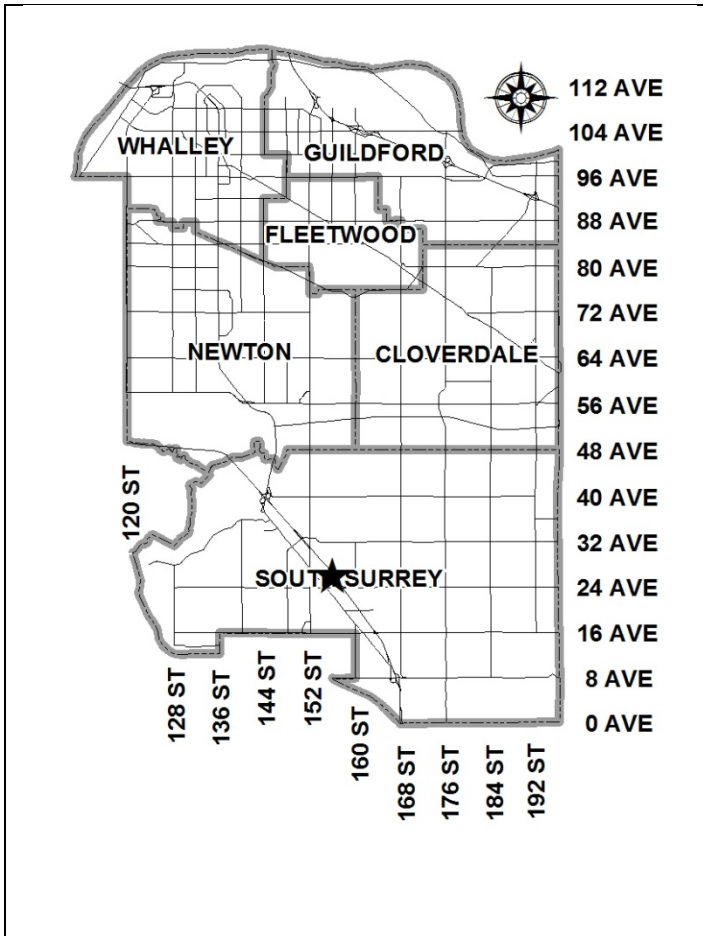


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0093-00

Planning Report Date: September 10, 2012

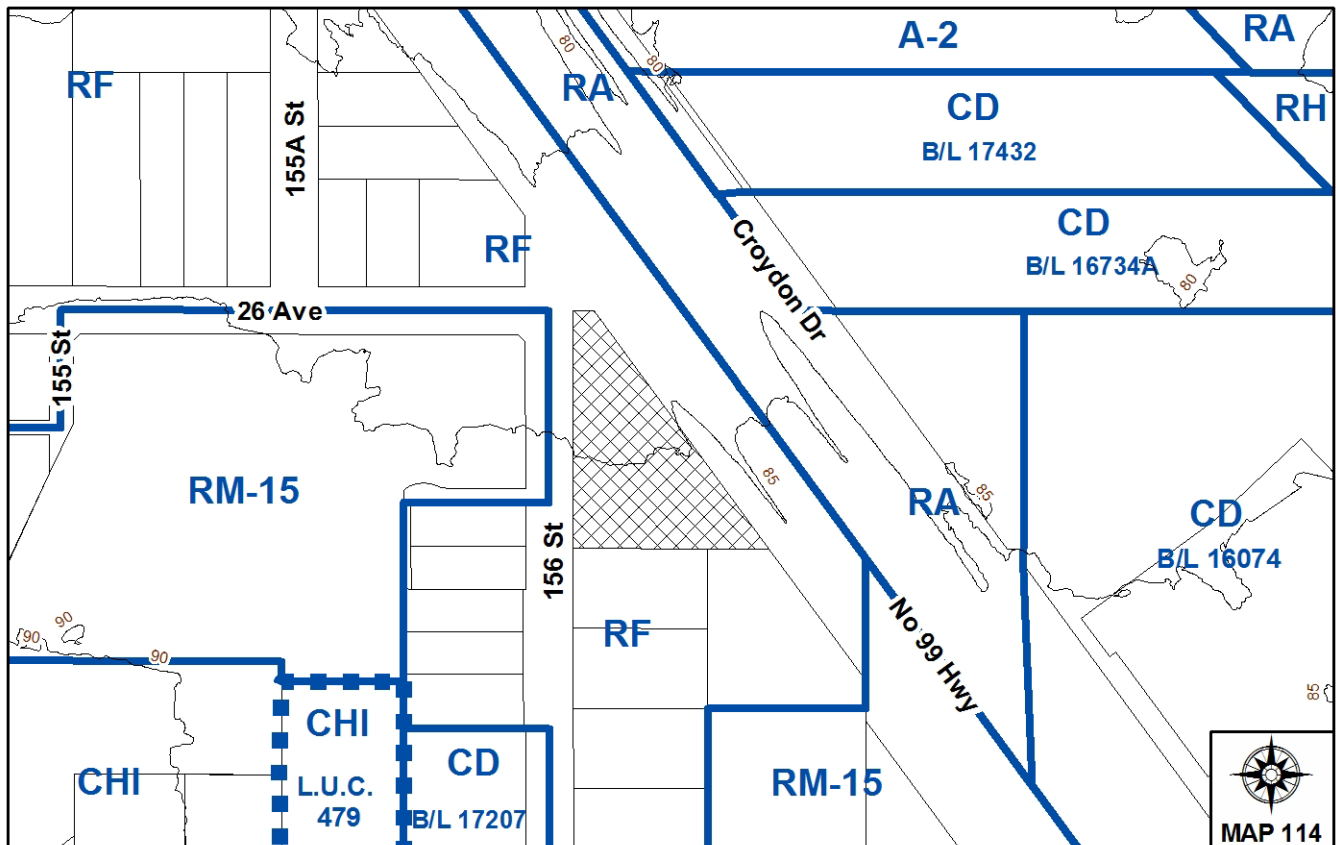


PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 25 townhouse units.

LOCATION: 2552 - 156 Street
OWNER: Antonio Manual Alves, Gelsomino Pippo, et al
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Townhouses 15 u.p.a



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - Rezoning.
- Approval to eliminate 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 proposal requires an amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential" in order to accommodate the density of 22 u.p.a, which is above the maximum permissible 15 u.p.a density under the "Urban" designation.
- An amendment to the King George Highway Corridor Local Area Plan is required to increase the density designation in the LAP from 15 to 22 u.p.a.
- The applicant is seeking to eliminate the indoor amenity space normally required for multiple residential developments.
- Development Variance Permits are required for reduced setbacks along the west and south property lines and to allow for a visitor parking stall within the rear yard setback.

RATIONALE OF RECOMMENDATION

- The proposed increase in density from 15 u.p.a to 22 u.p.a, and OCP amendment, is appropriate given the proximity of the site to a Frequent Transit Network (24 Avenue), Sunnyside Park and commercial amenities including Morgan Crossing and Grandview Corners.
- The proposal to eliminate the indoor amenity space can be supported by staff because of the number of units proposed and resulting size of the amenity building. This space may not provide a practical use and may increase future strata fees.
- The variances to reduce the required front and side yard setbacks are supportable and provide for a pedestrian-oriented streetscape and livable rear yards.
- The variance to allow for a visitor parking stall is supportable as the stall within a setback is adjacent to a berm on the site and requires a 1.5m (5 ft) reduction in setback.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set (Appendix II).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7912-0093-00 generally in accordance with the attached drawings (Appendix VI).
6. Council approve Development Variance Permit No. 7912-0093-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for a portion of this setback;
 - (b) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for a portion of this setback;
 - (c) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face;
 - (d) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to the second-storey deck; and
 - (e) to allow one (1) visitor parking stall within the required rear yard setback.
7. Council instruct staff to resolve the following issues prior to final adoption.
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify to prohibit the conversion of the parking spaces into livable space;
 - (h) 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;
 - (i) the applicant adequately address the impact of no indoor amenity space;
8. Council pass a resolution to amend King George Highway Local Area Plan to redesignate the land from Townhouses 15 u.p.a to Townhouses 22 u.p.a when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	Projected number of students from this development: 2 Elementary students at Sunnyside Elementary 2 Secondary students at Semiahmoo Secondary (Appendix IV)
Parks, Recreation & Culture:	Parks supports a park amenity contribution in order to help alleviate parks pressure as a result of development.
Ministry of Transportation & Infrastructure (MOTI):	Structures are not permitted within 4.5 m of right-of-way.
Surrey Fire Department:	No concerns

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Highway No. 99	N/A	N/A
East:	Highway No. 99	N/A	N/A
South:	Single family residential.	Urban/ Townhouses 15 u.p.a	RF
West (Across 156 Street):	Townhouses.	Urban	RM-15

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Urban" in the Official Community Plan (OCP) and "Townhouse 15 u.p.a" in the King George Highway Corridor Plan.
- The application requires an amendment to the OCP from "Urban" to "Multiple Residential" and the King George Highway Corridor Plan from "Townhouse 15 u.p.a" to "Townhouse 22 u.p.a" in order to allow for the proposed density of 22 u.p.a (Appendix II).
- The King George Highway Corridor Plan was prepared in 1995, subsequent to which unit densities for townhouse projects in south Surrey have generally been increased above 15 u.p.a.
- An existing townhouse development (Development Application No. 7910-0041-00) with greater density (27 u.p.a) and similar form and character was recently approved and built on the west side of 156 St., approximately 80 m (260 ft) south of the subject site.
- The subject site is located within close proximity of services, commercial amenities, Sunnyside Park and a Frequent Transit Network (24 Avenue) which supports a higher intensity use on the site.
- The applicant is contributing to an off-site sidewalk connection along the east side of 156 Street to 24th Avenue as a community benefit.

DEVELOPMENT CONSIDERATIONS

- The subject site consists of one (1) property currently zoned "Single Family Residential (RF)".
- The property is located just south of Sunnyside Park, north of 24 Ave. and is adjacent to Hwy. 99.
- The proposed zoning is RM-30 and a total of 25 units are proposed. The unit density is 22 u.p.a. and the floor area ratio (FAR) is 0.75.

- The outdoor amenity area proposed is 139 sq.m (1,500 sq.ft) which exceeds the 75 sq.m required under the Zoning By-law.
- The applicant is not proposing any indoor amenity area, as required under the Zoning By-law. The lack of indoor amenity area is reasonable given the relatively small number of units in the project and proximity to commercial locations and services in the immediate area. Furthermore, the triangular shape of the property and required landscaped berm along Hwy. 99 is a constraint to the development of the site. The shortfall in indoor amenity area must be addressed by the cash-in-lieu arrangement.
- As the site is adjacent to Hwy. 99 a significant landscaped berm, along with a concrete sound attenuation fence, is proposed along this property line in order to protect for the livability of future residents (Appendix VI).
- An engineering consultant was engaged by the developer to provide recommendations for the design of the fencing, which have been reflected in the plans.

Trees

- The applicant retained Mike Fadum & Associates Ltd. to provide an arborist report for the subject site. There are 36 by-law size trees on-site of which one (1) on-site tree is proposed for retention. The majority of the trees on-site are Red Alder (24) and not an appropriate species for long term retention. The two main factors that contribute to the proposed removal of trees on this site are:
 - 1) The site is adjacent to Hwy. 99 and in order to effectively protect for the livability of future residents, a landscaped berm and sound attenuation fence is required along this property line which varies in width between 4.5 m (15 ft) and 15 m (50 ft). Retention opportunity of the existing trees along the Hwy. 99 boundary is limited due to the construction of this berm.
 - 2) The geometry of the property, which is triangular, does not allow for great flexibility in buildable area and root protection zones.
The following table identifies the trees by species and outlines whether they are proposed for retention or removal (Appendix V):

Tree Species	Total No. of By-law Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	24	0	24
Paper Birch	1	0	1
Western Red Cedar	7	0	7
Douglas-Fir	2	1	1
Norway Spruce	2	0	2
TOTAL	36	1	35

- Extensive mature tree planting, in addition to the required replacement trees, will occur on this site. Mature conifer trees are being planted within the berm adjacent to Hwy. 99 which range in height between 3.5 ft (12 ft) to 5 m (16 ft).

PRE-NOTIFICATION

Pre-notification letters were mailed on June 5, 2012 and staff received the following comments:

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

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

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

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DESIGN PROPOSAL AND REVIEW

- The proposed twenty-five (25) unit project consists of three storey buildings with a mix of side by side and tandem parking configurations.
- The site has been designed for maximum unit separation from Highway No. 99. The majority of units are located greater than 15 m from the Highway No. 99 road allowance.
- The outdoor amenity area is located in the northern portion of the site, closest to Sunnyside Park and provides for a good transition to Park amenities.
- The entrance to the site and units has been designed to create a sense of arrival, strong street presence and distinction.
- The homes along 156 Street are oriented to front the street and provide for a human-scale streetscape.

- Exterior building materials consist of duroid roof shingles, shingle siding and horizontal vinyl siding, wood posts and trim.
- The colour scheme is a combination of charcoal, grey and taupe (Appendix VI).

Landscaping and Highway No. 99 Buffer

- There is extensive landscaping and mature trees proposed on the site, especially within the berm and buffer area.
- The conifers proposed to be planted within the berm range in height between 3.5 ft (12 ft) to 5 m (16 ft).
- The sound attenuation wall is located at the top of the berm in order to maximize noise reduction and will be screened by planting and trees both within the property and along Highway No. 99.
- Landscaping features reflect unit separation and articulation, outdoor amenity area garden plots, concrete unit pavers at the entrance and within the site (Appendix VI).

ADVISORY DESIGN PANEL

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

SUSTAINABLE DEVELOPMENT CHECKLIST

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Located in an urban infill and frequent transit area • Located within walking distance of significant commercial retail and Sunnyside Park.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • A range of unit sizes are proposed. • Community private garden plots are proposed within the outdoor amenity area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • On-site infiltration and absorbent soils are proposed. • 46 new trees will be planted.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The project will contribute to the off-site construction of the sidewalk along the east side of 156 St south to 24 Ave and north to Sunnyside Park.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Buildings are designed to front 156 Street with active spaces proposed to provide surveillance. • An outdoor amenity area with garden plots are proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • NA

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Adjacent neighbours have been contacted regarding the proposed development. • Low water use appliances, low VOC paints, indigenous drought resistant landscaping and deciduous shading trees are proposed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback from 7.5 m (25 ft) to 3.5 m (11.5 ft) and 5.0 m (16.5 ft):

Applicant's Reasons:

- The proposed setback allows these homes to directly address the public realm of the sidewalk encouraging neighbourhood interaction and 'eyes on the street'.
- Architectural significance is encouraged on the front façade via a layering effect of hedging, front yard rail fencing, thoughtfully designed entry gates and clearly defined entries creating a rich transition from public to private space while also creating homes with pedestrian-oriented character and charm.

Staff Comments:

- The proposed 3.5 m (11.5 ft) setback is reasonable and provides for an appropriate interface with the public realm, in close proximity to Sunnyside Park.
- A portion of the setback is proposed to be reduced to 5.0 m (16.5 ft) in order to allow for tree retention adjacent to this unit.
- The setback is generally consistent with the setback of the existing building south along 156th Street.

(b) Requested Variance:

- To reduce the minimum south side yard setback from 7.5 m (25 ft) to 6.0 m (20 ft) to the building face and to 3.5 m (11.5 ft) to the second storey decks

Applicant's Reasons:

- The proposed setback 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 in the rear yards.

Staff Comments:

- The proposed setbacks are reasonable and provides for an adequate rear yard and separation from future townhouses to the south, particularly given that units on the adjacent property are proposed to be oriented sideways and at a 7.5 m setback for tree retention purposes) The setback provides adequate area to allow for tree planting in order to provide additional screening for future residences (Appendix VII).

(c) Requested Variance:

- To permit one (1) visitor parking stall within the required rear yard setback.

Applicant's Reasons:

The proposed parking stall is close to units and screened with landscaping.

Staff Comments:

The proposed visitor parking stall, identified as number 5 on the site plan, is located within the rear yard setback, however; is adjacent to the berm on the site, with significant landscaping surrounding the parking stall.

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.	OCP Redesignation Map
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	DRAFT Development Permit Drawings
Appendix VII	Development Variance Permit No. 7912-0093-00

INFORMATION AVAILABLE ON FILE

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

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

IM/kms

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DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RM-30

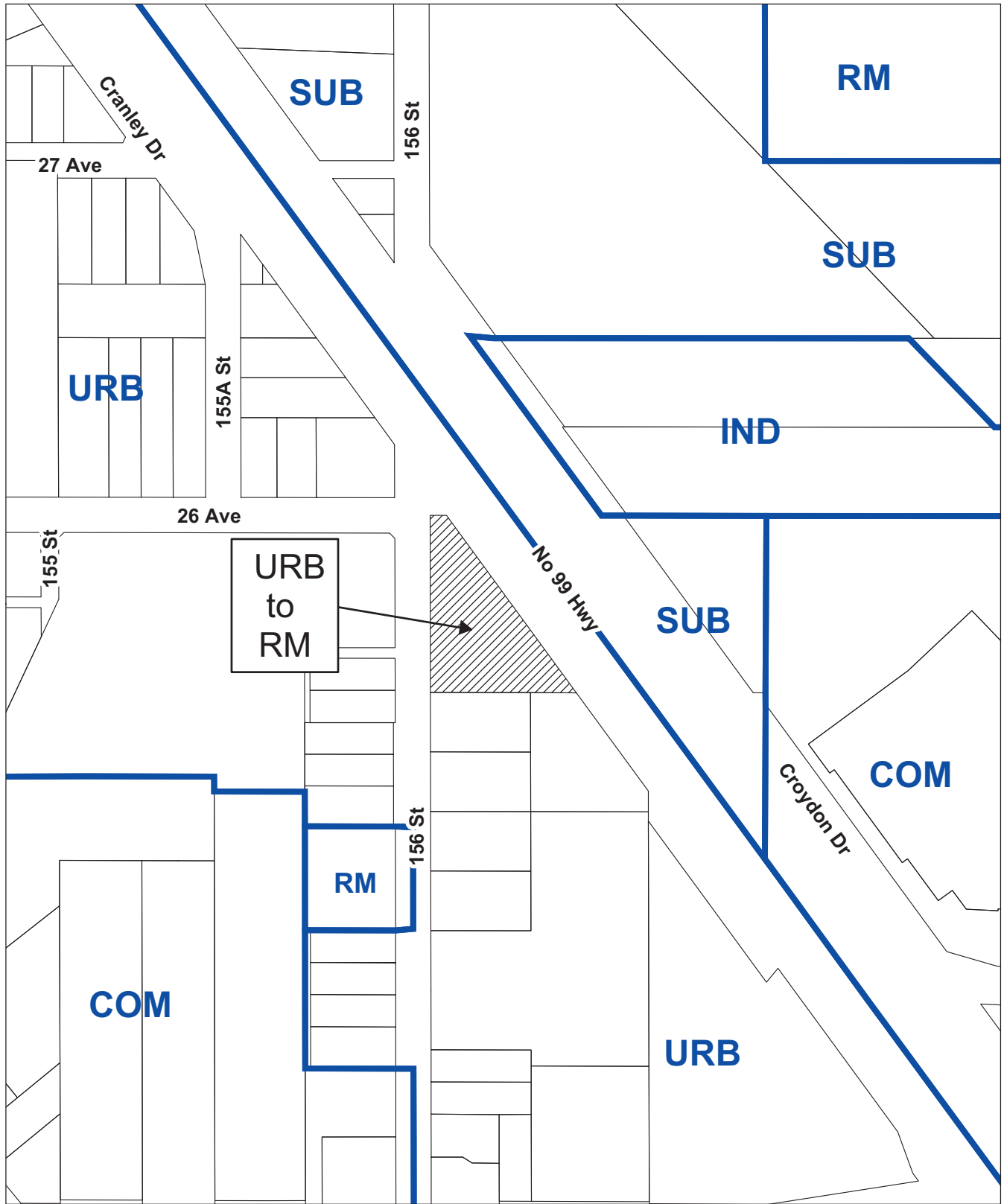
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	4,638.70	4,638.70
Road Widening area		
Undevelopable area		
Net Total		4,638.70
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	39%
SETBACKS (in metres)		
Front	7.5	3.5
Rear	7.5	7.5
Side #1 (South)	7.5	6.0/3.5
Side #2 (North)	7.5	7.5
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		24
Total		25
FLOOR AREA: Residential	4,174.83	3,488.23
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,488.23

** 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)	0.9	0.75
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	75 m2	None
Outdoor	75 m2	139.4 m2
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed	48	48
Residential Visitors	5	5
Institutional		
Total Number of Parking Spaces	55	55
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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OCP Amendment

Proposed amendment from Urban to
Multiple Residential



INTER-OFFICE MEMO

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

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

DATE: **August 20, 2012** PROJECT FILE: **7812-0093-00**

RE: **Engineering Requirements
Location: 2552 - 156 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE***Works and Services***

- provide water, storm and sanitary sewer connections.
- construct concrete sidewalk on 156 St..
- pay cash-in-lieu for future sidewalk connection to 24th Avenue.
- construct drainage features to comply with Old Logging Ditch ISMP.
- pay sanitary SDR fee.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

LR



Thursday, June 07, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0093 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:	2

September 2011 Enrolment/School Capacity

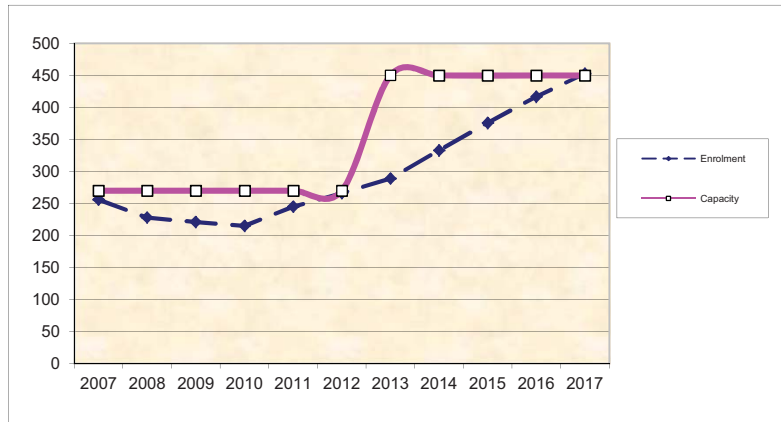
Sunnyside Elementary	
Enrolment (K/1-7):	36 K + 209
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1497
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12);	1404

School Enrolment Projections and Planning Update:

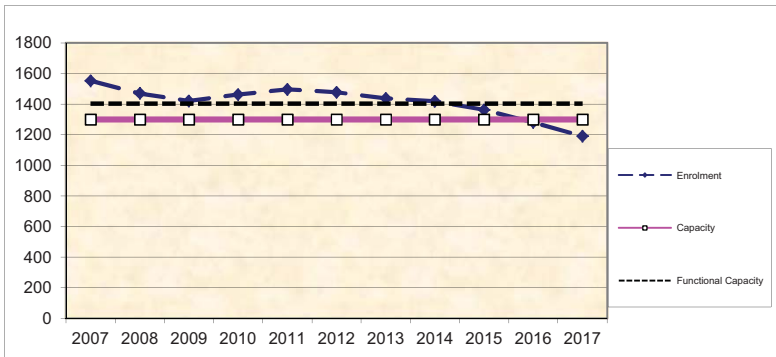
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

Sunnyside Elementary



Semiahmoo Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7912-0093-00
Project Location: 2552 - 156 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 for the developable portion of the site consists of turf grasses with a mixture of native and non native tree species concentrated across the west half of the site. The east half and south end has been colonized with red alder and invasive Himalayan blackberry. The trees (other than the red alder) are generally of moderate to good structure and health although some near the overhead utility lines have been topped and aggressively pruned

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 36
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 35
Number of Protected Trees to be retained (A-C)	(D) 1
Number of Replacement Trees required (24 x alder and cottonwood X 1 and 11 others X 2)	(E) 46
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.

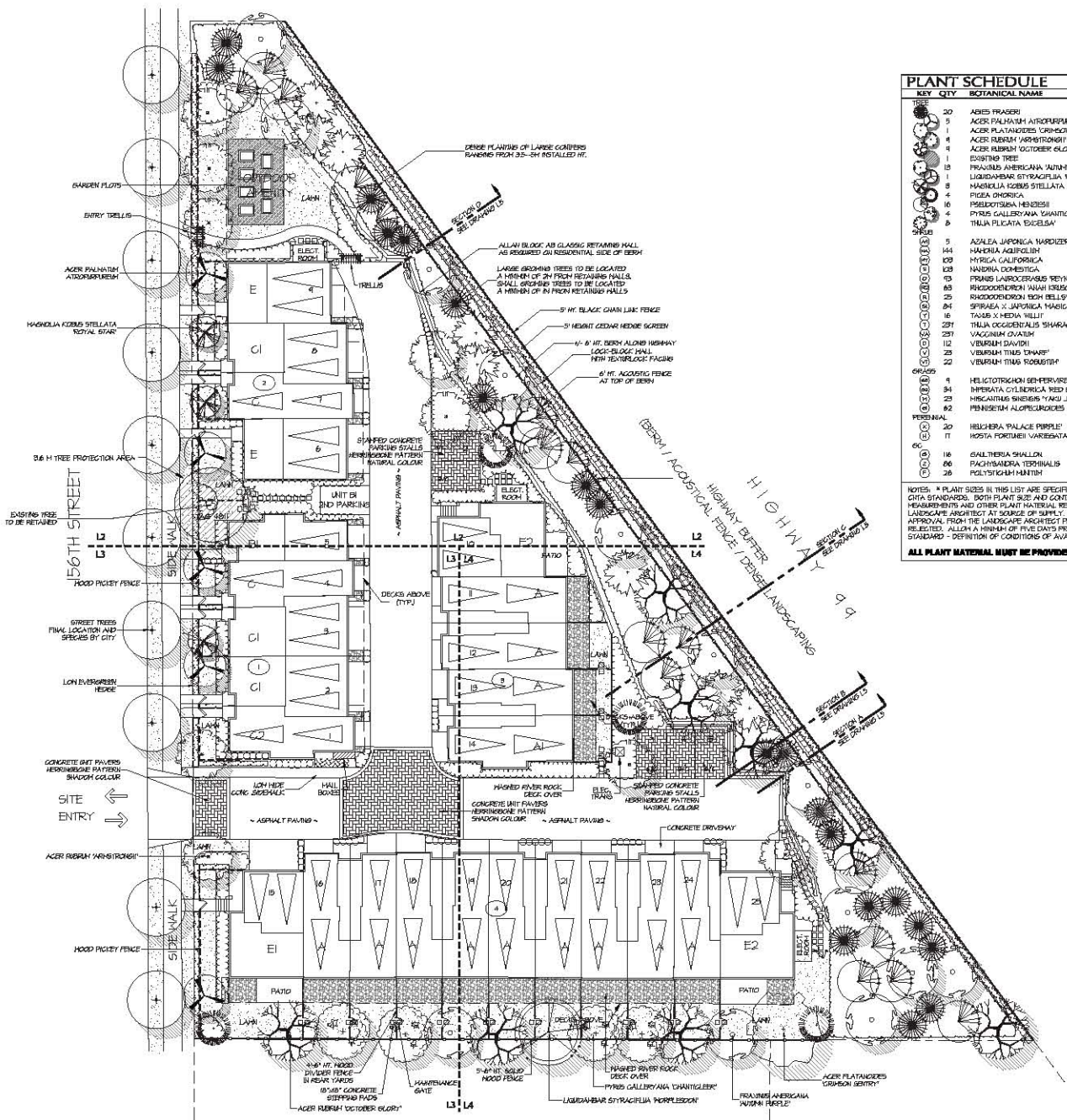
Date: May 24, 2012





2552 156th STREET

SEAL:



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
20		ASIES FRASERI	FRASER FIR	50H HT, B&B
5		ACER PALMATH ATROPURPUREUM	RED JAPANESE MAPLE	50H GAL, B&B
1		ACER PLATANOIDES 'CROBACH SENTRY'	COLLIMAR GARDEN SENTRY MAPLE	60H GAL, 24 9TD, B&B
4		ACER RUBRUM 'ARHSTRONGII'	COLIMAR RED MAPLE	60H GAL, 24 9TD, B&B
4		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	60H GAL, 24 9TD, B&B
1		EXISTING TREE	-	-
13		FRAXINUS AMERICANA 'AUNTIE PEPPLE'	AUNTIE PEPPLE ASH	60H GAL, 18H 5TD, B&B
1		LIGUARIANA STRACIFILIA 'HORSELEON'	HORSELEON SHEET B&B	60H GAL, 24 9TD, B&B
8		MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	50H GAL, 24 9TD, B&B
4		PICEA OBOVATA	SIBERIAN SPRUCE	35H HT, B&B
10		PROBOPYSA FEREBSII	DOUGLAS FIR	45H HT, B&B
4		PYRUS GALLERIANA 'CHANTICLEER'	BRADFORD PEAR	60H GAL, B&B
8		TILIA FLICATA 'EGGESA'	HETEREN RED CEDAR	40H HT, B&B
5		AZALEA JAPONICA 'HARDY'S BEAUTY'	AZALEA LIGHT PINK	40 POT, 25CM
144		MAHERIA AQUILIFORMIS	GREEN GRAPE HOLLY	40 POT, 50CM
103		MYRTA CALIFORNICA	PACIFIC WAX MYRTLE	40 POT, 50CM
133		HAEDINA DOMESTICA	HEAVENLY BANBOW HARDWOOD DHARF	40 POT, 50CM
13		PRUNUS LAUROCERASUS 'REYNOLDAII'	RAGHAIN LAUREL	40 POT, 40CM
43		RHODOCODENDRON 'NAHAI INESCHRE'	RHODOCODENDRON BLUE	40 POT, 50CM
25		RHODOCODENDRON 'BOH BELLO'	RHODOCODENDRON	40 POT, 50CM
84		SPIRAEA X JAPONICA 'MAGIC GARPET'	MAGIC GARPET SPIRAEA PINK/PURPLE	40 POT, 40CM
16		TABUS X MEDIA 'HILLIT'	HILL'S TEH	1.5H HT, B&B
237		TILIA OCCIDENTALIS 'SHARADEE'	BERNARD GREEN CEDAR	40 POT, 60CM
237		VACONINIUM OVATUM	EVERGREEN HUCKLEBERRY	40 POT, 60CM
112		VERBURNUM DAVIDII	DAVID'S VERBURNUM	40 POT, 50CM
23		VERBURNUM 'TINA DAWY'	SPRING BOUTLET	40 POT, 50CM
22		VERBURNUM 'TIMA ROBERTS'	ROAD LEAF LAURISTEMUS	40 POT, 60CM
6805		HELIOTROPICUM GER-FERVIENSIS	BLUE OAT GRASS	40 POT
34		IMPERATA CYLINDRICA 'RED BANGAL'	BLOOD GRASS	40 POT
23		HECANTHUS SINENSIS 'KARU JIN'	YAKU JIN, JAP. SILVER GRASS	40 POT
42		PENSTEMON ALPICOLOIDES 'WAWELIK'	DWARF MOUNTAIN GRASS	40 POT
20		HEUCHERA PALACE PURPLE'	-	10CM POT
17		HOSTA PORTABEL VARIEGATA	VARIEGATED HOSTA	40 POT, 1 EYE, HEAVY SHADE
16		SAULTERIA SWALLON	SALAL	40 POT, 20CM
46		FUCHSIA BERGII TERMINALIS	JAPANESE SPURGE	40 POT, 50CM
26		POLYPODIUM MANTON	HETEREN SHROUD FERIL	40 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * RESEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HALLAND 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 NOTICE TO DELIVERY FOR SUBSTITUTIONS. * 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.

HIGHWAY BUFFER:
AVG. WIDTH 4.0 M
MINIMUM WIDTH (TO INTERNAL ROAD) - 4.5M
MINIMUM WIDTH (TO BUILDING) - 1.5M

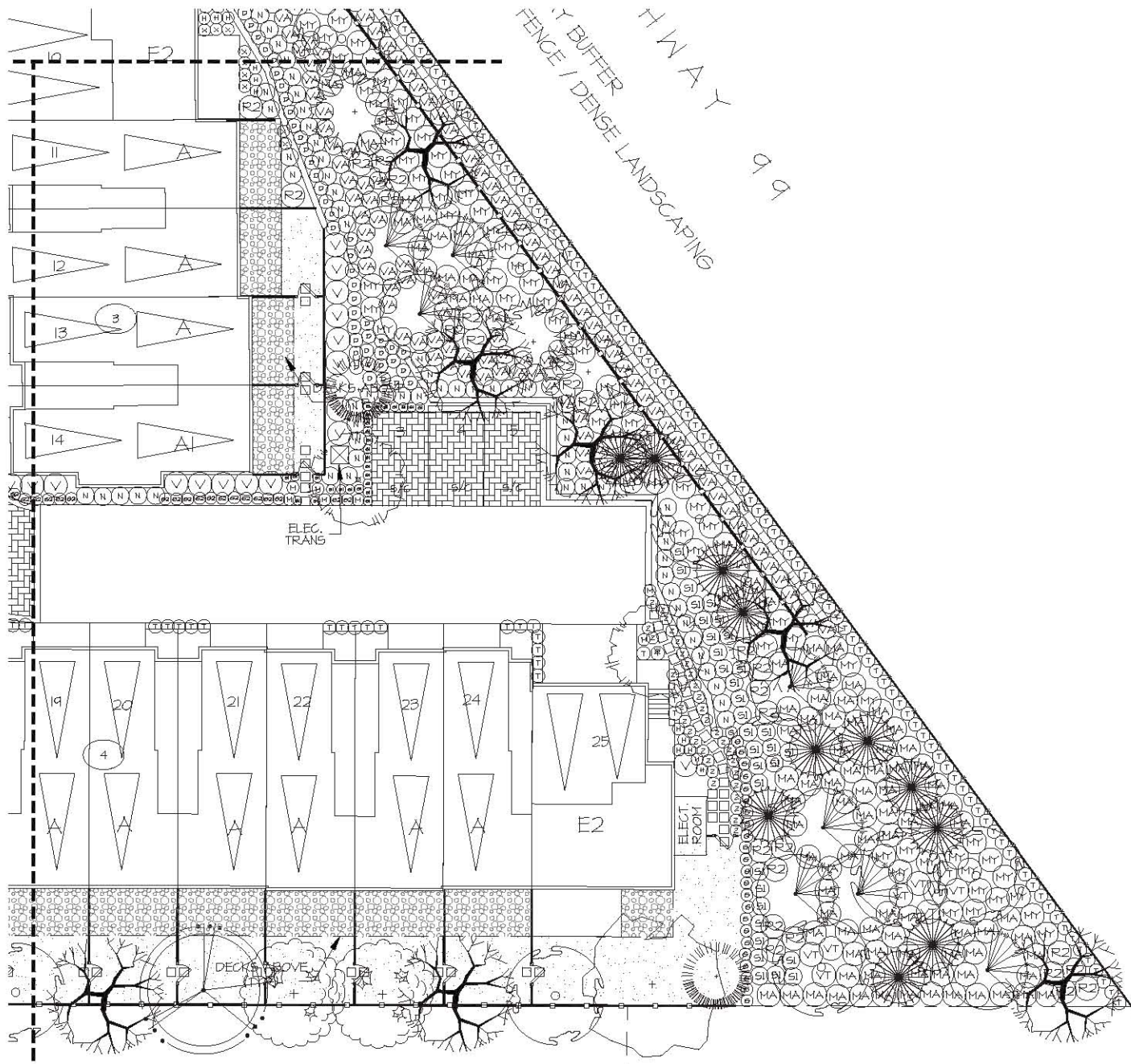
NO.	DATE	REVISION DESCRIPTION	DR.
1	12.AUG.15	REVISE PER CITY COMMENTS	CO
4	12.JUL.26	NEW SITE PLAN	CW
3	12.JUL.29	NEW SITE PLAN	EST
2	12.AUN.28	ADD SECTIONS	CO
1	12.MAY.31	REV PER NEW SITE PLAN	SA

CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
2552 156TH STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 12.MAR.15 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: BA **L1**
DESIGN: BA
CHKD: MCY OF 6



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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 284-0111, f: 604 284-0122

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.AUG.15	REVISE PER CITY COMMENTS	SO
4	12.AUG.26	NEW SITE PLAN	CW
3	12.OCT.29	NEW SITE PLAN	EST
2	12.AUN.28	ADD SECTIONS	SO
1	12.MAY.31	REV. PER NEW SITE PLAN	SA

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
2552 156TH STREET
SURREY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 12.MAR.15 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: BA
DESIGN: BA
CHKD: MCV

L4
OF 6

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0093-00

Issued To: ANTONIO MANUEL ALVES

Address: 4849 Oxford Street
Burnaby, BC V5C 1E7

Issued To: GELSOMINO PIPPO

Address: 4244 Dundas Street
Burnaby BC V5C 1B1

Issued To: PEDRO SANTOS PIRES

Address: 5590 Forrest Street
Burnaby BC V5G 3X3

Issued To: MARIA TERESA SANTOS PIRES

Address of Owner: 234 - 15th Sixth Avenue
New Westminster, BC V3L 1T1

Issued To: MARIA DA CONCEICAO MENDES DOS SANTOS PIRES

Address of Owner: 234 - 15th Sixth Avenue
New Westminster, BC V3L 1T1

(collectively referred to as the "Owner")

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: 008-540-730
Lot 16 Section 23 Township 1 New Westminster District Plan 38815

2552 - 156 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, 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 yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for a portion of this setback;
 - (b) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for a portion of this setback;
 - (c) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face;
 - (d) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to the second-storey deck; and
 - (e) to allow one (1) visitor parking stall within the required rear yard setback.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

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DEVELOPMENT DATA

ZONING : CD (RM-30)

SITE AREA : 44,930.6 S.F. 4,630.70 m²
1,146 Ac. 0.464 Ha.

DENSITY :
ALLOWABLE: 34.4 UNITS 30 U.P.A.C. 75 U.P.Ha
PROPOSED: 25 UNITS 21.8 U.P.A.C. 53.9 U.P.Ha

F.A.R. :
ALLOWABLE: 0.90 44,937.50 S.F. 4,174.03 m²
PROPOSED: 0.75 37,541.00 S.F. 3,488.23 m²

SITE COVERAGE :
ALLOWABLE: 45% 22,468.75 S.F. 2,081.41 m²
PROPOSED: 34% 15,523.00 S.F. 1,433.75 m²

AMENITY :
INDOOR :
REQUIRED: 32.3 / UNIT 8,075.0 S.F. 75.0 m²
PROVIDED: CASH-IN-LIEU

OUTDOOR :
REQUIRED: 32.3 / UNIT 8,075.0 S.F. 75.0 m²
PROVIDED: 15,005.56 S.F. 139.4 m²

PARKING :
REQUIRED: 2 / UNIT 50 (RESIDENT)
0.2 / UNIT 5 (VISITORS)
TOTAL 55 SPACES
PROVIDED: 50 (RESIDENT)
5 (VISITORS)
TOTAL PROVIDED 55 SPACES

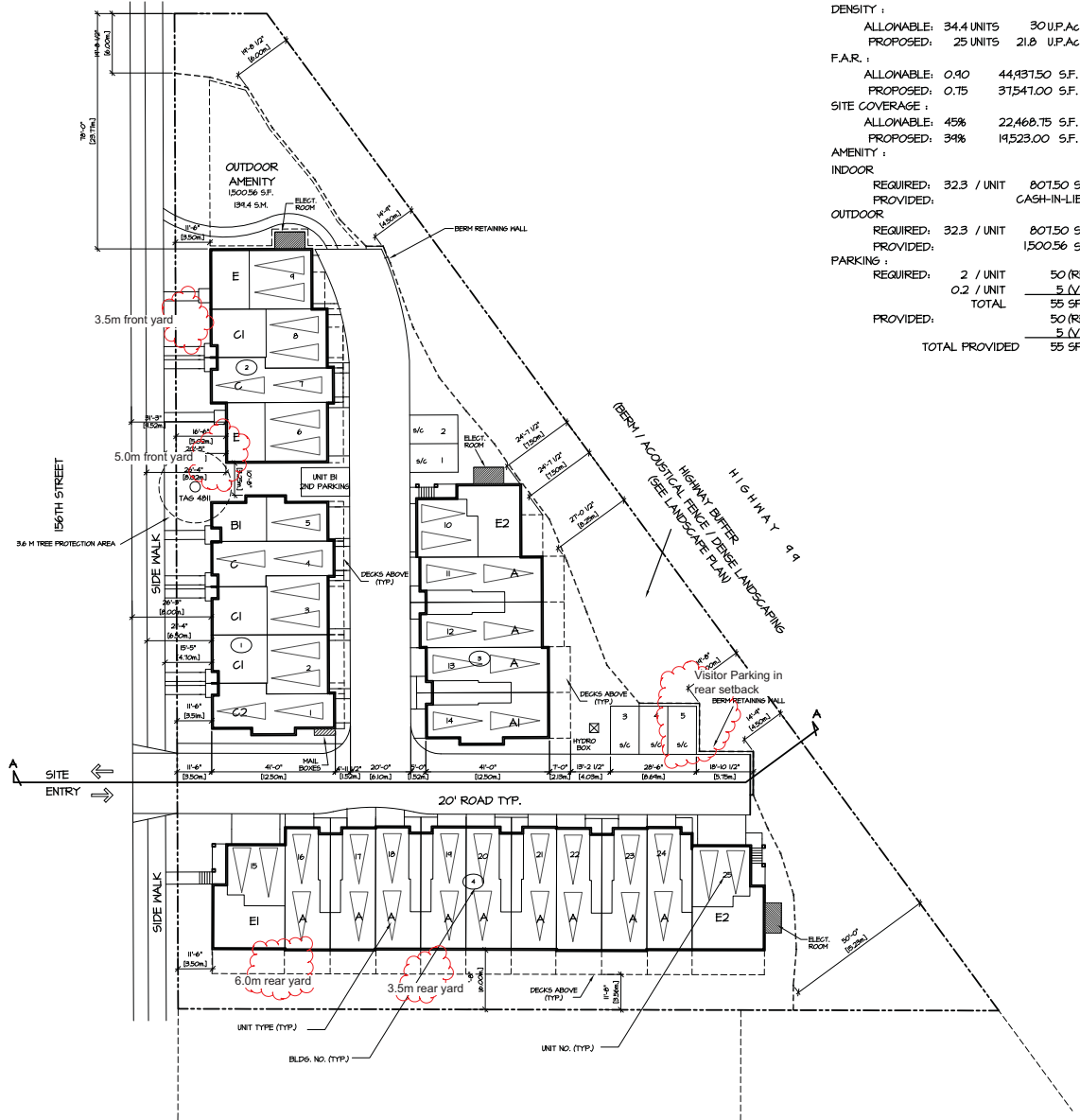
UNIT BREAKDOWN:

UNIT TYPE A	3 BDRM TANDEM GARAGE	1,330 S.F.	x12 UNITS = 15,960 S.F.
UNIT TYPE AI	3 BDRM TANDEM GARAGE	1,376 S.F.	x 1 UNIT = 1,376 S.F.
UNIT TYPE BI	2 BDRM TANDEM GARAGE	1,366 S.F.	x 1 UNIT = 1,366 S.F.
UNIT TYPE C	3 BDRM DOUBLE GARAGE	1,330 S.F.	x 2 UNITS = 2,660 S.F.
UNIT TYPE CI	3 BDRM DOUBLE GARAGE	1,630 S.F.	x 3 UNITS = 4,890 S.F.
UNIT TYPE C2	3 BDRM DOUBLE GARAGE	1,380 S.F.	x 1 UNITS = 1,380 S.F.
UNIT TYPE E	3 BDRM DOUBLE GARAGE	1,875 S.F.	x 2 UNITS = 3,750 S.F.
UNIT TYPE EI	3 BDRM DOUBLE GARAGE	1,455 S.F.	x 1 UNITS = 1,455 S.F.
UNIT TYPE E2	3 BDRM DOUBLE GARAGE	1,455 S.F.	x 2 UNITS = 2,910 S.F.
ELECTRICAL ROOMS			300 S.F.

25 UNITS	37,541 S.F.	3,488.23 m ²
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HIGHWAY BUFFER:

AVERAGE WIDTH	= 9.0 m.
MINIMUM WIDTH (TO INTERNAL ROAD)	= 4.5 m.
MINIMUM WIDTH (TO BUILDING)	= 1.5 m.



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REV#	DATE	BY	CHKD	ISSUE	DATE	BY	CHKD



CD-16.dwg

CLIENT :	DAWSON + SAMTER
DESIGN :	DNK
DRAWN :	
DATE :	Aug. 21 12
SCALE :	1" = 20'-0"
PROJECT :	TOWNHOUSE DEVELOPMENT 2952, 166th STREET
SHEET CONTAINS :	CONCEPTUAL SITE PLAN

barnett dembok
A F E D H I T R I E T I O - I N C .

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

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

CLIENT NO.	601	SHEET NO.	AC-3.0
PROJECT NO.	10027	REV. NO.	

NORTH
SCALE: 1" = 20'-0"