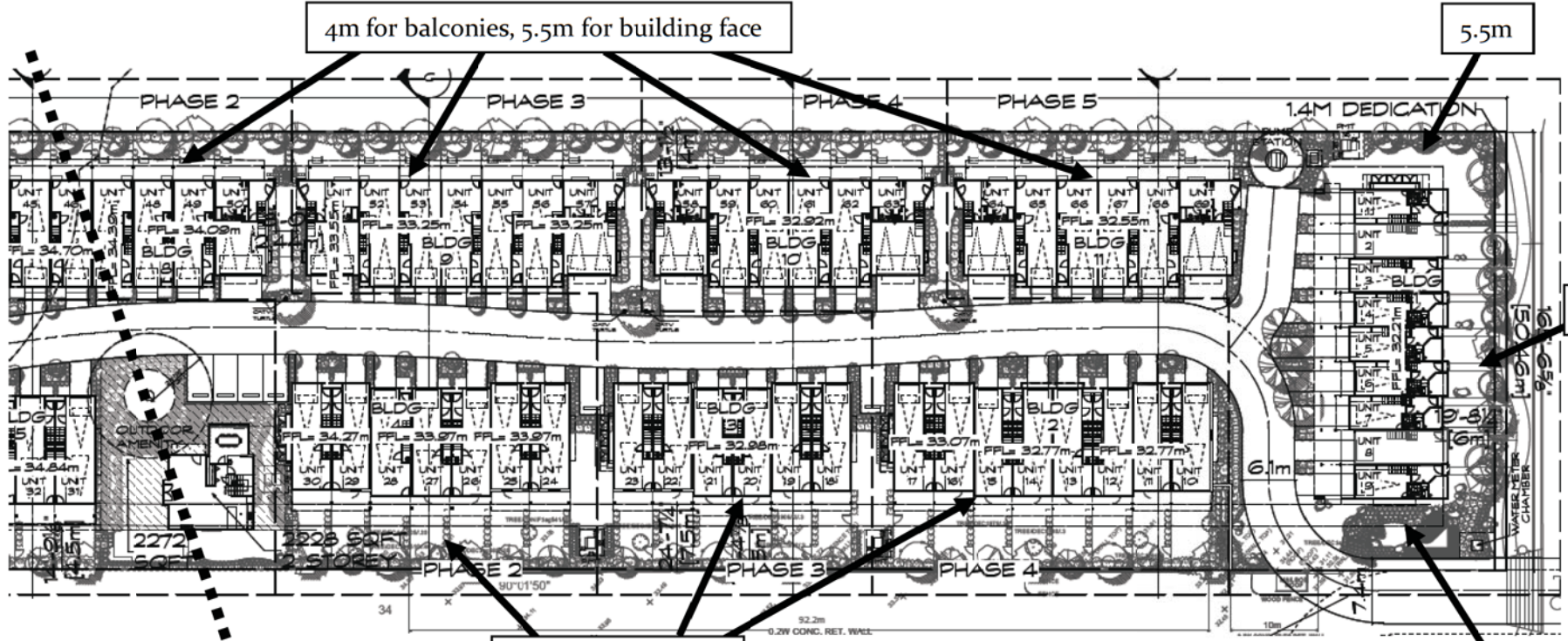
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: January 11, 1999 Amended Oct. 2011



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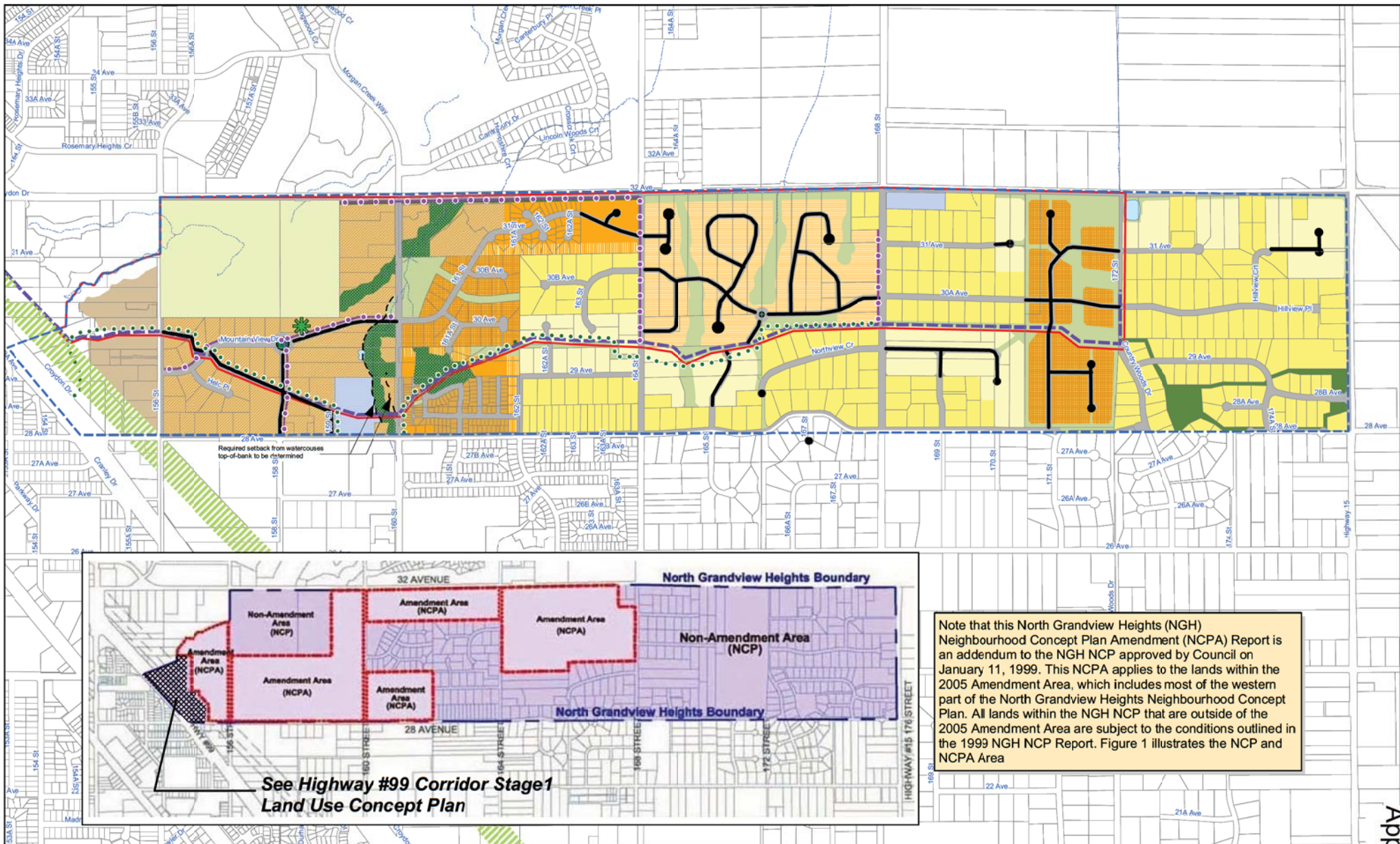




Schedule A

7911-0243-00 (A)





- Proposed One Acre Residential (RA)
- Proposed One Acre Residential Gross Density (RA-G)
- Single Detached (2 upa)
- Larger Transition Lots (2-3 upa)
- Single Detached (4-6 upa)
- Single Detached (7 u.p.a.)
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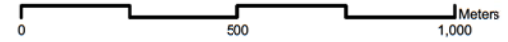
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**NORTH GRANDVIEW HEIGHTS LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

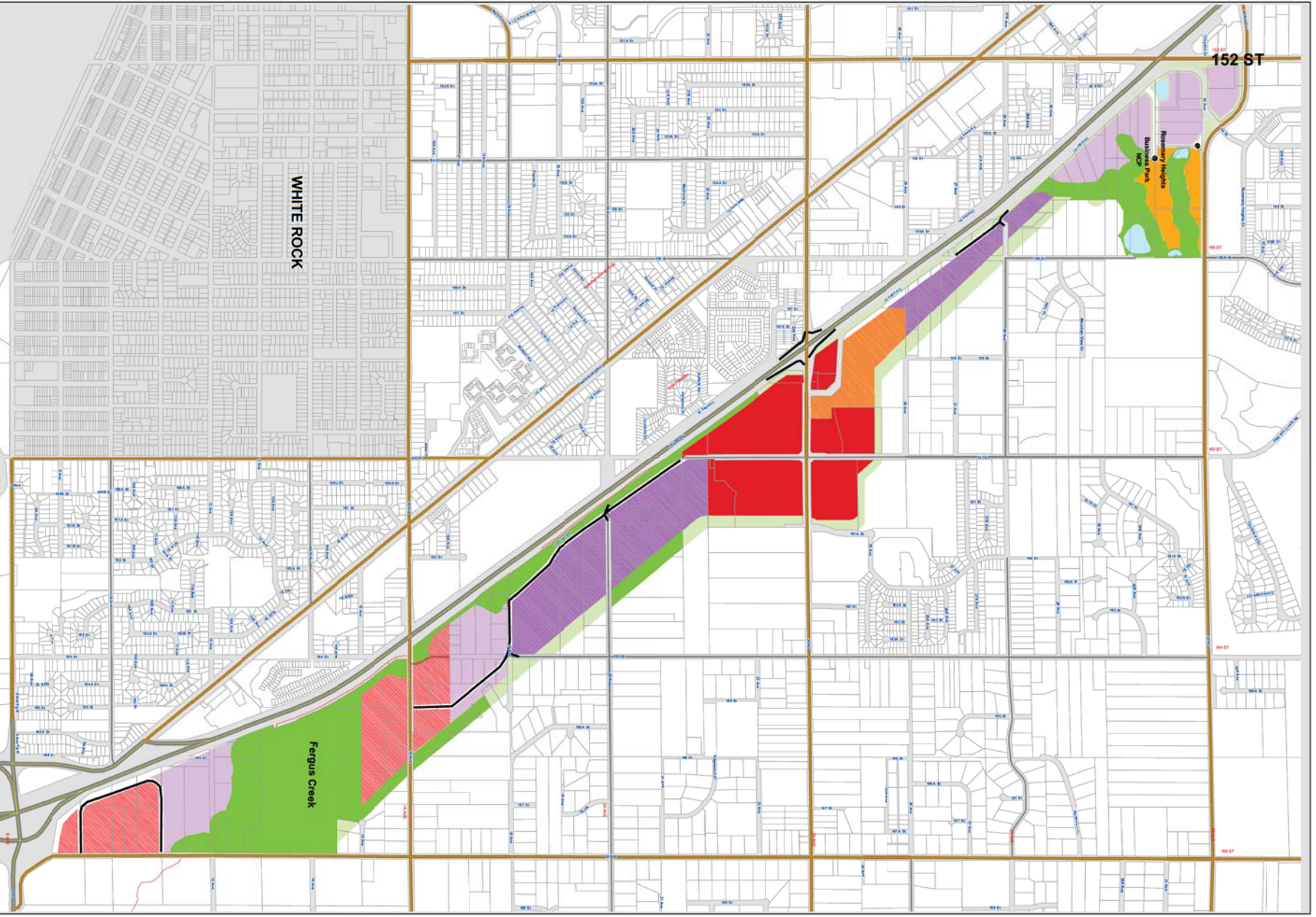
Approved by Council: January 11, 1999 Amended Oct. 2011



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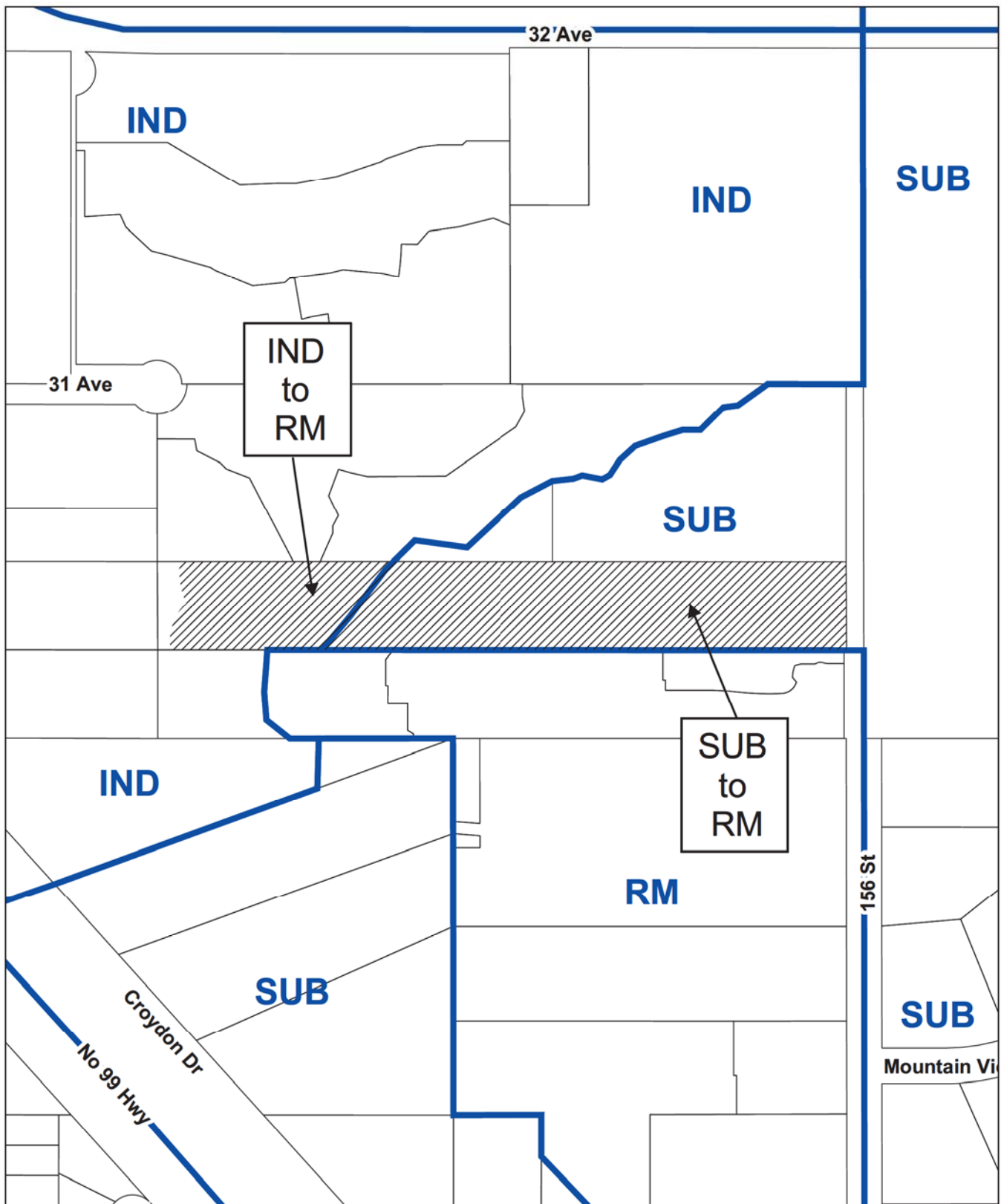
**HIGHWAY # 99 CORRIDOR Stage 1**  
**LAND USE CONCEPT PLAN**

Approved By Council on December 1, 2008

City of Surrey Planning & Development Department

- |  |  |  |                               |
|--|--|--|-------------------------------|
|  | MIXED COMMERCIAL RESIDENTIAL LAND USES |  | CRECKS (CLASS A FISH BEARING) |
|  | COMMERCIAL                             |  | HIGHWAYS                      |
|  | COMMERCIAL BUSINESS PARK               |  | ARTERIAL ROADS                |
|  | BUSINESS PARK                          |  | COLLECTOR ROADS               |
|  | BUSINESS PARK LIGHT INDUSTRIAL         |  | PROPOSED ROADS                |
|  | BUFFERS                                |  |                               |
|  | HABITAT PRESERVATION AREA              |  |                               |





### OCP Amendment

Proposed amendment from Industrial to Multiple Residential and Suburban to Multiple Residential

