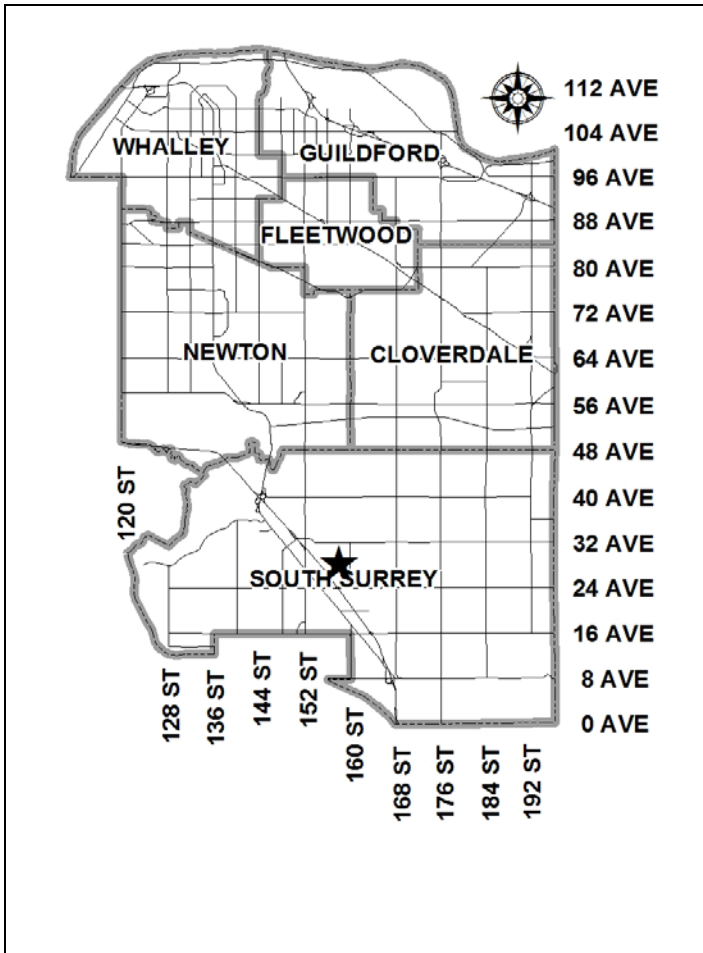


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0255-00

Planning Report Date: September 9, 2013

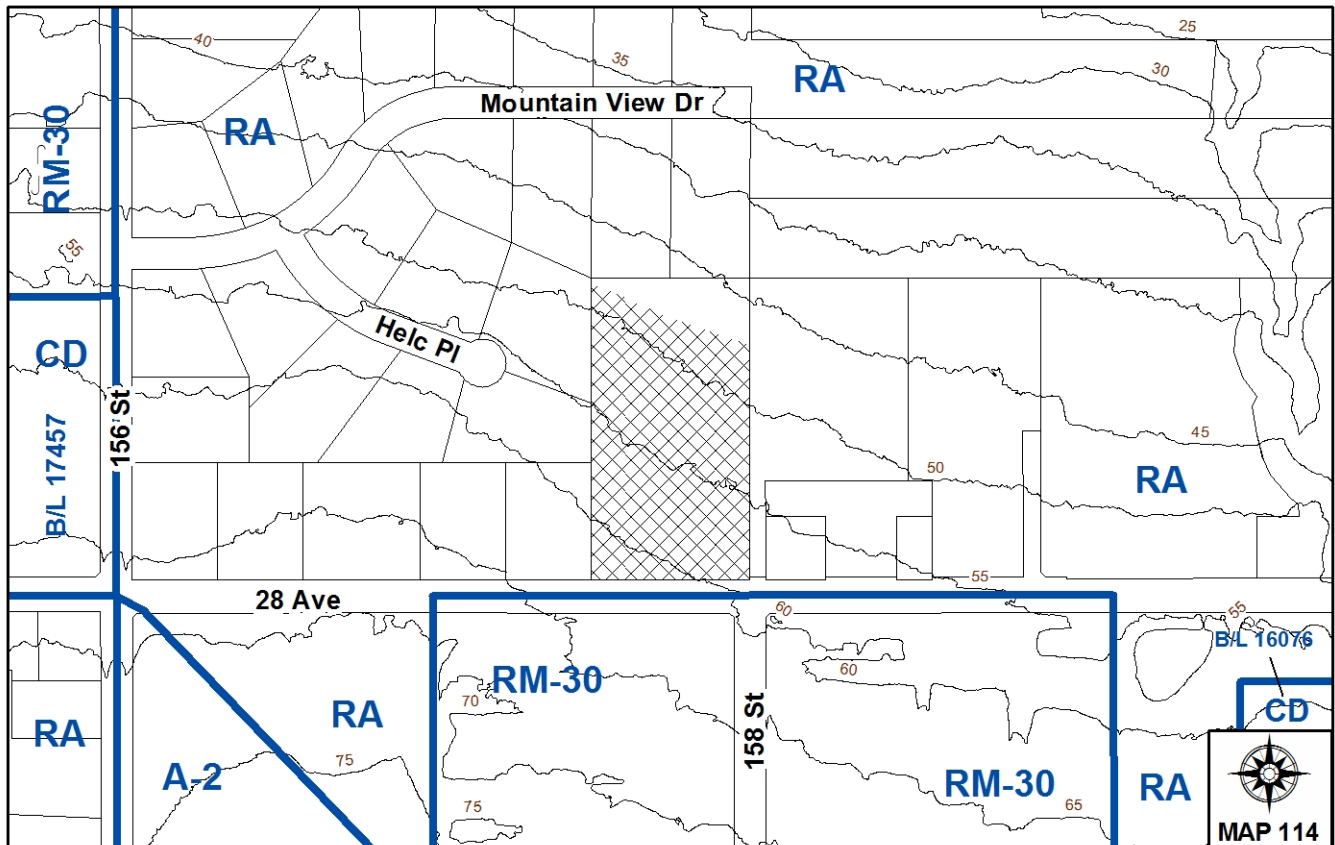


**PROPOSAL:**

- **OCP amendment** from "Suburban" to "Urban"
- **NCP amendment** from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max"
- **Rezoning** a portion of the subject property from RA to CD (based on RM-15)
- **Development Permit**

in order to permit the development of a 57-unit townhouse project.

**LOCATION:** 15755 - 28 Avenue  
**OWNER:** Hayer Builders Group Morgan Heights Inc., Inc. No. BC0927212  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** Cluster Housing (6-8 upa)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Council file By-law Nos. 16725 (OCP Amendment) and 16726 (Rezoning) that are currently at Third Reading as part of File No. 7907-0296-00.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an OCP Amendment from "Suburban" to "Urban", and an NCP Amendment from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" for a portion of the site.
- The applicant is seeking to reduce the indoor amenity space from the required 171 sq.m. (1,840 sq.ft.) to 112 sq.m. (1,205 sq.ft.) and pay cash-in-lieu for the shortfall.

### RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment is necessary to ensure the site develops as per the NCP designation.
- There is an application on the site (File No. 7907-0296-00) for 31 townhouse units that received Third Reading in July 2008. The applicant advises that market conditions have changed, limiting the desire for the larger 2 storey with master bedroom on the main floor townhouses that were originally proposed. As such the applicant has submitted a new application with smaller units and is proposing a higher number of units, at 57 units. The footprint of the proposed units is substantially the same as the previous proposal.
- Given the changes in the marketplace since 2008, the provision of a new road and park land, significant tree retention and the close proximity to the new school under construction, the increase in unit density and the corresponding NCP amendment proposal is supportable.
- The proposed indoor amenity space shortfall is supportable given the number of units proposed (57) and that the average individual unit size is fairly large at approximately 201 sq.m. (2,160 sq.ft.).
- The proposed form and character of the townhouses are appropriate for this area of the North Grandview Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law Nos. 16725 and 16726 and close Application No. 7907-0296-00 and all applications associated with this project.
2. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
3. 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.
4. a By-law be introduced to rezone the portion of the subject site shown as Block B on the Zoning Block Plan (Appendix IV) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 171 sq.m. (1,840 sq.ft.) to 112 sq.m. (1,205 sq.ft.).
6. Council authorize staff to draft Development Permit No. 7911-0255-00 generally in accordance with the attached drawings (Appendix II).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (h) the applicant adequately address the impact of reduced indoor amenity space;
  - (i) the applicant convey the parcel north of proposed Wills Brook Way to the City, at no cost to the City, for park purposes; and
  - (j) the applicant address the shortfall in replacement trees.
8. Council pass a resolution to amend the North Grandview Heights NCP to redesignate the portion of the site shown as "Block B" in the attached survey plan (Appendix IV) from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" when the project is considered for final adoption.

### REFERRALS

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

School District: **Projected number of students from this development:**

5 Elementary students at Sunnyside Elementary School  
3 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 December 2014.

(Appendix V)

Parks, Recreation & Culture: Parks accepts the conveyance of the parcel north of proposed Wills Brook Way to the City for park purposes. The applicant is required to construct a 4 metre (13 feet) greenway on the north side of proposed Wills Brook Way and also fronting 28 Avenue. A 2.7 metre (9 feet) statutory right-of-way (SRW) is required along 28 Avenue to accommodate the greenway.

Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Single family home on a treed site with the North Grandview Gravity Sewer Interceptor traversing the site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family homes, under application no. 7911-0287-00 for single family, which is on the Sept.9, 2013 Council agenda.	Suburban/Cluster Housing 6-8 upa	RA
East	Single family homes and vacant lots, under application no. 7911-0269-00 for single family and townhouses, which is at Third Reading.	Suburban/Cluster Housing 6-8 upa	RA
South (Across 28 Avenue):	Townhouse development.	Multiple Residential/ Medium Density 10-15 upa and Medium-High Density 20-30 upa	RM-30
West:	Two vacant lots, under application no. 7913-0083-00 for townhouses, which is pre-Council. Also one single family lot.	Suburban/Cluster Housing 6-8 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an Official Community Plan (OCP) Amendment from "Suburban" to "Urban", and a Neighbourhood Concept Plan (NCP) Amendment for the portion of the site shown as "Block B" in the attached survey plan (Appendix IV) from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" . The OCP Amendment is necessary to accommodate development at a density higher than 5 units per hectare (2 units per acre) and it was acknowledged that the OCP would need amending as development proposals came forward in the North Grandview Heights NCP.
- There is an application on the site (File No. 7907-0296-00) for 31 townhouse units that received Third Reading in July 2008. The proposal was for 31 townhouse units. The new applicant advises that market conditions have changed, limiting the desire for the larger 2 storey with master bedroom on the main floor townhouses that were originally proposed. As such the applicant has submitted a new application with smaller units and is proposing a higher number of units, at 57 units.
- There is a new elementary school under construction just east of the subject site which is expected to be a draw for younger families. This supports the proposal to increase the density on the site with a unit type that is more attractive to younger families as opposed to "empty-nesters".
- The applicant is dedicating a new road above the sanitary interceptor that crosses the northerly portion of the site. The road was not identified in the NCP or in the previous file, but will greatly aid traffic circulation in this area of North Grandview Heights, and will also improve surveillance of the proposed greenway.

- As a result of the proposed new road, a triangular 904 sq.m. (9,730 sq.ft.) remainder piece of land will be created in the northerly portion of the site. The applicant is proposing to convey this area to the City for park purposes, at no cost to the City. This park area will be consolidated with a proposed park area on the application (File No. 7911-0287-00) on the lands to the north. This area is heavily treed and will be primarily a passive park. The applicant is also retaining a significant number of trees on the development portion of the site.
- Given the changes in the marketplace since 2008, the provision of a new road and park land, significant tree retention, and the proximity to the new school, the increase in unit density and the corresponding NCP Amendment proposal is supportable.

### DEVELOPMENT CONSIDERATIONS

- The subject site consists of one parcel located 15755 – 28 Avenue and is 1.93 hectares (4.76 acres) in gross area. The parcel is zoned "One-Acre Residential Zone (RA)" and is designated "Suburban" in the Official Community Plan (OCP) and "Cluster Housing (6-8upa)" in the North Grandview Heights NCP.
- The subject site is bordered to the west, north and east by single family residential lots that are zoned RA. These neighbouring parcels all have active development applications, as illustrated in Appendix X. There is an application at Third Reading (File No. 7911-0269-00) on the parcels east of the subject site for a comprehensive single family small lots and townhouse development. There is an application (File No. 7911-0287-00) to the north for single family small lots with a park lot, which is proceeding to Council on September 9, 2013. There is a pre-Council application (File No. 7913-0083-00) to the west for a townhouse development. To the south, across 28 Avenue, is a recently constructed townhouse development.
- There is an older application on the subject site (File No. 7907-0296-00) for 31 townhouse units that received Third Reading in July 2008. The applicant is proposing to close this application and requests that Council file the by-laws associated with this application.
- The applicant is proposing a rezoning from RA to "Comprehensive Development Zone (CD)" [based on "Multiple Residential 15 Zone (RM-15)"] and a Development Permit to allow for development of a 57-unit townhouse complex. The application was delayed for some time because of challenges to secure a detention pond in this catchment area. The applicant to the east (File No. 7911-0269-00) has now established the detention pond, allowing the subject application, and other applications in the catchment area, to proceed to Council.
- The North Grandview gravity sewer interceptor traverses the northerly portion of the site and the applicant is proposing to dedicate a new road (Wills Brook Way) over the sewer interceptor. This road will enhance circulation in the neighbourhood, and improve surveillance of the proposed greenway.
- As a result of the proposed Wills Brook Way, a triangular remnant is created on the north side of the new road. The applicant is proposing to dedicate this 904 sq.m. (9,730 sq.ft.) parcel to the City for park purposes, at no cost to the City. This area will retain its RA zoning and will be consolidated with a proposed park area on the application (File No. 7911-0287-00) on the lands to the north.

- The applicant is proposing to provide 114 resident parking spaces and 17 visitor parking spaces, which exceeds the parking requirements of the Zoning By-law.

#### CD By-law

- The applicant is proposing a CD Zone for the site, based on the RM-15 Zone. The table below outlines the differences between the RM-15 Zone and the proposed CD Zone:

	<b>RM-15 Zone</b>	<b>Proposed CD Zone</b>
Maximum Unit Density	37 uph (15 upa)	40 uph (16 upa)
Maximum Floor Area Ratio (FAR)	0.60	0.68
Maximum Lot Coverage	45%	35%
Setbacks	7.5m (25 ft) from all property lines.	6.5m (21 ft) along 28 Avenue; 3.5m (11 ft) along Wills Brook Way and 158 Street; 4.5m (15 ft) along west property line.
Minimum Parcel Size	2,000 sq.m. (0.5 acres)	1 hectare (2.47 acres)

- The CD Zone includes a maximum lot coverage of 35% which is less than the maximum lot coverage in the RM-15 Zone (45%). The applicant is proposing a lot coverage of 33% which is a bit higher than the 27% lot coverage contained in the last proposal. The lot coverage figure has increased because they are dedicating a new road, and also dedicating a park area, which decreases the net site area.
- The CD Zone proposes a slightly higher net unit density at 40 uph (16 upa) versus 37 uph (15 upa) in the RM-15 Zone. The gross unit density, which is the density approach used in the NCP, is 30 uph (12 upa). Thus the proposed NCP amendment is to "Townhouses 15 upa max". A higher floor area ratio (FAR) of 0.68 is proposed versus an FAR of 0.60 in the RM-15 Zone.
- Setback relaxations along 28 Avenue, Wills Brook Way and 158 Street bring the buildings closer to the street and allow for a better street presence. The setbacks described in the table are the minimum setbacks to the columns of the unit entryways; the actual building face is typically set back approximately a further metre (3 feet). The westerly setback is a side yard condition which decreases the impact on the neighbouring properties, which have redevelopment potential.

#### Access & Pedestrian Circulation

- Vehicular access is proposed from one location on the proposed 158 Street.
- All of the street-fronting units are proposed to have individual pedestrian access to the street. The applicant is also proposing a continuous north-south pathway on the site that will link the units with the central green space and amenity building.
- The applicant will be providing a 2.7 metre (9 feet) statutory right-of-way to allow for the construction of a 4 metre (13 feet) wide greenway along 28 Avenue. In addition, the applicant will provide a 4 metre (13 feet) wide greenway on the north side of the proposed Wills Brook Way.

### Amenity Space

- The Zoning By-law requires that 171 sq.m. (1,840 sq. ft.) of indoor amenity area and 171 sq.m. (1,840 sq. ft.) of outdoor amenity area be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 112 sq.m. (1,205 sq.ft.) of indoor amenity space centrally located on the site. The amenity space contains a large multi-purpose room, a kitchen area, a washroom, and a library/office. The mail kiosk for the complex is located at the main entry. A porch overlooking the green space and play area is proposed on the north side of the amenity building.
- The applicant is proposing to provide cash-in-lieu to compensate for the shortfall in indoor amenity space. The proposed indoor amenity space shortfall of 59 sq.m. (635 sq.ft.) is supportable given the number of units proposed (57) and that the average individual unit size is fairly large at approximately 201 sq.m. (2,165 sq.ft.).
- In addition to the 904 sq.m. (9,730 sq.ft.) parcel north of Wills Brook Way to be dedicated for park purposes, the applicant has provided 975 sq.m. (10,500 sq.ft.) of outdoor amenity space, located adjacent to the indoor amenity space. The outdoor amenity area includes the retention of 9 trees, a play structure, paths and a gazebo. There is also another significant tree retention area on the site and significant open space between the townhouse buildings.

### Trees and Landscaping

- The applicant has provided an arborist assessment from Arbortech Consulting Ltd. There are a total of 230 by-law sized trees on the subject site, including the propose park area. Fifty-four (54) trees are proposed for retention. There are approximately 20 trees in the proposed park portion of the site to be retained and 34 trees in the non-park portion of the site to be retained, for a total of 54 retained trees.
- One hundred seventy-six (176) trees are proposed to be removed. Eighty-one (81) of the trees proposed to be removed are low value alder or cottonwoods. The other trees proposed to be removed are either in poor condition or are impacted by road construction or potential construction. Road construction in particular is responsible for much of the proposed tree removal. The applicant has made a good effort to retain the viable trees on the site.
- The table below offers a summary of the types of trees on the site, including the proposed park area:

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Douglas Fir	62	27	35
W. Red Cedar	40	14	26
Bigleaf Maple	24	4	20
W. Hemlock	16	5	11
Alder/Cottonwood	84	3	81
Other	4	1	3
<b>Total</b>	<b>230</b>	<b>54</b>	<b>176</b>



- The applicant is proposing to plant 172 trees on the site; 271 replacement trees are required. There is a deficit of 99 replacement trees and the applicant will be required to make a contribution to the Green Fund as a condition of final rezoning.
- Landscaping plans have been received and are generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas.
- A 1.2 metre (4 feet) high transparent wood rail fence is proposed along 28 Avenue and along portions of 158 Street and Wills Brook Way. Decorative wood trellises are proposed to identify the pedestrian pathway connections into the site.
- Special paving (unit pavers) is proposed for near the main entrance. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.

#### DESIGN PROPOSAL AND REVIEW

- The development consists of 15 buildings containing 57 dwelling units. Seven (7) of the units are duplexes which contributes to the openness of the site. Forty-one (41) of the units are proposed to have a double-car garage while 16 of the units are proposed to have a tandem parking arrangement
- All of the street-fronting units contain active living space on the ground floor which promotes interaction with the public realm. These units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- The units in the street-fronting buildings have been positioned to provide articulation along the building face, enhancing the streetscape. The positioning of the buildings across the site was strongly influenced by efforts to retain trees.
- The exterior materials include hardie plank, hardie shingles, hardie panel, and wood trim. Asphalt shingles are proposed for the roof. Three colour schemes are proposed, utilizing dark blues, browns, gold, cream and sage. Decorative gables utilizing shingles and wood trim are proposed to enhance the design of the townhouses.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 15, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the North Grandview Heights NCP.</li> </ul>
2. Density & Diversity	<ul style="list-style-type: none"> <li>• n/a</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
(B1-B7)	
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils greater than 30 cm (1 foot) in depth, infiltration trenches or sub-surface chambers, natural landscaping, sediment control devices, and permeable pavement/surfaces are proposed.</li> <li>• The applicant is proposing to retain 34 on-site trees.</li> <li>• Recycling pick-up will be made available.</li> <li>• The applicant is dedicating a 904 sq.m. (9,730 sq.ft.) treed area to the City for park purposes.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• On-site pedestrian paths will be provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Street-fronting townhouses will be oriented to the street, to provide surveillance. Patios will overlook the interior playground area for increased surveillance. Outdoor and indoor amenity space is proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The typical notifications to area residents occurred (ie. development proposal signage and pre-notification letters).</li> </ul>

### ADVISORY DESIGN PANEL

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

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

### PRE-NOTIFICATION

Pre-notification letters were sent on December 13, 2011 and staff received two phone calls. Both callers were looking for information about the application and had no concerns.

Based on the feedback received, and the fact that the larger Cressey application to the east (File No. 7911-0269-00) held a Public Information Meeting (PIM) on February 29, 2012 that had only 15-20 attendees and no concerns raised, it was deemed that a PIM was not required for the subject application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Zoning Block Plan
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Redesignation Map
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law
Appendix X.	Active Development Applications Near Subject Site

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB/kms/da

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-15)

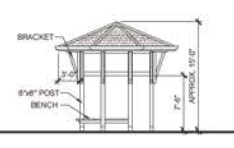
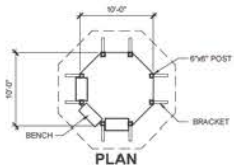
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		19,259 sq.m.
Road Widening area		4,187 sq.m.
Triangular area to be dedicated for park purposes		904 sq.m.
Net Total		14,168 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	35%	33%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front (28 Avenue)		6.5m
Rear (Wills Brook Way)		3.5m
Side #1 (158 Street)		3.5m
Side #2 (W)		4.5m
BUILDING HEIGHT (in metres/storeys)		
Principal + Amenity Building	11m	10.5m + 5.9m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		57
Total		
FLOOR AREA: Residential (excluding garages)		9,491 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		9,491 sq.m.

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

## Development Data Sheet cont'd

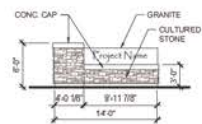
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		30 uph/12 upa
# of units/ha /# units/acre (net)		40 uph/16 upa
FAR (gross)		
FAR (net)		0.68
AMENITY SPACE (area in square metres)		
Indoor	171 sq.m.	112 sq.m.
Outdoor	171 sq.m.	975 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	114	114
Residential Visitors	12	17
Institutional		
Total Number of Parking Spaces	126	131
Number of disabled stalls	1	
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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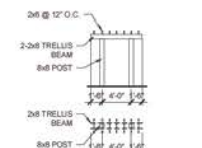


ELEVATION

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



2 PROJECT SIGN DETAIL  
SCALE: 1/8" = 1'-0"



3 PEDESTRAIN ARBOUR  
SCALE: 1/8" = 1'-0"

**SITE RECONCILIATION**

**LEGAL DESCRIPTION:**  
EAST 1/4 OF THE SOUTH 1/2 LEGAL SUBDIVISION 10  
SECTION 23 TOWNSHIP 14 EXCEPT, SOUTH 33 FEET, N.W. 1/4

**CIVIC ADDRESS:**  
10756 28th AVENUE  
SURREY, BC

**ZONING INFORMATION:**  
ZONE: EXISTING: RA  
PROPOSED: CD (BASED ON RM-18)

**LOT AREA:**  
GROSS SITE AREA = 207,306 sq ft (19,259.31 m²) = 4.739 Ac. (1,826 Ha.)  
ROAD DEDICATION = 45,970 sq ft (4,187.67 m²) = 1,036 Ac. (3,419 Ha.)  
PARK DEDICATION = 9,729 sq ft (902.88 m²) = 0.223 Ac. (0.300 Ha.)  
NET SITE AREA = 151,606 sq ft (14,167.71 m²) = 3.501 Ac. (1,417 Ha.)

**SETBACKS:**  
REQUIRED: See CD Bylaw  
PROPOSED: SOUTH (FRONT): 6.48m (BUILDING 4 COLUMNS ONLY)  
4.37m (BUILDING FACE)  
NORTH (FROM NEW ROAD): 3.58m (BUILDING COLUMNS)  
4.55m (BUILDING FACE)

EAST (EXT. SIDE)	SETBACK TO COLUMNS	SETBACK TO BLDG FACE
BUILDING 4	3.58m	4.54m
BUILDING 7	3.90m	4.72m
BUILDING 11	3.58m	4.72m

WEST (SIDE): 4.55m

**LOT DENSITY:**  
ALLOWABLE: 0.68  
PROPOSED: 6,490.65 m² / 14,167.71 m² = 0.47  
(EXCLUDES GARAGES, \*PARKING WITHIN THE BUILDING ENVELOPE\*)

**LPH:**  
ALLOWABLE: 41 LPH (17 up)  
PROPOSED (GROSS): 87 du / 1,926 ba = 39.60 uph (11.98 up)  
PROPOSED (NET): 87 du / 1,417 ba = 61.33 uph (16.33 up)

**LOT COVERAGE:**  
ALLOWABLE: 35.0%  
PROPOSED: 4,636.85 m² / 14,167.71 m² = 32.8%

**BUILDING HEIGHT:**  
ALLOWABLE: 11.00m (36.20')  
PROPOSED: 10.40m (34.28') @ RESIDENTIAL BUILDINGS  
5.52m (18'-2") @ AMENITY BUILDING

**OUTDOOR AMENITY SPACE:**  
REQUIRED: 3m² (32 sq ft) / du x 57 du = 171m² (1,840 sq ft)  
PROPOSED: 976m² (10,609 sq ft)

**INDOOR AMENITY SPACE:**  
REQUIRED: 3m² (32 sq ft) / du x 57 du = 171m² (1,840 sq ft)  
PROPOSED: 111.8m² (1,204 sq ft) (CASH IN-SITU FOR BALANCE)

**OPEN SPACE:**  
REQUIRED: 35.0% = 72,566.92 sq ft (6,740.78 m²) (OF GROSS SITE AREA)  
PROVIDED: 25.0% = 81,847.53 sq ft (4,815.49 m²) INCLUDES 32,006.64 sq ft (1,114.86 m²) IN SETBACK  
PROVIDED INCLUDING NEW ROAD (22,223.87 sq ft 2,054.03 m²) = 38.9%

**PARKING:**  
RESIDENT: REQUIRED: 2 STALLS PER UNIT = 114 STALLS  
PROVIDED: 114 STALLS

**VISITOR:**  
REQUIRED: 0.2 STALLS PER UNIT = 12 STALLS  
PROVIDED: 17 STALLS  
(INCLUDING 1 FOR DISABLED PERSONS)  
TOTAL PARKING PROVIDED: 131 STALLS

**FLOOR AREA SUMMARY**

UNIT TYPE	# OF UNITS	LOWER	MAIN	UPPER	UNIT TOTALS	SITE TOTALS
A1	5	315 sq ft	751 sq ft	798 sq ft	1,864 sq ft	9,270 sq ft
A2	4	311 sq ft	747 sq ft	794 sq ft	1,852 sq ft	7,388 sq ft
B1B1a	5	304 sq ft	656 sq ft	656 sq ft	1,621 sq ft	8,105 sq ft
B1B1b	3	302 sq ft	640 sq ft	640 sq ft	1,582 sq ft	12,556 sq ft
B1B1c	3	302 sq ft	640 sq ft	640 sq ft	1,582 sq ft	4,746 sq ft
C1	7	315 sq ft	755 sq ft	835 sq ft	1,905 sq ft	13,152 sq ft
C2a	12	311 sq ft	775 sq ft	801 sq ft	1,887 sq ft	22,844 sq ft
C2b	1	315 sq ft	773 sq ft	802 sq ft	1,890 sq ft	1,590 sq ft
D1	6	315 sq ft	751 sq ft	797 sq ft	1,863 sq ft	11,178 sq ft
D2	5	315 sq ft	751 sq ft	796 sq ft	1,862 sq ft	9,200 sq ft
D3	1	315 sq ft	751 sq ft	779 sq ft	1,845 sq ft	1,714 sq ft
TOTAL	57					9,450.69 m²
					EXCLUDING GARAGES	102,157 sq ft
					INCLUDING GARAGES	123,131 sq ft
						11,438.87 m²

**LOT COVERAGE SUMMARY**

BUILDING #	# OF UNITS	LOT COVERAGE
1	2	1,764 sq ft
2	2	1,764 sq ft
3	2	1,764 sq ft
4	2	2,080 sq ft
5	5	4,074 sq ft
6	2	1,761 sq ft
7	6	5,873 sq ft
8	2	1,768 sq ft
9	2	2,587 sq ft
10	6	4,932 sq ft
11	4	3,855 sq ft
12	4	3,990 sq ft
13	6	5,880 sq ft
14	8	5,150 sq ft
15	2	1,763 sq ft
AMENITY		1,204 sq ft
TOTAL	57	50,127 sq ft

**PROPOSED MULTI-FAMILY DEVELOPMENT**

MAYER BUILDERS GROUP INC.  
LOCATION: 28th AVENUE  
Surrey, BC

**SITE PLAN**

DRAWN: jkn | Cl.  
CHECKED: [ ]  
SCALE: AS NOTED  
DATE: 2011 | 10 | 13  
SHEET NO. FILE NO.  
DP-01 1119

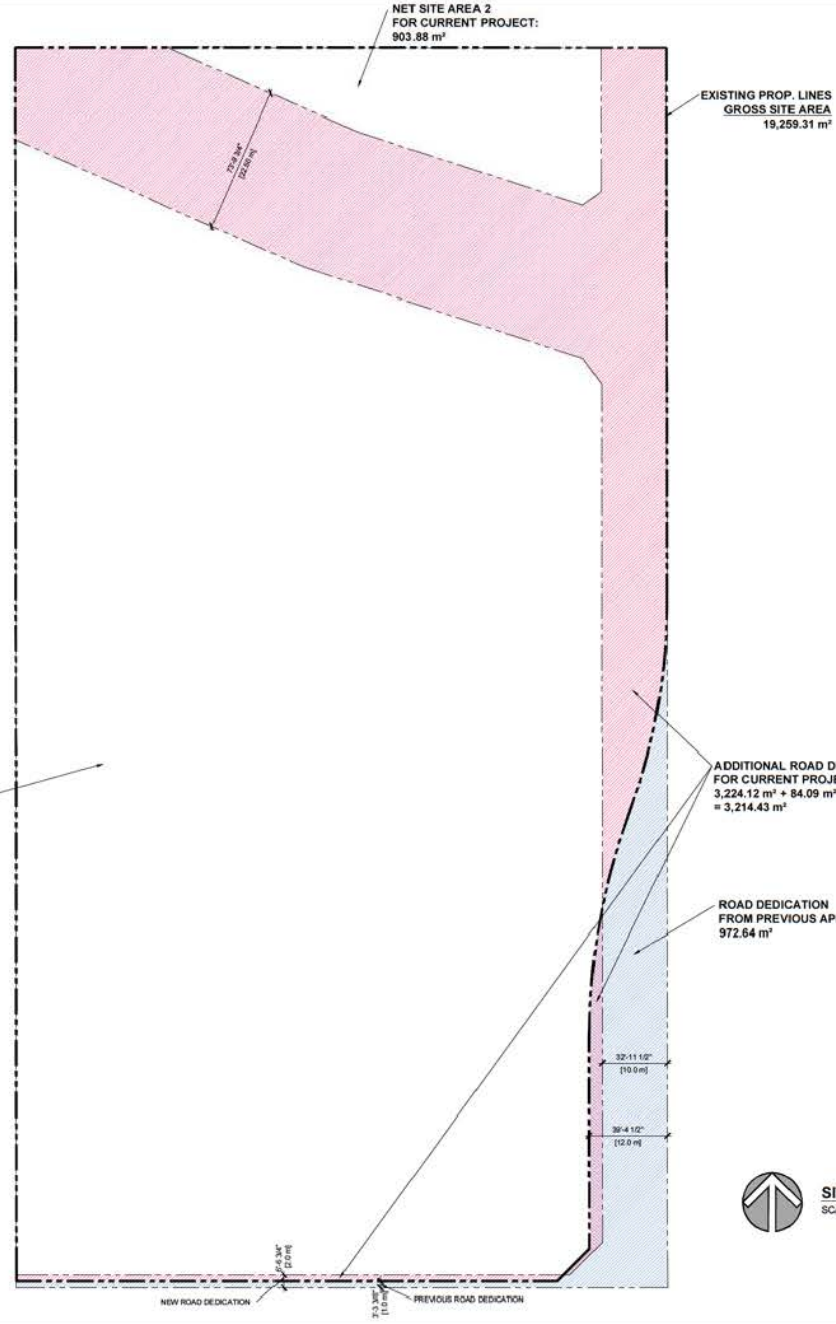


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Colin A. Hogan Architect ABC  
James J. Knapik Architect ABC, MABC  
Dave Boswell BD, ABC, ASC



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NET SITE AREA 1  
FOR CURRENT PROJECT:  
14,168.36 m<sup>2</sup>

TOTAL NET SITE AREA  
FOR CURRENT PROJECT:  
15,072.24 m<sup>2</sup>

NET SITE AREA 2  
FOR CURRENT PROJECT:  
903.88 m<sup>2</sup>

EXISTING PROP. LINES  
GROSS SITE AREA  
19,259.31 m<sup>2</sup>

ADDITIONAL ROAD DEDICATION  
FOR CURRENT PROJECT  
3,224.12 m<sup>2</sup> + 84.09 m<sup>2</sup> - 93.78 m<sup>2</sup>  
= 3,214.43 m<sup>2</sup>

ROAD DEDICATION  
FROM PREVIOUS APPLICATION  
972.64 m<sup>2</sup>



**SITE AREA COMPARISON PLAN**  
SCALE: 1" = 30'-0"

March 8, 2012  
Setbacks & calculations checked  
February 14, 2012  
Prepared for Development Permit  
October 13, 2011  
Issued for Development Permit

REVISIONS:  
CONSULTANTS:

PROJECT  
**PROPOSED MULTI-FAMILY DEVELOPMENT**  
HAVER BUILDERS GROUP INC.  
LOCATION  
28th AVENUE  
Surrey, BC  
DRAWING TITLE

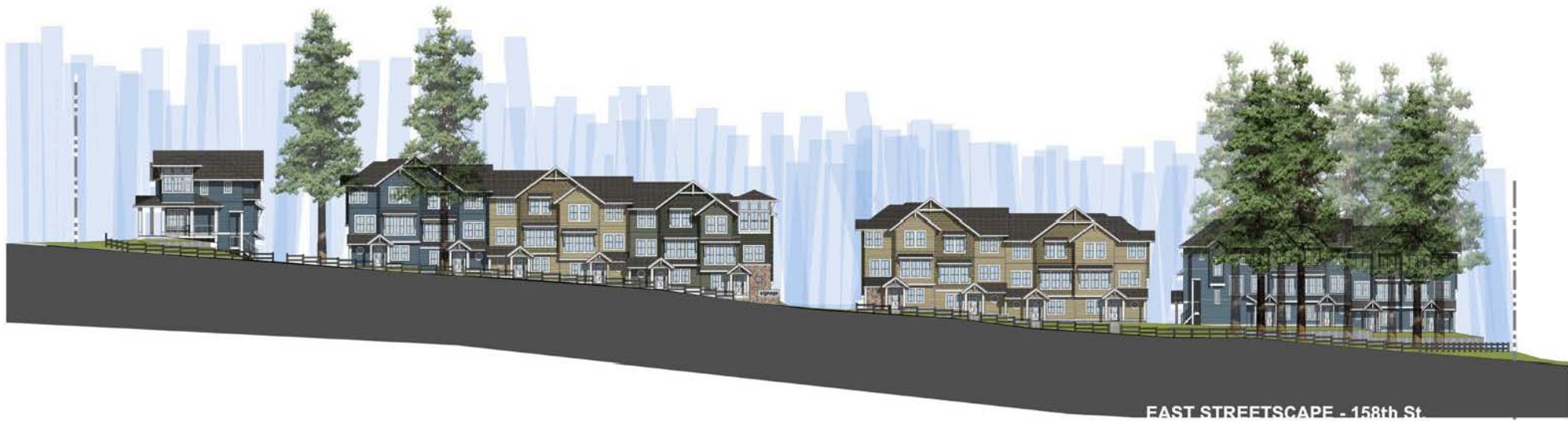
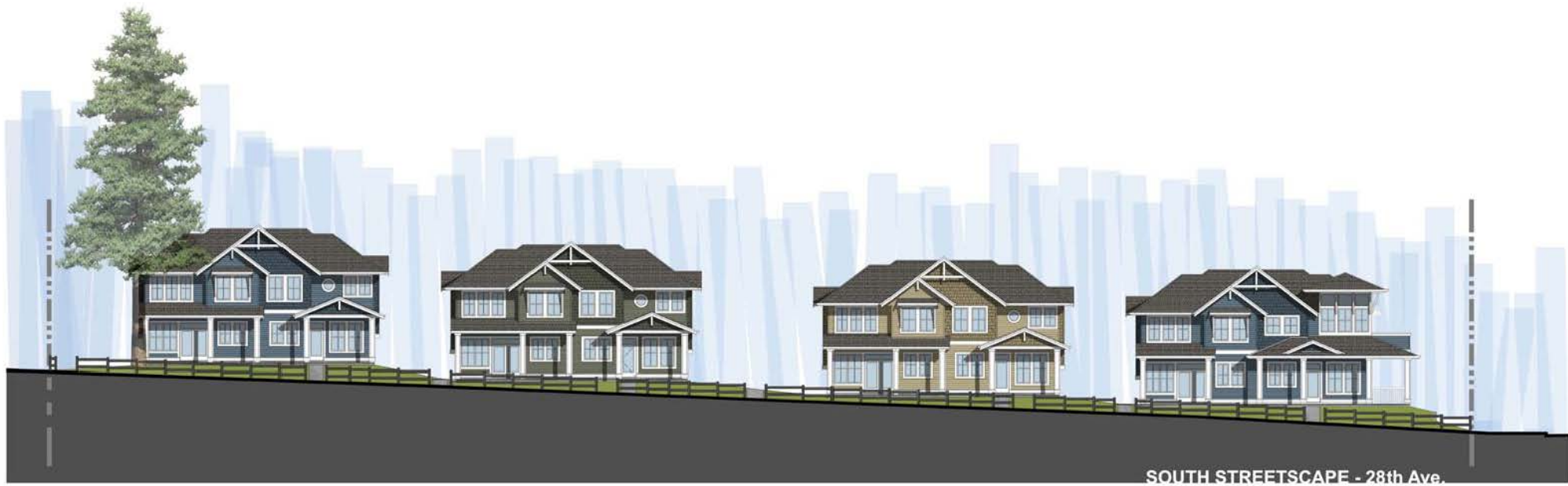
**SITE AREA COMPARISON**

DRAWN CL	CHECKED
SCALE AS NOTED	DATE 2011   10   13
SHEET NO. <b>DP-02</b>	FILE NO. <b>1119</b>



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Carson G.A. Nottle BD-AMBC ASCT





**PROPOSED MULTI-FAMILY DEVELOPMENT**

HAYER BUILDERS GROUP INC.

May 06, 2012

**STREETSCAPES**

15755 28th Ave. Surrey, BC



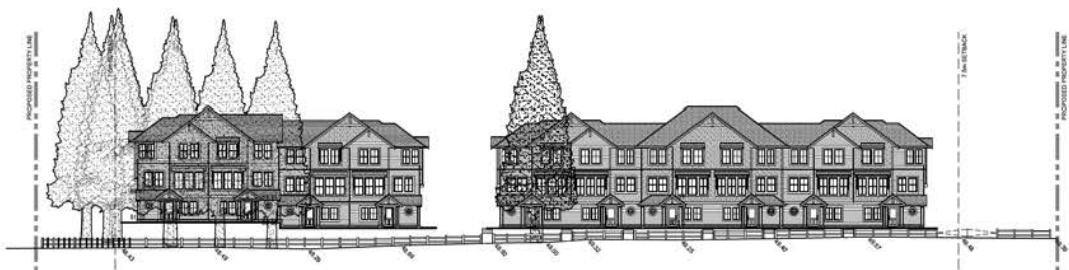
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**SOUTH STREETSCAPE (28 AVE)**  
SCALE: 1" = 20'-0"



**EAST STREETSCAPE (158 STREET)**  
SCALE: 1" = 20'-0"



**NORTH STREETSCAPE (NEW ROAD)**  
SCALE: 1" = 20'-0"

May 6, 2013 City Zoning Reconsidered
March 6, 2012 Setbacks & calculations clarified
February 14, 2012 Revised for Development Permit
October 13, 2011 Issued for Development Permit

REVISIONS:  
CONSULTANTS:

PROJECT  
**PROPOSED MULTI-FAMILY DEVELOPMENT**  
MAYER BUILDERS GROUP INC.  
LOCATION  
28th AVENUE  
Surrey, BC

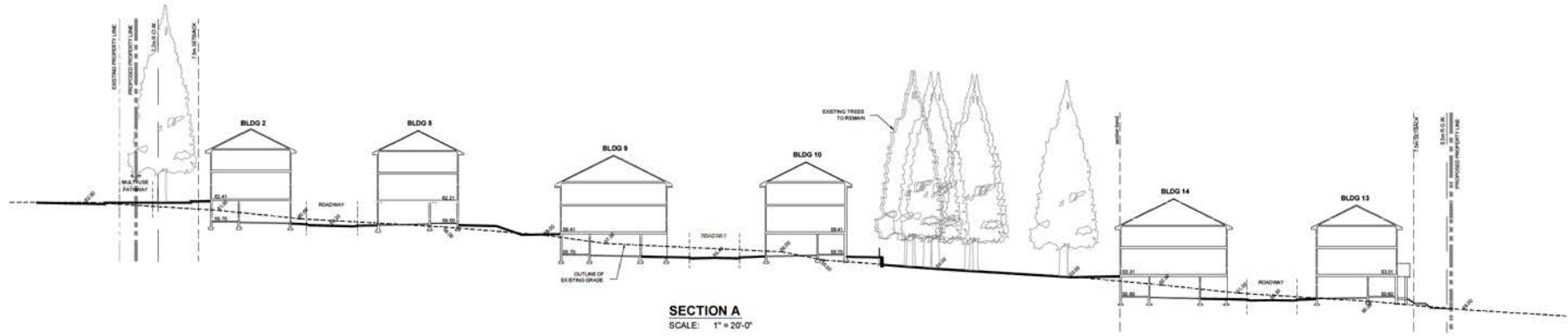
DRAWING TITLE  
**SITE STREETSCAPES**

DRAWN jkn	CHECKED
SCALE AS NOTED	DATE 2011   10   13
SHEET NO. <b>DP-04</b>	FILE NO. <b>1119</b>

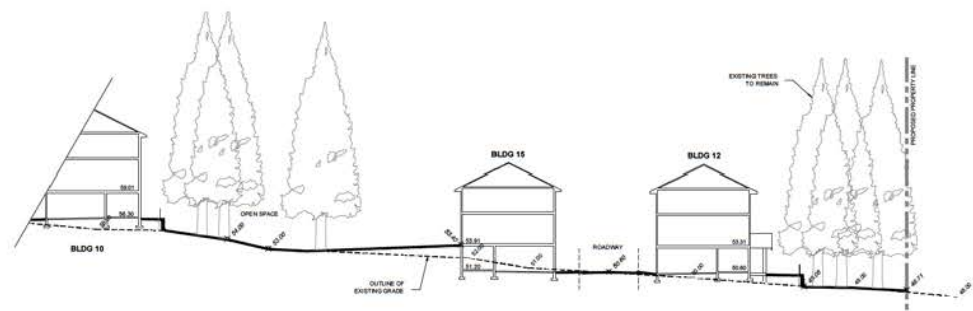


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**SECTION A**  
SCALE: 1" = 20'-0"



**SECTION B**  
SCALE: 1" = 20'-0"

March 6, 2012  
 Details & calculations checked  
 February 14, 2012  
 Revision for Development Permit  
 October 13, 2011  
 Revised for Development Permit

REVISIONS  
 CONSULTANTS

PROJECT  
**PROPOSED MULTI-FAMILY DEVELOPMENT**  
 HAVER BUILDERS GROUP INC.  
 LOCATION  
 28th AVENUE  
 Surrey, BC

**SITE SECTIONS**

DRAWN jkn	CHECKED
SCALE AS NOTED	DATE 2011   10   13
SHEET NO. <b>DP-04a 1119</b>	FILE NO.



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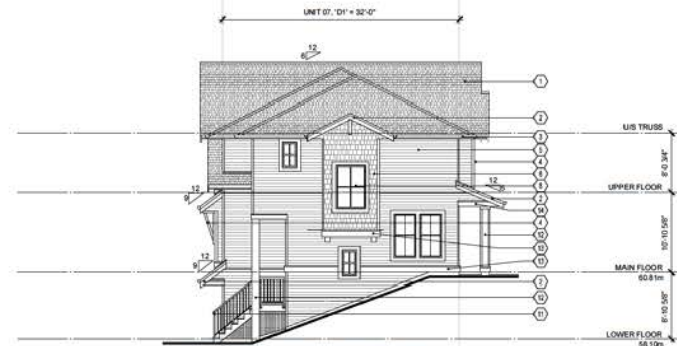
**BUILDING 4 - SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



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




**BUILDING 4 - NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



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

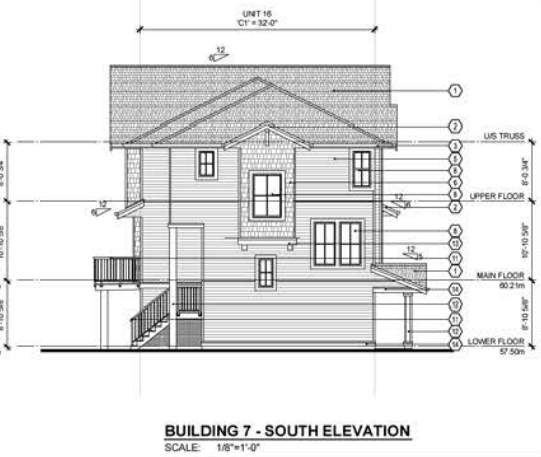
- ELEVATION MATERIAL LEGEND**
- ① COMPOSITE ASPHALT SHINGLES
  - ② 2x10 PAINTED WOOD FASCIA w/ 1x4 WOOD TRIM
  - ③ 2" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
  - ④ DECORATIVE KNEE-BRACE
  - ⑤ HARBOR PLANK SIDING
  - ⑥ HARDE SHINGLE SIDING
  - ⑦ CULTURED STONE VENEER
  - ⑧ SEALED DOUBLE GLAZED P.V.C. WINDOW w/ 2x8 WOOD TRIM AROUND
  - ⑨ ENTRY DOOR w/ 2x8 WOOD TRIM AROUND
  - ⑩ OVERHEAD GARAGE DOORS
  - ⑪ 42" HEIGHT PREFINISHED ALUMINUM RAILING
  - ⑫ HARDE' PANEL ON BUILT-UP WOOD COLUMN w/ CORNER TRIM
  - ⑬ 2x12 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING
  - ⑭ 2x10 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING
  - ⑮ 2x8 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING

March 8, 2012 <b>Setbacks &amp; calculations detail</b> February 14, 2012 Revisions for Development Permit October 13, 2011 Revised for Development Permit	
REVISIONS CONSULTANTS	
PROJECT <b>PROPOSED MULTI-FAMILY DEVELOPMENT</b> HAVER BUILDERS GROUP INC. LOCATION 28th AVENUE Surrey, BC DRAWING TITLE	
<b>BUILDING 4 ELEVATIONS</b>	
DRAWN JKN/ CL	CHECKED
SCALE AS NOTED	DATE 2011   10   13
SHEET NO. <b>DP-08</b>	FILE NO. <b>1119</b>
 <b>FOCUS ARCHITECTURE INCORPORATED</b>	
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# BUILDING 4

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- ELEVATION MATERIAL LEGEND**
- ① COMPOSITE ASPHALT SHINGLES
  - ② 2X10 PAINTED WOOD FASCIA @w 1X4 WOOD TRIM
  - ③ PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
  - ④ DECORATIVE KNEE-BRACE
  - ⑤ HARDE PLANK SIDING
  - ⑥ HARDE SHINGLE SIDING
  - ⑦ CULTURED STONE VENER
  - ⑧ SEALED DOUBLE GLAZED P.V.C. WINDOW @w 2x6 WOOD TRIM AROUND
  - ⑨ ENTRY DOOR @w 2x6 WOOD TRIM AROUND
  - ⑩ OVERHEAD GARAGE DOORS
  - ⑪ 4" HEIGHT PREFINISHED ALUMINUM RAILING
  - ⑫ "HARDE" PANEL ON BUILT-UP WOOD COLUMN @w CORNER TRIM
  - ⑬ 2x12 PAINTED WOOD TRIM @w PREFINISHED METAL FLASHING
  - ⑭ 2x10 PAINTED WOOD TRIM @w PREFINISHED METAL FLASHING
  - ⑮ 2x8 PAINTED WOOD TRIM @w PREFINISHED METAL FLASHING



# BUILDING 7

<b>REVISIONS:</b> CONSULTANTS	
<b>PROJECT:</b> PROPOSED MULTI-FAMILY DEVELOPMENT HAYTER BUILDERS GROUP INC. LOCATION: 28th AVENUE Surrey, BC DRAWING TITLE: <b>BUILDING 07 ELEVATIONS</b>	
DRAWN JKN/ CL	CHECKED DATE 2011   10   13
SCALE AS NOTED	FILE NO. <b>DP-15 1119</b>
<p><b>FOCUS ARCHITECTURE INCORPORATED</b></p> <p>109 - 1528 McCallum Road          Abbotsford, BC V2S8A3          Tel: 604.853.5272 Fax: 604.853.5442</p> <p>Colin A. Hogan     Architect AIBC          James J. Kappella     Architect AIBC, MIBC          Dave Boswell     BDC, AIBC, ASCT</p>	

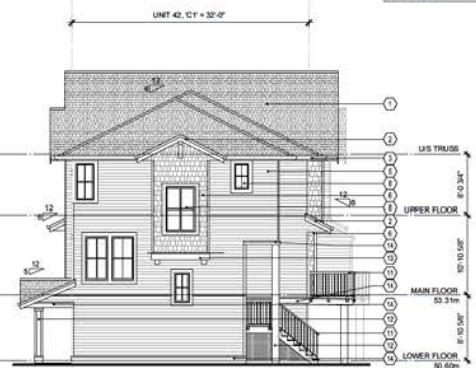




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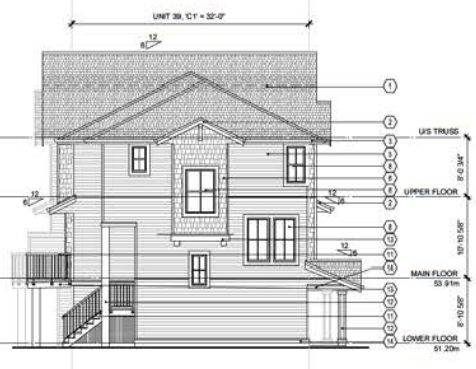
**BUILDING 12 - NORTH EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 12 - NORTH WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 12 - SOUTH WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 12 - SOUTH EAST ELEVATION**  
SCALE: 1/8"=1'-0"

- ELEVATION MATERIAL LEGEND**
- ① COMPOSITE ASPHALT SHINGLES
  - ② 2x10 PAINTED WOOD FASCIA w/ 1x4 WOOD TRIM
  - ③ PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
  - ④ DECORATIVE KNEE-BRACE
  - ⑤ HARDIE PLANK SIDING
  - ⑥ HARDIE SHINGLE SIDING
  - ⑦ CULTURED STONE VENEER
  - ⑧ SEALED DOUBLE GLAZED P.V.C WINDOW w/ 2x8 WOOD TRIM AROUND
  - ⑨ ENTRY DOOR w/ 2x8 WOOD TRIM AROUND
  - ⑩ OVERHEAD-GARAGE DOORS
  - ⑪ 42" HEIGHT PREFINISHED ALUMINUM RAILING
  - ⑫ "HARDIE" PANEL ON BUILT-UP WOOD COLUMN w/ CORNER TRIM
  - ⑬ 2x12 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING
  - ⑭ 2x10 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING
  - ⑮ 2x8 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING

March 8, 2012	Setbacks & cabalators detail
February 14, 2012	Revised for Development Permit
October 13, 2011	Revised for Development Permit

REVISIONS

CONSULTANTS

**PROJECT**  
**PROPOSED MULTI-FAMILY DEVELOPMENT**  
HAVER BUILDERS GROUP INC.  
LOCATION:  
28th AVENUE  
Surrey, BC

**BUILDING 12 ELEVATIONS**

DRAWN	CHECKED
JRN/ CL	
SCALE	DATE
AS NOTED	2011   10   13
SHEET NO.	FILE NO.
<b>DP-26</b>	<b>1119</b>



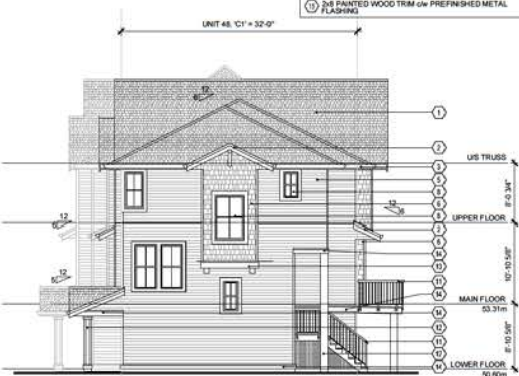
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**BUILDING 12**

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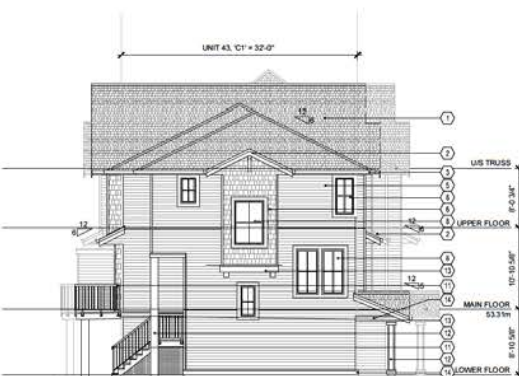
**BUILDING 13 - NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 13 - WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 13 - SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 13 - EAST ELEVATION**  
SCALE: 1/8"=1'-0"

- ELEVATION MATERIAL LEGEND**
- ① COMPOSITE ASPHALT SHINGLES
  - ② 2x10 PAINTED WOOD FASCIA @w/ 1x4 WOOD TRIM
  - ③ PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
  - ④ DECORATIVE KNEE-BRACE
  - ⑤ HARDIE PLANK SIDING
  - ⑥ HARDIE SHINGLE SIDING
  - ⑦ CULTURED STONE VENEER
  - ⑧ SEALED DOUBLE GLAZED P.V.C WINDOW @w/ 2x8 WOOD TRIM AROUND
  - ⑨ ENTRY DOOR @w/ 2x8 WOOD TRIM AROUND
  - ⑩ OVERHEAD-GARAGE DOORS
  - ⑪ 42" HEIGHT PREFINISHED ALUMINUM RAILING
  - ⑫ "HARDIE" PANEL ON BUILT-UP WOOD COLUMN @w/ CORNER TRIM
  - ⑬ 2x10 PAINTED WOOD TRIM @w/ PREFINISHED METAL FLASHING
  - ⑭ 2x8 PAINTED WOOD TRIM @w/ PREFINISHED METAL FLASHING

March 8, 2012	Details & calculations drafted
February 14, 2012	Pre-approval for Development Permit
October 13, 2011	Approval for Development Permit

REVISIONS  
CONSULTANTS

PROJECT  
**PROPOSED MULTI-FAMILY DEVELOPMENT**  
HAYLER BUILDERS GROUP INC.  
LOCATION  
28th AVENUE  
Surrey, BC  
DRAWING TITLE

**BUILDING 13 ELEVATIONS**

DRAWN	CHECKED
JKN/ CL	
SCALE	DATE
AS NOTED	2011   10   13
SHEET NO.	FILE NO.
<b>DP-29</b>	<b>1119</b>

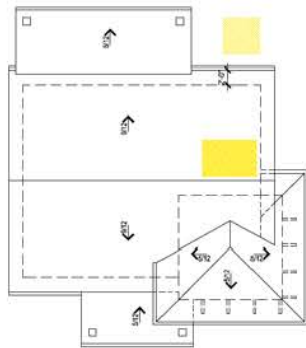


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Jarmie J. Kauppila MAIBC MRAIC  
Carson G.A. Noble BD-ABC ASCI

**BUILDING 13**





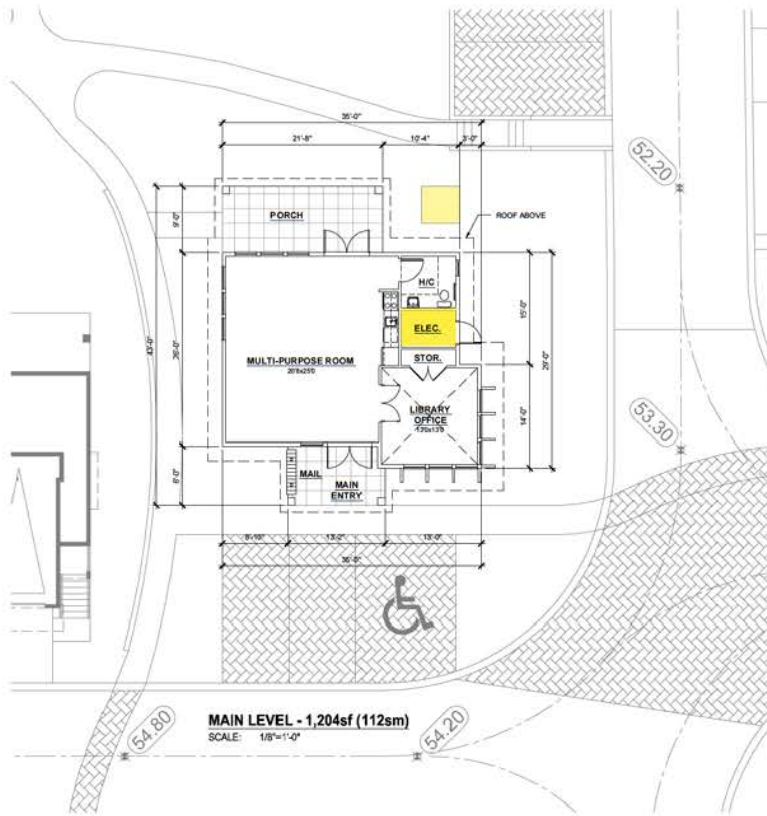
**ROOF PLAN**  
SCALE: 1/8"=1'-0"



**BUILDING 10**

**AMENITY - SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

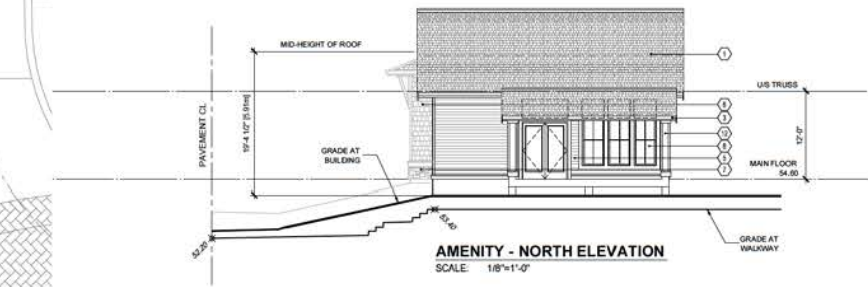
- ELEVATION MATERIAL LEGEND**
- 1 COMPOSITE ASPHALT SHINGLES
  - 2 2x10 PAINTED WOOD FASCIA w/ 1x4 WOOD TRIM
  - 3 PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
  - 4 DECORATIVE KNEE-BRACE
  - 5 WIDE PLANK SIDING
  - 6 WIDE SHINGLE SIDING
  - 7 CULTURED STONE VENEER
  - 8 SEALED DOUBLE GLAZED P.V.C WINDOW w/ 2x8 WOOD TRIM AROUND
  - 9 ENTRY DOOR w/ 2x8 WOOD TRIM AROUND
  - 10 OVERHEAD GARAGE DOORS
  - 11 42" HEIGHT PREFINISHED ALUMINUM RAILING
  - 12 "HARDEE" PANEL ON BUILT-UP WOOD COLUMN w/ CORNER TRIM
  - 13 1x12 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING
  - 14 2x10 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING
  - 15 2x8 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING



**MAIN LEVEL - 1,204sf (112sm)**  
SCALE: 1/8"=1'-0"



**AMENITY - EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**AMENITY - NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**AMENITY - WEST ELEVATION**  
SCALE: 1/8"=1'-0"

**AMENITY BUILDING**

March 8, 2012	Setbacks & calculations clarified
February 14, 2012	Revised for Development Permit
October 13, 2011	Revised for Development Permit
REVISIONS	
CONSULTANTS	

**PROJECT**  
**PROPOSED MULTI-FAMILY DEVELOPMENT**  
 HAVER BUILDERS GROUP INC.  
 LOCATION  
 28th AVENUE  
 Surrey, BC  
 DRAWING TITLE

**AMENITY BUILDING**

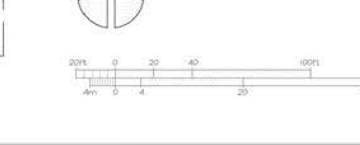
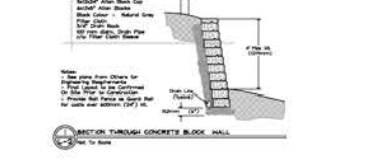
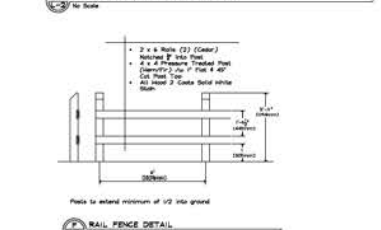
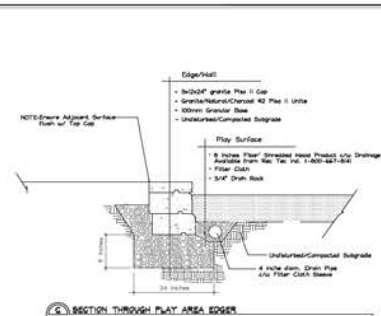
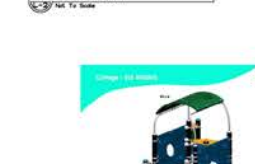
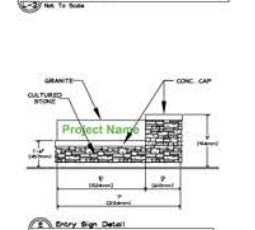
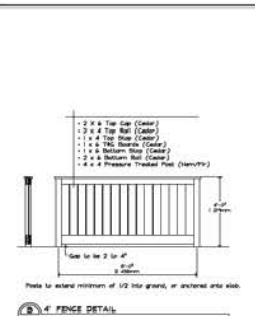
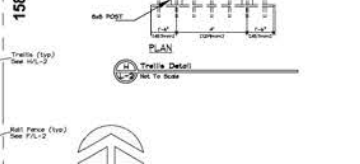
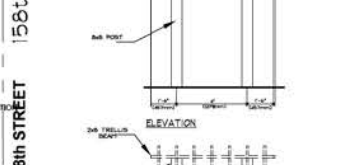
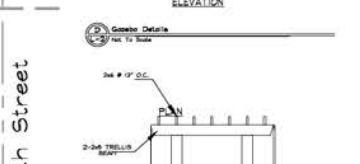
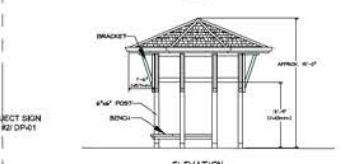
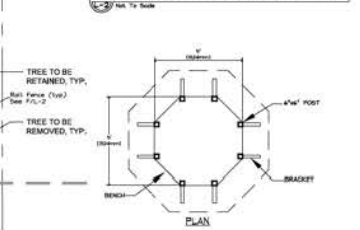
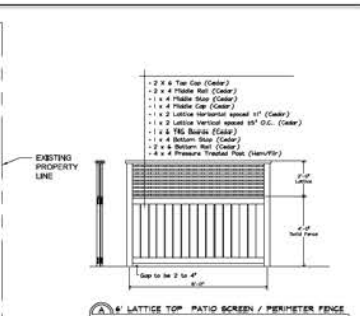
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MS	
SCALE	DATE
AS NOTED	2011   10   13
SHEET NO.	FILE NO.
<b>DP-35</b>	<b>1119</b>



109 - 1528 McCallum Road  
 Abbotsford, BC V2S8A3  
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 www.focusarchitecture.com  
 Colin A. Hogan MAIBC  
 Jarmie J. Kauppila MAIBC MRAIC  
 Carson G.A. Norde BD-ABC ASCI







NO.	DATE	BY	RECORD OF ISSUE

NO.	DATE	BY	RECORD OF REVISION

5	May 31, 12 AM		City Comments
4	May 14, 12 AM		Fencing, Boulders
3	Mar 26, 12 AM		New Arch Base
2	Feb 25, 12 AM		New Arch Base
1	Oct 10, 11 AM		Issued for review

CONSULTANTS			

**L.A. West**  
 Landscape Architects  
 Environmental Planners  
 123 Regina Street, New Westminster, B.C.  
 V3L 1S4 • Tel: 604.524.3854 • amos@lawest.ca

PROJECT TITLE  
**Proposed Multi-Family  
 Development**  
 15755 28th Avenue  
 Surrey, BC

SHEET TITLE  
**FENCE / DETAILS PLAN**

DRAWN  
 AM

SCALE  
 1"=30'-0"

DATE  
 Oct 10, 11

DRAWING NO.  
 1111-2-E

**L-2**  
 SHEET 2 OF 2

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

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

DATE: **August 31, 2013** PROJECT FILE: **7811-0255-00**

---

RE: **Engineering Requirements  
Location: 15755 28 Ave**

**OCP AMENDMENT/NCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

**REZONE/SUBDIVISION**

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

- Dedicate 1.942 metre width on 28 Avenue for the ultimate 23.00 metres Collector road.
- Dedicate for 158th Street either 11.50 metre minimum width, or dedicate 10.00 metre width with 1.50 metre wide offsite SRW from the lands from the east for ultimate 20.00 metres local road.
- Dedicate 3.00 metre by 3.00 metre corner cuts at the intersection of 28 Avenue/158 Street.
- Dedicate 22.50 metre width for Wills Brook Way along the North Grandview Heights Interceptor alignment, including 3.00 metre x 3.00 metre corner cuts at 158 Street.
- Provide 2.70 metre wide Statutory Right of Way (SRW) on 28 Avenue for the 4.00 metres pathway.
- Provide 0.50 metre wide SRW on 158 Street and Wills Brook Way.
- Register reciprocal access easement with the adjacent property at 2846 Helc Place to ensure that adequate access is provided for this development.

***Works and Services***


Subject to completion of the North Grandview Heights Detention Pond "B" by project 7811 - 0269-00, the applicant is required to provide the following works and services:

- Construct north side of 28 Avenue to the Collector standard.
- Construct the west half of 158 Street to the half road standard with minimum 6.00 metre pavement width for ultimate 10.50 metre pavement width.
- Construct Wills Brook Way with 10.50 metre pavement width, complete with 1.50 metres concrete sidewalk on the south side and 4.00 meter wide asphalt multi use pathway on the north side.
- Construct drainage systems on 158 Street and Wills Brook Way.
- Provide onsite sustainable drainage features as per the NCP requirements.
- Extend a 600mm water main from the Grandview Reservoir to service the low pressure water system, if not completed by 7811-0269-00.
- Construct water mains of minimum 200mm diameter on all proposed roads.
- Construct sewer mains on all proposed roads, if required.
- Pay 100% cash payment for Drainage, Water and Sanitary DCCs.
- Pay Drainage and Water Levies.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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

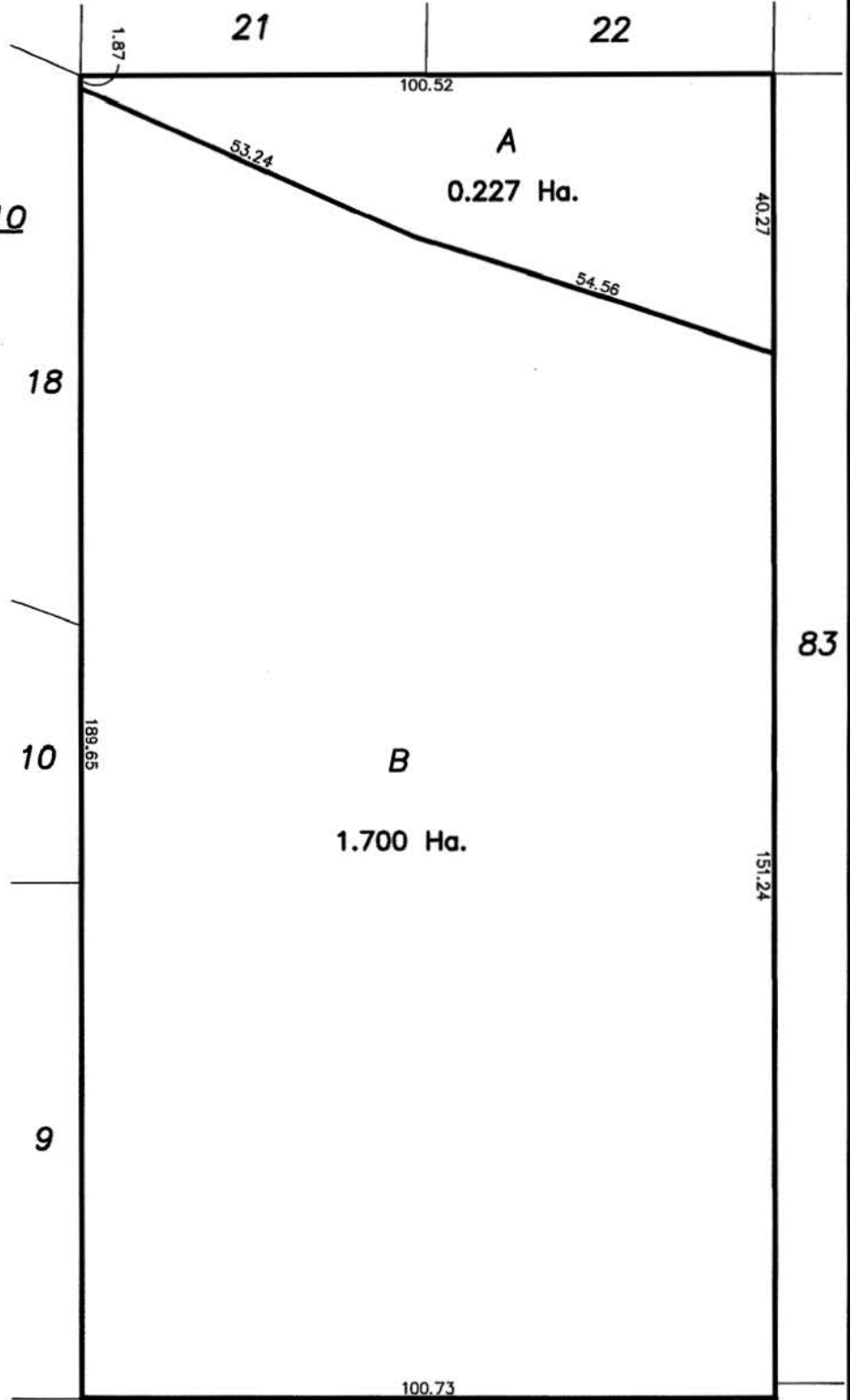
  
Rémi Dubé, P.Eng.  
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file

Appendix III

BLOCK PLAN TO  
ACCOMPANY CITY OF  
SURREY REZONING BYLAW  
NO. \_\_\_\_\_ OF EAST  
QUARTER OF THE SOUTH  
HALF LEGAL SUBDIVISION 10  
SECTION 23 TOWNSHIP 1  
EXCEPT: SOUTH 33 FEET,  
NEW WESTMINSTER  
DISTRICT



J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
 Fax: 214-8929  
 E-mail: office@jctam.com  
 Website: www.jctam.com  
 Drawn By: KA/MY/MB

**28th AVENUE**

Certified correct this 15th day  
 of May, 2012.

JOHNSON C. TAM, B.C.L.S.

**DWG No. 4855-REZONE**

This plan lies within the Greater Vancouver Regional District.





Wednesday, December 07, 2011  
**Planning**

## THE IMPACT ON SCHOOLS

**APPLICATION #:** 7911 0255 00

### SUMMARY

The proposed 57 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	5
Secondary Students:	3

#### September 2011 Enrolment/School Capacity

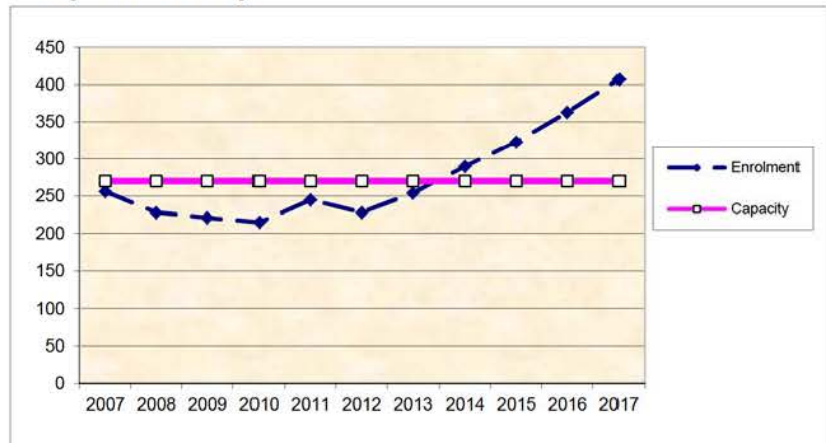
Sunnyside Elementary	
Enrolment (K/1-7):	36 K + 209
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1497
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

### School Enrolment Projections and Planning Update:

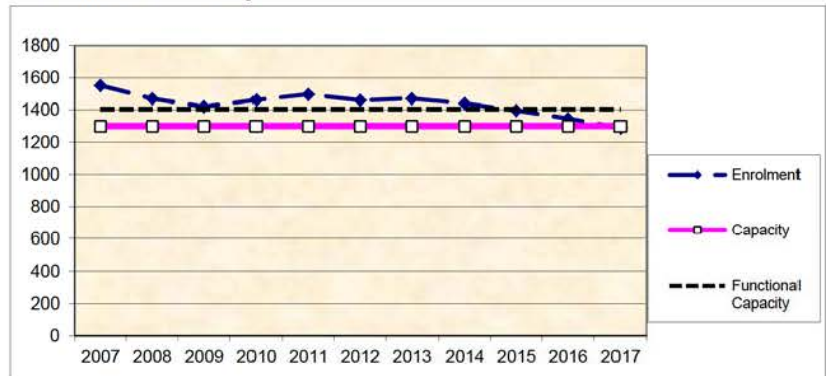
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school is in funding stage (plans completed) will replace Sunnyside when it is opened by 2013. The replacing school is located in the north west Grandview Area (Site #202). The replacement school will have a larger capacity (60K + 350 = 420 students) than indicated in the table below for the existing school, Sunnyside Elementary. 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.

#### Sunnyside Elementary



#### Semiahmoo Secondary



**TREE PRESERVATION SUMMARY**

Surrey Project No: 79

Project Location: 15755 28<sup>th</sup> Avenue Surrey

Registered Landscape Architect/Arborist Max Rathburn - Arbortech Consulting Ltd

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

**1. General Tree Assessment of the Subject Site**

The property is covered with variable density forest cover, ranging from sparse native remnant groves in the southern one-third and increasing to dense native mixed forest in the northern one-third, with a transition zone between. A total of 210 bylaw protected trees are found on site, 125 of which have been tagged, assessed, and inventoried for size, species and condition. Note that the 81 additional trees consist of alder and cottonwood species, and were not tagged. The species is predominantly fir and cedar, with maple and hemlock interspersed, and the cottonwood and alder as a gap species. The forest stand is in poor condition although selective tree retention may be possible, with a focus on retaining trees in groves where possible.

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

\_\_\_\_\_ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<b><u>210</u></b>
Number of Protected Trees to be Removed (hazard)	(B)	<b><u>0</u></b>
Number of Protected Trees to be Removed	(C)	<b><u>176</u></b>
Number of Protected Trees to be Retained (A-B-C)	(D)	<b><u>34</u></b>
Number of Replacement Trees Required (2:1 and 1:1 for alder and cottonwood to max)	(E)	<b><u>271</u></b>
Number of Replacement Trees Proposed	(F)	<b><u>n/a</u></b>
Number of Replacement Trees in Deficit (E-F)	(G)	<b><u>n/a</u></b>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<b><u>n/a</u></b>
Number of Lots Proposed in the Project	(I)	<b><u>n/a</u></b>
Average Number of Trees per Lot (H/I)		<b><u>n/a</u></b>

**3. Tree Survey and Preservation/Replacement Plan**

\_\_\_\_\_ Tree Survey and Preservation/Replacement Plan is attached

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

Summary and plan prepared and submitted by:

  
(Arborist)

Date: **MAY 16, 2012**

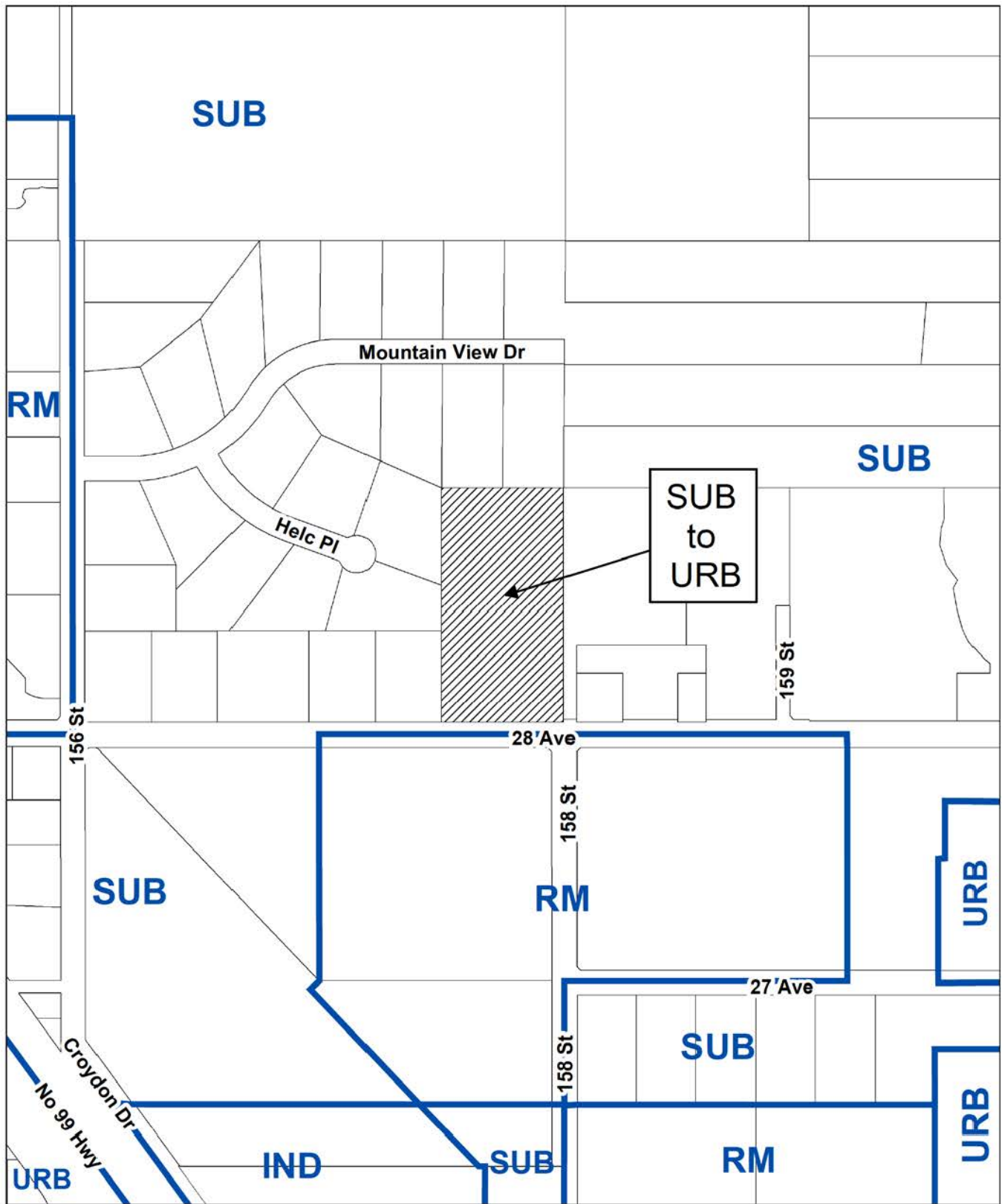


7911-0255-00  
NCP Amendment Map



From "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max"





OCP Amendment 7911-0255-00

Proposed amendment from Suburban to Urban



CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 008-043-876  
East Quarter of the South Half Legal Subdivision 10 Section 23 Township 1 Except: South 33 Feet, New Westminster District

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Johnson Tam, B.C.L.S. on the 15<sup>th</sup> day of May, 2012, containing 1.700 hectares, called Block B.

Portion of 15755 – 28 Avenue

(hereinafter referred to as the "*Lands*")

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

**A. Intent**

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

**B. Permitted Uses**

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

- 1. *Ground-oriented multiple unit residential buildings.*
- 2. *Child care centres*, provided that such centres:

- (a) Do not constitute a singular use on the *lot*; and
- (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

For the purpose of *building* construction:

- 1. (a) The *floor area ratio* shall not exceed 0.68; and
- (b) The *unit density* shall not exceed 40 *dwelling units* per hectare [16 upa].
- 2. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 35%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b> (28 Avenue)	<b>Rear Yard</b> (Wills Brook Way)	<b>Side Yard</b> (West)	<b>Side Yard on Flanking Street</b> (158 Street)
<i>Principal Building and Accessory Buildings and Structures</i>		6.5 m. [21 ft.]	3.5 m. [11 ft.]	4.5 m. [15 ft.]	3.5 m. [11 ft.]

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

**G. Height of Buildings**

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



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

## H. Off-Street Parking

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C. 6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. A minimum of 80 percent (80%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* shall be permitted as follows:
  - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
  - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
  - (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

## K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1.0 ha. [2.47 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

## L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

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

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

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK





