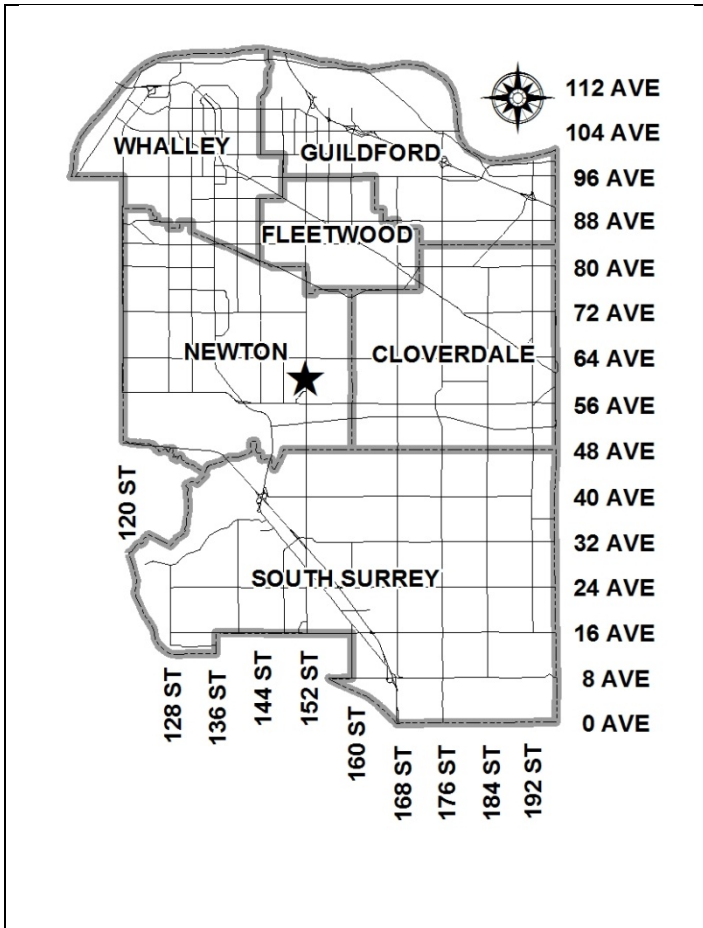


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0082-00

Planning Report Date: December 16, 2013



**PROPOSAL:**

- **NCP amendment** from "Townhouse RM-15 upa max" to "Townhouse RM-20 upa max"
- **Rezoning** from RA to CD (Based on RM-15)
- **Development Permit**

To develop an 86 townhouse unit complex

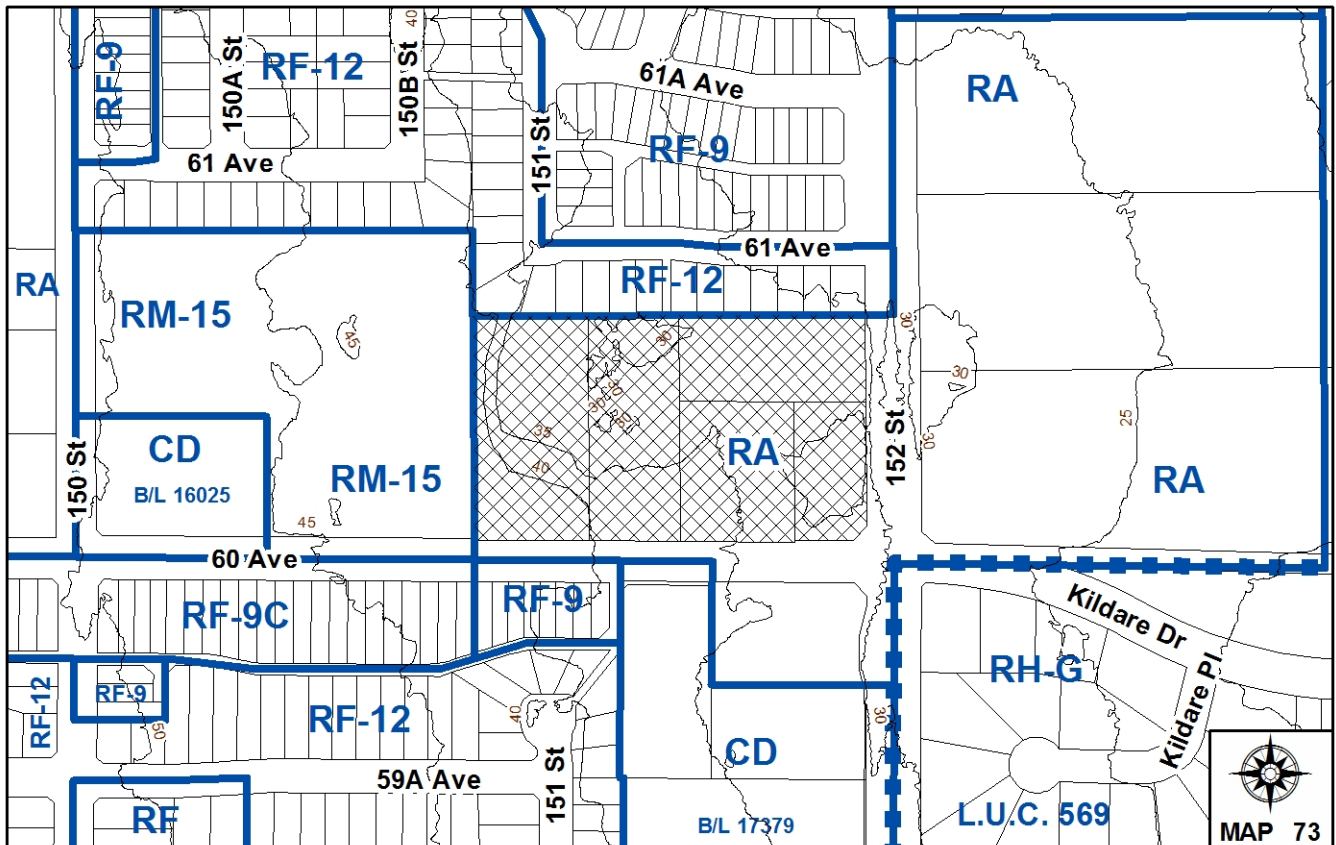
**LOCATION:** 15093, 15101 and 15109 - 60 Avenue  
 6051 and 6019 - 152 Street

**OWNER:** A-Maskeen Framing Ltd  
 Maskeen Projects 152 Ltd  
 City of Surrey

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse 15 upa max



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the South Newton NCP is required to re-designate the site from "Townhouse 15 upa max" to "Townhouse 20 upa max".

### RATIONALE OF RECOMMENDATION

- The proposal complies with Official Community Plan (OCP) designation.
- The proposed land use is consistent with the existing and planned land use patterns in the South Newton area. The designation and density correspond with recently approved developments in the area.
- Overall the application will involve an assembly of the five (5) remaining properties at the corner of 152 Street and 60 Avenue and complete the redevelopment of the area.
- As part of the development, the western sloped portion of the site will be preserved and smaller non- bylaw sized trees will be maintained and enhanced to provide a green buffer next to the adjacent townhouse development to the west.
- The townhouses will be developed in a modernist style and comply with the OCP development permit guidelines.

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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0082-00 generally in accordance with the attached drawings (Appendix II).
3. 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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant to address the tree replacement deficit;
  - (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; and
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
4. Council pass a resolution to amend South Newton NCP to redesignate the land from "Townhouse 15 upa max" to "Townhouse 20 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:**

- 17 Elementary students at Sullivan Elementary School
- 9 Secondary students at Sullivan Heights Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2015.(Appendix IV)

Parks, Recreation & Culture: Parks has no objection to this development and supports the internal walkway through the site. The applicant is to use CPTED principles along the walkway.

SITE CHARACTERISTICS

Existing Land Use: There are presently several residential dwelling units on-site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Small single family lots	Urban/ Single Family Small Lots	RF-12
East (Across 152 Street):	Sullivan Elementary School	Suburban/ School	RA
South (Across 60 Avenue):	Large residential lot, townhouse complex, Small single family lots	Urban/ Townhouse 15 upa max, Townhouse 20 upa max, Single Family Residential Flex	RA, CD(By-law No. 17379) RF-9
West:	Townhouse complex	Urban/ Townhouse 15 upa max	RM-15

JUSTIFICATION FOR PLAN AMENDMENT

- An NCP amendment is necessary to re-designate the site in the South Newton Neighbourhood Concept Plan (NCP) from "Townhouses 15 upa max" to "Townhouse 20 upa max" to permit an 86 unit townhouse development with a net density of 40 units per hectare or 16 units per acre.

- The proposed density is marginally above what is permitted in the NCP and is lower than the approved densities of several of the ground oriented townhouses, south of the development site along 152 Street.
- In March of 2012, the lands directly south of the development site at 5957 152 Street (Application #7906-0037-00) were re-designated from "Townhouse 15 upa max" to "Townhouse 20 upa max" and rezoned to CD to allow for an 82 townhouse unit development with a net density of 42 units per hectare (or 17 units per acre).
- In 2006, the site at 5889 152 Street (directly south of 5957 - 152 Street) was also re-designated to "Townhouse - 25 upa Max" and rezoned to achieve a net unit density of 62 units per hectare (or 25 units per acre) (Application 7905-0218-00).
- The addition of 86 new townhouse units at the corner of 152 Street and 60 Avenue will contribute to the housing mix called for in the South Newton NCP. It will also help support the Panorama Village and the surrounding commercial centre, which is within walking distance of the site.

#### DEVELOPMENT CONSIDERATIONS

- The development site consists of five parcels at the northwest corner of the 152 Street and 60 Avenue. The site is designated "Urban" in the Official Community Plan (OCP) and "Townhouses 15 upa" under the South Newton Neighbourhood Concept Plan (NCP) and will have a net site area of approximately 2.179 hectares (5.38 acres) in area.
- The site is zoned "One-Acre Residential Zone (RA)" and is now occupied by several single family dwellings.

#### The Proposal

- The applicant is proposing to re-designate and re-zone the site to permit an 86 unit townhouse development, with a net density of 40 units per hectare or 16 units per acre.
- To accommodate the increase in density, the applicant is proposing to amend the South Newton NCP and re-designate the site from "Townhouse 15 upa max" to "Townhouse 20 upa max". The applicant is also proposing to rezone the site from "One-Acre Residential Zone (RA)" to a "Comprehensive Development Zone (CD)" based on the RM-15 zone.
- A Development Permit will be required to regulate the form and character of the development.
- The completion of the sale of the City owned parcel of land (6019 - 152 Street) will be completed through the subdivision and consolidation process.

#### CD By-law

- The proposed CD By-law for the site (Appendix VII) is based on the "Multiple Residential 15 Zone (RM-15)" and includes modifications to maximum allowable density i.e., units per hectare (u.p.h.), units per acre (u.p.a), floor area ratio (FAR), and the minimum yard setbacks required under the RM-15 zone (See Table 1 below).

- This density is largely in keeping with the neighbouring ground oriented townhouse units south and west of the site. In particular, the Dreamstar application (#7906-0037-00), which is now under construction at the southwest corner of 60 Avenue and 152 Street (5957 - 152 Street) will have an overall net unit density of 42 units per hectare (or 17 units per acre) and an FAR of 0.76.
- The Nature's Walk 88 unit townhouse development, west of the site (15075 - 60 Avenue), developed in 2003 under application #7903-0045-00, is zoned RM-15 and has a net density of 36.5 units per hectare or 14.8 units per acre and an FAR of 0.60.

Table 1: RM-15 vs CD Zone

	RM-15	CD Zone
<b>Density</b>		
#units per hectare (u.p.h.)	37	40
# units per acre (u.p.a.)	15	16
Floor Area Ratio	.60	.75
<b>Site Coverage</b>	43%	37%
<b>Setbacks</b>		
Front (152 Street)	7.5 m	4.47 m to bay window, 5.39 m to building face (Blk R)  5.6 m to deck posts, 7.58 m to building face (Blk F)  5.0 m to steps, 6.26 to porch columns, 7.76 m to building face (Block E)
Exterior Side Yard (60 Avenue)	7.5 m	5.32 m to porch columns 6.1 m to building face (Blks, A,C,D,E)
Interior Side Yard (N)	7.5 m	6.0 m to deck posts 8.0 m to building face ( All Blks)
Rear (W)	7.5 m	7.90 m to building face (Blk A) 14.87 - 15.25 m to building face (Blks K, L)

- The front and side yard setbacks in the CD zone will be reduced from the 7.5 metres (25 ft.) typically permitted under the RM-15 zone. The proposed reductions will, however, fit the context of the neighbourhood and help to achieve a more liveable, interactive and pedestrian friendly streetscape.
- Along 152 Street, the applicant is requesting a minimum front yard setback of 4.47 metres (14.6 ft.). Specifically, this reduced setback will accommodate a bay window on the end unit of Block R. The window will provide a visual connection to the street in lieu of a stepped porch, which would provide a further intrusion into the setback. The majority of units fronting 152 Street will have setbacks measuring 5.6 metres (18 ft.) from property line to deck post and 7.5 metres (25 ft.) from property line to building face.

- The applicant is also proposing to vary the exterior (south) side yard setback. Along the exterior south yard (60 Avenue) the applicant is proposing a 5.32 metre (17.5 ft.) setback to accommodate porch columns which will frame the door and unit entryways. In contrast, the setback to the actual building face of the units fronting the south side yard will measure 6.1 metres (20 ft.).
- The applicant is also proposing an interior (north) side yard setback of 6.0 metres (20 ft) to accommodate the deck posts supporting second floor balconies at the rear of the units along Blocks O, P, Q and R. The actual setback to the building face of the townhouse blocks backing onto the northern property line will measure 8.0 metres (26 feet).
- The minimum rear (west) yard setback will measure 7.90 metres (26 ft.) along the western side of Block A. As a result of preserving the western sloped area of the site, the majority of townhouse units (Blocks L and K) will, however, have a substantial setback of 14.87 - 15.25 metres (49-50 ft.) from the west property line.

#### Ecosystem Management Study (EMS)

- The City's EMS study originally identified the development site as an "ecosystem" site, which formed part of larger ecosystem corridor, providing a connection between the South Newton East (#36) and the Sullivan East (#43) Terrestrial Hubs.
- The City's new draft Biodiversity Conservation Strategy (BCS), however, now classifies the site as having 'low to very low habitat suitability' due urban encroachment and the removal of the South Newton East Terrestrial Hub. The BCS also eliminated the larger ecosystem corridor in favour of a local riparian corridor (#127) north of 64 Avenue.

#### Tree Retention

- On October 8, 2013, the applicant's arborist submitted a preliminary report and tree preservation/ replacement plan for the site. The report states that of the 198 mature by-law sized trees identified on site, 28 trees may be retained, while 170 trees will need to be removed to accommodate the development.
- This is largely due to the fact the site was once mined as a gravel pit. As a result, much of the site's terrain and topography is variable and has significant grade changes and depressions. The majority of the site will therefore require extensive re-grading, ruling out large scale tree preservation.
- The exception is the 60 Avenue street frontage which is relatively level and even with the road elevation. Along the southern street frontage, the applicant has worked to realign the curb and sidewalk in order to preserve 27 mature by-law sized trees.
- While the site's western slope also offers a spatial opportunity to retain trees, most of the trees along this slope have dead or dying tops or lean distinctly downhill towards the site. Consequently, few trees here are good candidates for retention.

- Despite this, the development proposes to retain a collection of smaller, non-by-law sized trees at the top of the western slope. This area currently provides a visual screen and acts as a green buffer between the development and the townhouse site to the west. As part of the tree replacement and management plan for the site, the applicant's arborist is proposing to supplement the smaller trees along the slope with extensive conifer planting. Any invasive plant species on the slope will also be removed to improve the quality of the landscaping within this buffer area.
- The following is a breakdown of the protected by-law sized trees on site by species:

Tree Species	Total No. of Trees*	Trees Proposed to be Retained	Trees Proposed to be Removed
Big Leaf Maple	54	0	54
Western Red Cedar	54	4	50
Douglas Fir	41	23	18
Cottonwood	23	0	23
Alder	18	0	18
Cherry	3	1	2
Chestnut	1	0	1
Austrian Pine	2	0	2
Hemlock	1	0	1
Monkey Puzzle	1	0	1
<b>TOTAL</b>	<b>198</b>	<b>28</b>	<b>170</b>

- Of the 170 trees to be removed on-site, 41 trees will be replaced on a 1:1 basis and 129 trees will be replaced on a 2:1 basis for a total of 299 replacement trees. In lieu of this, the applicant is proposing to plant a total of 240 trees on-site and provide cash in lieu for the remaining 59 replacement trees. The arborist report and tree preservation and replacement plan will be subject to final review and approval prior to Bylaw adoption.

### PRE-NOTIFICATION

- On January 2, 2013, pre-notification letters were sent out for this application and a development sign was posted on-site.
- On January 14 and February 6, 2013, the Planning Department received two letters from residents living at Killarney Close (east of 152 Street). The letters cited concerns with local drainage and what is perceived to be an increase in the amount of surface/storm water run-off as a result of new development in the area. The resident's letters also asked about the development site's drainage plans and the steps being taken to improve local conditions such as saturated backyards. The letters were subsequently forwarded to Engineering for comment.
- On February 19, 2013, the applicant also held a Public Information Meeting (PIM) which was attended by a total of 14 residents. The majority of residents at that meeting appeared to support the development. Of the seven comment sheets submitted, five residents indicated support for the proposal, while two others cited concerns with the project's density and landscaping, the impact on local schools and perceived lack of parking.



- Following the meeting, the Planning Department received a total of 14 telephone calls from local residents opposing the development. Each of these residents cited two or more of the following concerns with the proposal:

Density, Tree Retention	Too many units are being crammed on to the site. Not enough trees are being saved. There is no clustering on units around healthy tree stands.
Traffic and noise issues	The development will result in increased traffic, noise and parking issues along 60 Avenue. Not enough on-street or on-site parking will be provided.
School overcrowding	Local schools are already at capacity even with new schools planned.
Facility overcrowding (e.g., rec centres, YMCA, parks)	The proposal will increase pressure on already crowded amenities and limited infrastructure in South Newton.
Sustainability	The proposal is not sustainable and will result in a loss of green space. There is already a shortage of parks in the area.
Safety	The development will impact the sidewalk and school crosswalk during construction and effect children's safety.

- In light of these concerns, on September 26, 2013, Planning staff met with representatives of the Panorama Neighbourhood Association. The new Association was formally registered with the City in January 2013 and now has over 100 members. The purpose of the meeting was to share the latest set of development plans and to discuss the issues raised above.

*(In response to the Association's concerns, staff explained the history of the site as a gravel pit and why tree retention could only be achieved along 60 Avenue. Unlike the Nature's Walk development, the development site requires extensive re-grading, hence townhouses cannot be clustered around healthy tree stands in most of the site. Staff also reiterated that the majority of by-law sized trees on the site's western slope were generally of poor quality and not worthy of retention. In response to the Association's request, staff promised to work with the project's arborist to look at the possibility of retaining the large number of non-by-law sized trees on the western slope. These trees form a green curtain or screen between the Nature's Walk townhouses and the development site and are highly valued by local residents.*

*Staff also explained the development site was designated in the NCP for Townhouse development at a maximum density of 15 units per acre; the developer was proposing a marginal increase by developing the site in density at 16 units per acre. This population density has been used to budget and plan for various civic recreation and park facilities in South Newton. Further the School Board has reported the projected increase in students as a result of the development may be easily accommodated under the existing capacity and enrollment projections.*

*Staff also pointed out the proposed development would incorporate green building technology - a geo-thermal heating system is envisioned for the site. In addition, the western slope would be left in its present state, as undisturbed as possible. The need for a plan to safely accommodate parents and school children during construction was also noted).*

- At the meeting, members of the Association also asked whether a buffer or increased setback might be provided along the northern property line to provide further distance separation between the proposed townhouse clusters and the single family houses fronting 61 Avenue.

*(In response, staff noted the applicant is proposing a north side yard setback of 6.0 metres (20 ft.) to the balcony posts and 8.0 metres (26 ft.) to building face of townhouse clusters O, P Q and R. This is generally in keeping with the RM-15 zone, which requires a side yard setback of 7.5 metres (25 ft.). In this instance, the applicant is requesting a minor variance of 1.5 metres (5 ft.) to accommodate balcony posts.*

*There, therefore, appears to be adequate spatial separation between the proposed development and existing single family houses. The rear yard setbacks of the RF-12 homes at the northern property line vary from 6.0 metres (20 ft.) to 7.5 metres (25 ft.). Under the RF-12 zone, the standard setback of 7.5 metres (25 ft.) may be reduced to 6.0 metres (20 ft.) for a maximum of 50% of the width of the rear of the principal building.*

*The cross sections on the DP drawings also show the height of the townhouses in relation to the single family homes and the ground floor elevation, rooflines and second and third floors all largely mirror each other. An additional row of planted trees along the project's northern edge will provide additional privacy and reduce the overlook between the developments).*

- Following the meeting, staff worked with the project developer and arborist work to retain as many smaller sized trees along the western slope as possible. This area provides a buffer along the western edge of the site. Accordingly, the tree replacement and management plan for the site now calls for the retention of these smaller trees and proposes to supplement the area with conifer planting. The parking pockets along 60 Avenue were also eliminated to ensure the retention of mature trees along the street frontage.
- On November 29, 2013 staff held a second meeting with representatives from the Panorama Neighbourhood Association. At the meeting staff discussed the changes and improvements made to the site plan, the purpose of the local walkway (which was supported and endorsed by the Association) and various other issues including parking and fencing. Overall the residents appeared to be supportive of the proposal and satisfied with the direction taken by staff.

## DESIGN PROPOSAL AND REVIEW

### Site Design and Layout

- The development site will be comprised of 18 buildings or 3 storey townhouse clusters, containing 2 to 7 units arranged around an internal road system. The units along 152 Street and 60 Avenue will be oriented to and have direct pedestrian access to the street.
- In all, the townhouse development will provide 86 family-oriented three bedroom units ranging in size from 153 -203 sq.m. (1,651 - 2,190 sq.ft.). Each of the units will offer a flex space on the main floor behind the garage which can be used as either a den or family room. A total of 12 of the 86 units will be sunken into the ground, 50 % below the project's original grade.

- Two enclosed side-by-side parking stalls will be provided for each townhouse unit, along with 21 visitor spaces, for a total of 193 on-site parking spaces. Through the rezoning, a Section 219 Restrictive Covenant prohibiting the conversion of side-by-side parking stalls into habitable space will be registered on title. The project will also offer an additional 44 full length driveway parking stalls outside 23 townhouse units on site.
- The townhouse clusters will be built in a retro-modern west coast style. The materials for the project will include horizontal and vertical hardiplank and vinyl siding, trim boards at window and door openings, corner boards, and stone veneer finishing. The project will be finished in a complementary palette of rich brown (brick), midnight blue and tan (pecan), with accents of light brown ledgerstone and black metal railing.
- Prior to final adoption, staff will continue to work with the applicant to ensure higher quality finishes, such as hardiplank, are commonly used along the project's street facades.
- Overall, the site will have one vehicular access point from 60 Avenue which will align with the access directly south. The site will also provide the City with a 1.5 metre (5 ft.) internal public walkway, which will be secured by a Statutory Right of Way (SROW) for public passage. The walkway will link to the existing northern walkway and extend through the site to connect 61 Avenue with 60 Avenue.
- The walkway will complete an important pedestrian link in the neighbourhood and allow parents and school aged children to access 60 Avenue and Sullivan Elementary School without travelling on 152 Street. As part of the site's design, CPTED principles have been used throughout the site to provide eyes on the walkway.

### Amenity Areas

- In addition to providing internal walkway between 61 Avenue and 60 Avenue, the project will provide connected outdoor and indoor amenity areas.
- In keeping with the Bylaw, 258 m<sup>2</sup> (2,752 ft.<sup>2</sup>) of open and planned programmed space will be set aside in the centre of the site for the enjoyment of residents. The outdoor amenity area will include a tot lot, a green grassed area and a passive seating area with benches and concrete pavers.
- The two-storey indoor amenity building proposed for the site will be co-located with the outdoor amenity space. In all, the amenity building will offer 258 m<sup>2</sup> (2,752 ft.<sup>2</sup>) of space, consisting of two large activity rooms, complete with a covered patio and concrete porch facing the path and a balcony facing the outdoor grassed amenity area.

### Landscaping

- In addition to the 28 trees to be retained, the landscaping plan calls for 257 replacement trees to be planted on site including varying types of firs, maples, spruce, and cedars. The soft landscaping for the site also includes shrubs, grasses and groundcover at the entrances and perimeters of townhouse clusters, along the public path area and other common areas of the development. Decorative pavers and permeable paving will also be used throughout the project.

- Staff also worked with the applicant to move the privacy fences in off the property line at 152 Street in order that the row of planted trees might be adjacent to the sidewalk. Ultimately this along with street trees should help achieve more of a boulevard like effect along this busy arterial.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 29, 2013. 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 development is located in a Secondary Plan area. An amendment to the South Newton NCP is required.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density will comply with NCP after re-designation and rezoning.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development will incorporate low impact development standards and preserve the sloped area of the site in its natural state.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development will provide an internal pedestrian linkage to a 60 Avenue and transit services.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• CPTED principles will be used to ensure all outdoor active /passive recreation areas are overlooked by townhouse units.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• The project will use a geo-thermal heating system.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• None</li> </ul>

### ADVISORY DESIGN PANEL

- This application was not referred to the Advisory Design Panel, but was reviewed by staff and deemed satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets
Appendix II	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	NCP Plan
Appendix VII	Proposed CD By-law

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/da

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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. Yes

## DEVELOPMENT DATA SHEET

**Proposed/Existing Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	2.222 ha (5.491 acres)	2.222 ha (5.491 acres)
Road Widening area	.043 ha (0.108 acres)	.043 ha (0.108 acres)
Undevelopable area	-	-
Net Total	2.179 ha (5.383 acres)	2.179 ha (5.383 acres)
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	37%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front ( 152 Street)	4.47 m (14.6 ft.)	4.47 m (14.6 ft.)
Rear	7.90 m (26 ft.)	7.90 m (26 ft.)
Side #1 (S)	5.32 m (17.5 ft.)	5.32 m (17.5 ft.)
Side #2 (N)	6.0 m (20 ft.)	6.0 m (20 ft.)
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11.0 m (36 ft.)	11.0m (36 ft.)
Accessory	4.5 m (15 ft.)	4.5 m (15 ft.)
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor	-	-
One Bed	-	-
Two Bedroom	-	-
Three Bedroom +	86	86
Total	86	86
<b>FLOOR AREA: Residential</b>	16,173 m <sup>2</sup> (174,086 ft <sup>2</sup> )	16,173 m <sup>2</sup> (174,086 ft <sup>2</sup> )
<b>FLOOR AREA: Commercial</b>	-	-
Retail	-	-
Office	-	-
Total		
<b>FLOOR AREA: Industrial</b>	-	-
<b>FLOOR AREA: Institutional</b>	-	-
<b>TOTAL BUILDING FLOOR AREA</b>	16,173 m <sup>2</sup> (174,086 ft <sup>2</sup> )	16,173 m <sup>2</sup> (174,086 ft <sup>2</sup> )

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



## Development Data Sheet cont'd

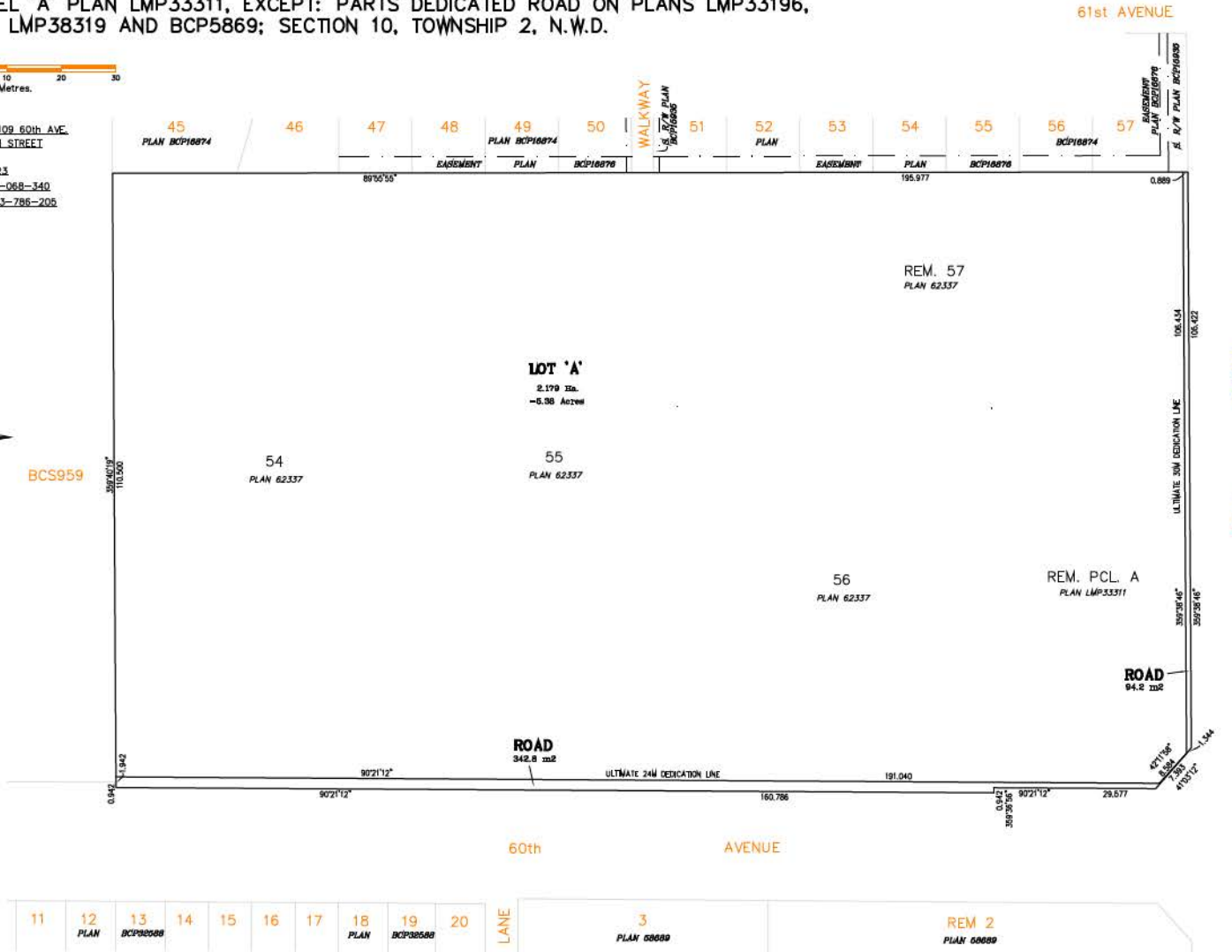
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	40 uph/16 upa	40 uph/16 upa
FAR (gross)	-	-
FAR (net)	0.75	0.75
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	258 m <sup>2</sup> (2,752 ft <sup>2</sup> )	258 m <sup>2</sup> (2,752 ft <sup>2</sup> )
Outdoor	258 m <sup>2</sup> (2,752 ft <sup>2</sup> )	258 m <sup>2</sup> (2,752 ft <sup>2</sup> )
<b>PARKING (number of stalls)</b>		
Commercial	-	-
Industrial	-	-
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	172	172
Residential Visitors	21	21
	193	193
Institutional	-	-
Total Number of Parking Spaces	193	193
Number of disabled stalls	1	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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PRELIMINARY SUBDIVISION PLAN OF LOTS 54, 55, 56, AND 57, EXCEPT:  
 PART DEDICATED ROAD ON PLAN LMP33196, ALL OF PLAN 62337,  
 AND PARCEL 'A' PLAN LMP33311, EXCEPT: PARTS DEDICATED ROAD ON PLANS LMP33196,  
 LMP33312, LMP38319 AND BCP5869; SECTION 10, TOWNSHIP 2, N.W.D.



CIVIC ADDRESSES  
 215093, 15101 & 15109 60th AVE.  
 26051 & 6019 152nd STREET  
 SURBEY, B.C.  
 P.L.D. 003-068-323  
 003-068-331, 003-068-340  
 001-176-211 & 023-786-205



Underwater Land Surveying Ltd.  
 B.C. Land Surveyors  
 #104 - 5830 176 'A' Street  
 Cloverdale, B.C.  
 FILE: JS11112\_P51

Certified correct, completed on the 5th day of October, 2011.



B.C.L.S.

**LEGAL DESCRIPTION :**

PERIMETER SURVEY PLAN OF LOTS 54, 55, 56, AND 57, EXCEPT; PART DEDICATED ROAD ON PLAN LHP3596, ALL OF PLAN 82397, AND PARCEL 'A' PLAN LHP3591, EXCEPT; PARTS DEDICATED ROAD ON PLANS LHP3596, LHP3592, LHP3594 AND BCPS004 SECTION 10, TOWNSHIP 2, N.M.D.



**CIVIC ADDRESSES :**  
 15093, 15101 & 15109 60th Ave,  
 6051 & 6019 152nd Street  
 SURREY, B.C.  
 PLATA 022-068-523  
 022-068-523, 022-068-540  
 021-175-281 & 023-186-202

**SURVEY CREDIT :**

Onderwater Land Surveying Ltd.  
 B.C. Land Surveyors  
 Cloverdale, B.C.  
 Phone 804-914-1738  
 Fax 804-914-3010  
 FILE: J51112\_TP

**CONSULTANTS :**

<b>OWNER</b>	MASKEEN DEVELOPMENTS TEL: 804-891-8010 FAX: 804-823-4299 E-mail: info@maskeen.ca
<b>GEOTECHNICAL ENGINEER</b>	GEOMEDIA ENGINEERING TEL: 888-855-4158 Fax: 804-899-1919 E-mail: info@geomedia.ca
<b>CIVIL ENGINEER</b>	COASTLAND ENGINEERING TEL: 804-583-9000 Fax: 804-583-9000 E-mail: info@coastland.ca
<b>LANDSCAPE ARCHITECT</b>	PHS LANDSCAPE ARCHITECTS TEL: 804-244-0001 Fax: 804-244-0022 E-mail: info@phslandscape.com
<b>ARBORIST</b>	MICHAEL J. HILLS TEL: 804-244-0008 Fax: 804-244-0022 E-mail: mhills@mscnet.com
<b>SURVEYOR</b>	Onderwater Land Surveying Ltd. TEL: 804-914-1738 Fax: 804-914-3010 E-mail: john@onderwater.ca

**DRAWING INDEX :**

A-1	COVER SHEET - PROJECT DATA
A-2	SITE PLAN
A-2a	SITE PLAN - TREE PRESERVATION
A-2b	FLOOR AREA CALCULATION, SETBACKS
A-2c	SITE GRADING PLAN
A-3	STREETSCAPES - EXTERNAL
A-4	STREETSCAPE, INTERNAL & SITE SECTION
A-5	STREETSCAPES, INTERNAL / SITE SECTIONS
A-6	TYPE A UNITS - PLANS, ELEV'S & SECTION
A-6a	TYPE A1 UNITS - PLANS & ELEV'S
A-7	TYPE A2 & A3 UNITS
A-7a	TYPE A4 & A5 UNITS
A-8	TYPE B UNITS - PLANS, ELEV'S & SECTION
A-9	TYPE C UNITS - PLANS, ELEV'S & SECTION
A-10	TYPE D UNITS - PLANS, ELEV'S & SECTION
A-11	AMENITY BUILDINGS - PLANS, ELEV'S & SECTION
A-12	AMENITY BLDGS. - ELEVATIONS & SECTION
A-13	SITE DETAILS

Rev	Date	Description
07	11-12-13	RESUBMIT FOR D.P.
06	9-04-13	RESUBMIT FOR D.P.
05	7-16-13	RESUBMIT FOR D.P.
04	4-25-13	RESUBMIT FOR D.P.
03	12-05-12	RESUBMIT FOR D.P.
02	3-27-12	ISSUED FOR D.P.
01	2-29-12	FOR REVIEW

**Ionic Architecture Inc.**  
 architect-member a.i.b.c.  
 20-000 152nd Street  
 Surrey, B.C. V4A 4G4  
 Tel: 778-376-0888  
 E-mail: info@ionicarch.com

Drawn	COVER SHEET - DRAWING INDEX
Checked	of
Project Title	Proposed TOWNHOUSE DEVELOPMENT 15093, 15101 & 15109 60th Ave 6051 & 6019 152nd St, Surrey B.C.
Revision	A-1
Sheet	11-1136
Date	07 FEB 2012
Scale	As Shown

**project data :**

**PROPOSED ZONING - CD**

**SITE AREA :** original area 294,201 SF. ( approx. ) 5,441 acres (2,222 ha)  
 net site area after road setbacks :  
 234,417 SF. ( approx. ) 5,369 acres (2,174 ha)

**DENSITY :** FLOOR AREA : 174,086 sq. ft. ( 16,173 m<sup>2</sup> ) FAR : 1.42  
 ( see drawing A-2b for detailed floor area calculation )  
 86 UNITS = 15,86 up's. ( 34.5 UP/ha. )

**SITE COVERAGE -** 84,826 SF. ( 7,860 m<sup>2</sup> ) 36%

**SETBACKS -** refer to divg. A-2b ( variances required - north, east & south )

**BUILDING HEIGHT -** 36 ft. ( 11.0m. )

**PARKING -** resident parking - 2 cars per unit ( double garage, side by side )

**VISITOR PARKING -** 2 x 86 = 172 spaces required / 21 provided

**INDOOR AMENITY AREA -** 32 X 86 = 2,752 sq. ft. indoor amenity req'd  
 2,752 sq. ft. ( 274m<sup>2</sup> ) provided

**OUTDOOR AMENITY AREA -** 32 X 86 = 2,752 sq. ft. outdoor amenity req'd  
 approx. 3,000 sq. ft. ( 465m<sup>2</sup> ) provided



**site context**

Scale: 1/8" = 1' 0"



**proposed townhouse development**

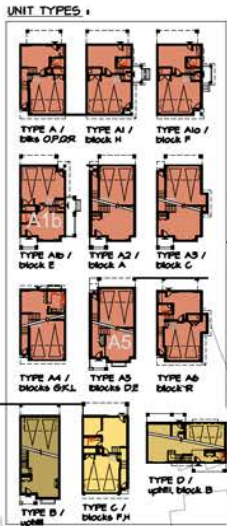
15093, 15101 & 15109 60th Avenue  
 6051 & 6019 152nd Street  
 Surrey

Surrey file no. : 7912-0082-00

revised to Oct. 12 13

**Maskeen Developments**  
 60th Avenue & 152nd Street





**project data**

proposed zoning = CD based on RM-30  
 original site area = 2,394,201 sq. ft. (5,491 ac.)  
 net site area = 2,344,447 sq. ft. (5,385 ac.)

66 units = 15,86 sqm  
 1 car, 112,750/234,447 = .48 (excl. garages & amenity)  
 (refer to chg. A1 for detailed calculation)

parking =  
 66 x 2 = 132 visitor parking required (21 provided)  
 resident parking - 2 cars per unit (double garage)

indoor amenity = 66 x 32 = 2,132 sq. req'd.  
 2,752 sq. provided

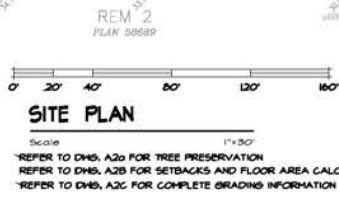
outdoor amenity = 66 x 32 = 2,132 sq. req'd.  
 2,752 sq. approx.

**unit types:**

- type A units - 50
- type B units - 25
- type C units - 4
- type D units - 2
- total - 86

EXISTING PRICE/ACREAGE  
 PROPOSED FOR RETENTION  
 REFER TO ARCHITECT'S REPORT

**Maskeen Developments**  
 proposed 86 - unit CD townhouse development  
 15093, 15101 & 15109 60th Avenue  
 6051 & 6019 152nd Street  
 Surrey



**proposed townhouse dev.**  
 15093, 15101 & 15109 60th Ave.  
 6051 & 6019 152nd St. Surrey

Rev	Date	Description
06	11-26-11	RESUBMIT FOR D.P.
06	10-31-11	RESUBMIT FOR D.P.
06	09-04-11	RESUBMIT FOR D.P.
05	07-16-11	RESUBMIT FOR D.P.
04	4-25-11	RESUBMIT FOR D.P.
03	12-09-10	ISSUED FOR D.P.
02	03-27-10	ISSUED FOR D.P.
01	10-20-11	ISSUED FOR REVIEW

Drawing Title	Sheet	Scale	Date
SITE PLAN	A-2	1" = 30'	DEC 2011

**ionic Architecture inc.**  
 architect - member a.i.b.c.  
 20-000 60th Street  
 Surrey, B.C. V3R 5A8  
 Tel: 778-378-9888  
 ionic@ionic-architect.com

revised to NOV, 26 /13





4 north - south site section through entrance driveway  
SCALE 1/8"=1'-0"



5 north - south site section  
SCALE 1/8"=1'-0"

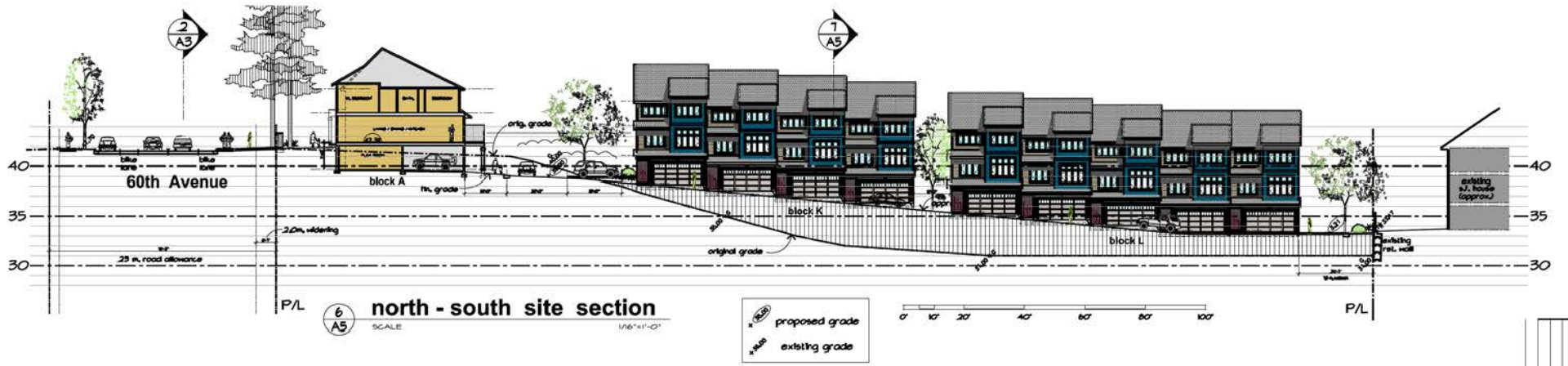
proposed grade  
existing grade

Rev	Date	Description
07	9-04-13	RESUBMIT FOR D.P.
06	7-16-13	RESUBMIT FOR D.P.
05	4-25-13	RESUBMIT FOR D.P.
04	1-31-13	RESUBMIT FOR D.P.
03	12-05-12	RESUBMIT FOR D.P.
02	3-27-12	ISSUED FOR D.P.
01	2-08-12	ISSUED FOR REVIEW

Project Title <b>STREETSCAPES - INTERNAL</b>	Drawing Title <b>PLAN BCP16874</b>
Project No. <b>16023</b>	Project Name <b>MARKEN DEVELOPMENTS</b>
Revision <b>11-1136</b>	Survey <b>6001 &amp; 6019 132ND St. Surrey BC</b>
Scale <b>FEB. 2012</b>	Sheet <b>A-4</b>
Date <b>07</b>	Project Name <b>11-1136</b>

REVISED TO AUGUST 30 13



Rev	Date	Description
07	9-04-13	RESUBMIT FOR D.P.
06	7-16-13	RESUBMIT FOR D.P.
05	4-25-13	RESUBMIT FOR D.P.
04	1-31-13	RESUBMIT FOR D.P.
03	12-05-12	ISSUED FOR D.P.
02	3-27-12	ISSUED FOR D.P.
01	2-08-12	ISSUED FOR REVIEW

<b>ionic Architecture inc.</b> architect-member c.i.b.c. 1776 st. james surry center victoria bc v8w 2g6 250.683.4343 www.ionicarchitecture.com	<b>STREETSCAPES - INTERNAL</b> PROJECT: THE MÅRKEN DEVELOPMENTS 15002 & 15003 6001 & 6019 152nd St., Surrey BC	Drawing Title: Sheet: Date: FEB. 2012 Revision: 07 Project No.: A-5 11-1136
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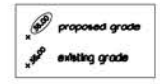
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SCALE  
1/16"=1'-0"



1  
A2  
SCALE  
1/16"=1'-0"



3  
A2  
SCALE  
1/16"=1'-0"



Rev	Date	Description
08	12-04-13	RESUBMIT FOR D.P.
07	9-04-13	RESUBMIT FOR D.P.
06	7-16-13	RESUBMIT FOR D.P.
05	4-25-13	RESUBMIT FOR D.P.
04	1-31-13	RESUBMIT FOR D.P.
03	12-05-12	RESUBMIT FOR D.P.
02	3-27-12	ISSUED FOR D.P.
01	2-08-12	ISSUED FOR REVIEW

**Ionic Architecture Inc.**  
 architect-member c.l.b.c.  
 1776 Avenue  
 Surrey, BC V4A 4G4  
 604-273-0888  
 www.ionicarch.com

Drawing Title: **STREETSCAPES - EXTERNAL**  
 Project Title: **MASKEN DEVELOPMENTS**  
 15001  
 6001 & 6019 152nd St., Surrey BC

Sheet: **A-3** of **3**

Date: **FEB. 2012**

Project No: **11-1136**

Revision: **08**

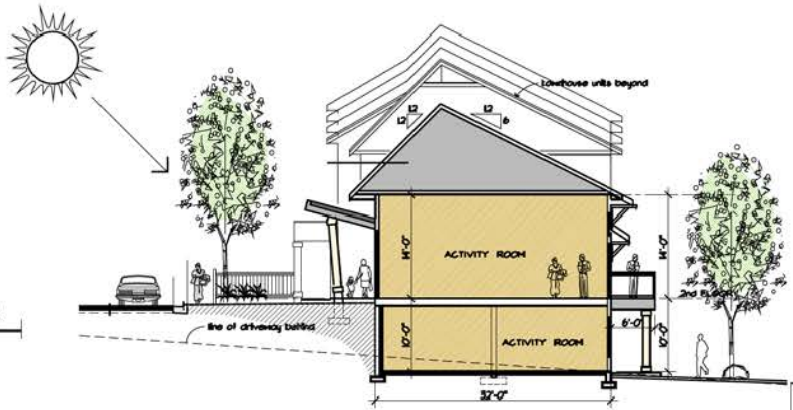
REVISED TO DEC. 3 /13





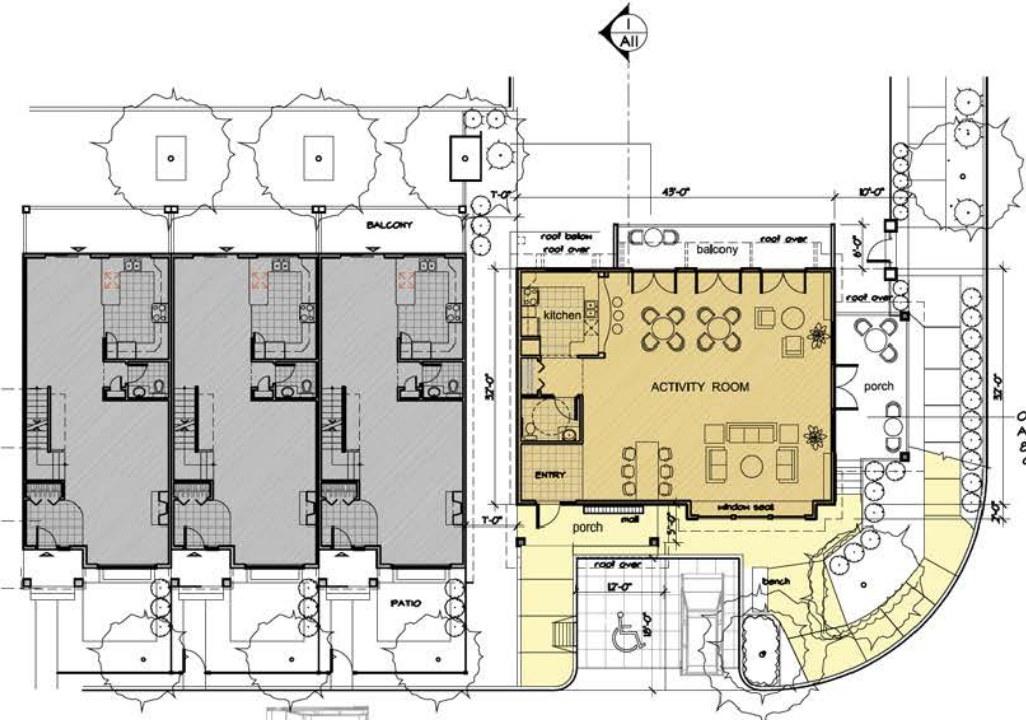
**SOUTH ELEVATION**

Scale 1/8"=1'-0"



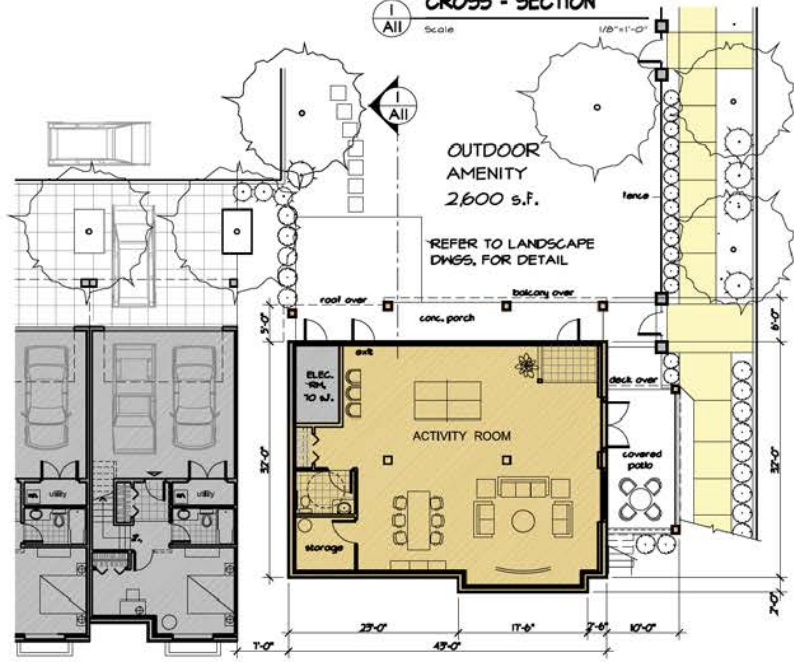
**CROSS - SECTION**

Scale 1/8"=1'-0"



**MAIN FLOOR PLAN**

Scale 1/8"=1'-0" (141) SQ. FT.



**LOWER FLOOR PLAN**

Scale 1/8"=1'-0" (134) SQ. FT.

(1411 x 2) - 70 = 2,752 s.f.  
**indoor amenity : 2,752 s.f.**  
 (area required - 32 x 86 = 2,752 s.f.)

06	9-04-13	ISSUED FOR REVIEW	
05	7-16-13	RESUBMIT FOR D.P.	
04	4-25-13	RESUBMIT FOR D.P.	
03	12-08-12	RESUBMIT FOR D.P.	
02	3-27-12	ISSUED FOR D.P.	
01	2-22-12	ISSUED FOR REVIEW	
Rev	Date	Description	
<p>06 9-04-13</p> <p><b>Ionic Architecture Inc.</b>          architect-member a.i.b.c.          200 - 660 Wood River          Street          E-mail : <a href="mailto:info@ionic-architecture.com">info@ionic-architecture.com</a></p> <p><b>AMENITY BUILDING</b>          Proposed Townhouse Development          15850 85th Street, Suite A          5051 &amp; 5019 152nd Street, BC.</p> <p>Drawing Title: AMENITY BUILDING          Project Title: Proposed Townhouse Development          15850 85th Street, Suite A          5051 &amp; 5019 152nd Street, BC.</p> <p>Scale: 1/8"=1'-0"          Date: 09-22-2012          Revision: 06          Sheet: A-11          Project No: 11-1136</p>			

REVISED TO AUG. 22 /13

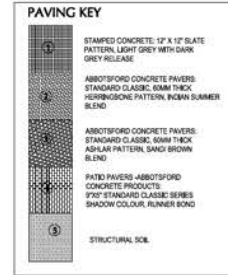


**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	8	ABIES KOREANA 'HIRSTMAN'S SILBERLOCKE'	HIRSTMAN'S SILBERLOCKE FR	3.0M HT. B&B
2	24	ACER ORCINUTUM	VINE MAPLE	60M CAL. B&B
3	12	ACER GRiseum	PAPER BIRCH MAPLE	60M CAL. 1.8M STD. B&B
4	2	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	60M CAL. B&B
5	12	ACER PALMATUM ORANGE DREAM	ORANGE DREAM MAPLE	60M CAL. B&B
6	8	ACER RUBRUM ARMSTRONGII	COLUMBIAN RED MAPLE	60M CAL. 2M STD. B&B
7	11	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	60M CAL. 2M STD. B&B
8	4	BETULA JACQUINORTII	HIMALAYAN BIRCH	60M CAL. 2M STD. B&B
9	17	QUERCUS DEODORA 'KOSMIR'	HIMALAYAN CEDAR	3.0M HT. B&B
10	2	QUERCUS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	60M CAL. 1.8M STD. B&B
11	2	CORNUS KOUSSA	KOUSSA DOGWOOD	3.0M HT. BUSH FORM. B&B
12	48	FAGUS SYLVATICA 'DAWKOW PURPLE'	DAWKOW PURPLE BEECH	60M CAL. 1.8M STD. B&B
13	2	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA	3.0M HT. B&B
14	4	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	3.0M HT. B&B
15	10	PICEA OMORICA 'BRUNY'	SERIBAN SPRUCE	3.0M HT. B&B
16	8	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	1.8M HT. B&B
17	8	PYRUS CALLERYANA 'CHANTICLEER'	BRADFORD PEAR	60M CAL. B&B
18	62	QUERCUS PALustrIS 'PROGRESSIV'	COLUMBIAN PIN OAK	60M CAL. 1.8M STD. B&B
19	11	STYRAX JAPONICUS	JAPANESE SNOWBELL	60M CAL. 1.8M STD. B&B
20	3	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	1.8M HT. B&B
21	3	ZELKOVA SERBATA	SAWLEAF ZELKOVA	60M CAL. 1.8M STD. B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA 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 MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING 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 CONCRETIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

ALL DECIDUOUS TREES TO BE PLANTED NO CLOSER THAN 2M TO BUILDINGS OR OVERHANGS.  
 ALL CONIFERS TO BE PLANTED NO CLOSER THAN 3M TO BUILDINGS & OVERHANGS.  
 2M BYLAW REPLACEMENT TREES PROPOSED + 17 ADDITIONAL CONIFERS PROPOSED TO BE PLANTED ON THE WESTERN SLOPE.  
 ALL WORK WITHIN THE TREE PROTECTION AREAS ARE TO BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST.



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Suite C100 - 4185 581 Creek Drive  
 Burnaby, British Columbia, V5C 0G9  
 P: 604-294-0111, F: 604-294-0122

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	12/20/24	NEW SITE PLAN, CITY COMMENTS	HH
2	12/20/24	REV. AS PER H&L COMMENTS	HH
3	12/20/24	REV. AS PER ARCH COMMENTS	HH
4	12/20/24	REV. DETAILS	HH
5	12/20/24	NEW SITE PLAN, CITY COMMENTS	HH
6	12/20/24	NEW SITE PLAN	HH
7	12/20/24	NEW SITE PLAN	HH
8	12/20/24	UPDATED ARBORIST INFO	HH
9	12/20/24	AS PER ARCH REPORT	HH
10	12/20/24	NEW SITE PLAN	HH
11	12/20/24	AS PER NEW ARBORIST REPORT	HH
12	12/20/24	AS PER ARCH REPORT	HH
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99	12/20/24	NEW SITE PLAN	HH
100	12/20/24	NEW SITE PLAN	HH

CLIENT:

PROJECT:  
**86 UNIT TOWNHOUSE DEVELOPMENT**  
 15101 60 AVENUE  
 SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 12/20/24 DRAWING NUMBER:  
 SCALE: 1"=50'  
 DRAWN: TZ  
 DESIGN: TZ  
 CHECKED: PC

**L1**

OF 10

---

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

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

DATE: **December 10, 2013**

PROJECT FILE: **7812-0082-00**

---

RE: **Engineering Requirements  
Location: 15101, 15109 and 15093 - 60 Avenue  
6019 and 6051 - 152 Street.**

#### **NCP AMENDMENT**

The Engineering Department has no servicing concerns relative to the NCP Amendment from 15 units per acre (upa) to 20 units upa.

#### **REZONE/SUBDIVISION**

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

- dedicate 0.889 metres on 152 Street to a 30.00 metre Arterial Standard.
- dedicate 1.942 metres on 60 Avenue to a 24.00 metre Collector Standard.
- dedicate a 5.0m x 5.0m corner cut at the intersection of 152 Street and 60 Avenue.
- Provide an onsite 0.5 metre SRW on 152 Street and 60 Avenue.
- Provide a 1.5 m Statutory Right-of-Way in a north to south orientation for public rights of passage with Restrictive Covenant for maintenance.

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

- construct 60 Avenue to a Collector Road Standard.
- provide water, sanitary and storm service connections.
- pay all applicable latecomer charges.
- pay all applicable SDR connection fees.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

LR



Tuesday, December 10, 2013  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 12 0082 00

**SUMMARY**

The proposed 86 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	17
Secondary Students:	9

September 2013 Enrolment/School Capacity

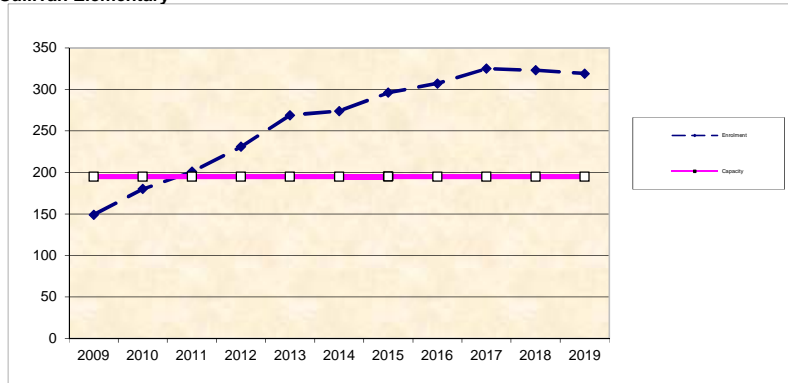
<b>Sullivan Elementary</b>	
Enrolment (K/1-7):	49 K + 220
Capacity (K/1-7):	20 K + 175
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1412
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

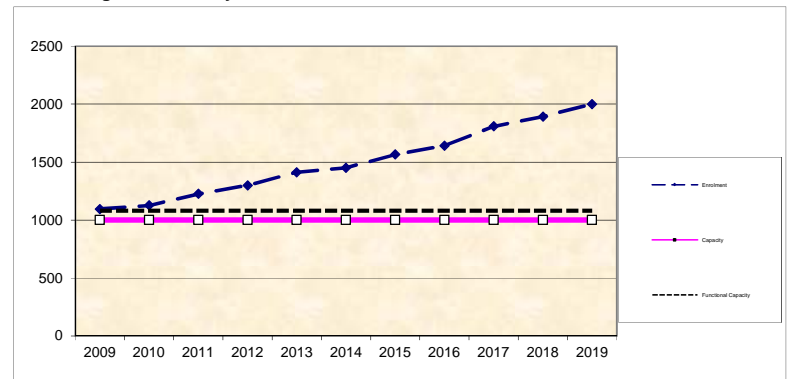
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A phased-in movement of French Immersion students from Sullivan Heights to Panorama Ridge Secondary began when Panorama Ridge opened in 2006. Also a boundary move from Sullivan Elementary to Cambridge Elementary occurred when Cambridge opened in 2006. A phased in boundary move has been approved from Cambridge Elementary to Sullivan Elementary to relieve projected overcrowding at the new school (Cambridge Elementary) and to help fill Sullivan Elementary. The school districts is constructing a new elementary school, Goldstone Park Elementary which is planned to open during the 2012-2013 school year (spring break). The new school is located East of Sullivan Heights Secondary on 146th Street, and will help relieve overcrowding at Cambridge Elementary and also draw some students from Sullivan Elementary. The capacity for Sullivan Elementary has been adjusted by adding one modular classroom for full day Kindergarten implementation. The proposed development will not have an impact on these projections.

**Sullivan Elementary**



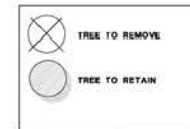
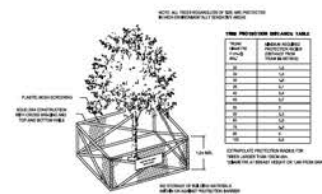
**Sullivan Heights Secondary**



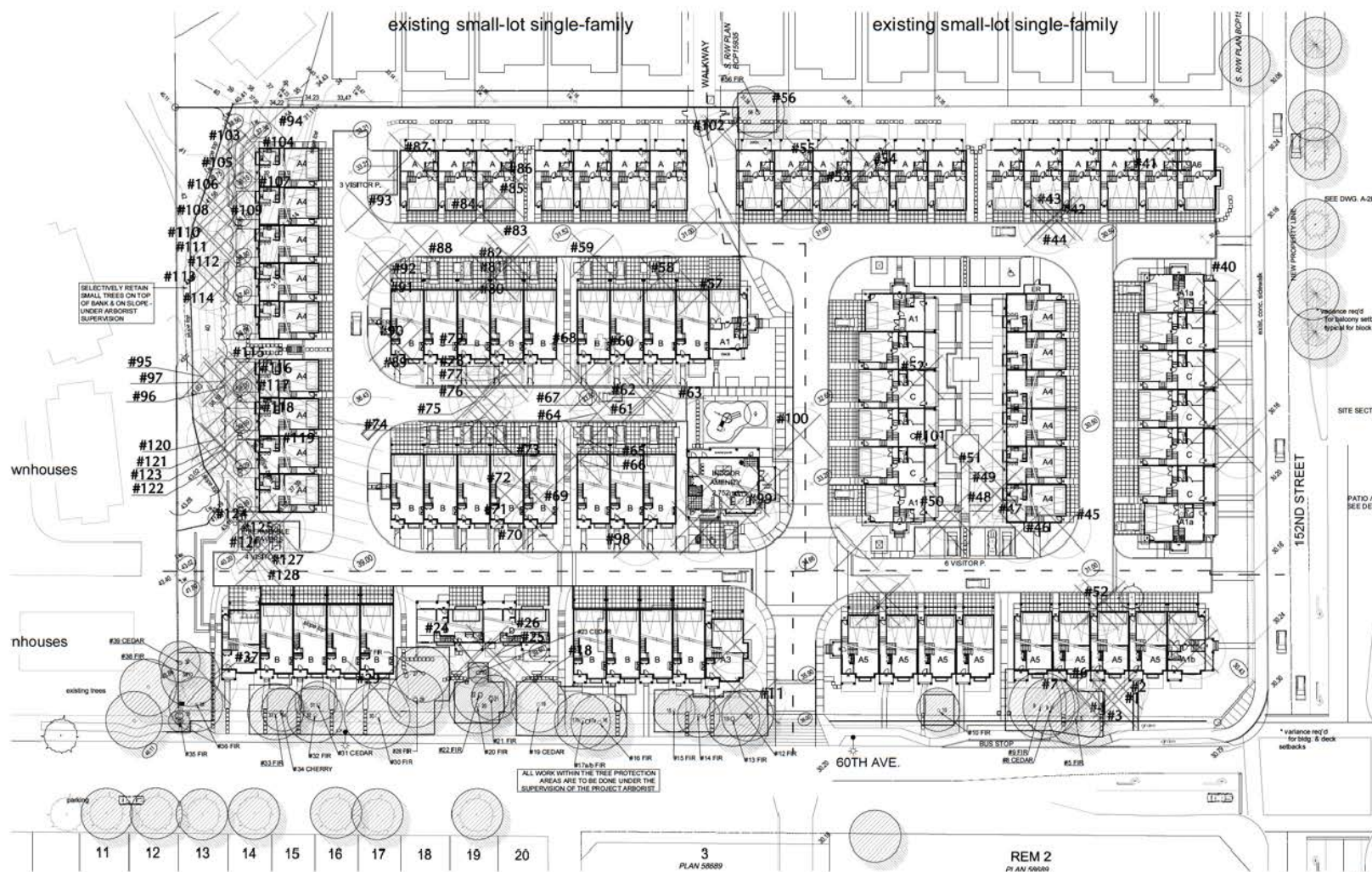
\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



SEAL:



1 TREE PROTECTION BARRIER



NO.	DATE	REVISION DESCRIPTION	DR.
1	12/DEC/14	NEW SITE PLAN, CITY COMMENTS	HH
2	05/01/15	REV. AS PER H&L COMMENTS	HH
3	05/01/15	REV. AS PER ARCH COMMENTS	HH
4	05/01/15	REV. CITY COMMENTS	HH
5	05/01/15	NEW SITE PLAN, CITY COMMENTS	HH
6	05/01/15	NEW SITE PLAN	HH
7	05/01/15	NEW SITE PLAN	HH
8	05/01/15	UPDATED ARBORIST REPORT	HH
9	05/01/15	AS PER ARCH RESPONSE	HH
10	05/01/15	NEW SITE PLAN	HH
11	05/01/15	AS PER NEW ARBORIST REPORT	HH
12	05/01/15	NEW SITE PLAN / ISSUE FOR PERM	HH
13	05/01/15	NEW SITE PLAN	HH
14	05/01/15	NEW SITE PLAN	HH

CLIENT:

PROJECT:  
**86 UNIT TOWNHOUSE DEVELOPMENT**

15101 60 AVENUE  
SURREY, BC

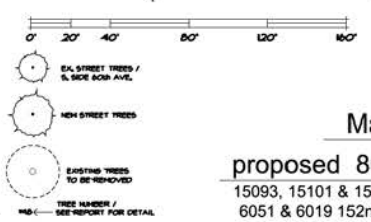
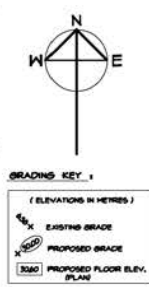
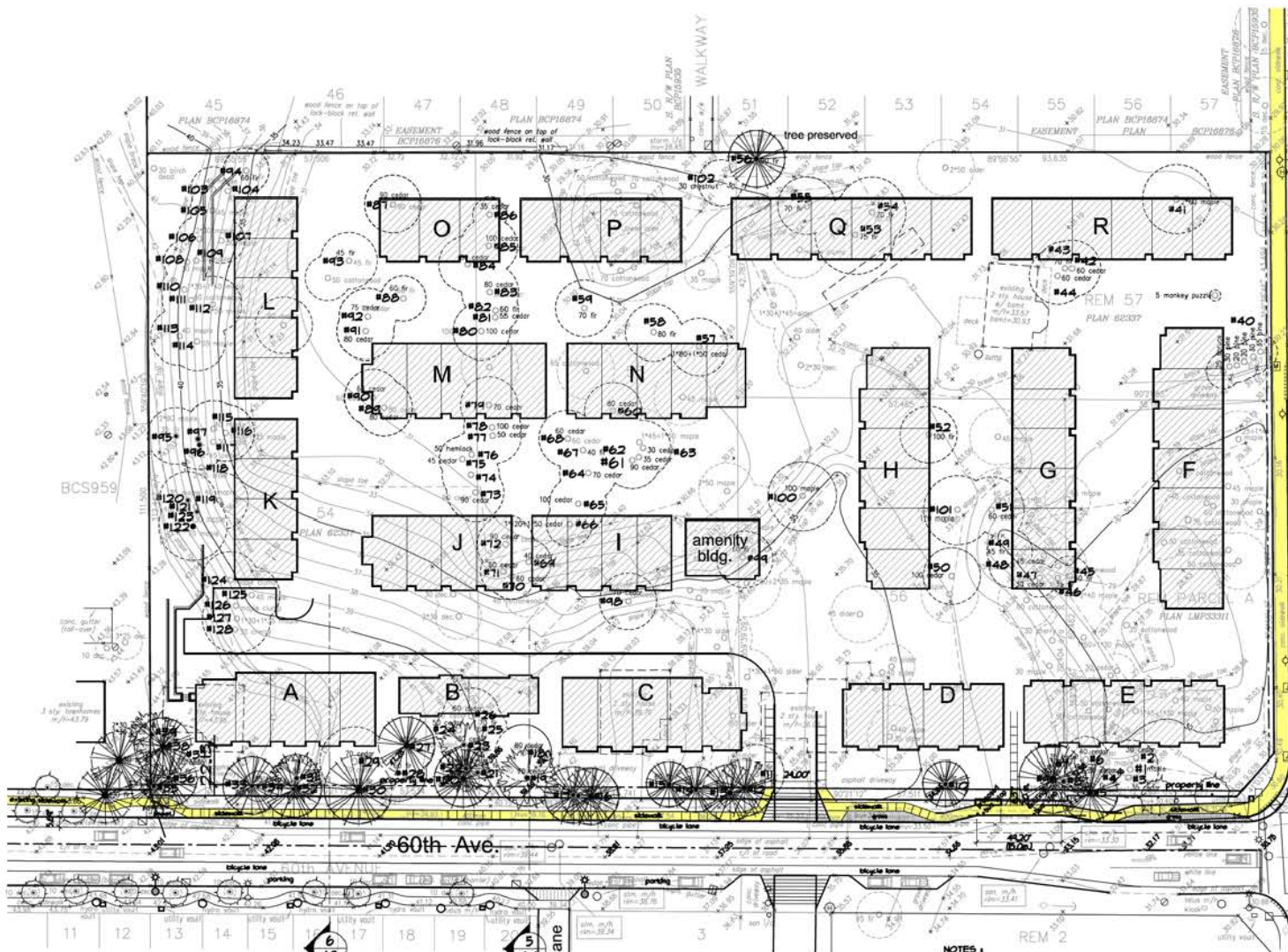
DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: 12/DEC/14  
SCALE: 1"=30'0"  
DRAWN: 12  
DESIGN: 12  
CHKD: 15

DRAWING NUMBER:  
**L2**

OF 10





**SITE PLAN - TREE PRESERVATION**

Scale 1"=30'  
REFER TO PMS LANDSCAPE ARCHITECTS DMS, L2 / TREE MANAGEMENT PLAN

**Maskeen Developments**  
proposed 86 - unit CD townhouse development  
15093, 15101 & 15109 60th Avenue  
6051 & 6019 152nd Street  
Surrey

**NOTES**  
ALL TREE NUMBERS REFERENCED IN THE ARBORIST'S REPORT ARE SHOWN ON THIS PLAN.  
TREES SHOWN FOR POTENTIAL PRESERVATION HAVE FAVOURABLE ARBORIST'S ASSESSMENT AND HAVE A SUITABLE BASE ELEVATION FOLLOWING SITE RE-GRADING FOR DEVELOPMENT.  
NOT ALL NUMBERED TREES ARE DEEMED SUITABLE CANDIDATES FOR RETENTION BY THE ARBORIST - HEALTH AND FORM CONCERNS MAY DICTATE (REFER TO REPORT).  
THERE IS A GRADE DIFFERENCE OF APPROXIMATELY 54" (45 FT.) ACROSS THIS SITE AND THE SITE ENTRANCE POINT IS FIXED, A CUT AND FILL APPROACH HAS BEEN EMPLOYED TO MAKE DEVELOPMENT FOR TOWNHOUSES FEASIBLE (SECTION 5, ON CHS, A-4 BEST ILLUSTRATES THIS), AS A RESULT TREES WITHIN THE SITE THAT MIGHT OTHERWISE BE SUITABLE WILL HAVE THEIR BASE ELEVATIONS TOO LOW OR TOO HIGH FOR RETENTION.  
THE BEST OPPORTUNITY FOR TREES RETENTION IS ALONG 60TH AVENUE. A NUMBER OF THESE TREES WILL BE WITHIN THE ROAD ROW, FOLLOWING REVISIONS AND WILL BE SUBJECT TO CITY OF SURREY ENGINEERING DEPARTMENT FINAL DESIGN DECISIONS. THE ABOVE PLAN REFLECTS DISCUSSION TO DATE WITH TRAFFIC ENGINEERING.

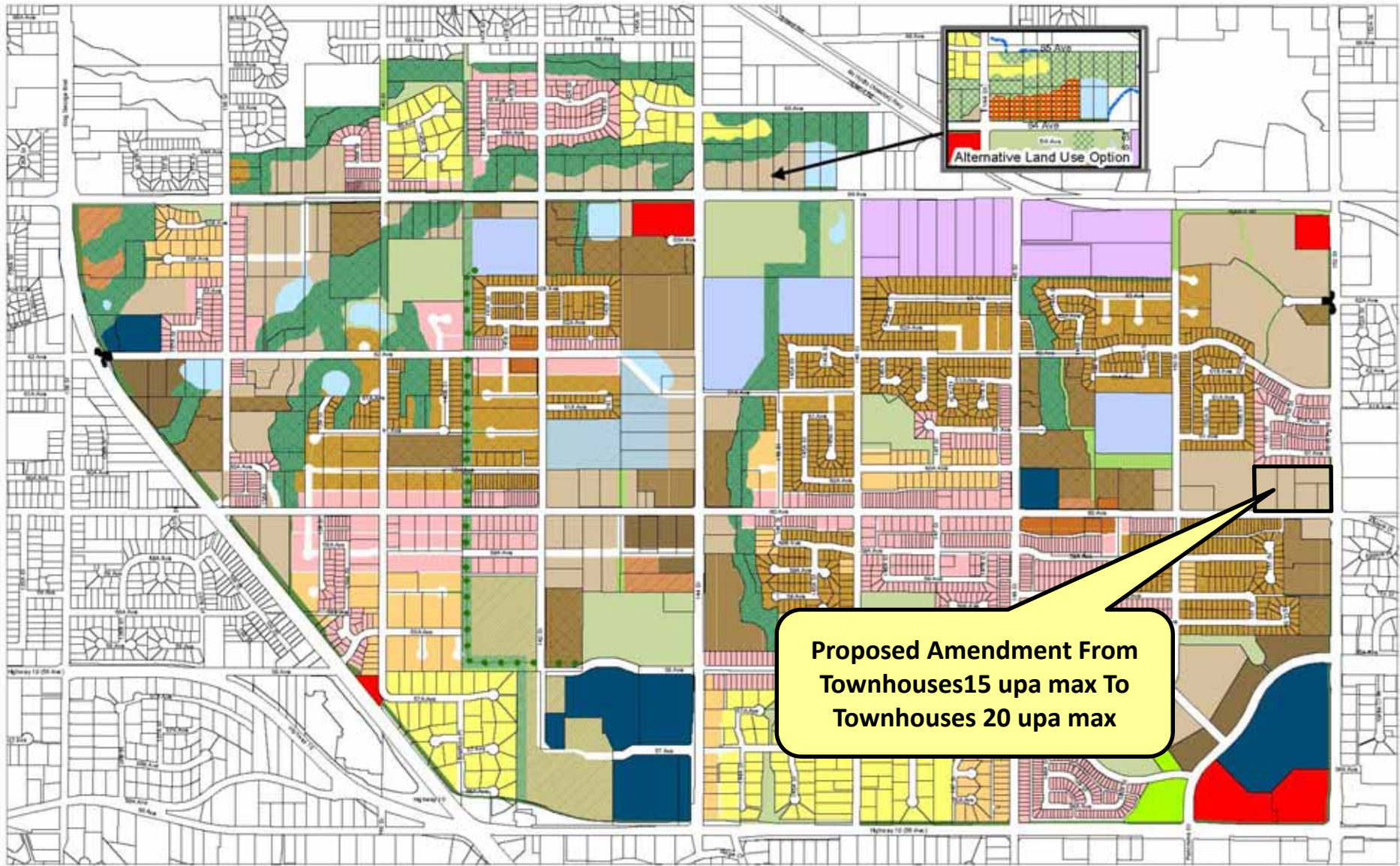
proposed townhouse dev.  
15093, 15101 & 15109 60th Ave.  
6051 & 6019 152nd St. Surrey

Rev	Date	Description
07	10-31-13	RESUBMIT FOR D.P.
06	7-16-13	RESUBMIT FOR D.P.
05	4-29-13	RESUBMIT FOR D.P.
04	1-31-13	RESUBMIT FOR D.P.
03	12-05-12	ISSUED FOR D.P.
02	3-27-12	ISSUED FOR D.P.
01	10-25-11	ISSUED FOR REVIEW

**Ionic Architecture Inc.**  
architect-member o.i.b.c.  
20-800 Olive Street  
Surrey, B.C. V3Z 5J8  
tel: 1778 476-088  
fax: 1778 476-088  
www.ionic-architecture.com

Source	As Noted	Sheet
DATE	OCT 2011	A-20
Revision	Project No.	15093, 15101 & 15109 60th Ave 6051 & 6019 152nd Street BC
07	11-11-136	





**Proposed Amendment From  
Townhouses 15 upa max To  
Townhouses 20 upa max**

**SOUTH NEWTON**  
NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

Apartments 45 upa max	Single Family Residential Flex 6 to 14.5	Commercial	Proposed School and Park	Buffers
Townhouses 25 upa max	Single Family Residential	Institutional	Parks	Detention Ponds
Townhouses 20 upa max	Suburban Residential 1/2 Acre	Office Park	Proposed Park and Walkway	Utility R/W Greenway
Townhouses 15 upa max	Mixed Com/Res Apartments	Industrial	Recreational	WALKWAY
Single Family Small Lots	Mixed Com/Res Townhouse	Schools	Creeks and Riparian Set-back	
Row Housing		Proposed School		

0 250 500 1,000 Meters

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.

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

.....

THE CITY COUNCIL of the City of Surrey 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)

Parcel Identifier: 003-068-323

Lot 54 Section 10 Township 2 New Westminster District Plan 62337

15093 - 60 Avenue

Parcel Identifier: 003-068-331

Lot 55 Section 10 Township 2 New Westminster District Plan 62337

15101 - 60 Avenue

Parcel Identifier: 003-068-340

Lot 56 Section 10 Township 2 New Westminster District Plan 62337

15109 - 60 Avenue

Parcel Identifier: 001-175-211

Lot 57 Except: Part Dedicated Road on Plan LMP33196 Section 10 Township 2 New Westminster District Plan 62337

6051 - 152 Street

Parcel Identifier: 023-786-205

Parcel A Except: Firstly: Part Dedicated Road on Plan LMP33312, Secondly: Part Dedicated Road on Plan LMP38319 and Thirdly: Part Dedicated Road on Plan BCP5869; Section 10 Township 2 New Westminster District Plan LMP33311

6019 - 152 Street

(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 *family-oriented, 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 *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *density* shall not exceed a *floor area ratio* of 0.1 or a floor area of 300 square metres [3,230 sq.ft.] whichever is smaller, and the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning Bylaw, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 0.75 and the *unit density* shall not exceed 40 *dwelling units* per hectare [16 u.p.a.].
3. 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 37%.



## F. Yards and Setbacks

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

<b>Setback</b>	<i>Front Yard</i> (152 Street)	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i> (60 Avenue)
<b>Use</b>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.47 m [14.5 ft.]	7.90 m [26 ft.]	6.0 m [20 ft.]	5.3 m [16 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.]; and
  - (b) *Other accessory buildings and structures*: The building height shall not exceed 4.5 metres [15 ft.].

## H. Off-Street Parking

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

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2 hectares [ 5.35 acre]	100 metres [325 ft.]	190 metres [620 ft.]

Dimensions shall be measured in accordance with Section E.21 of 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, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, 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.

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

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

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

PASSED THIRD READING 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