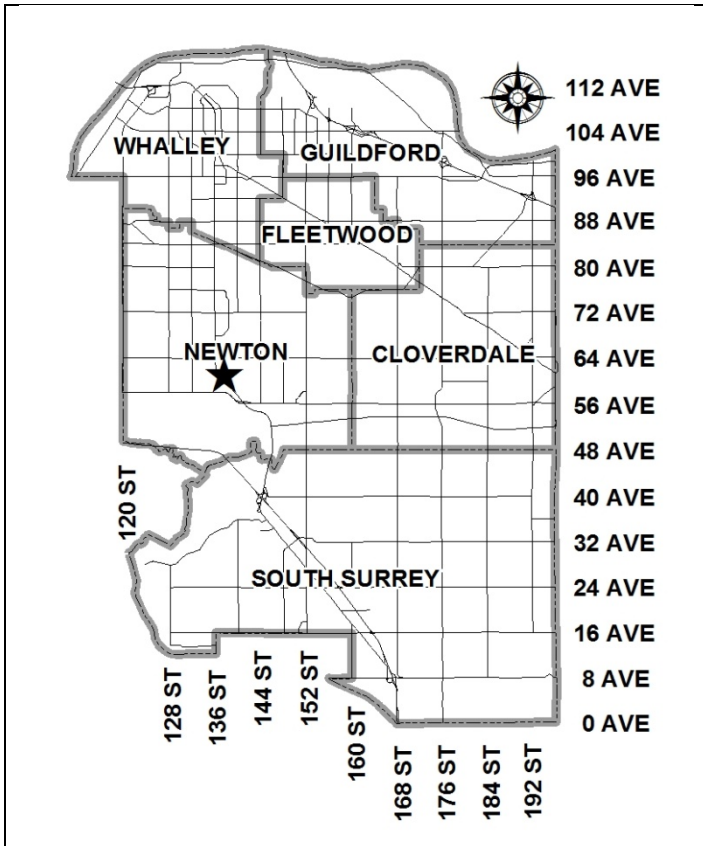


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0119-00

Planning Report Date: July 8, 2013

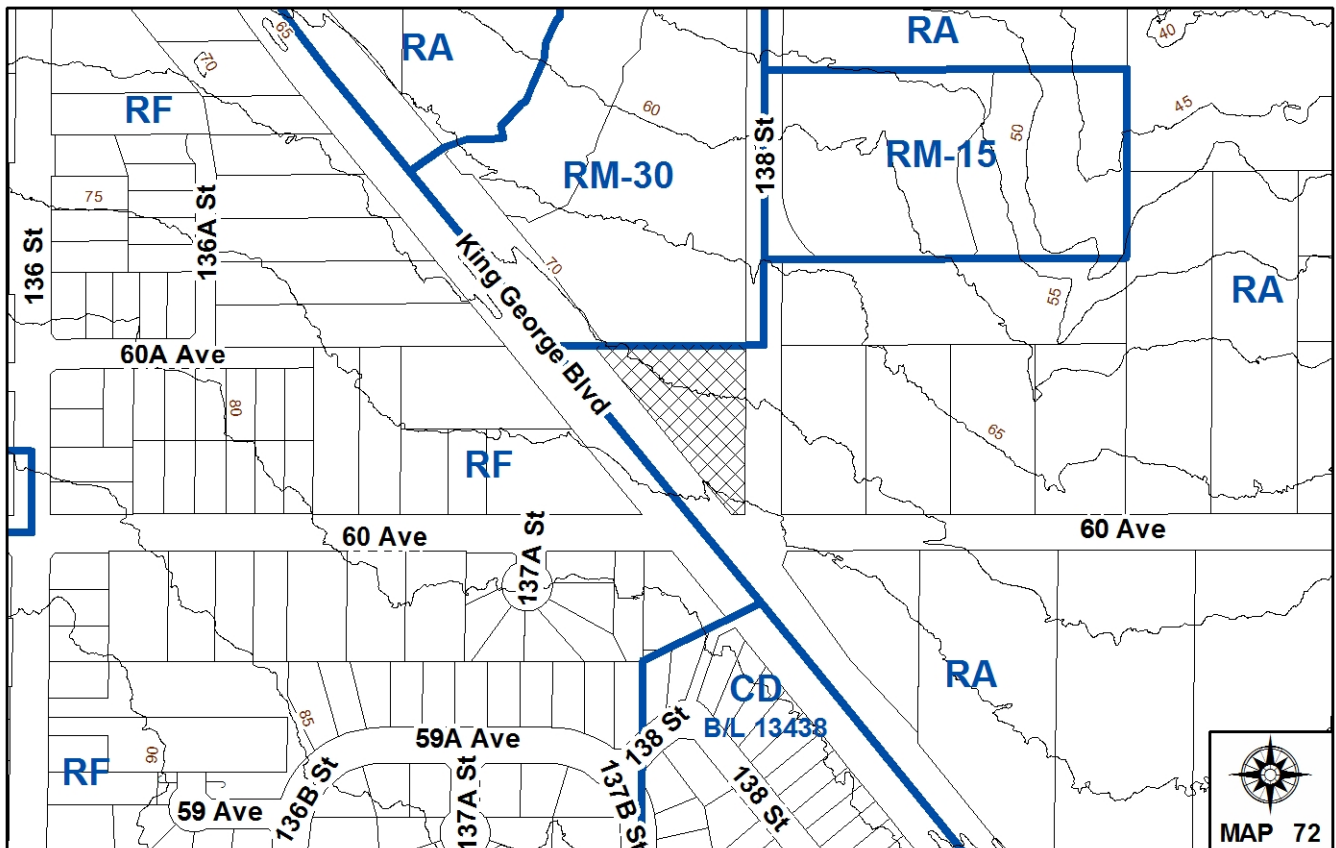


PROPOSAL:

- **NCP amendment** from Townhouses 15 upa max to Townhouses 20 upa max
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

To permit the development of 21 townhouse units

LOCATION: 6045 - 138 Street
OWNER: 0956024 BC Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses 15 upa



RECOMMENDATION SUMMARY

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

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 and is consistent with the planned transportation routes for the South Newton area, including the realignment of 138 Street and the walkway, linking 138 Street with King George Boulevard.
- The proposed density and built form are appropriate for this area and meet the design guidelines of the Development Permit Area.
- In particular, the proposed designation and zoning of the site corresponds to the recently approved RM-30 townhouse project, north of the site, and will complement the single family RF-9 lots, planned along the walkway, east of the site.
- Through the application, the developer will also voluntarily contribute towards the 138 Street realignment as per Council's approved funding strategy for the 138 Street realignment (Corporate Report R215).
- The developer will purchase the northern portion of the City's unopened 138 Street road allowance and dedicate a portion of land to the City as 'road' at the southern end of the site to achieve the planned walkway.

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 approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7912-0119-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issue(s) prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the replacement tree deficit;
 - (g) registration of a Section 219 covenant to ensure installation and maintenance of the proposed 6+ metre landscape buffer along the King George Boulevard;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the parking spaces into livable space;
 - (k) 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;
 - (l) the applicant adequately address the impact of no indoor amenity space;
 - (m) the applicant close and purchase from the City a 528 sq.m. (5,700 sq.ft.) portion of the unopened 138 Street road alignment; and

- (n) the applicant dedicate a portion of land to the City to allow for the completion of the City's proposed walkway path.
6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan 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:

4 Elementary students at Woodward Hill Elementary School
2 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 2014.

(Appendix IV)

Parks, Recreation & Culture: Parks has no objection to the proposal.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Vacant RA zoned lot

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Townhouses (under construction)	Urban/Townhouses 25 upa max	RM-30
East:	Vacant land (under application - 7912-0037-00, 7913-0069-00 for single family (RF-12 and RF-9) houses	Urban/Townhouse 15 upa max	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South (Across 60 Avenue):	Vacant treed parcel	Urban/ Townhouse 15 upa max, Buffer	RA
West (Across King George Avenue):	Single family houses	Urban	RF

JUSTIFICATION FOR PLAN AMENDMENT

- An NCP amendment is required to re-designate the development site from "Townhouses 15 upa max" to "Townhouses 20 upa" max to create 21 units at a net density of 20 upa.
- The proposal is in keeping with the OCP and is consistent with the patterns of development and land uses approved in the area. In November 2011, the lands directly north of the site at 6123 - 138 Street (Application #7907-0020-00) were re-designated from "Townhouse 15 upa max" to "Townhouse 25 upa max" and rezoned to RM-30 to allow for a 91 townhouse unit development and future apartment site.
- The development will also aid with the delivery of the 138 Street road re-alignment. As part of the application, the developer has agreed to provide a cash contribution of \$55,000 per net developable acre in accordance with the Council approved funding strategy for the 138 Street realignment (Corporate Report R215).
- The developer will also close, purchase and consolidate a 528 sq.m. (5,700 sq.ft.) portion of the (unopened) 138 Street road allowance, with the development site, and dedicate additional land at the south end of the site to create the proposed public walkway, linking 138 Street with King George Boulevard.
- On March 11, 2013 Council approved the concept of a re-aligned walkway, within the City's unopened road allowance, to allow for the equitable split, closure and purchase of unused road between the present development application and the applications to the east (#7912-0037-00 and #7913-0069-00). The final walkway will extend from 138 Street, and jut out to the west to exit to King George Boulevard.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The development site is a triangular shaped 4,295 sq.m. (1.06 acre) property wedged between King George Boulevard (west), a townhouse development site (north) and the City's unopened 138 Street road allowance (east).
- The property is designated "Urban" in the Official Community Plan (OCP) and "Townhouses 15 upa max" in the South Newton Neighbourhood Concept Plan (NCP). The site is presently zoned "One-Acre Residential Zone (RA)".

Proposal

- The applicant is proposing to amend the South Newton NCP by re-designating the development site from "Townhouse 15 upa max" to "Townhouse 20 upa"; and to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the RM-15 Zone.
- As part of the application, the applicant will be required to close, purchase and consolidate a 528 sq.m. (5,700 sq.ft.) portion of the unopened 138 Street road allowance with the development site. The applicant will also be required to dedicate a small triangular piece of land (measuring 202 sq.m. (2,174 sq.ft.)) at the southern end of the site to accommodate the future walkway.
- In addition to the required road dedication of 337 sq.m. (3,627 sq.ft.) along King George, the applicant also wishes to voluntarily dedicate 120 sq.m. (1,291 sq.ft.) of land to the City as "road" to reduce the unusable yard area at the front of townhouse Building 2. This will in turn increase the public green space facing the walkway.
- Collectively, the purchase and closure of these areas will result in a net development site of approximately 4,164 sq.m. (1.02 acre) in size, and aid with the delivery of the realigned walkway, approved by Council.

CD By-law

- The proposed CD By-law for the site (Appendix VII) is based on the RM-15 multiple residential zone and includes modifications to maximum allowable density e.g., units per hectare/acre and floor area ratio (FAR) and setbacks (See Table 1 below).
- Overall, the applicant is proposing a density of 50 units per hectare (or 20 units per acre) and an FAR of 0.75. The FAR or massing of the proposed townhouse buildings is higher than .60 typically allowed for the RM-15 zone, as all of the unit types will include three (3) bedrooms. This density is in keeping with the application to the north of the site (#7907-0020-00), with an FAR of 0.79 and site coverage of 36%.

Table 1: RM-15 vs CD Zone

	RM-15	<u>CD Zone</u>
Density		
#units per hectare (u.p.h.)	37	50
# units per acre (u.p.a.)	15	20
Floor Area Ratio	.60	.75
Site Coverage	43%	37%
Setbacks		
Front (along 138 Street)	7.5 m	1.1 m
Interior Side Yard (N)	7.5 m	7.5 m
Front (along King George)	7.5 m	6.7 m
Interior Side Yard (E)	7.5 m	3.2 m
Height	11 m	11 m

- The proposed setbacks in the CD zone are, however, reduced from what is typically required under the RM-15 zone (Table 1). Specifically, the applicant is proposing to reduce the two front side yard setbacks (138 Street and King George Boulevard) and the eastern interior side yard setback (along the walkway) from 7.5 metres (25 ft) to 1.1 metres (3.6 ft) , 6.7 metres (22 ft) and 3.2 metres (10.5 ft) respectively. In large part, the requested relaxations are the result of the site's awkward, somewhat narrow, triangular configuration.
- The most extreme setback variance being sought is along the northern front yard, where the side of townhouse unit 1 (Building 1) is proposed at 1.1 metres (3.6 ft.) from the property line. This condition is not, however, tremendously extreme as approximately 100 sq.m.(1,076 sq. ft.) of City unopened road allowance will separate the edge of the townhouse property from 138 Street.
- Further the unopened road allowance (a remnant of the old 138 alignment) will contain a paved road and grassed boulevard area. Consequently, the front yard setback from 138 Street will read as though the side of the building is approximately 8.5 metres (28 ft.) from the public road. The architect has also confirmed there is adequate spatial separation between the side of the building and the road.
- Along the King George Boulevard, the applicant is also requesting a setback variance from 7.5 metres (25 ft.) to 6.7 metres (22 ft.). However, this variance (a difference of less than 1 metre) is supported by staff as the current 2 metre (6.5 ft.) grade differential between King George Boulevard and site will be maintained and a new retaining wall built. The proposed units along the wall will also enjoy a side yard condition relative to the new property line. Further the area between the retaining wall and the units will be supplemented by a 6+ metre (20 ft.) planted buffer to provide privacy and noise attenuation.
- Finally, the applicant is requesting a setback of 3.2 metres (10.5 ft.) along the interior side yard of the development. This minimum setback is, however, only required at the corner of unit 8 (Building 2) and the corner of the side decks on units 6 and 7 (Buildings 1, 2), where the walkway starts to realign to the Boulevard.
- On the rest of the site, the interior side yard setback to townhouse buildings will measure 4.6 metres (15 ft.), while the interior side yard setback to the upper floor balconies (posts) will be sited at 3.6 metres (12 ft).

Tree Retention

- On July 2, 2013, the applicant's arborist submitted a preliminary tree retention assessment report for the development site. The preliminary report states that out of the 61 protected trees on-site, a total of nine (9) trees will be retained, while 53 trees will need to be removed to accommodate the development's footprint, proposed grading and internal road system.

- The following is a breakdown of the protected trees on site by species:

Tree Species	Total No. of Trees	Trees Proposed to be Retained	Trees Proposed to be Removed
Douglas Fir	23	4	19
Cottonwood	10	0	10
Western Red Cedar	11	3	8
Bigleaf Maple	4	0	4
Pin Cheery	6	0	6
Alder	4	0	4
Western Hemlock	1	1	0
Sitka Spruce	1	0	1
Paper Birch	1	0	1
TOTAL	61	8	53

- Of the 53 trees to be removed from the site, 14 trees will be replaced on a 1:1 basis and 48 trees will be replaced on a 2:1 basis for a total of 110 replacement trees.
- In all, the applicant has committed to planting 113 replacement trees on site. As such the final project will include a total of 121 protected and replacement trees.

PRE-NOTIFICATION

- On August 14, 2012, pre-notification letters were sent out for this application to the surrounding neighbourhood and a development sign was posted on site. To date, staff have not received any calls or e-mails concerning the proposed development.

DESIGN PROPOSAL AND REVIEW

Site Design and Layout

- The applicant has worked closely with staff to adjust the design and layout of the townhouse site to achieve a workable site plan, which will support the City's realigned walkway and provide a pedestrian and emergency connection from 138 Street to King George Boulevard.
- Altogether, the development will contain 4 separate townhouse buildings or clusters centered on the internal road servicing the project. The main vehicular access to the site will be from 138 Street. Two of the clusters will be oriented along the walkway, while the other two clusters will be oriented on an east-west and north-south basis in the centre of the site.
- Each of buildings will contain between 4 to 6 townhouse units. In total the development will provide 21 three-bedroom townhouse units ranging in size from 137 to 161 sq.m. (1,474 to 1,731 sq.ft.).
- Two parking stalls (a mix of tandem and double car garages) will be provided for each townhouse unit, along with 4 visitor spaces, for a total of 46 on-site parking spaces. These stalls will further be governed by a Section 219 Restrictive Covenant to prohibit the conversion of enclosed stalls into habitable space.

- Each of the units in Buildings 1 and 2 will have a porch and entry doors facing onto the public walkway, along with direct pedestrian access to the City walkway. The orientation of units adjacent to the walkway will create a pedestrian friendly and visually pleasant environment in accordance with CPTED principles.
- The walkway itself will consist of a 4 metre wide asphalt path, bordered on by grass boulevard and City trees.
- The townhouse clusters themselves will be built in a craftsman style. The materials for the project will include horizontal cedar plank and vinyl siding, vinyl shake siding, fibre cement panel beams and columns, and asphalt roof shingles.
- Overall the project will be finished in gray and cream colours, with cedar siding and finished with wrought iron, blue and grey green accents. The applicant will also to work with staff to improve the finishes and materials used on the project around the units visible from 138 Street and the public walkway.

Amenity Space

- The applicant is proposing a total of 142 sq.m (1,530 sq.ft.) of outdoor amenity space, which is substantially larger than the 63 sq.m. (672 sq.ft.) typically required for a development of this size.
- The project outdoor amenity spaces, located at the northwest corner of the site and along the walkway between buildings 1 and 2, will offer opportunities for both active and passive recreation.
- In particular, the outdoor amenity area at the northwest corner of the site, measuring 128 sq.m. (1387 sq.ft) in size, will contain a programmed play area and children's slide, along with benches and seating areas. In contrast, the smaller outdoor amenity area, measuring 13 sq.m (143 sq.ft.) in size, will provide a series of community garden plots for flower and vegetable gardening plots.
- No indoor amenity space is proposed for this development. In lieu of this, the applicant is requesting to make a cash-in-lieu contribution to the City for the indoor amenity area. At a rate of \$1050.00 per unit, the total amount payable will equal \$22,050.00.

Landscaping

- In addition to the trees being retained on-site, the landscaping plan calls for another 113 replacement trees planted on-site. The replacement trees include a variety of maples, hornbeam, red cedar, cypress, and spruce trees.

- The majority of these trees will be planted in the 6+ metre buffer along the King George Boulevard. In addition to existing trees and undergrowth, the landscaped buffer will make use of berming and additional planting and provide screening, privacy to the units near the Boulevard. The buffer will range in width from 6.7 to 6.9 metres (22 to 23 ft.).
- Soft landscaping including shrubs, grasses and groundcover will also be planted at the entrances and perimeters of townhouse clusters and along pathways and common areas throughout the development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 27, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	An amendment to the South Newton NCP is required. The site is located in a frequent transit area.
2. Density & Diversity (B1-B7)	Density will comply with NCP after rezoning.
3. Ecology & Stewardship (C1-C4)	The development will incorporate low impact development standards and contain provisions for recycling and organic waste programs.
4. Sustainable Transport & Mobility (D1-D2)	None
5. Accessibility & Safety (E1-E3)	The development includes some CPTED (Crime prevention through environmental design) principles
6. Green Certification (F1)	None
7. Education & Awareness (G1-G4)	None

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II	Proposed 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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Information for City Clerk

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

1. (a) Agent: Name: Jatwinder Sidhu
 Bill Kang Investment Ltd.
 Address: 6144 - 128 Street
 Surrey, BC V3X 1T1

 Tel: 778-862-3500 - Work
 778-862-3500 - Home

2. Properties involved in the Application
 - (a) Civic Address: 6045 - 138 Street

 - (b) Civic Address: 6045 - 138 Street
 Owner: 0956024 BC Ltd., Inc. No. 0956024
 Director Information:
 Jagminderpal Kaur Dhési
 Kamaljit Singh Kang

 No Officer Information Filed
 PID: 005-109-671
 Parcel "A" (708833E) Lot 5 Block 1 Section 9 Township 2 New Westminster District Plan
 2840

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Application is under the jurisdiction of MOTI.
 MOTI File No. 2012-04275

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD Zone

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total (with land purchase)	4823 m ² {1.2 acres}	4823 m ² {1.2 acres}
Road Widening area	539 m ²	539 m ²
Additional Voluntary Dedication	120 m ²	120 m ²
Net Total	4,164 m ² {1.02 acres}	4,164 m ² {1.02 acres}
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	37%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (North)	1.1 m [3.6 ft.]	1.1 m [3.6 ft.]
Front (KGB) r	6.7 m [22 ft.]	6.7 m [22 ft.]
Side #1 (N)	7.5 m [25 ft.]	7.5 m [25 ft.]
Side #2 (E)	3.2 m [10.5 ft.]	3.2 m [10.5 ft.]
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m [36 ft.]	11 m [36 ft.]
Accessory	4.5 m [15 ft.]	4.5 m [15 ft.]
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	21	21
Total	21	21
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total	N/A	N/A
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	3123.8 m ² [33,625 ft ²]	3123.8 m ² [33,625 ft ²]

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	43.4 uph/17.6 upa	43.4 uph/17.6 upa
# of units/ha /# units/acre (net)	50.3 uph/20.4 upa	50.3 uph/20.4 upa
FAR (net)	.75	.75
AMENITY SPACE (area in square metres)		
Indoor	0	0
Outdoor	142 m ² [1,530 sq.ft]	142 m ² [1,530 sq.ft]
PARKING (number of stalls)		
Commercial	-	-
Industrial	-	-
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	42	42
Residential Visitors	4	4
Institutional	-	-
Total Number of Parking Spaces	46	46
Number of disabled stalls	-	-
Number of small cars	1	1
Tandem Parking Spaces: Number / % of Total Number of Units	14/ 66%	14/ 66%
Size of Tandem Parking Spaces width/length	12.2 x 3.2 m [40 x 10.5 ft]	12.2 x 3.2 m [40 x 10.5 ft]

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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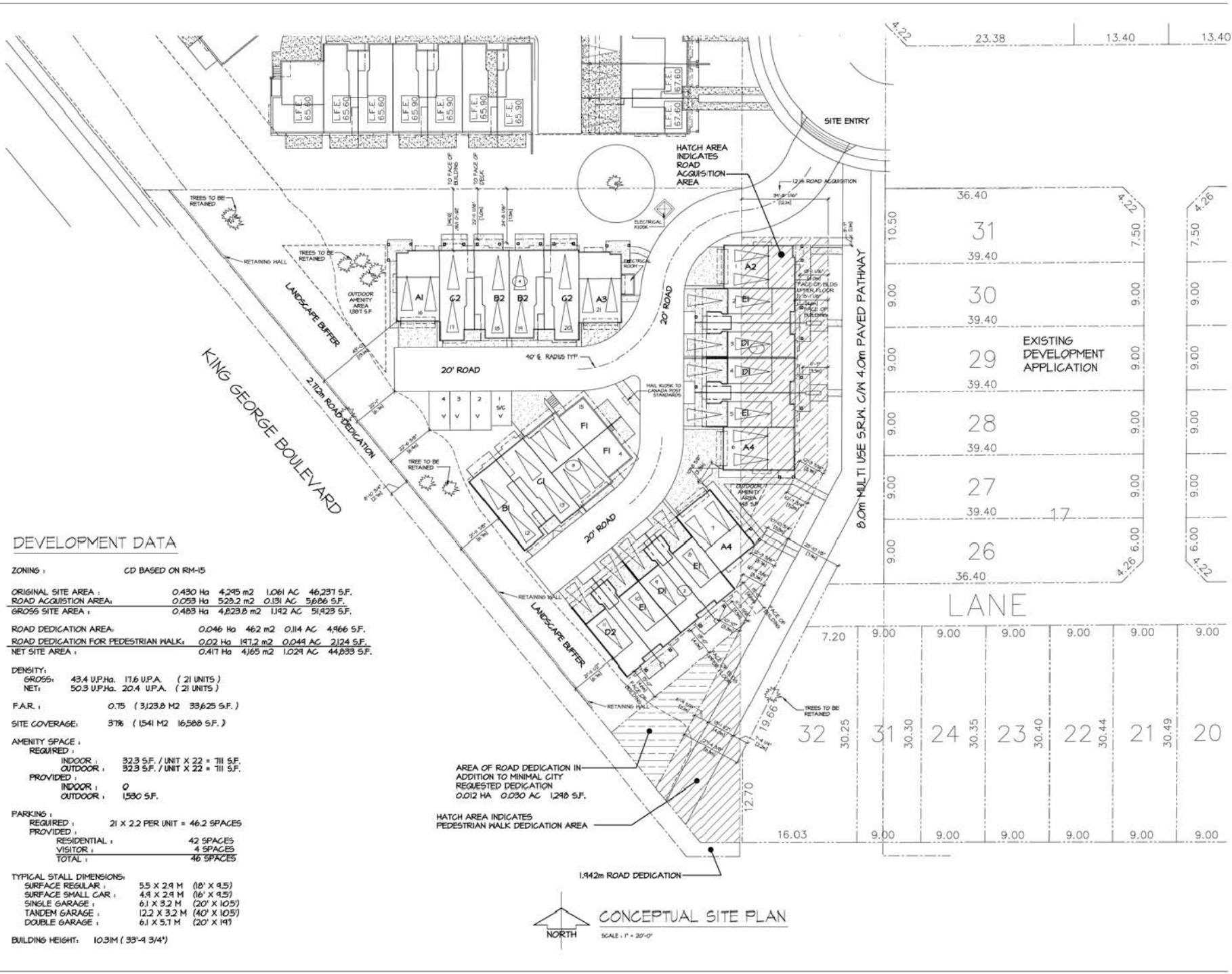
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DATE :
SCALE :
PROJECT :
SHEET :
PROJECT :
SHEET :
PROJECT :
SHEET :

CLIENT : POPULAR GROUP INVESTMENT LTD.
PROJECT : PROPOSED 21 UNIT TOWNHOUSE PROJECT
6045 130 STREET, SURREY
SHEET CONTENTS :
CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek
ARCHITECTS INC.
UNIT 135,
7836 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO. :
PROJECT NO. :
SHEET NO. :
REV. NO. :



DEVELOPMENT DATA

ZONING : CD BASED ON RM-15

ORIGINAL SITE AREA : 0.430 Ha 4,245 m² 1.061 AC 46,231 S.F.
ROAD ACQUISITION AREA: 0.053 Ha 528.2 m² 0.131 AC 5,686 S.F.
GROSS SITE AREA : 0.483 Ha 4,823 m² 1.192 AC 51,923 S.F.

ROAD DEDICATION AREA: 0.046 Ha 462 m² 0.114 AC 4,966 S.F.
ROAD DEDICATION FOR PEDESTRIAN WALK: 0.02 Ha 197.2 m² 0.049 AC 2,124 S.F.
NET SITE AREA : 0.417 Ha 4,165 m² 1.029 AC 44,833 S.F.

DENSITY:
GROSS: 43.4 U.P./Ha, 17.6 U.P.A. (21 UNITS)
NET: 50.3 U.P./Ha, 20.4 U.P.A. (21 UNITS)

F.A.R. : 0.75 (3123.0 M² 33,625 S.F.)

SITE COVERAGE: 37% (1541 M² 16,588 S.F.)

AMENITY SPACE :
REQUIRED :
INDOOR : 32.3 S.F. / UNIT X 22 = 711 S.F.
OUTDOOR : 32.3 S.F. / UNIT X 22 = 711 S.F.
PROVIDED :
INDOOR : 0
OUTDOOR : 1530 S.F.

PARKING :
REQUIRED : 21 X 2.2 PER UNIT = 46.2 SPACES
PROVIDED :
RESIDENTIAL : 42 SPACES
VISITOR : 4 SPACES
TOTAL : 46 SPACES

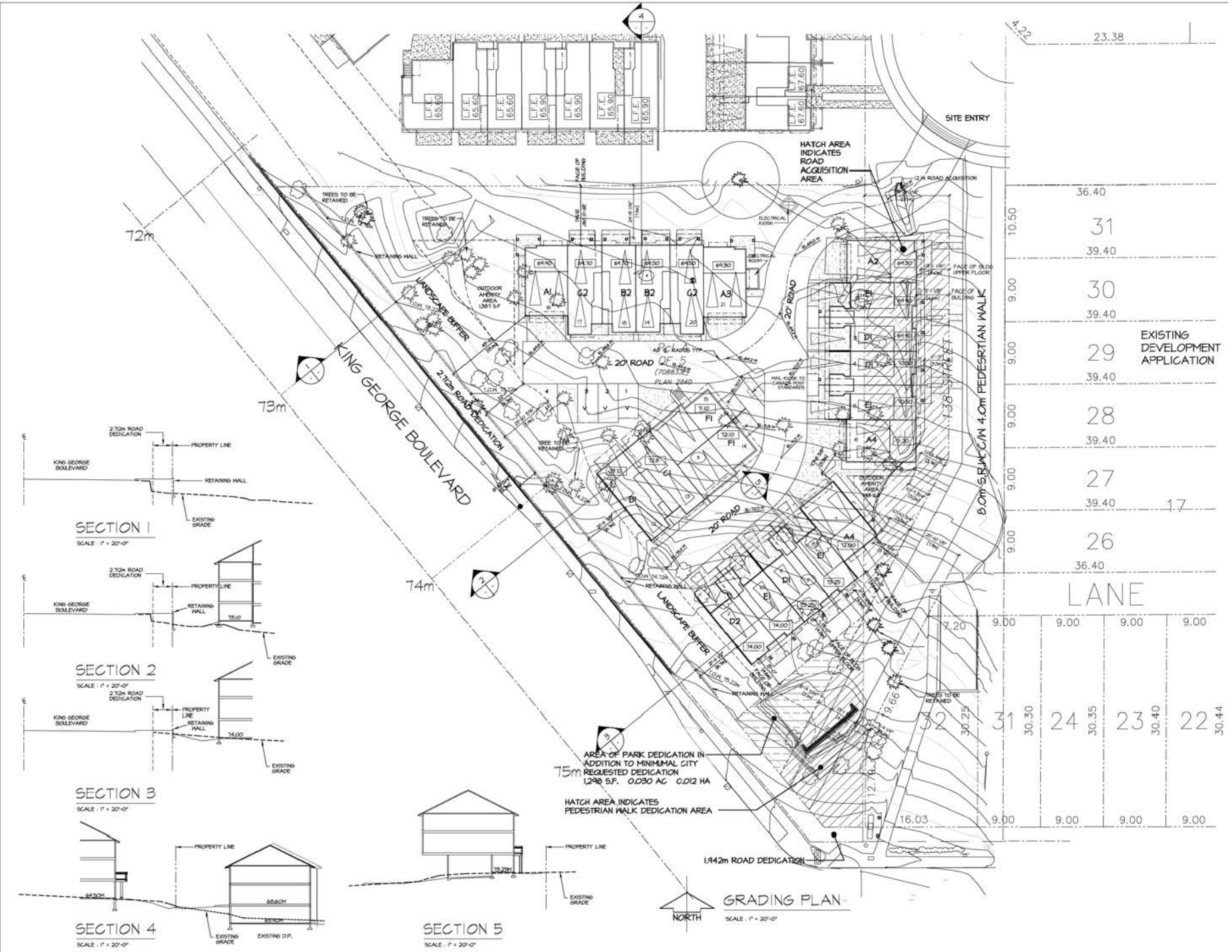
TYPICAL STALL DIMENSIONS:
SURFACE REGULAR : 5.5 X 2.1 M (18' X 6'5")
SURFACE SMALL CAR : 4.4 X 2.1 M (16' X 6'5")
SINGLE GARAGE : 6.1 X 3.2 M (20' X 10'5")
TANDEM GARAGE : 12.2 X 3.2 M (40' X 10'5")
DOUBLE GARAGE : 6.1 X 5.7 M (20' X 19')

BUILDING HEIGHT: 10.3M (33'-4 3/4')

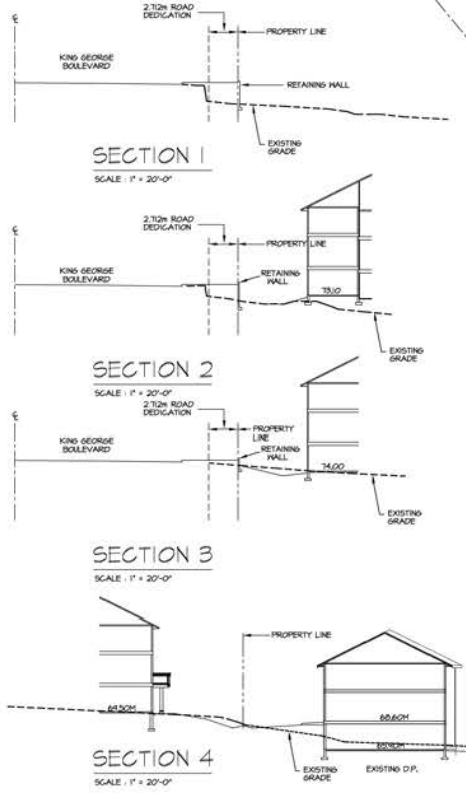


CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"

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4.22	23.38		
	36.40		
10.50	31		
	39.40		
9.00	30		
	39.40		
9.00	29	EXISTING DEVELOPMENT APPLICATION	
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9.00	28		
	39.40		
9.00	27		17
	39.40		
9.00	26		
	36.40		
	LANE		
9.00	9.00	9.00	9.00
	31	24	22
	30.30	30.35	30.40
	30.25		
	16.03	9.00	9.00
	9.00	9.00	9.00



AREA OF PARK DEDICATION IN ADDITION TO MINIMAL CITY REQUESTED DEDICATION 1298 SF. 0.030 AC 0.012 HA

HATCH AREA INDICATES PEDESTRIAN WALK DEDICATION AREA

GRADING PLAN
SCALE: 1" = 20'-0"

ISSUED FOR	
BY	
DATE	
ISSUE	
NO.	
DATE	
BY	

CLIENT: POPULAR GROUP INVESTMENT LTD.
PROJECT: PROPOSED 21 UNIT TOWNHOUSE PROJECT
6045 130 STREET, SURREY
SHEET CONTENTS: GRADING PLAN

barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12022	AC-1.1

EPP - - - -

Sec 9 2
PLAN BCP49774

10
PLAN 42277



Par A
OF 5
(708833E)
PLAN 2840
1
0.417 ha

17

18
PLAN 36616

19

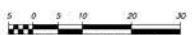
E 165' 4
SH/086287
PLAN 2840

24
PLAN 48173
'A'
EXPLANATORY
PLAN 32391

140th STREET

PRELIMINARY SUBDIVISION PLAN OF
 PARCEL "A" (708833E) LOT 5 BLOCK 1 PLAN 2840
 AND
 THAT PART SHOWN ON PLAN EPP - - - -
 BOTH OF
 SECTION 9 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT

BCCS 92G.016



ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT
 (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500

LEGEND :

- ⊕ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED

INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, NAD83 (CSRS)
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 5581 AND 5603.
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
 UNLESS OTHERWISE SPECIFIED. TO CONVERT GRID DISTANCES,
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED
 FACTOR OF 0.9999930 WHICH HAS BEEN DERIVED FROM 5581 AND 5603

MURRAY & ASSOCIATES
 201-12448, 82nd AVENUE
 SURREY, B.C.
 V3W 1X5
 (604) 582-8188

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

Rem B
PLAN 4395

THIS PLAN LIES WITHIN THE JURISDICTION OF THE
 APPROVING OFFICER FOR THE CITY OF SURREY

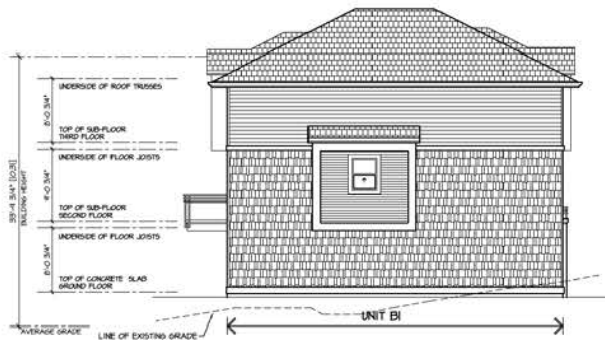
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
 ON THE X DAY OF XX, 200X
PRELIMINARY
 GREGORY MARSTON, BCLS
 FILE 9822-01



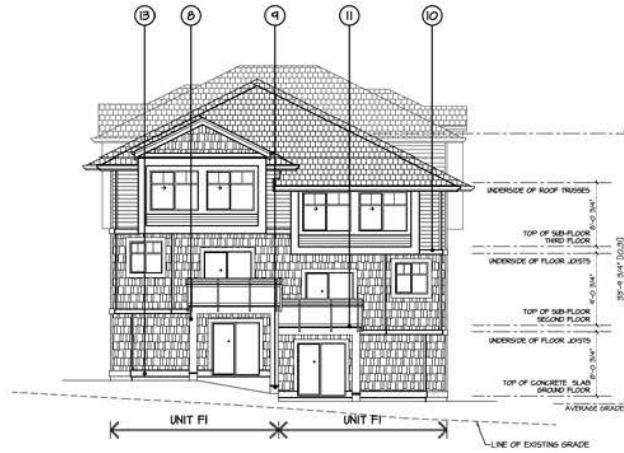
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① LAMINATED VARIAGATED ASPHALT SHINGLES
- ② GUTTER ON 2x6 TRIM
- ③ VINYL FRAMED WINDOWS C/M 1 X 6 WOOD WINDOW TRIM
- ④ POWDER COAT ALUMINUM RAILING C/M SAFETY GLASS PANELS ON DECK AREAS
- ⑤ 3 1/2" HORIZONTAL CEDAR PLANK SIDING
- ⑥ 6" HORIZONTAL VINYL SIDING
- ⑦ VINYL SHAKE SIDING
- ⑧ FIBRE CEMENT (HARDIE) PANEL BEAMS & COLUMNS
- ⑨ 12" X 12" CONCRETE BASE
- ⑩ 2 X 8 WALL TRIM
- ⑪ 4" PREFINISHED CAP FLASHING
- ⑫ PRE-FINISHED METAL CLAD DOORS C/M GLAZING & SIDELIGHTS
- ⑬ 2 X 10 BASE TRIM



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

BUILDING #3

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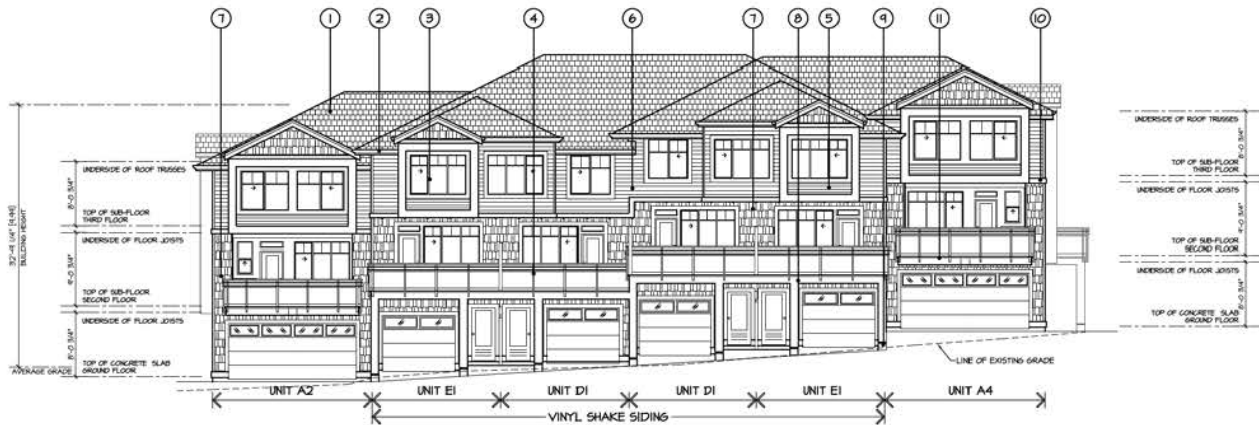
ISSUED FOR	BY	DATE	ISSUE

DESIGN: [] DRAWN: [] DATE: [] SCALE: 1/8" = 1'-0"
 CLIENT: POPULAR GROUP INVESTMENT LTD.
 PROJECT: PROPOSED 21 UNIT TOWNHOUSE PROJECT
 6045 130 STREET, SURREY
 SHEET CONTAINS: ELEVATIONS
 BUILDING #5

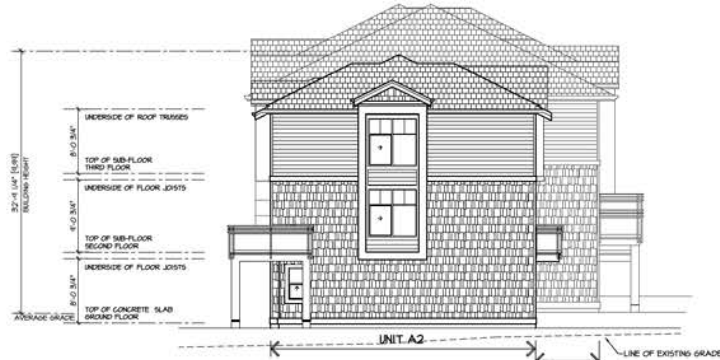
barnett dembeck
 ARCHITECTS INC.
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

CLIENT NO.	SHEET NO.
	AC-43
PROJECT NO.	REV. NO.
12022	



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



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① LAMINATED VARIAGATED ASPHALT SHINGLES
- ② GUTTER ON 2x8 TRIM
- ③ VINYL FRAMED WINDOWS C/M 1 X 6 WOOD WINDOW TRM
- ④ POWDER COAT ALUMINUM RAILINGS C/M SAFETY GLASS PANELS ON DECK AREAS
- ⑤ 3/12" HORIZONTAL CEDAR PLANK SIDING
- ⑥ 6" HORIZONTAL VINYL SIDING
- ⑦ FIBRE CEMENT (HARDIE) SHAKE SIDING EXCEPT AS NOTED
- ⑧ FIBRE CEMENT (HARDIE) PANEL BEAMS & COLUMNS
- ⑨ 12" X 12" CONCRETE BASE
- ⑩ 2 X 8 WALL TRIM
- ⑪ 4" PREFINISHED CAP FLASHING
- ⑫ PRE-FINISHED METAL CLAD DOORS C/M GLAZING & SIDELIGHTS
- ⑬ 2 X 10 BASE TRIM



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

BUILDING #1

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ISSUED FOR	BY	DATE	ISSUE

DESIGN: []
 DRAWN: []
 DATE: []
 SCALE: []
 CLIENT: POPULAR GROUP INVESTMENT LTD.
 PROJECT: PROPOSED 21 UNIT TOWNHOUSE PROJECT
 6045 130 STREET, SURREY
 SHEET CONTAINS: ELEVATIONS
 BUILDING #1

barnett dembek
 ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
12022	AC-4.1
PROJECT NO.	REV. NO.

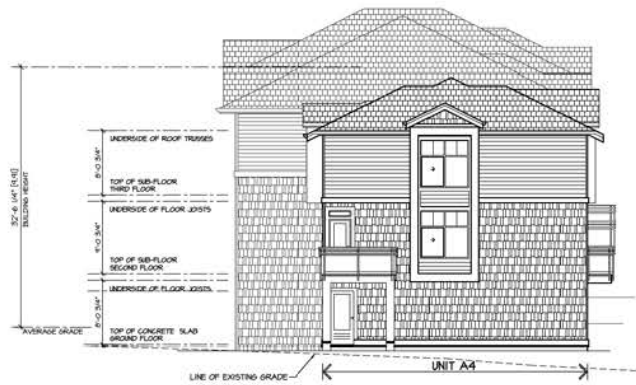


FRONT ELEVATION

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

SCHEDULE OF FINISHES

- ① LAMINATED VARIAGATED ASPHALT SHINGLES
- ② GUTTER ON 2x8 TRIM
- ③ VINYL FRAMED WINDOWS 6/11 X 6 WOOD WINDOW TRIM
- ④ POWDER COAT ALUMINUM RAILINGS 6/11 SAFETY GLASS PANELS ON DECK AREAS
- ⑤ 3/12" HORIZONTAL CEDAR PLANK SIDING
- ⑥ 6" HORIZONTAL VINYL SIDING
- ⑦ FIBRE CEMENT (HARDIE) SHAKE SIDING EXCEPT AS NOTED
- ⑧ FIBRE CEMENT (HARDIE) PANEL BEAMS & COLUMNS
- ⑨ 12" X 12" CONCRETE BASE
- ⑩ 2 X 8 WALL TRIM
- ⑪ 4" PREFINISHED CAP FLASHING
- ⑫ PRE-FINISHED METAL GLAD DOORS 6/11 GLAZING & SIDELIGHTS
- ⑬ 2 X 10 BASE TRIM



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

BUILDING #2

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ISSUED FOR	BY	DATE	ISSUE

DESIGN: M.D.	DRAWN: J.S.	DATE: 1 June 2015	SCALE: 1/8" = 1'-0"
CLIENT: POPULAR GROUP INVESTMENT LTD.			
PROJECT: PROPOSED 21 UNIT TOWNHOUSE PROJECT			
6045 130 STREET, SURREY			
SHEET CONTAINS: ELEVATIONS			
BUILDING #2			

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12022	AC-4.2

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

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

DATE: **July 3, 2013** PROJECT FILE: **7812-0119-00**

RE: **Engineering Requirements
Location: 6045 138 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE

Property and Right-of-Way Requirements

- Acquire surplus 12.0 metres width on 138 Street.
- Dedicate 2.712 metre width on King George Boulevard.
- Register 0.50 metre wide Statutory Right of Way (SRW) on King George Boulevard.
- Dedicate 8.0 metre wide corridor connecting 138 Street and King George Boulevard.
- Dedicate 1.942 metre width on 60th Avenue, including a 5.0 metre x 5.0 metre corner cut at the intersection of King George Boulevard and 60 Avenue; register 0.50 metre wide Statutory Right of Way (SRW) on 60 Avenue. *It is acknowledged that the applicant is proposing to dedicate to the City as road the portion of the land fronting 60 Avenue, in which case these requirements are redundant.*

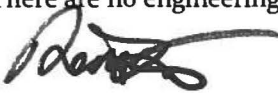
Works and Services

- Provide cash-in-lieu for the completion of the north side of 60 Avenue.
- Construct 4.0 metre wide walkway within the 8.00 metre wide 138 Street corridor connecting to King George Boulevard. Ensure retention of the existing trees in the 138 Street road allowance.
- Revise and realign a portion of the sidewalk fronting 7807-0020-00 to reflect the current alignment proposed for the 138 Street Realignment proposed under application 7812-0037.
- Construct 4.0 metre wide concrete walkway with suitable strength for emergency service vehicles within the ultimate 8.00 metre wide 138 Street Corridor.
- Construct letdown to King George Blvd. /60 Avenue to allow for emergency service vehicle access.
- Provide cash contribution of \$55,000.00 per net developable acre for the 138 Street Realignment Strategy.
- Provide storm, sanitary, and water facilities and associated downstream infrastructure to service the development.
- Pay Sanitary Area Latecomer Levy relative to project 7809-0135-00.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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


Rémi Dubé, P.Eng.,
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, July 03, 2013
Planning

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.

Woodward Hill Elementary opened in spring 2010, the capacity in the table below does not include a modular classroom that was added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 2012 was 73 Kindergarten and 425 grade 1-7 students, and enrolment is projected to grow above the schools capacity. A new elementary school, Goldstone Park Elementary, is under construction on Site #211 on 146th Street immediately east of Sullivan Heights Secondary and is expected to open in 2013-2014 school year. The new school will help Woodward Hill relieve overcrowding in the short term, as a boundary move has been approved from Woodward Hill Elementary to the new school, although most of the students attending the new school will come from Cambridge Elementary. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may also help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary. A boundary move is under consideration from Woodward Hill Elementary to North Ridge Elementary, Sullivan Heights Secondary to Panorama Ridge Secondary, including the subject property, for implementation in 2014.

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. This particular application, although involving an NCP amendment, will not result in an increase to the gross site area density, and the proposed density is consistent with the NCP build out estimates from this site, when the NCP was adopted. The proposal will not change students projections and the School District is reviewing school catchments and will be preparing a long range facility plan to help accommodate projected changes in student demographics.

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0119 00

SUMMARY

The proposed 21 townhouse units are estimated to have the following impact on the following schools:

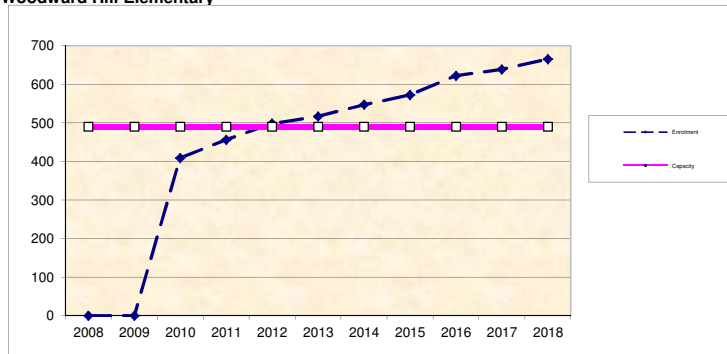
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

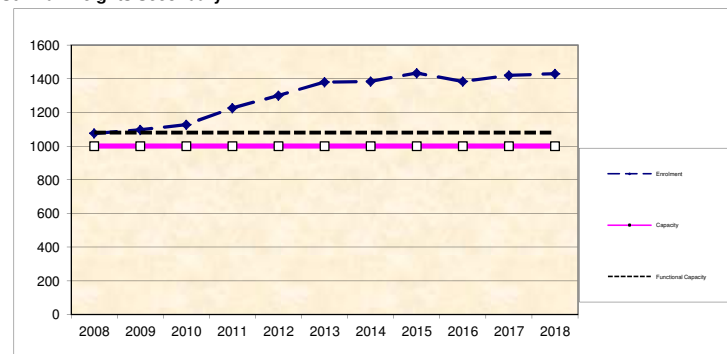
September 2012 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	73 K + 425
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

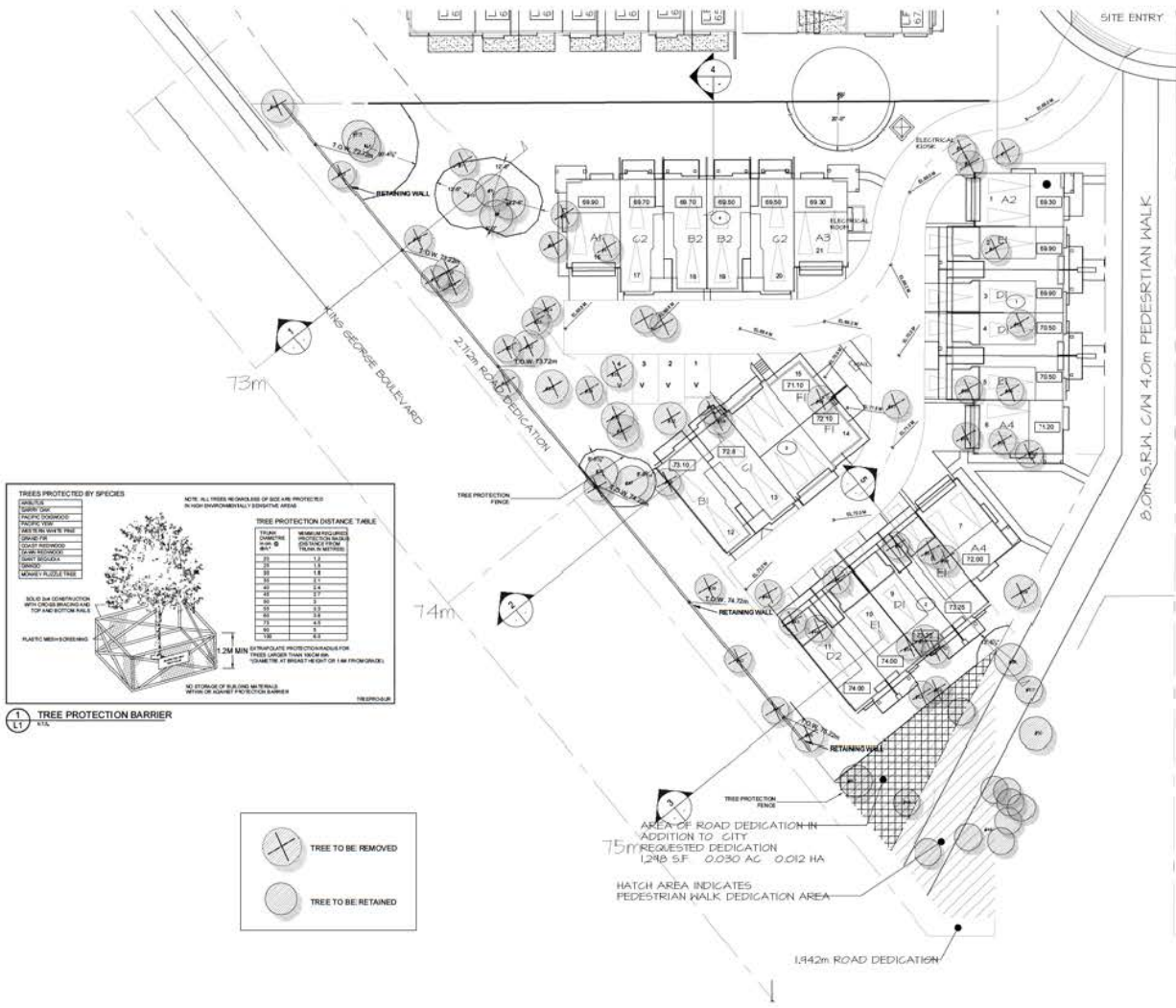
Woodward Hill Elementary



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.



TREE SPECIES	MINIMUM PROTECTION DISTANCE FROM TRUNK IN METRES
70-80cm DBH	15
60-70cm DBH	10
50-60cm DBH	7
40-50cm DBH	5
30-40cm DBH	4
20-30cm DBH	3
10-20cm DBH	2
5-10cm DBH	1.5
3-5cm DBH	1
2-3cm DBH	0.5

NOTE: ALL TREES MEASURABLE BY DBH ARE PROTECTED IN THIS ENVIRONMENTAL RESPONSE AREA.

NOTE: TO ESTABLISH PROTECTION BARRIERS FOR TREES LONGER THAN 15CM DBH, TORQUES AT GREATEST HEIGHT OF 1.4M FROM GROUND.

12M MIN. PROTECTION DISTANCE FROM BUILDINGS TO TRUNK OF ANY TREE WITHIN PROTECTION BARRIER

1 TREE PROTECTION BARRIER



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pmg
LANDSCAPE ARCHITECTS
Suite 1010 - 4185 St. Croix Street
Burnaby, British Columbia, V5C 6Z9
p: 604 294-9111 f: 604 294-0222

NO.	DATE	REVISION/DESCRIPTION	DR.
1			
2			
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PROJECT
21 UNIT TOWNHOUSE DEV.
6045 138TH STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE TREE MANAGEMENT

DATE: 15-02-14 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: DO
DESIGN: DO
CHKD: MCT **L2** OFF 8

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 58th Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0111 | f: 604 294-0022

SEAL:

1	12.AUG.18	STAFF COMMENTS	
2	12.AUG.18	NEW SITE PLAN	02
3	12.MAY.18	NEW ARBORIST REPORT	02
4	12.MAY.18	NEW SITE AND GRADING PLAN	02
5	12.MAY.18	NEW SITE AND GRADING PLAN	02
6	12.APR.18	NEW SITE PLAN	02
7	12.APR.18	NEW SITE PLAN	02

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

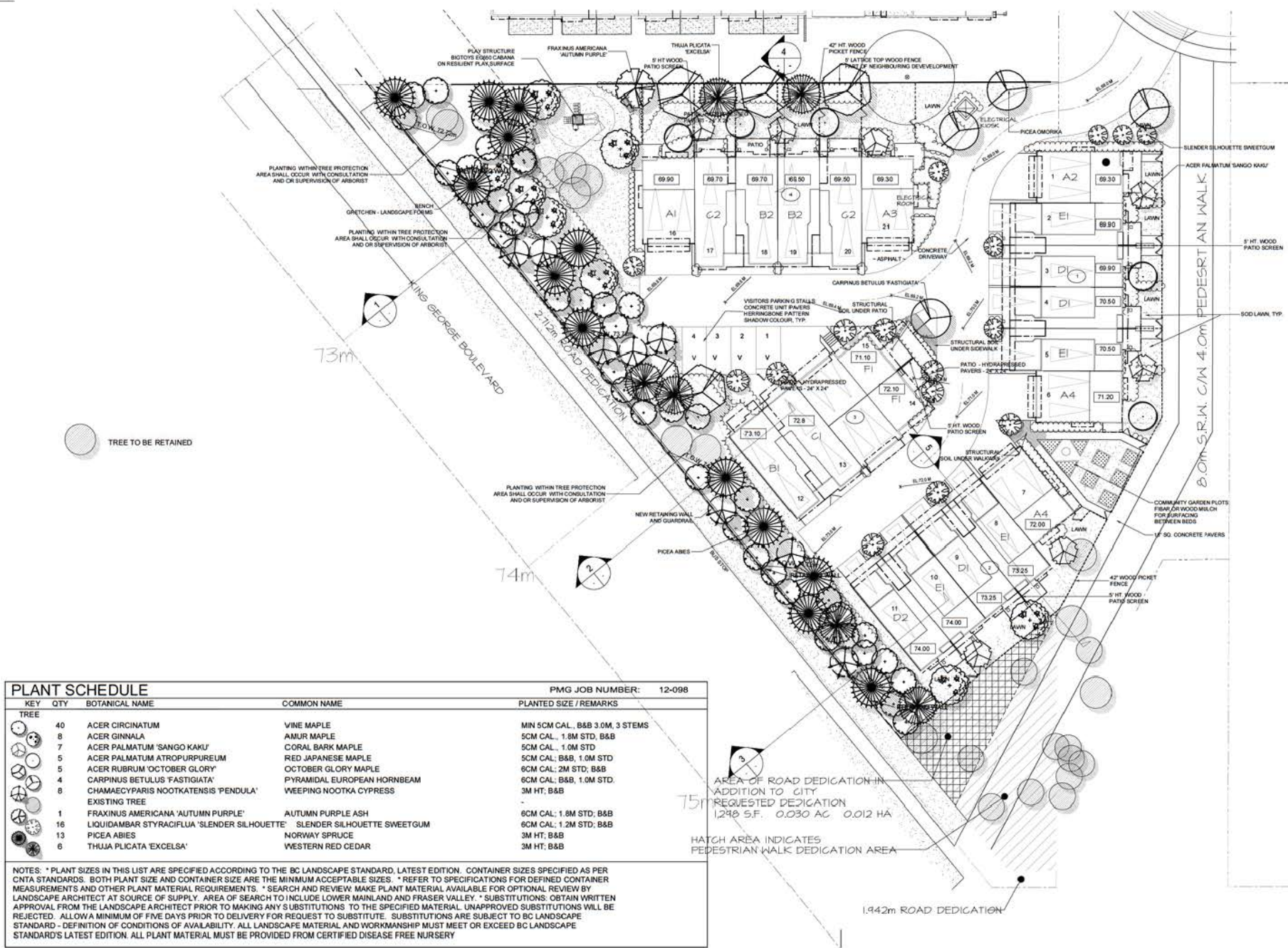
PROJECT:
21 UNIT TOWNHOUSE DEV.
6045 138TH STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 12.AUG.14 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: DO
DESIGN: DO
CHKD: MCY

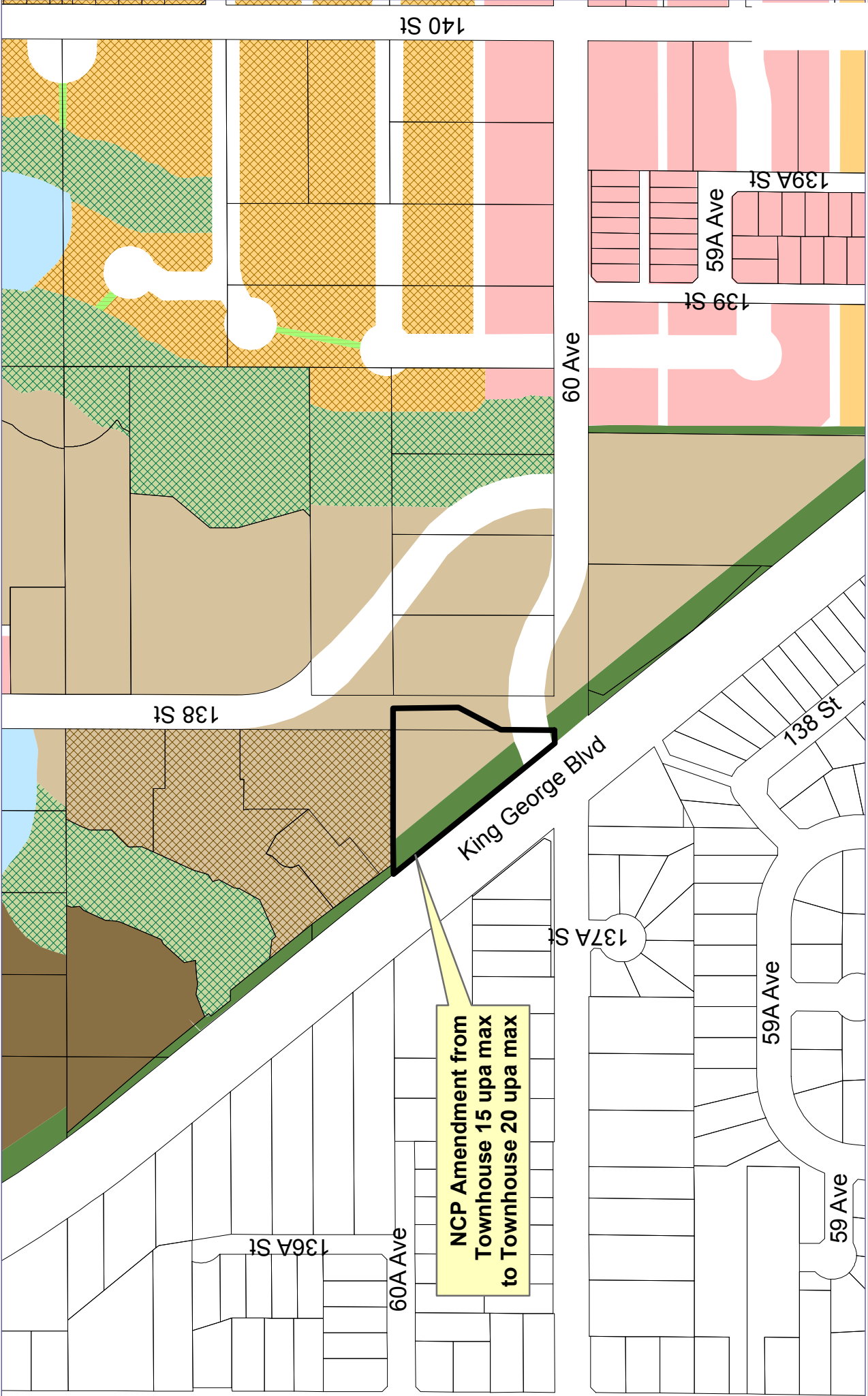
L1
OF 8

12098-7.2P PMG PROJECT NUMBER: 12-098



PLANT SCHEDULE		PMG JOB NUMBER: 12-098		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	40	ACER CIRCINATUM	VINE MAPLE	MIN 5CM CAL., B&B 3.0M, 3 STEMS
	8	ACER GINNALA	AMUR MAPLE	5CM CAL., 1.8M STD, B&B
	5	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	5CM CAL., 1.0M STD
	5	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	5CM CAL., B&B, 1.0M STD
	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL., 2M STD, B&B
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL., B&B, 1.0M STD.
	6	CHAMAECYPARIS 'NODATENSIS' 'PENDULA'	WEeping NOOTKA CYPRESS	3M HT, B&B
	1	EXISTING TREE		
	16	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL., 1.8M STD, B&B
	13	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL., 1.2M STD, B&B
	6	PICEA ABIES	NORWAY SPRUCE	3M HT, B&B
	6	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNRA 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 CONDITIONS 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



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

Legend:

- Apartment Density:**
 - Apartment 45 upa max (Solid brown)
 - Townhouses 25 upa max (Cross-hatch brown)
 - Townhouses 20 upa max (Vertical lines brown)
 - Townhouses 15 upa max (Horizontal lines brown)
 - Single Family Small Lots (Solid light brown)
 - Row Housing (Diagonal lines brown)
- Residential:**
 - Single Family Residential Flex 6 to 14.5 (Cross-hatch orange)
 - Single Family Residential (Solid orange)
 - Suburban Residential 1/2 Acre (Solid yellow)
 - Mixed Com/Res Apartments (Diagonal lines orange)
 - Mixed Com/Res Townhouse (Cross-hatch orange)
- Commercial & Institutional:**
 - Commercial (Solid red)
 - Institutional (Solid dark blue)
 - Office Park (Diagonal lines blue)
 - Industrial (Solid purple)
 - Schools (Solid light blue)
 - Proposed School (Diagonal lines light blue)
- Parks & Recreation:**
 - Proposed School and Park (Diagonal lines green)
 - Parks (Solid light green)
 - Proposed Park and Walkway (Diagonal lines light green)
 - Recreational (Solid light green)
 - Creeks and Riparian Set-back (Cross-hatch green)
- Other:**
 - Proposed School (Diagonal lines light blue)
 - Proposed School and Park (Diagonal lines green)
 - Parks (Solid light green)
 - Proposed Park and Walkway (Diagonal lines light green)
 - Recreational (Solid light green)
 - Creeks and Riparian Set-back (Cross-hatch green)
- Buffers:**
 - Detention Pond (Solid light blue)
 - Utility R/W (Diagonal lines green)
 - WALKWAY (Dashed line with green dots)

Scale: 0, 50, 100, 200 Meters

North Arrow: N

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Adopted by Council Resolution December 6, 2004 - Amended - 18 March 2013

CITY OF SURREY

BY-LAW NO. _____

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 005-109-671
 Parcel "A" (708833E) Lot 5 Block 1 Section 9 Township 2 New Westminster District Plan 2840
 6045 - 138 Street

Portion of 138 Street dedicated on Plan 2840, shown in heavy outline on a Survey Plan attached hereto and forming part of this bylaw as "Schedule A", certified correct by Greg Marston, B.C.L.S. on the 7th day of May, 2013 called Block A and containing 0.528 ha.

(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 the following uses only, or for a combination of such uses:

- 1. *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 50 *dwelling units* per hectare [20 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*:

<i>Setback</i>	<i>Front Yard</i> (138 Street)	<i>Front Yard</i> (King George Blvd)	<i>Side Yard</i> (North)	<i>Side Yard</i> (East)
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	1.1 m [3.6 ft.]	6.7 m [22 ft.]	7.5 m [25 ft.]	3.2 m [10.5 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 *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
 - (b) *Parking spaces* provided as *tandem parking* must be enclosed and/or attached to each *dwelling unit*;
 - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (d) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.1 metres [3.5 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 have a minimum *lot* size of 0.417 ha [1.03 acres].

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 By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

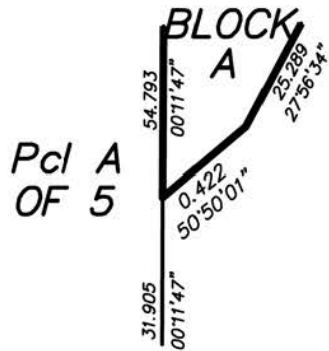
PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK



DETAIL
(NOT TO SCALE)

Sec 9

2
PLAN BCP49774

PLAN BCP23188

10
PLAN 42277

138th STREET

BLOCK A
0.528 ha.

Pcl A
OF 5
(708833E)
PLAN 2840

6.846
00'11.47"

90'11.47"

12.100

54.793
00'11.47"

00'11.47"

25.289
27'36.34"

31.905
00'11.47"

00'11.47"

32.144

SEE
DETAIL

17
PLAN 36616

TP 2

KING GEORGE BOULEVARD
PLAN 25810

60th AVENUE

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW
OVER
THAT PART SHOWN ON PLAN EPP
SECTION 9 TOWNSHIP 2
NEW WESTMINSTER DISTRICT**

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 07th DAY OF MAY, 2013.

B. C. L. S.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



SCALE 1 : 1000
ALL DISTANCES ARE IN METRES

FILE 9822-02