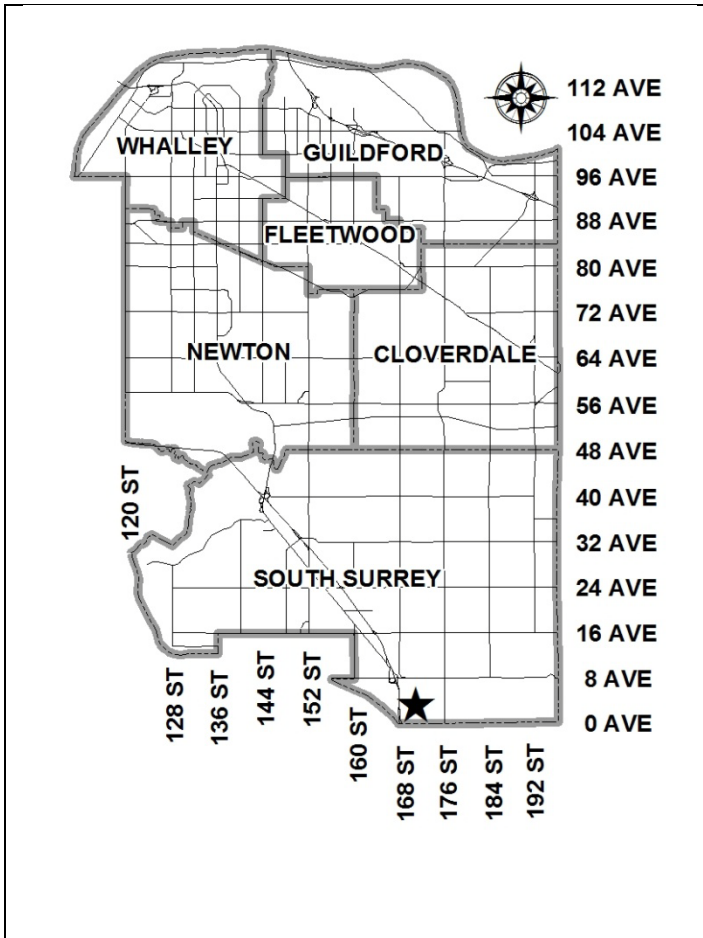


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0055-00

Planning Report Date: September 10, 2012



**PROPOSAL:**

- **NCP amendment** from Townhouse 15 u.p.a. to Townhouse 30 u.p.a
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 26 townhouse units.

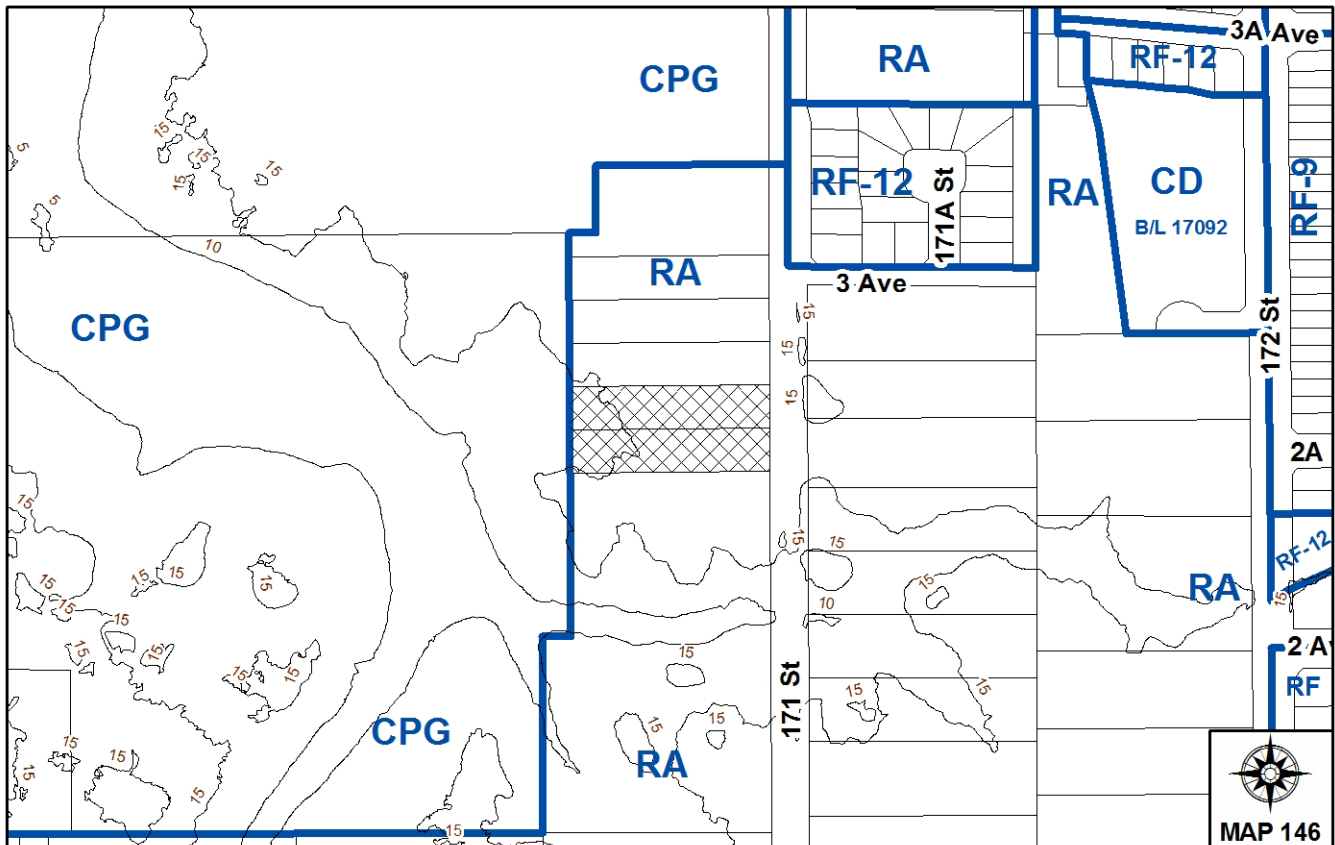
**LOCATION:** 249 and 255 - 171 Street

**OWNER:** Gary Alfred Short, Executor of the Will of Ida Florence Short, Deceased, et al

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse 15 u.p.a



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate the indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires an amendment to the Douglas Neighbourhood Concept Plan (NCP).
- The application requires a DVP to vary the front and side yard setbacks.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- An NCP amendment is required in order to allow for an increase in density from 15 u.p.a to 22 u.pa.
- The proposed density of 22 u.p.a is reflective of other townhouse developments in the Douglas area and is generally consistent with recent townhouse developments in South Surrey.
- The proposed unit density is 22 u.p.a and FAR 0.85. The FAR is less than 0.90 permitted in the RM-30 Zone and greater than the 0.60 permitted in the RM-15 Zone.
- Development Variance Permits are required to reduce the front and side yard setbacks of the RM-30 Zone. The setback reductions are supportable and provide for a desirable streetscape and livable site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7912-0055-00 generally in accordance with the attached drawings (Appendix VI).
4. Council approve Development Variance Permit No. 7912-0055-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (east) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.1 metres (16.7 ft.) and 4.5 m (14.7 ft);
  - (b) to reduce the minimum (north) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.6 ft.), 3.0 m (10 ft) and 3.5 metres (11.5 ft);
  - (c) to reduce the minimum (south) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.6 ft.), 3.0 m (10 ft) and 3.5 metres (11.5 ft);
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable parking arrangement and to prohibit the conversion of the parking spaces into livable space;
  - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (k) the applicant adequately address the impact of no indoor amenity space and secure an agreement for off-site amenity use space;
  - (l) registration of a Section 219 Restrictive Covenant to register a no-build area along the west portion of the subject site and to provide notice to future property owners that the Peace Portal Golf Course is adjacent to the property and to indemnify the City of any liability in relation to this; and
  - (m) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Peace Portal Golf Course is situated within the Agricultural Land Reserve and may, at some point in the future, engage in farming operations.
6. Council pass a resolution to amend Douglas Neighbourhood Concept Plan (NCP) to re-designate the land from Townhouses 15 u.p.a to Townhouses 30 u.p.a when the project is considered for final adoption (Appendix V).

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	<p><b>Projected number of students from this development:</b></p> <p>2 Elementary students at Hall's Prairie Elementary 1 Secondary student at Earl Marriott Secondary</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2014.</p> <p>(Appendix III)</p>
Parks, Recreation & Culture:	Parks has no objection to the project, subject to the interface conditions outlined and contribution to the trail, as the site is adjacent to City owned Parkland.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted.
Surrey Fire Department:	The vehicle entrance must accommodate a 12 m truck turning radius.

Agricultural and Food Security Advisory Committee (AFSAC):

Recommends that Council apply the Official Community Plan (OCP) Development Permit guidelines for Agricultural buffering.

### SITE CHARACTERISTICS

Existing Land Use: Single family homes.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North	Single family homes.	Urban/Townhouses 15 u.p.a	RA
East (Across 171 Street):	Single family homes.	Urban/Townhouses 15 u.p.a	RA
South	City-owned parkland.	Urban/Open Space	RA
West	Peace Portal Golf Course.	Agricultural/NA	CPG

### JUSTIFICATION FOR PLAN AMENDMENT

- The Douglas Neighbourhood Concept Plan (NCP) identifies the two (2) subject properties as "Townhouses 15 u.p.a".
- The proposed amendment to "Townhouse 30 u.p.a" reflects the intent of the NCP to establish ground-oriented house units and further supports a variety of housing choices and affordable housing.
- Development Application No. 7906-0001-00, located east of 171 Street, is complete and approved a townhouse development at approximately 23 u.p.a. The proposed density of 22 u.p.a is consistent with this development pattern.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site is designated "Townhouses 15 u.p.a" in the Douglas Neighbourhood Concept Plan (NCP).
- The development application involves two (2) properties. They are two (2) of six (6) properties designated "Townhouse 15 u.p.a" adjacent to Peace Portal Golf Course and west of 171 Street.

- This is the first development application for these "Townhouse" designated properties east of 171 Street in the NCP.

### Proposal

- The proposal includes a rezoning from "One Acre Residential Zone (RA)" to "Multiple Family Residential 30 zone (RM-30)" and Development Permit in order to allow for 26 townhouse units.
- A Development Variance Permit is also required in order to accommodate reduced setbacks from the north, south and east property lines, which is discussed later in this report.
- The unit density proposed is 22 u.p.a and the floor area ratio (FAR) proposed is 0.85. The maximum FAR permitted in the RM-30 Zone is 0.90.
- The outdoor amenity area proposed is 332 sq. m (3,573 sq. ft), which far exceeds the requirement under Zoning By-law 12000.
- There is no indoor amenity area proposed, and the applicant must address the elimination with a cash-in-lieu arrangement.
- The developer has suggested that the public club house facility at Peace Portal is able to accommodate gatherings and meetings. A formal arrangement with the golf course, or alternate facility within the same walking distance, will need to be secured prior to final adoption in order to ensure facilities are available and convenient to future residents.
- If an agreement cannot be secured, indoor amenity area will need to be provided on the site and incorporated into the site plan. The cash-in-lieu arrangement will not be applicable.
- In order to help protect the City from any future liability related to the golf course operations and future homes, a Section 219 Restrictive Covenant will be registered in order identify a no-build area and to indemnify the City of this liability.

### Peace Portal Golf Course and the Agricultural and Food Security Advisory Committee

- Peace Portal Golf Course is situated within the Agricultural Land Reserve (ALR). As such, this project was referred to the City of Surrey's Agricultural and Food Security Advisory Committee (AFSAC) for comments.
- Peace Portal Golf Course is "Golf Course (CPG)" zoned.
- The AFSAC considered the project at the July 12, 2012 meeting.
- The draft motion put forward from the AFSAC was that the Development Permit Guidelines in the Official Community Plan (OCP) be applied to this property and that the increase in density as outlined in the NCP is not supportable.

- The Douglas NCP identifies that the highest residential densities be townhouses near Peace Portal Golf Course and near the City's natural Park site. The subject site is located immediately adjacent to both Peace Portal Golf Course and the ALR.
- The understood rationale in support of this land use was the amenity provided by the golf course as an existing feature to be utilized.
- The Douglas NCP outlines specific interface conditions along 4<sup>th</sup> Avenue in order to achieve an appropriate interface with the lands north of 4<sup>th</sup> Avenue which are situated in the ALR.
- Although Peace Portal Golf Course is situated in the ALR, the NCP does not consider the current golf course land use, which is unlikely to change in the foreseeable future, in the same manner as the agricultural lands across 4<sup>th</sup> Avenue in the ALR.
- An 8.0m (26 ft) building setback is proposed along the west property line, adjacent to Peace Portal, which is consistent with the RM-30 Zone. Landscaping of 3.0m (10ft) in width is provided along the golf course (ALR), which satisfies the minimum Development Permit Guidelines in the OCP.
- In order to respond to the comments expressed by the AFSAC related to appropriate residential interface with farm uses, a Section 219 Restrictive Covenant will be required which will notify residents that Peace Portal Golf Course is situated in the ALR and is subject to intensive agricultural use in the future.

### Trees

- The applicant retained Mike Fadum & Associates Ltd. to provide an arborist report for the subject site. There are a total of 45 by-law size trees on the site. A total of eleven (11) trees are proposed for retention, including six (6) Douglas Fir, two (2) Western Hemlock, two (2) Red Cedar and one (1) Falsecypress (Appendix V). Five (5) of the eleven (11) trees proposed for retention of located within the City boulevard.
- The trees proposed for retention have been identified as the most significant trees on-site.
- The table below identifies the trees by species and outlines whether they are proposed for retention or removal (Appendix IV):

Tree Species	Total No. of By-law Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	14	0	16
Apple	1	0	1
Birch	2	0	2
Red Cedar	2	2	5
Cherry	2	0	2
Dogwood	1	0	1
Falsecypress	1	1	0
Douglas Fir	9	6	7
Hemlock	3	2	1
Black Locust	1	0	1
Maple	8	0	9

Tree Species	Total No. of By-law Trees	Total Proposed for Retention	Total Proposed for Removal
Plum	1	0	1
<b>Total</b>	<b>45</b>	<b>11</b>	<b>34</b>

### Design Considerations

- The site plan reflects unit orientations to respond to the City owned Park site to the south and Peace Portal Golf Course to the west.
- There are two (2) outdoor amenity areas proposed on the site, which have been located in order to preserve the most significant trees on the site.
- The site provides two (2) points of access into the (future) Park site to the south.
- The applicant is providing a contribution to the future walkway to be located within the Park. The units along the south property which interface with the Park have been designed in order to achieve an active relationship with the Park site and Crime Prevention Through Environmental Design Principles (CPTED).
- The units have windows and rooms which front the Park site and include permeable fencing to a maximum height of 4 ft.
- Exterior building cladding consists of high quality materials including Hardi board siding, wood shingles, duroid roofing, wood trim and fascia and wood posts (Appendix VII).
- The landscaping plan incorporates a variety of planting materials and hard surface materials (Appendix VI).

### Interface with Peace Portal Golf Course

- The applicant retained NORR Architects Planners in order to review the interface between Peace Portal Golf Course and the future townhomes. NORR have been involved in the planning of numerous residential golf course communities in British Columbia. NORR conducted a detailed site assessment report and provided recommendations for an appropriate and reasonable interface between the golf course and the future homes. They concluded that the proposed design and interface was reasonable and comparable to other residential golf course developments. The recommendations for an optimal interface included an increased fence height to 1.8 m (6 feet) along a portion of the south property boundary and planting two (2) coniferous trees at the southwest corner. Both of these recommendations have been implemented.
- The applicant and the City consulted with Peace Portal Golf course in order to seek input regarding the development proposal details and interface.
- City staff met with representative of Peace Portal Golf Course to discuss the proposed development. Peace Portal expressed concerns related to stray golf balls and potential liability, the impact of noise from the golf course operations and operational difficulties as a result of the future residences. They expressed concerns related to the increase in density proposed over and above the NCP and the quality of the homes. Lastly, they



requested follow-up from the City for additional details related to the proposed storm water management and drainage plan in order to ensure there is not impact on their property.

- Formal comments related to the development are being prepared by Peace Portal.
- In order to respond to the concerns of the golf course, the site plan was modified at the interface to
  - increase the setback along the property line to 8.0m (26 ft)
  - increase the number of conifer trees planted
  - increase the fence height to 2.5m (8 ft)
  - increase the screening of decks
  - increase the quality of building materials by adding wood shingles
- Peace Portal Golf Course has requested that the City require the registration of a legal document between the golf course and the developer, prior to final adoption, in order to identify the risks associated with living adjacent to a golf course. The City has agreed to facilitate and review this legal agreement.
- In order to better assess the impact of the development on the golf course, and to provide additional assurance to the City, a third party independent review is underway to assess the proposed development and interface details. The assessment and report are being prepared by Haworth Development Consulting. Should the report recommend additional interface conditions, including netting, these recommendations are to be implemented by the developer. These recommendations, and any modifications to the proposal, will be available in advance of the Public Hearing for this project.
- City staff will follow-up with Peace Portal in order to provide additional details regarding the proposed stormwater management plan.

#### PRE-NOTIFICATION

Pre-Notification notices were sent out on June 12, 2012 and staff received the following response:

- The Little Campbell Watershed Society (LCWS) was included in the pre-notification and provided a written response indicating that they did not have any concerns with the proposal.
- The owners of Peace Portal Golf Course (Peace Portal Properties) expressed concerns related to the interface with the golf course specific to golf course operations and potential liability related to stray golf balls. They also expressed concerns related to storm water management and the impact on the golf course.

*(This issue was discussed in the previous section of this report).*

ADVISORY DESIGN PANEL

- This project was not referred to the Advisory Design Panel (ADP) and was reviewed internally. Staff feel that the project is of a high quality design reflective of City goals for multiple residential ground-oriented housing.

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>• Located within the Douglas Neighbourhood Concept Plan</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• An increase in density is proposed and will diversity the housing choice in the NCP area.</li> <li>• Private community gardens are proposed in the outdoor amenity area.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils, on-site infiltration and drought resistant landscaping are proposed.</li> <li>• Recycling facilities provided.</li> <li>• Replacement tree planting and tree preservation.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Connected to off-site pedestrian sidewalk and Park trails.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Units are oriented toward the street and provide surveillance.</li> <li>• Units along the Park have been designed to provide active interaction with the Park and provide surveillance.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• NA</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Adjacent property owners have been contacted regarding the proposal.</li> <li>• Low water use appliances, low VOC paints, vegetative shading, MDF cabinetry.</li> </ul>

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum front (east) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.1 metres (16.7 ft.) and 4.5 m (14.7 ft).

## Applicant's Reasons:

- The proposed setback will allow these homes to directly address the public realm of the sidewalk encouraging neighbourhood interaction and "eyes on the street".

## Staff Comments:

- The proposed setback reductions are reasonable and provide a human scaled streetscape. The units have been designed to front the street.

## (b) Requested Variance:

- To reduce the minimum (north) side yard setback of the RM-30\_ Zone from 7.5 metres (25 ft.) to 6.0 metres (19.6 ft.) and 3.0 m (10 ft).

## Applicant's Reasons:

- The proposed setbacks will provide a comfortable and livable rear yard area for these homes. Additionally, this setback will provide sufficient distance to the neighbouring property and provide for generous amounts of planting, hedging and trees.

## Staff Comments:

- The proposed setbacks will provide for a livable outdoor area and is consistent with other townhouse developments in South Surrey. A development concept plan has been prepared for the lands to the north, which are similar in orientation.
- The 3.0m (10 ft) setback reduction is a side yard condition of one unit.

## (c) Requested Variance:

- To reduce the minimum (south) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.6 ft.), 3.0 m (10 ft) and 3.5 metres (11.5 ft).

## Applicant's Reasons:

- The proposed setbacks will provide a comfortable and livable rear yard area for these homes. Additionally, this setback will provide sufficient distance to the neighbouring property and provide for generous amounts of planting, hedging and trees.
- Staff Comments: The units have been designed to create an active space to interact with the future Park site to the south and have useable outdoor areas with low permeable fencing. The decks provide additional surveillance of the Park.
- The 3.0m (10 ft) setback reduction is a side yard condition of one unit. (Appendix VII)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Engineering Summary
Appendix III	School District Comments
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	NCP Plan
Appendix VI	DRAFT Development Permit Drawings
Appendix VII	Development Variance Permit No. 7912-0055-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek and PMG, respectively, dated August 30, 2012.

*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:                Samuel Hooge  
   Dawson & Sawyer Lands Ltd.  
   Address:            15230 Highway No. 10 (56 Avenue), Unit 101  
                          Surrey, BC  
                          V3S 5K7  
  
   Tel:                        604-626-5040
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:            249 and 255 - 171 Street
  
  - (b)      Civic Address:                249 - 171 Street  
   Owner:                        Gary A Short  
                          Executor of the Will of Ida Florence Short, Deceased  
   PID:                                001-506-439  
   Lot 2 Section 6 Township 7 New Westminster District Plan 15062
  
  - (c)      Civic Address:                255 - 171 Street  
   Owner:                        Wilma F Gulka  
                          Kimberly M Gulka  
   PID:                                010-270-736  
   Lot 8 Section 6 Township 7 New Westminster District Plan 17005
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Application is under the jurisdiction of MOTI.  
   MOTI File No. 2012-04258
  
  - (c)      Proceed with Public Notification for Development Variance Permit No. 7912-0055-00

## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,818.18
Road Widening area		
Undevelopable area		4,818.18
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45	44
SETBACKS ( in metres)		
Front	7.5	4.5
Rear (West)	7.5	8.5
Side (North)	7.5	3.0
Side (South)	7.5	3.0
Side (North/South)	7.5	6.0
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		26
Total		26
FLOOR AREA: Residential	4,336.4	4,091.45
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,091.45

*\* 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 u.p.a	21.8 u.p.a
# of units/ha /# units/acre (net)		
FAR (gross)	0.90	0.85
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	77	None
Outdoor	77	319
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	52	52
Residential Visitors	5.2	5
Institutional		
Total Number of Parking Spaces		57
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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## MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning \_\_\_\_\_

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front			
Rear			
Side #1 (N,S,E, or W)			
Side #2 (N,S,E, or W)			
Side #3 (N,S,E, or W)			
Building Height (in metres/storeys)			
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA			





## INTER-OFFICE MEMO

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

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

**DATE:** September 5, 2012      **PROJECT FILE:** 7812-0055-00

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**RE:** Engineering Requirements  
Location: 249 & 255 - 171 Street

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

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

- Provide a 0.5 metre SRW for service connections.

***Works and Services***

- Construct west side of 171 Street to a Neo-Traditional through local standard.
- Construct storm sewers to service the development.
- Upgrade Douglas Sanitary Sewer Pump Station.
- Provide water, storm and sanitary service connections.
- Pay DWA charges 84/85/8607-0041-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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

Bob Ambardar, P.Eng.  
Development Project Engineer

LR



Thursday, July 05, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12-0055-00

**SUMMARY**

The proposed 26 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	2
Secondary Students:	1

September 2011 Enrolment/School Capacity

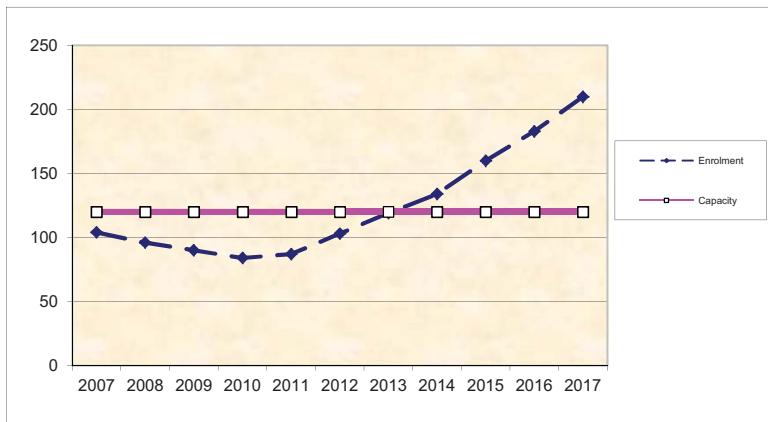
<b>Hall's Prairie Elementary</b>	
Enrolment (K/1-7):	11 K + 76
Capacity (K/1-7):	20 K + 100
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1904
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12);	1620

**School Enrolment Projections and Planning Update:**

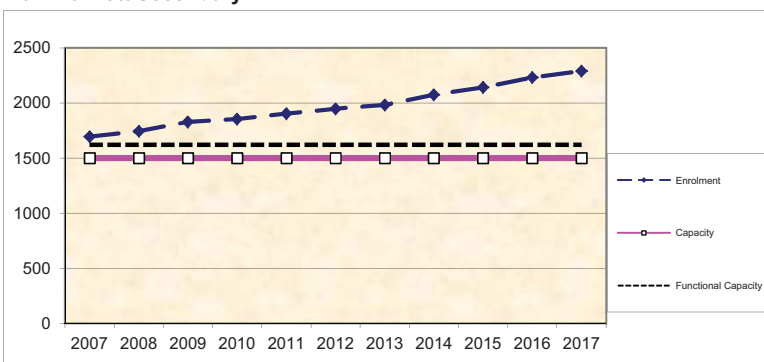
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new Douglas Area elementary school site has recently been acquired but construction of a new school is subject to Ministry approval in the future. Priority and timing for funding approval may depend upon actual enrolment growth from the Douglas neighbourhood. The School District has received approval to purchase a new secondary school site in the Grandview Heights area and will be submitting a proposal for a construction of a new secondary school in the 2012 - 2016 Five Year Capital Plan, to relieve projected long term capacity shortfall in South Surrey secondary schools. The proposed development will not have an impact on these projections.

**Hall's Prairie Elementary**



**Earl Marriott 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: TBD

Project Location: 249 / 55 - 171 Street, Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

Ground cover transitions from turf grasses across the east end to a naturalized canopy of native tree species across the west. The west end of the site is quite hummocky and poorly drained with evidence of recent tree failure. The dominant tree features include a row of Douglas-fir bordering 171 Street and a stand of native broadleaf species at the west end including red alder and bigleaf maple. The row of fir is of moderate to good structure and health while the maple and alder are generally of poor structure.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 45
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 34
Number of Protected Trees to be retained (A-C)	(D) 11
Number of Replacement Trees required (14 x alder and cottonwood X 1 and 20 others X 2)	(E) 54
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

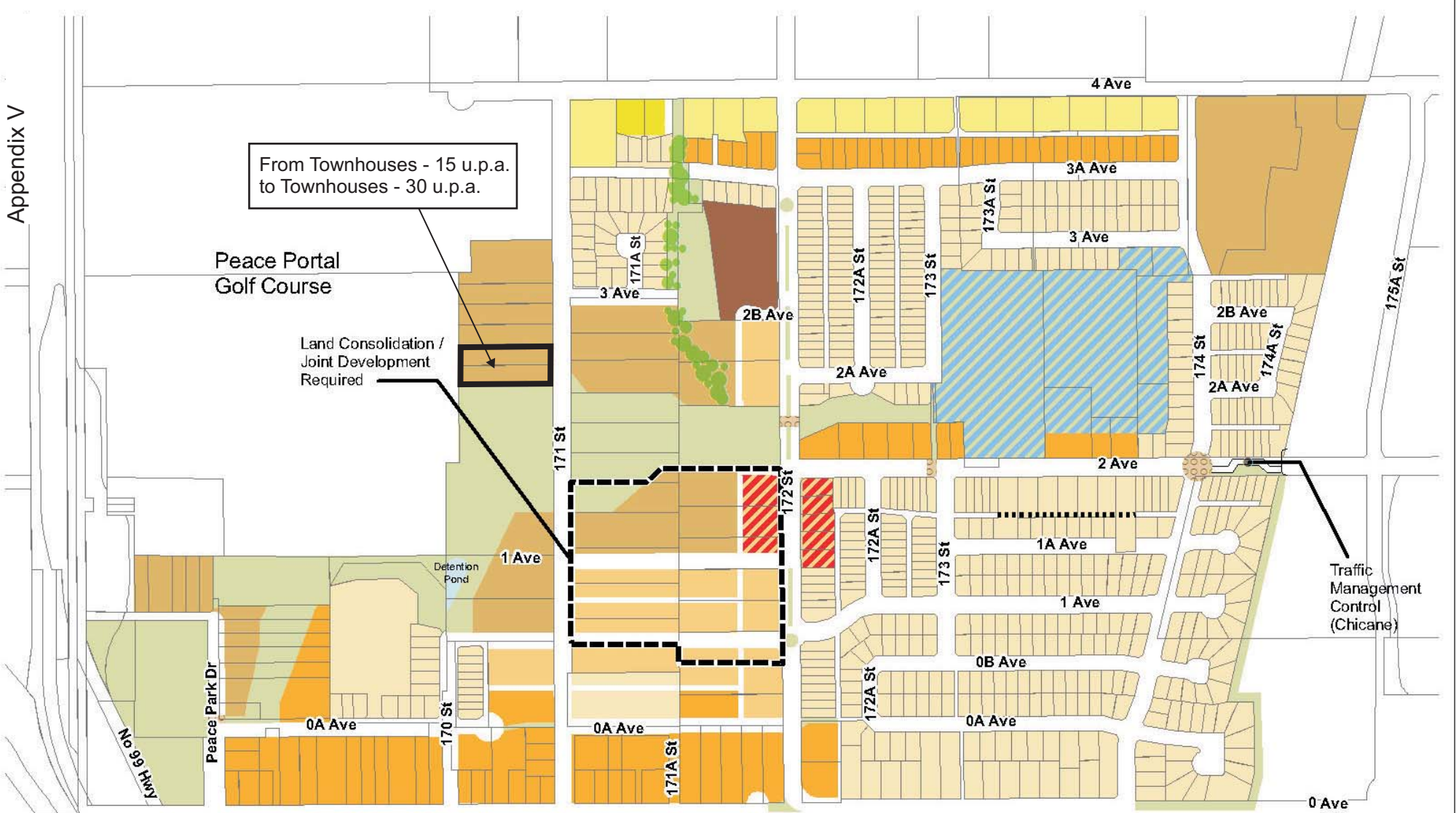
3. Tree Survey and Preservation/Replacement Plan

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

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

Date: August 9, 2012





From Townhouses - 15 u.p.a.  
to Townhouses - 30 u.p.a.

Peace Portal  
Golf Course

Land Consolidation /  
Joint Development  
Required

Traffic Management  
Control  
(Chicane)

**DOUGLAS Neighbourhood Concept Plan**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

- |                           |  |                                  |              |                                     |
|---------------------------|--|----------------------------------|--------------|-------------------------------------|
| Creeks & Rivers           | Townhouses 15 u.p.a.                           | Suburban 1/2 Acre (2 u.p.a.)     | Strata Lots  | Future Lane                         |
| Special Paving Areas      | Townhouses 30 u.p.a.                           | Suburban Transition (2-4 u.p.a.) | Pond Buffers | Traffic Circles & Landscaped Median |
| Main Pedestrian Corridors | Single Family Residential Flex (6-14.5 u.p.a.) | Commercial / Residential         | Open Space   | Significant Vegetation Corridor     |
| Buffer to Industrial Area | Small Lot Single Family (10 u.p.a.)            | School / Park Site               |              |                                     |
|                           | Urban Single Family (6 u.p.a.)                 |                                  |              |                                     |



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



249 & 255 171st Street





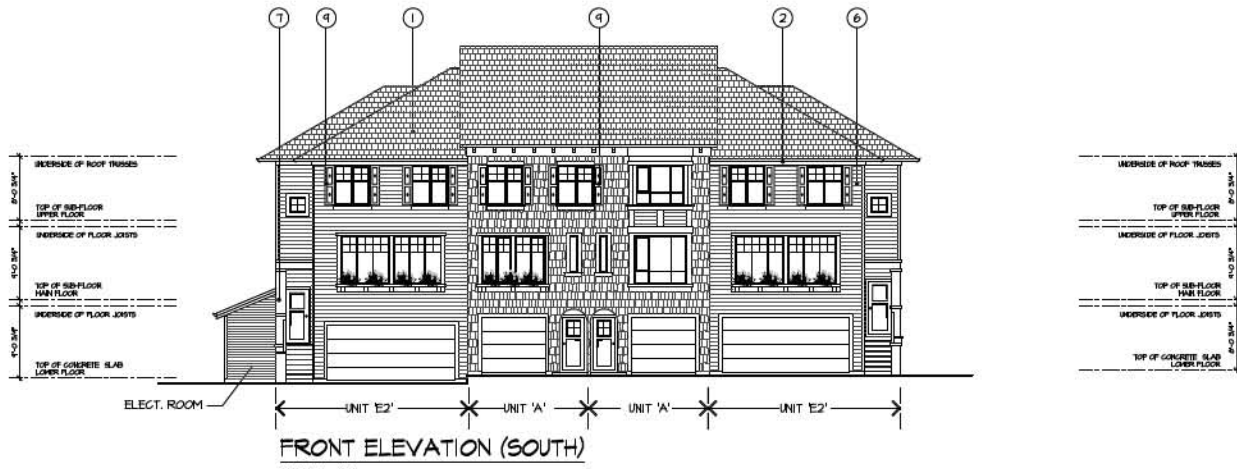






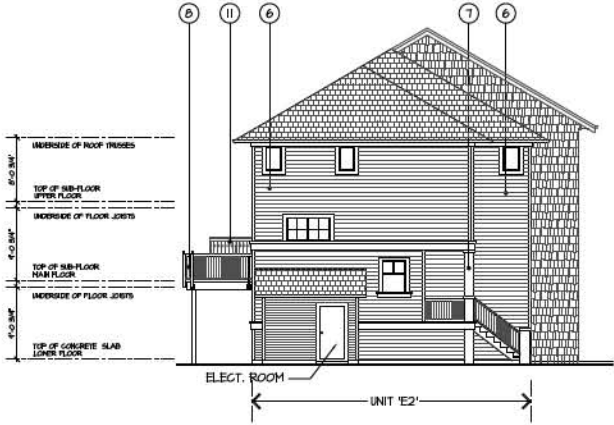






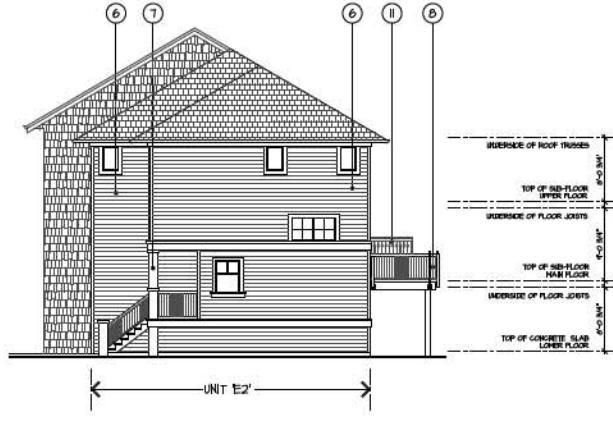
FRONT ELEVATION (SOUTH)

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



LEFT SIDE ELEVATION (WEST)

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



RIGHT SIDE ELEVATION (EAST)

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

SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ SHINGLE SIDING
- ⑤ HORIZONTAL SIDING - VINYL
- ⑥ HORIZONTAL SIDING - HARDIE BOARD
- ⑦ 12x12 WOOD POST
- ⑧ PREFAB METAL RAILINGS
- ⑨ 18X60 PTD. HARDI-PANEL SHUTTERS
- ⑩ KNEE BRACES
- ⑪ PRIVACY SCREEN
- ⑫ LATTICE SCREEN
- ⑬ FLOWER BOX

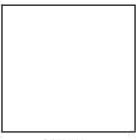


REAR ELEVATION (NORTH)

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

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NO.	DATE	BY	ISSUE FOR



CON-1449

DESIGN / DRAWN BY	DAWSON & SAMPTER
DATE	JAN 10/12
SCALE	1/8" = 1'-0"
PROJECT	TONNHOUSE DEVELOPMENT 2411 & 2255 - 171 51, SURREY, BC
SHEET CONTENTS	BUILDING ELEVATIONS

barnett dembek

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett.com

CLIENT NO.	661	SHEET NO.	AC-6.3
PROJECT NO.	12006	REV. NO.	

BUILDING NO. 3













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**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4105 38th Creek Drive  
Burnaby, British Columbia, V5C 6G6  
p: 604.294-0111 f: 604.294-0122

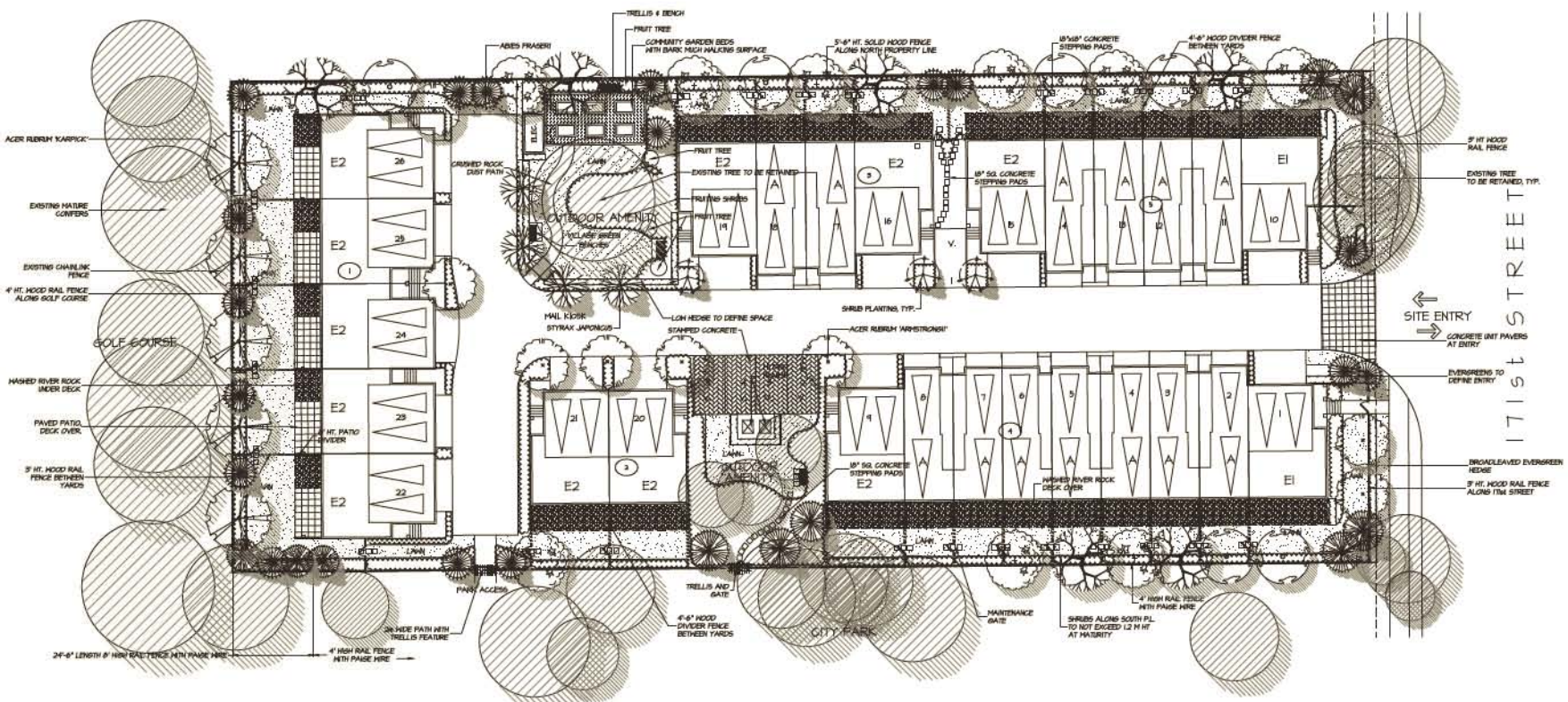
SCALE:

PLANT SCHEDULE		TREE LIST	COMMON NAME	PMG JOB NUMBER: 13-048
TRF#	QTY	BOTANICAL NAME		PLANTED SIZE / BBMARKS
17		ABIES FRASERI	FRASER FIR	3H HT, DBB
8		ACER RUBRUM 'WINTERBURN'	COLUMBIAN RED MAPLE	6CH CAL, 2H STD, DBB
9		ACER RUBRUM 'KARPOC'	COLUMBIAN KARPICK MAPLE	6CH CAL, 2H STD, DBB
6		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CH CAL, 2H STD, DBB
3		CHAMAECIPARISS NORTALATENSIS 'PENDULA'	WEeping SCOTIA CYPRESS	3H HT, DBB
31		BK TREE	-	-
6		FRAXINUS AMERICANA 'WINTER PURPLE'	AUTUMN PURPLE ASH	6CH CAL, 1.5H STD, DBB
4		PYRUS CALLERYANA 'CHANTICLEER'	BRADFORD PEAR	6CH CAL, DBB
4		STRAX JAPONICUS	JAPANESE SHREBBEL	6CH, CAL, 1.5H STD, DBB
10		TRILIA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3H HT, DBB

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CETA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAVILLAND AND FRASER VALLEY. \* SUBSTITUTIONS, CEMEN-WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO HAVING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**

FUTURE TOWNHOMES



NO.	DATE	REVISION DESCRIPTION	DR.
1	13 JAN 15	PROVIDE CITY COMMENTS	DD
2	13 JAN 15	PROVIDE CITY COMMENTS	DD
3	13 JUL 15	REVISION	MCY
4	13 JUL 15	REVISION	MCY
5	13 JUL 15	REVISION	MCY
6	13 JUL 15	REVISION	MCY
7	13 JUL 15	REVISION	MCY
8	13 JUL 15	REVISION	MCY
9	13 JUL 15	REVISION	MCY
10	13 JUL 15	REVISION	MCY

CLIENT:  
**DAWSON & SAWYER**

PROJECT:  
**TOWNHOUSE DEV.**  
249 & 255 17th STREET  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE TREE PLAN**

DATE: 12/FEB/25 DRAWING NUMBER:  
SCALE: 1/32"=1'-0"  
DRAWN: DD  
DESIGN: MCY  
CHK'D: MCY **L1**  
OF 4

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0055-00

Issued To: William E Short  
("the Owner")

Address of Owner: 249 171 ST  
SURREY BC V3S 9P4

Issued To: Ida F Short  
("the Owner")

Address of Owner: 249 171 ST  
SURREY BC V3S 9P4

Issued To: Kimberly M Gulka  
("the Owner")

Address of Owner: 255 171 ST  
SURREY BC V3S 9P4

Issued To: Wilma F Gulka  
("the Owner")

Address of Owner: 255 171 ST  
SURREY BC V3S 9P4

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: 001-506-439  
LT 2 BK A&B SW SEC 6 T7 PL 15062 0.596AC



249 171 St

Parcel Identifier: 010-270-736  
LT 8 A 1 A&B 1 SW SEC 6 T7 PL 17005  
255 171 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 in Section F, Part 22 as follows:

- (a) to reduce the minimum front (east) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.1 metres (16.7 ft.) and 4.5 m (14.7 ft);
- (b) to reduce the minimum (north) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.6 ft.), 3.0 m (10 ft) and 3.5 metres (11.5 ft);
- (c) to reduce the minimum (south) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.6 ft.), 3.0 m (10 ft) and 3.5 metres (11.5 ft);

6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. 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.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

9. 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.
  
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
11. This development variance permit is not a building permit.

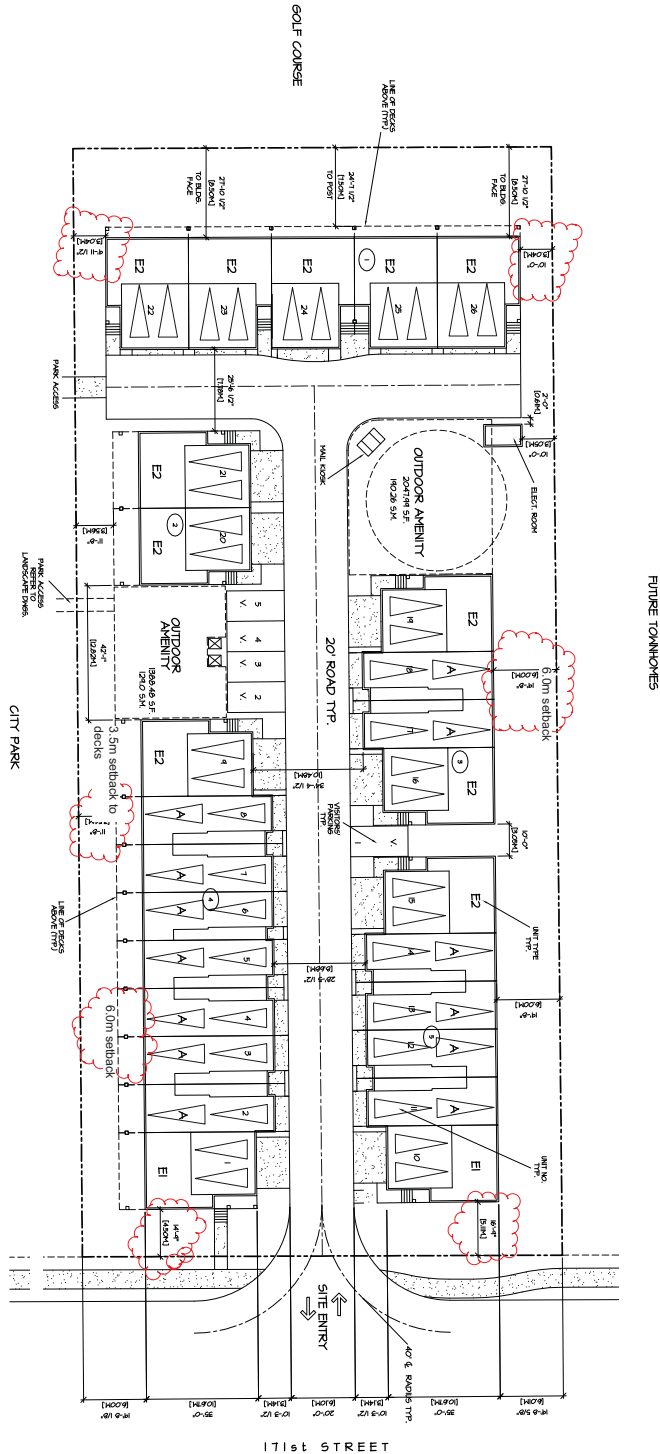
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



CONCEPTUAL SITE PLAN



SCALE: 1" = 20'-0"

DEVELOPMENT DATA

ZONING:	RH-30	51662.44 S.F.	43919.8 m <sup>2</sup>
SITE AREA:	1141 A.C.	0.42321ha.	
DENSITY:	ALLOWABLE: 26 UNITS	30.0 U/P AC	75.0 U/P Ha
	PROPOSED: 26 UNITS	21.8 U/P AC	54.0 U/P Ha
F.A.R.:	ALLOWABLE: 0.90	46676.2 S.F.	4336.4 m <sup>2</sup>
	PROPOSED: 0.85	44040.0 S.F.	4091.4 m <sup>2</sup>
SITE COVERAGE:	ALLOWABLE: 498	233881 S.F.	21682 m <sup>2</sup>
	PROPOSED: 448	221800 S.F.	20633 m <sup>2</sup>
AMENITY:	REQUIRED: 32 / UNIT	832.0 S.F.	77.3 m <sup>2</sup>
	PROVIDED: Cash-in-Lieu		
OUTDOOR:	REQUIRED: 32 / UNIT	832.0 S.F.	77.3 m <sup>2</sup>
	PROVIDED:	3486.0 S.F.	321.2 m <sup>2</sup>
PARKING:	REQUIRED: 2 / UNIT	52 (RESIDENT)	
	PROVIDED: 0.2 / UNIT	52 (VISITORS)	
	TOTAL:	512 (RESIDENT)	
		5 (VISITORS)	
TOTAL PROVIDED:		517 SPACES	

UNIT BREAKDOWN

UNIT TYPE: A	3 BED TANDM	1390 S.F. X	13 UNITS =	17870.0 S.F.
UNIT TYPE: E1	4 BED DOUBLE	2290 S.F. X	2 UNITS =	4580.0 S.F.
UNIT TYPE: E2	4 BED DOUBLE	2090 S.F. X	11 UNITS =	22990.0 S.F.
ELECTRICAL ROOM				1000 S.F.
			26 UNITS =	44040.0 S.F.
				4091.45 m <sup>2</sup>

GOVERNMENT, ALL RIGHTS ARE RESERVED. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA AND HAS AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA AND HAS AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT.

REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR

CLIENT: DAWSON & SAWYER  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 244 & 255 - 171 ST., SURREY, BC  
 SHEET CONTENTS:  
 CONCEPTUAL SITE PLAN  
 AND DEVELOPMENT DATA

DESIGN: DH  
 DRAWN: Sept. 5 12  
 DATE: Sept. 5 12  
 SCALE: 1" = 20'-0"

UNIT 135  
 7536 130 STREET  
 VANCOUVER, BC  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@bortek.com

CLIENT: DAWSON & SAWYER  
 PROJECT NO: 120006  
 SHEET NO: A-11

CONCEPTUAL SITE PLAN  
 AND DEVELOPMENT DATA