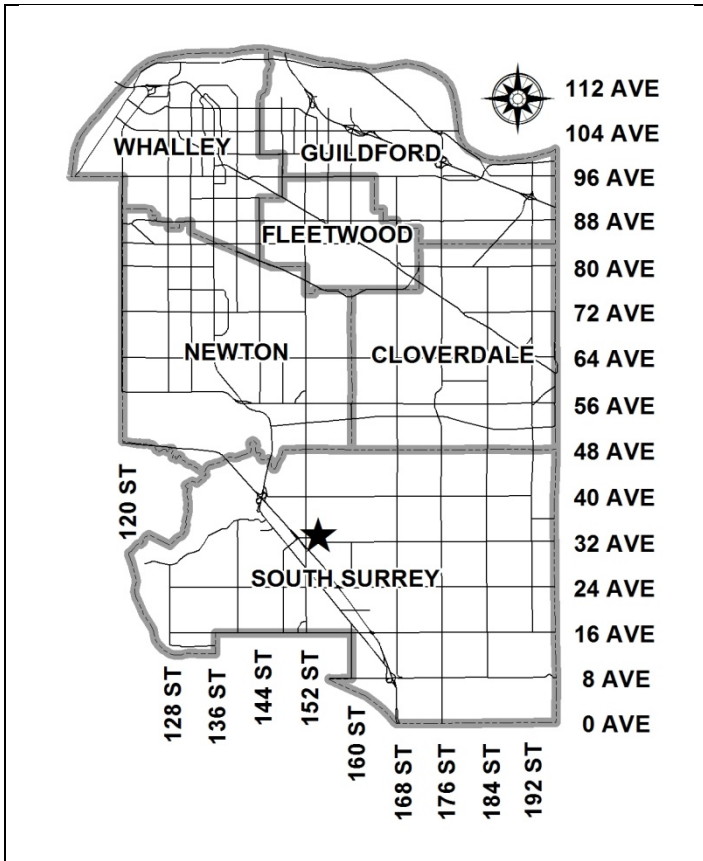


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0311-00

Planning Report Date: April 8, 2013



**PROPOSAL:**

- **Partial NCP amendment** from Institutional to Townhouses (15 upa)
- **Rezoning** from RA to RM-15 and RF
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of fourteen (14) townhouse units.

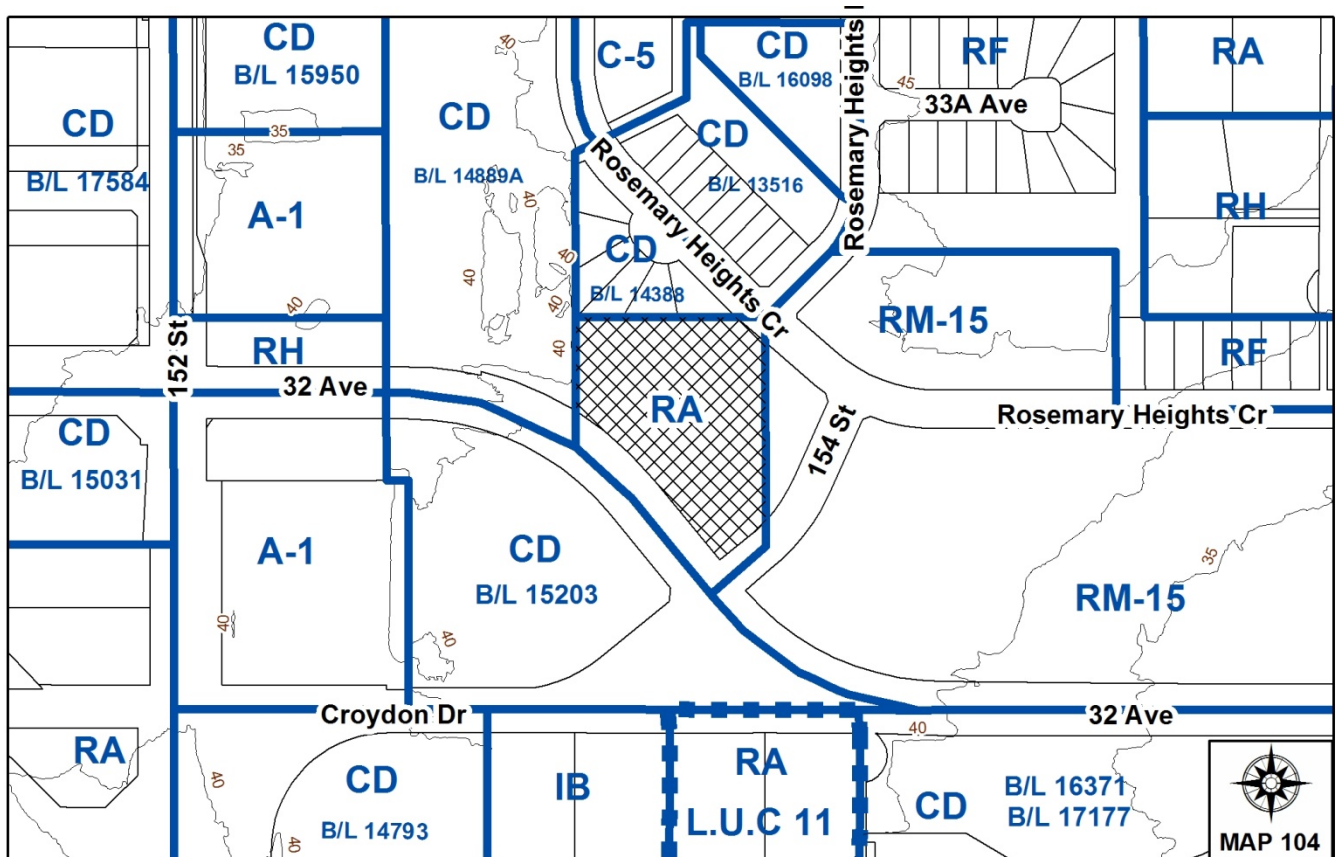
**LOCATION:** 15329 - 32 Avenue

**OWNER:** City of Surrey

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Institutional



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - 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

- Partial amendment to the Rosemary Heights Central NCP for Block A (Appendix VII) from Institutional to Townhouses (15 upa).
- Development Variance Permit to reduce the minimum setback from the east property line of the RM-15 Zone from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.) for Lot 1.

### RATIONALE OF RECOMMENDATION

- The proposed subdivision will allow infill on currently unused (Fire Department surplus) land.
- The proposed density and building form are appropriate for this part of Rosemary Heights.
- The variance is for a rear yard setback reduction for one townhouse unit only, and has minimal impact the on useable rear yard space for that unit.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential (15) Zone (RM-15)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (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. 7912-0311-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0311-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum setback from the east property line of the RM-15 Zone from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.) for Lot 1.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) removal of one existing fire hydrant and removal of another existing fire hydrant on the subject site to the satisfaction of the Deputy Chief, Fire Department;
  - (f) the applicant adequately address the impact of no indoor amenity space; and
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
6. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate Block A (Appendix VII) from Institutional to Townhouses (15 upa) when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

School District: Projected number of students from this development:

3 Elementary students at Morgan Elementary School  
1 Secondary students at Earl Marriott 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)

Surrey Fire Department: No concerns with the proposed development. There are two fire hydrants at the back of the property. One fire hydrant must be removed and one fire hydrant must be relocated.

SITE CHARACTERISTICS

Existing Land Use: Fire hall.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Rosemary Heights Crescent):	Single family dwellings.	Urban/Single Family Small Lots.	CD (By-law No. 14388)
East (Across 154 Street):	Townhouse development.	Urban/Townhouses	RM-15
South (Across 32 Avenue):	Multi-tenant commercial building.	Industrial/Business Park.	CD (By-law No. 15203)
West:	Single family strata development.	Urban/Townhouses	CD (By-law No. 14889A)

JUSTIFICATION FOR PLAN AMENDMENT

- The western portion of the site (Appendix VII) was used for firefighter training in the past and is no longer required by the Fire Department. The surplus land on the western portion of the site is an appropriate location for townhouse development because it is surrounded by townhouse and low-density strata developments to the east and west and is located on an arterial road.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site at 15329 - 32 Avenue is located on the north side of 32 Avenue on the north-west corner of 32 Avenue and 154 Street. The site is bounded by Rosemary Heights Crescent to the north and is the location of Surrey Fire Hall #17.
- The 5,442 m<sup>2</sup> (1.34 acre) subject site is currently zoned "One-Acre Residential Zone (RA)" and is designated "Urban" in the Official Community Plan (OCP). The subject site is designated "Institutional" in the Rosemary Heights Central NCP.

### Current Proposal

- The City of Surrey is proposing to retain Fire Hall #17 on the eastern portion of the site and develop a 14-unit ground-oriented townhouse development on the western portion of the site. In order to permit the proposed development, the applicant is seeking the following:
  - A partial NCP amendment to redesignate the western portion of the site (shown as Block A, Appendix VII) from "Institutional" to "Townhouses (15 upa)";
  - Rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential (15) Zone (RM-15)" for proposed Lot 1;
  - Rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" for proposed Lot 2, where the existing Fire Hall #17 will remain;
  - Subdivision into 2 lots; and
  - A Development Permit to regulate the form and character of the proposed townhouse development.
- The setback from all property lines, in accordance with the RM-15 Zone, is 7.5 metres (25 ft.) with the exception of the setback to unit #14.
- Engineering requirements indicate that legal frontage is required for services, therefore proposed Lot 2 requires a panhandle to achieve frontage on Rosemary Heights Crescent. This proposed panhandle creates a pinch point for the rear yard setback of unit #14, resulting in 1.5 metre (4.9 ft.) setback for a portion of the rear yard.

### Architectural Context

Although the Rosemary Heights Central NCP recommends pitched roofs, the subject site bears an exception as it is surrounded by a diversity of commercial and residential uses and building typologies. Therefore, the proposed building design requires aesthetic consideration of a spectrum of architectural styles.

Although the practical access to the site will be from Rosemary Height Crescent, the site is located on an arterial road. The building clusters on the site are proposed to open to the south-west, creating a natural physical and visual relationship to the commercial built-forms of the area.

### Proposed Building Design

- The Architect proposes a building design that provides transitional architecture as an interface between commercial and residential building forms by reinforcing elements of both.
- The proposed architecture is of a modern form, referencing the lines of the commercial buildings to the south and the firehall to the east, while providing a transition to the more traditional residential forms further east.
- The proposal includes 14 three-storey, 3-bedroom townhouse units, with an average floor area of 221 square metres (2,379 sq.ft.) per dwelling unit.
- All of the units are proposed with fully enclosed double garages.
- The kitchen, dining room and living room are located on the second (main) floor, with the bedrooms at the third floor area.
- Building materials include wood, stucco, and other traditional materials.
- Decks have been designed to provide ample exterior access and an orientation toward the outdoor amenity space.
- Units are oriented towards each other and the common outdoor amenity space.
- Roof decks are proposed for each unit, with an un-occupiable green roof portion at the rear of each unit in order to ensure privacy for adjacent neighbors.

### Outdoor Amenity Space

- The outdoor amenity space measures 552 square metres (5,942 sq.ft.), far exceeding the minimum 42 square metres (452 sq.ft.) required under the RM-15 Zone based on 3 square metres (32 sq.ft.) per dwelling unit. A sidewalk surrounds the outdoor amenity space.
- A passive lawn area and an active play area with safety surfacing is proposed within the outdoor amenity space.

### Access and Circulation

- Access to the proposed development is via Rosemary Heights Crescent. Additional pedestrian-only access into the site is via the Pioneer Greenway, located on 32 Avenue.
- The proposed development includes a total of 32 parking spaces, consisting of 28 resident parking spaces and 4 spaces for visitors, which complies with the Zoning By-law.
- Visitor parking spaces are centrally located along the internal access road near the entrance to the development.

### Trees and Landscaping

- An Arborist Report was prepared by Kelly Koome of van der Zalm & Associates Inc. to examine the impact of the proposed development on the existing on-site trees. There are five (5) mature (by-law protected) trees on site and two (2) are proposed to be removed; one because it conflicts with the building envelope and one because it is dead.

Species	Total	Removed	Retained
Black Cottonwood	2	1	1
Red Alder	3	1	2
<b>Total</b>	<b>5</b>	<b>2</b>	<b>3</b>

- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.
- This will require a total of 2 replacement trees on the subject site. The applicant is proposing to plant 76 replacement trees and a number of smaller ornamental trees in accordance with the landscape plan.
- The site will be greened with buffer plantings within the 7.5m setback. The panhandle area of proposed Lot 2 will also be landscaped. Trees are proposed to be planted at the front of each unit and along the perimeter of the outdoor amenity space.
- Decorative paving is proposed at the vehicular entry and on driveways and to delineate pedestrian connections throughout the site.
- The site is also proposed to incorporate the continuation of the 3m wide Pioneer Greenway across proposed Lots 1 & 2 with a pedestrian link to the on-site outdoor amenity space.

### PRE-NOTIFICATION

Pre-notification letters were sent out on January 10, 2013 to 364 households within 100 metres (328 feet) of the subject site. Staff received two (2) telephone calls and two (2) letters in response to pre-notification.

- Staff received a letter from an area resident opposing the development proposal due to its proximity to the 32 Avenue truck route and the associated diesel fumes.
- Staff received a call from an adjacent property owner who was concerned about the removal of shared trees.

*Staff informed the adjacent property owner that shared trees will only be removed with the consent of both land owners.*

- Staff received a letter from an area resident who is concerned about the existing traffic "bottleneck" at the intersection of 32 Avenue and 152 Street and asked that Staff respond with a solution.

*Staff contacted the writer of the letter and informed them that the proposed development would only generate approximately 7-8 additional trips per hour in rush hours. Staff acknowledged that there is an issue with the capacity of the 32 Ave on-ramp onto Highway 99, which creates a backup or spill-over effect into the 32 Ave and 152 Street intersection. Staff communicated that Transportation Engineering is involved in an on-going discussion with the Ministry of Transportation and Infrastructure regarding an interchange improvement to address this issue.*

### Public Information Meeting

- The applicant held a Public Information Meeting on February 21, 2013 at the Rosemary Heights Elementary School. Invitations were mailed to 364 residents. Thirteen (13) residents attended the meeting and provided comments. One (1) resident is opposed to the development. Resident concerns include the following:

- The building aesthetic is not complementary to the existing neighbourhood style. The project does not fit into existing neighbourhood context.

*The proposed architecture references the commercial buildings to the south and the fire hall to the east, while providing a transition to the more traditional residential forms further east. The building design is appropriate given the site's location on an arterial road and its interface between commercial and residential building forms.*

- Increased traffic as a result of the proposal.

*The amount of traffic generated by 14 townhouse units is minor.*

- Vandalism.

*There is no correlation between the proposed 14 unit townhouse development and vandalism in the area.*

- The area is already too dense. The proposal will only increase the density in the area.

*The western portion of the Fire Hall #17 site is no longer being used by the Fire Department. Infill development in the form of ground-oriented townhomes is the highest and best use of the land and is appropriate given surrounding land uses and densities. Although the applicant is seeking to rezone to RM-15, which would permit a density of up to 15 units per acre, the proposed density for this project is only 10 units per acre.*

- The proposed development is too close to the Fire Hall.

*A minimum 7.5 metre (25 ft.) landscaped setback is proposed between the townhouse units and the fire hall site. The fire hall is set back a further 3 metres from the property line.*

- The proposal will increase diesel fumes in the neighbourhood.

*It is unknown whether the owners of the proposed townhouse units will drive diesel powered vehicles. The application does not include any commercial or industrial component for which diesel vehicles will be required.*



- The impact of the development on on-street parking availability.

*The proposed development includes a total of 32 on-site parking spaces, consisting of 28 resident parking spaces and 4 spaces for visitors, which is in compliance with the zoning By-law. All units are proposed to be constructed with double car garages.*

- The appropriateness of expanding the neighbourhood on a truck route.

*Access to the proposed development is via Rosemary Heights Crescent.*

- In addition to concerns related to the development proposal, some residents expressed concern about the existing traffic safety on Rosemary Heights Crescent, especially as it relates to speed and the safety of children in the area. Some residents have requested that:

- speed bumps be installed on Rosemary Heights Crescent;
- a stop sign be installed at the intersection of Rosemary Heights Crescent and Rosemary Heights Drive; and
- a Traffic Impact Study be undertaken to determine any additional traffic calming measures.

*The scale of this development (14 units) is well below the Engineering Design Criteria threshold for requiring a Traffic Impact Study (250 units). As such, this development is considered to have minimal increases in traffic compared to the existing condition on Rosemary Heights Crescent, which currently carries an appropriate amount of traffic for its local road classification.*

*Staff have received numerous requests for Traffic Calming on Rosemary Heights Crescent. Engineering has a policy for the process of implementation of any traffic calming devices on City roads. The process includes receiving the appropriate Community support to initiate a study, with the study verifying whether traffic calming is warranted to be implemented.*

*A sufficient petition was submitted in 2009 and a study was conducted. The observed volume of vehicles was 1,100 Average Daily Traffic (ADT), which is above the minimum requirement of 500 ADT, but the 85th percentile speed was 47 kph which is below the posted speed. As such this means that the majority of drivers are driving within an appropriate speed and there are a few drivers abusing the road and therefore Traffic Calming was not warranted.*

*A sufficient petition was again received in 2012 and Engineering has requested updated speed and volume counts which will be conducted before the summer.*

## SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 8, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location	<ul style="list-style-type: none"> <li>● Located in the Rosemary Heights Central NCP area</li> </ul>

(A1-A2)	
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Proposed gross density of 0.51 FAR and 10.1 upa</li> <li>• 14 ground-oriented townhomes</li> <li>• 552m<sup>2</sup> of private community open space</li> <li>• Each townhouse unit includes a 75m<sup>2</sup> rooftop garden</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils</li> <li>• Permeable paving</li> <li>• On-lot infiltration trenches</li> <li>• Rain barrels</li> <li>• Rainwater detention areas</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Connected to off-site multi-use pathway</li> <li>• Pedestrian-specific lighting</li> <li>• Direct pedestrian linkage to transit</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Playground/recreation space</li> <li>• Outdoor community gathering space</li> </ul>

#### ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by staff and was found to be satisfactory.

#### BY-LAW VARIANCE AND JUSTIFICATION

##### (a) Requested Variance:

- to reduce the minimum setback from the east property line of the RM-15 Zone from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.) for Lot 1.

##### Applicant's Reasons:

- Lot 2 requires a panhandle to achieve frontage on Rosemary Heights Crescent, in accordance with Engineering requirements. This proposed panhandle creates a pinch point for the rear yard setback of unit #14, resulting in 1.5 metre (4.9 ft.) setback for a portion of the rear yard.
- The proposed panhandle area is not required by the Fire Department for access and will be landscaped appropriately to enhance the rear yard condition of unit #14.

##### Staff Comments:

- Although the proposed panhandle area will legally be part of Lot 2, functionally, it will enhance the rear yard of unit #14 with appropriate landscaping.

- The proposed variance to the setback to unit #14 does not negatively affect the usability of the rear yard of unit #14.

### 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.	Block Plan
Appendix VIII.	Development Variance Permit 7912-0311-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da

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## SUBDIVISION DATA SHEET

Proposed Zoning: RM-15 & RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.16 acres
Hectares	0.88 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	35 m – 90 m
Range of lot areas (square metres)	3309 m <sup>2</sup> - 5442m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	15.9 uph   6.48 upa
Lots/Hectare & Lots/Acre (Net)	25.7 uph   10.4 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	1237.13 m <sup>2</sup>
Estimated Road, Lane & Driveway Coverage	1361.1 m <sup>2</sup>
Total Site Coverage	47 %
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Setbacks	YES

## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5442 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	23%
Paved & Hard Surfaced Areas		25%
Total Site Coverage		48%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	13.06 m
Rear	7.5 m	8.7 m
Side #1 (N)	7.5 m	8.57 m
Side #2 (W)	7.5 m	7.86 m
Side #3 (E)	7.5 m	1.5 m
Side #4 (SE)	7.5 m	7.8 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	10.7 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		14
Total		14
<b>FLOOR AREA: Residential</b>		3096.52 m <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>		3096.52 m <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
DENSITY		
# of units/ha /# units/acre (gross)	15 upa	10.4 upa
# of units/ha /# units/acre (net)		
FAR (gross)	0.6	0.51
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		cash-in-lieu
Outdoor	42 m <sup>2</sup>	552.5 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	28	28
Residential Visitors	2.8	4
Institutional		
Total Number of Parking Spaces		32
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

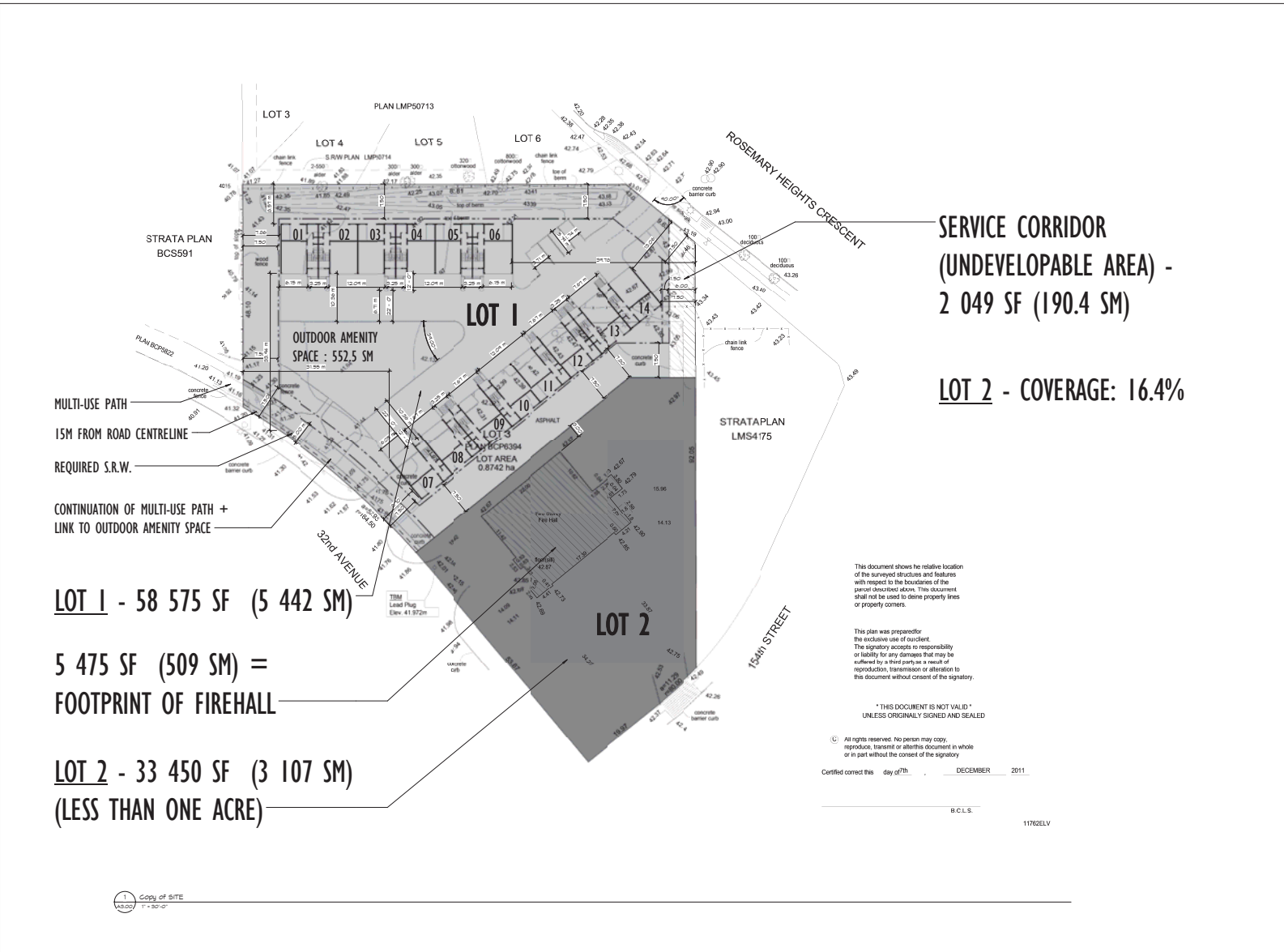
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REVISIONS		
NO.	DATE	DESCRIPTION
01	2012.12.17	ISSUED TO C.O.S.

FIREHALL TOWNHOUSES  
 13229 32ND AVENUE, SURREY, BC

title	LOT AREAS
scale	1" = 30'-0"
date	OCTOBER 1, 2012
drawn	IV checked -
job no.	1227
sheet no.	A3.1
consultant	

Drawing not to be used in conjunction with  
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 to be reported to the relevant local governing body.  
 Consultant not responsible to ensure that all work  
 is carried out in the possession of the local  
 authority of the B.C. Building Code.  
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STRATA PLAN  
BCS591

MULTI-USE PATH  
 1.5M FROM ROAD CENTRELINE  
 REQUIRED S.R.W.  
 CONTINUATION OF MULTI-USE PATH +  
 LINK TO OUTDOOR AMENITY SPACE

**LOT 1 - 58 575 SF (5 442 SM)**

**5 475 SF (509 SM) =  
 FOOTPRINT OF FIREHALL**

**LOT 2 - 33 450 SF (3 107 SM)  
 (LESS THAN ONE ACRE)**

**SERVICE CORRIDOR  
 (UNDEVELOPABLE AREA) -  
 2 049 SF (190.4 SM)**

**LOT 2 - COVERAGE: 16.4%**

This document shows the relative location  
 of the surveyed structures and features  
 with respect to the boundaries of the  
 parcel depicted above. This document  
 shall not be used to define property lines  
 or property corners.

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 Certified correct this day of 17th DECEMBER 2011

B.C.L.S.

11782ELV

1 Copy of SITE  
 1" = 30'-0"





# TOWNHOUSES @ FIREHALL No.17

15329 32ND AVENUE  
SURREY, BC



phone 604 881 7173  
fax 604 881 7174  
toll free 1 866 881 7173

address Suite 200 - 9188 Glover Road  
Fort Langley, BC  
Box 249 V1H 2R6

email info@sitelines.ca  
web www.sitelines.ca

REVISIONS

NO.	DATE	DESCRIPTION
01	2012.10.28	ISSUED TO CLIENT
02	2012.11.01	ISSUED FOR DP APPLIC.

FIREHALL TOWNHOUSES

15329 32ND AVENUE, SURREY, BC

title  
TITLE SHEET

scale  
date OCTOBER 1, 2012  
drawn UV checked -

job no. 1227  
sheet no. A0.01

consultant

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Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work. Contractors are responsible to ensure that all work is completed in the requirements of the latest edition of the B.C. Building Code.

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# TOWNHOUSES @ FIREHALL No.17



1 SINGLE UNIT



2 SIX-UNIT ELEVATION  
1" = 10'-0"



4 NORTH ELEVATION  
1" = 10'-0"



3 EIGHT-UNIT ELEVATION  
1" = 10'-0"



phone 604 881 7173  
fax 604 881 7174  
toll free 1 866 881 7173

address Suite 200 - 9188 Glover Road  
Fort Langley, BC  
Box 249 V1H 2K6

email info@sitelines.ca  
web www.sitelines.ca

## REVISIONS

NO.	DATE	DESCRIPTION
01	2012.10.28	ISSUED TO CLIENT
02	2012.11.01	ISSUED FOR DP APPLIC.

FIREHALL TOWNHOUSES

15329 32ND AVENUE, SURREY, BC

title  
ELEVATIONS

scale 1" = 10'-0"

date OCTOBER 1, 2012

drawn UV checked

job no. 1227

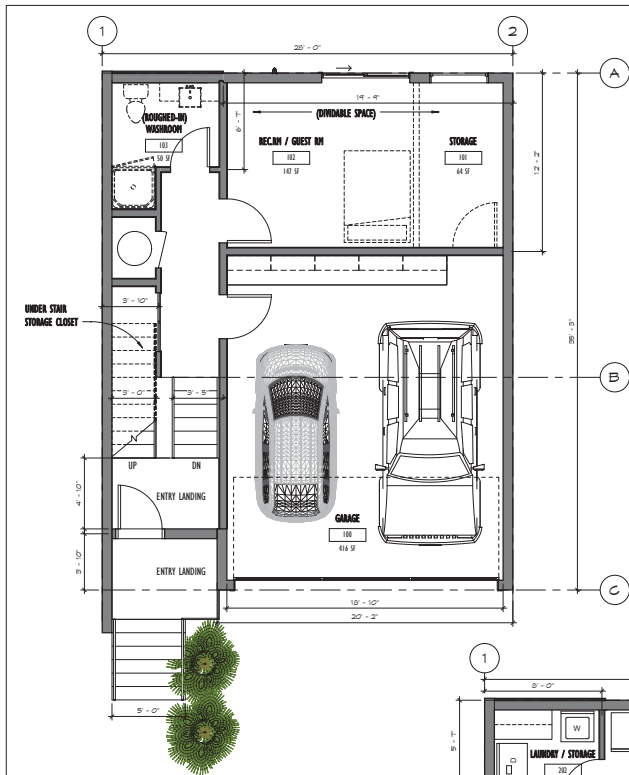
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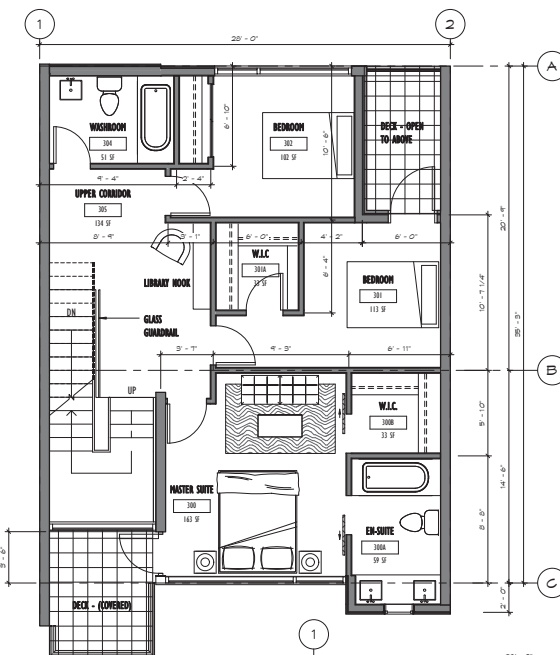
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Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work. Consultants are responsible to ensure that all work is reviewed in the requirements of the latest edition of the B.C. Building Code.

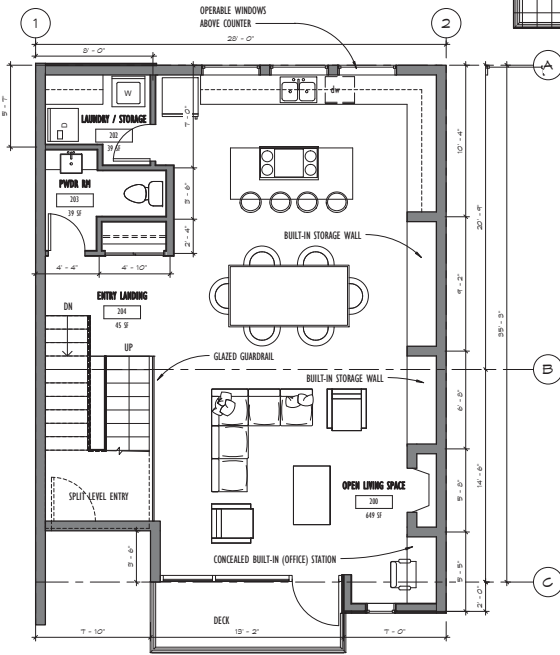
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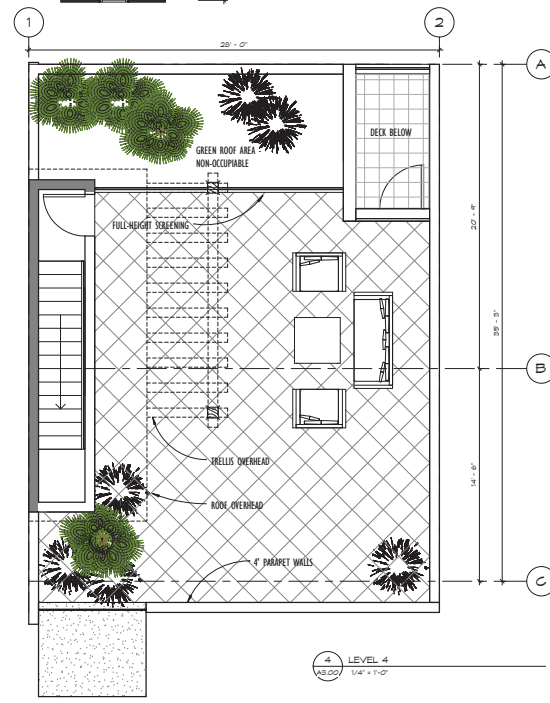
1 LEVEL 1  
A3.00  
1/4" = 1'-0"



3 LEVEL 3  
A3.00  
1/4" = 1'-0"



2 LEVEL 2  
A3.00  
1/4" = 1'-0"



4 LEVEL 4  
A3.00  
1/4" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION
01	2012.10.28	ISSUED TO CLIENT
02	2012.11.01	ISSUED FOR DP APPLIC.

FIREHALL TOWNHOUSES

15329 32ND AVENUE, SURREY, BC

title PLANS  
 scale 1/4" = 1'-0"  
 date OCTOBER 1, 2012  
 drawn UV checked -  
 job no. 1227  
 sheet no. A1.01  
 consultant

10/27/2012 11:29:45 AM  
 Drawings are to be read in conjunction with each other, any discrepancies found in any drawings are to be reported to the architect before commencing work. Contractors are responsible to ensure that all work is in accordance with the requirements of the latest edition of the B.C. Building Code.  
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# NIGHT RENDERING

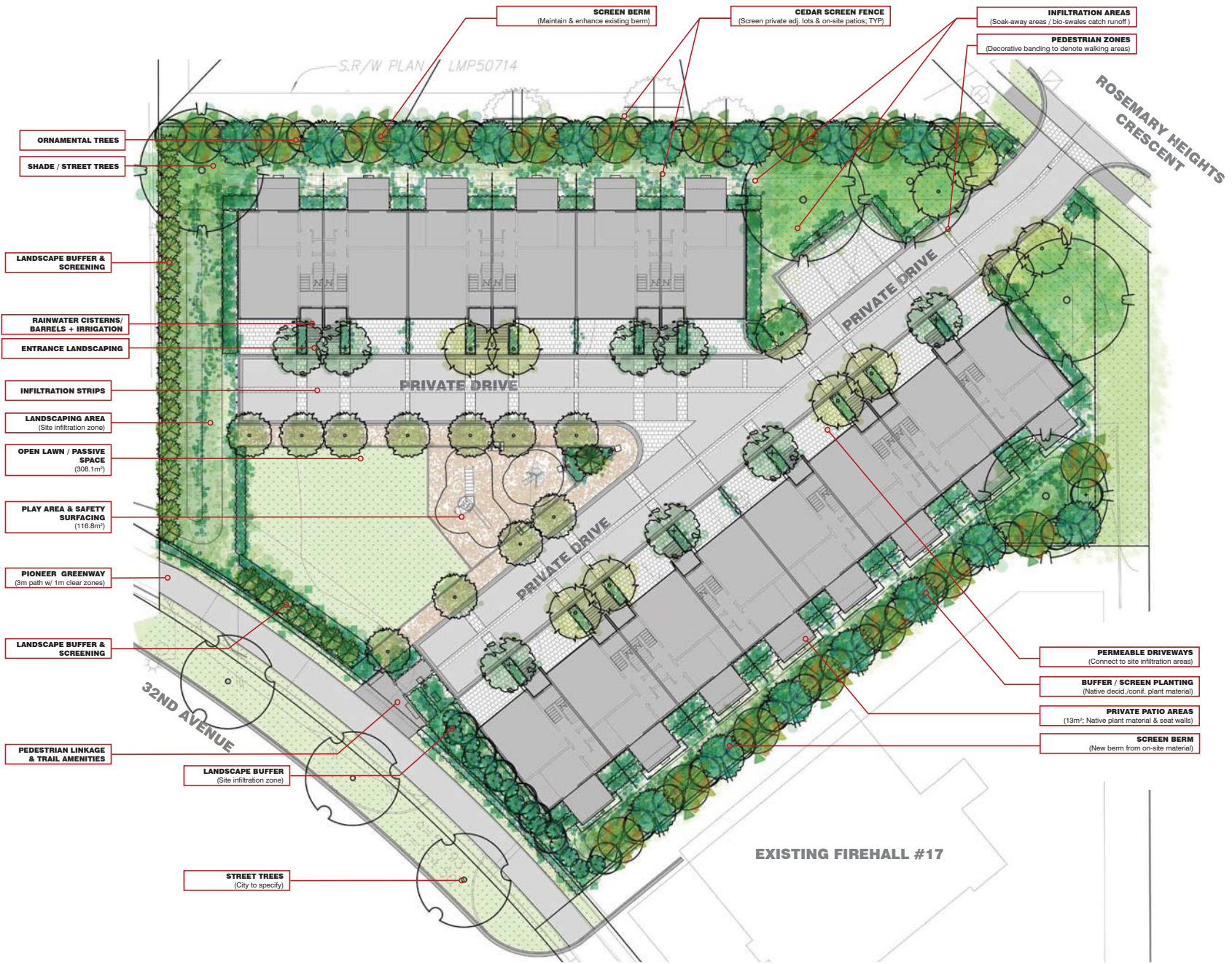
FIREHALL TOWNHOUSES





# NIGHT RENDERING

## FIREHALL TOWNHOUSES



**van der Zalm + associates inc.**  
 Urban Design + Landscape Architecture  
 Suite 1, 30177 97th Avenue P 604.662.0264  
 Langley, British Columbia F 604.662.0262  
 V3M 4M6 info@vzai.com

In coordination with:  
**SITE LINES Architecture**

No.	By	Description	Date
3		Revised Site Plan	02-18-2013
2		Revised Site Plan	01-25-2013
1		Conceptual Site Plan	11-30-2012

**REVISIONS TABLE FOR DRAWINGS**  
 \* Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

**Project:**  
**Multi-Family Development**  
**Location:**  
 Firehall #17  
 15329 32nd Avenue,  
 Surrey, B.C.

<b>Drawn:</b>	<b>Stamp:</b>
<b>Checked:</b>	
<b>Approved:</b>	<b>CAD File:</b>
<b>Scale:</b>	CONTRACTOR SHALL CHECK ALL CONDITIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND PROPORTIONS ARE THE SOLE RESPONSIBILITY OF THE CONSULTANT AND WILL BE RETURNED BY THE COMPLETION OF THE WORK.

Drawing Title: **CONCEPTUAL SITE PLAN**  
 VZ Project #: **DP2012-36**



---

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

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

DATE:      **April 3, 2013**

PROJECT FILE:      **7812-0311-00**

---

RE:      **Engineering Requirements  
Location: 15329 32 Avenue**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

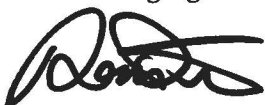
***Property and Right-of-Way Requirements***

- Dedicate 0.515 metre width on 32 Avenue for the ultimate 30.00 metre wide Arterial Road.
- Dedicate 5.00 metre x 5.00 metre corner cuts at 32 Avenue and 154 Street.
- Register 5.00 metre wide Statutory Right of Way on 32 Avenue for the Pioneer Greenway/Multi-Use Pathway.

***Works and Services***

- Relocate the multi-use pathway to approximately 6.00 metres offset from the curb fronting proposed Lot 1. Retention of the existing MUP location fronting proposed Lot 2 is acceptable.
- Remove the existing curb return access and reinstate boulevard.
- Reconstruct the pedestrian letdown on Rosemary Heights Crescent to accommodate the proposed driveway access location.
- Construct a 7.30 metre wide driveway letdown on Rosemary Heights Crescent. The driveway access must align with Rosemary Heights Drive.
- Provide storm water calculation to confirm the downstream capacity to the nearest trunk sewer (catchment over 20 ha), and upgrade if required.
- Extend the 2500mm water main on 32 Avenue, if required.
- If required register a reciprocal access easement between proposed Lot 1 and Lot 2 to ensure that adequate access is provided for each of the proposed lots.
- Pay MoT Charge for the costs of providing additional left turn storage capacity for the southbound off-ramp from Highway 99 at 32 Avenue (\$16,000.00/metre for each additional metre of storage capacity), if required by MoT.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager  
IK1



Tuesday, February 12, 2013  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0311 00

**SUMMARY**

The proposed 14 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	3
Secondary Students:	1

September 2012 Enrolment/School Capacity

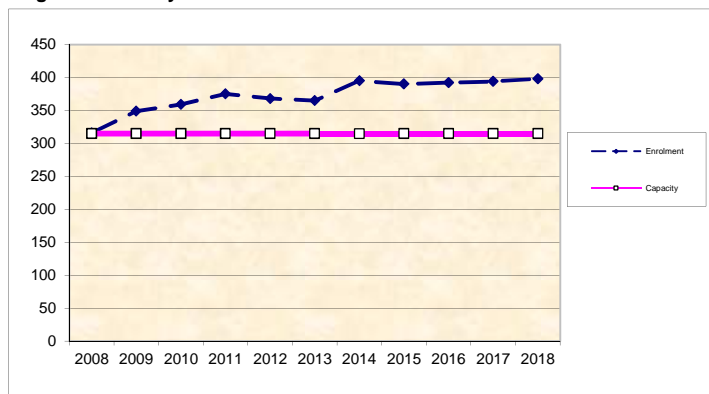
<b>Morgan Elementary</b>	
Enrolment (K/1-7):	50 K + 318
Capacity (K/1-7):	40 K + 275
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

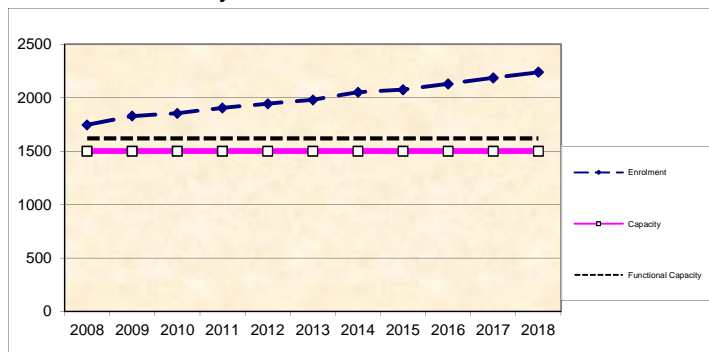
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school is under construction on 28th Ave near the intersection with 160th Street, which will replace Sunnyside elementary. The new school will have a capacity to accommodate growth and boundary moves from Morgan Elementary and Pacific Heights Elementary will be implemented in 2013. The capacity for Morgan Elementary below does not include one modular classroom building, which has been located on the site to assist with capacity needs resulting from full day kindergarten implementation in 2011 (Ministry of Education recognizes the modular as part of the schools capacity at 60K + 275 = 335). There is also a portable classroom on site. A proposed addition to Rosemary Heights Elementary has been included as #3 priority in the 2012-2016 Five Year Capital Plan to help relieve overcrowding at local schools. Earl Marriott Secondary has 8 portables on site and has implemented extended day programming to accommodate student growth. The School District has recently purchased a new secondary school site in North Grandview Area and has also submitted a request for funding of a new North Grandview Area Secondary School as its #5 priority in the 2012-2016 Five year Capital Plan to accommodate long term secondary school enrolment growth in South Surrey.

**Morgan Elementary**



**Earl Marriott Secondary**



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



## Surrey Tree Preservation Summary

Surrey Project No.: \_\_\_\_\_  
 Project Location: 15329 32<sup>nd</sup> Avenue, Surrey, B.C.  
 Project Arborist: Kelly Koome  
 ISA Certified Arborist PN 5962A  
 Certified Tree Risk Assessor #185

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

1. General Tree Assessment of the Subject Site: One partial lot totaling 1.35 acres, currently used as Surrey FD South Training Centre.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	A	9
Number of Protected Trees declared high risk due to natural causes	B	1
Number of Protected Trees to be removed	C	2
Number of Protected Trees to be Retained (A-B-C)	D	6
Number of Replacement Trees Required (C-B) x 2	E	2
Number of Replacement Trees Proposed	F	76
Number of Replacement Trees in Deficit (E-F)	G	-74
Total Number of Protected and Replacement Trees on Site (D+F)	H	82
Number of Lots Proposed in the Project	I	1
Average Number of Trees per Lot (H÷I)	J	82

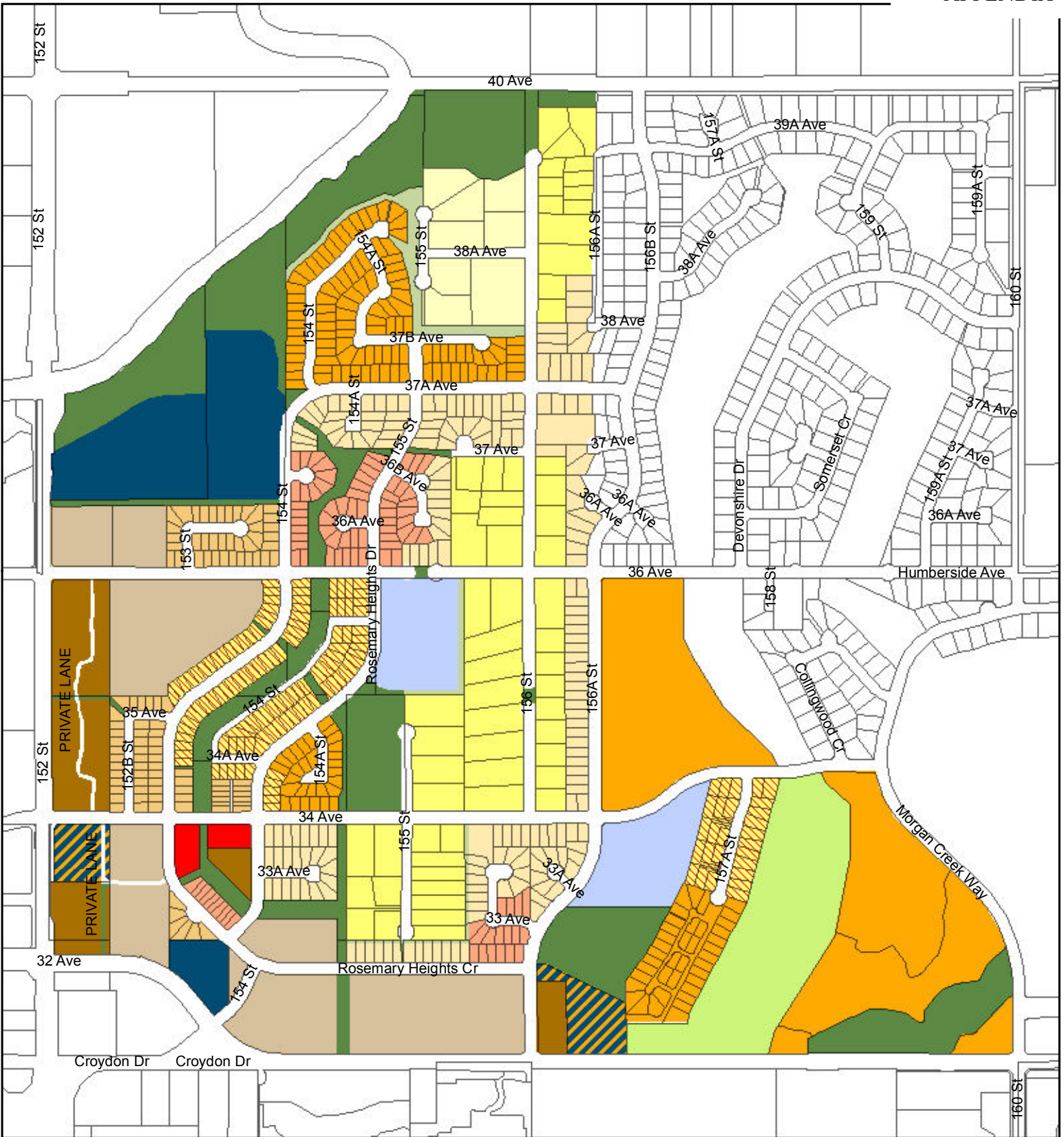
3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached.  
 This plan will be available before final adoption.

Summary prepared and submitted by:

  
 \_\_\_\_\_  
 Mark van der Zalm, RLA

Date: MARCH 28/2013

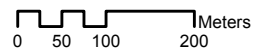


- |                                     |  |                           |
|-------------------------------------|--|---------------------------|
| Suburban 1 Acre Residential         | Single Family Small Lot                                      | Institutional Residential |
| Suburban 1/2 Acre Residential       | Townhouses   | Buffer/Park / Open Space  |
| Single Family Residential           | Garden Apartments (3-Storeys)                                | Elementary School         |
| Compact Single Family Residential   | Neighbourhood Commercial                                     | Pond                      |
| Clustering at Single Family Density | Institutional (Religious, College, Library, Fire Hall, etc.) | Golf Course               |
| Compact Single Family/Cluster       |  |                           |

**ROSEMARY HEIGHTS CENTRAL LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: May 6, 1999 Amended 10 Dec. 2012



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.

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_  
 OF LOT 3 SECTION 26 TOWNSHIP 1  
 NEW WESTMINSTER DISTRICT PLAN BCP6394

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK
PART OF LOT 3	SECTION 26 TOWNSHIP 1	BCP6394	0.548 ha	BLOCK "A"
PART OF LOT 3	SECTION 26 TOWNSHIP 1	BCP6394	0.326 ha	BLOCK "B"

CITY OF SURREY

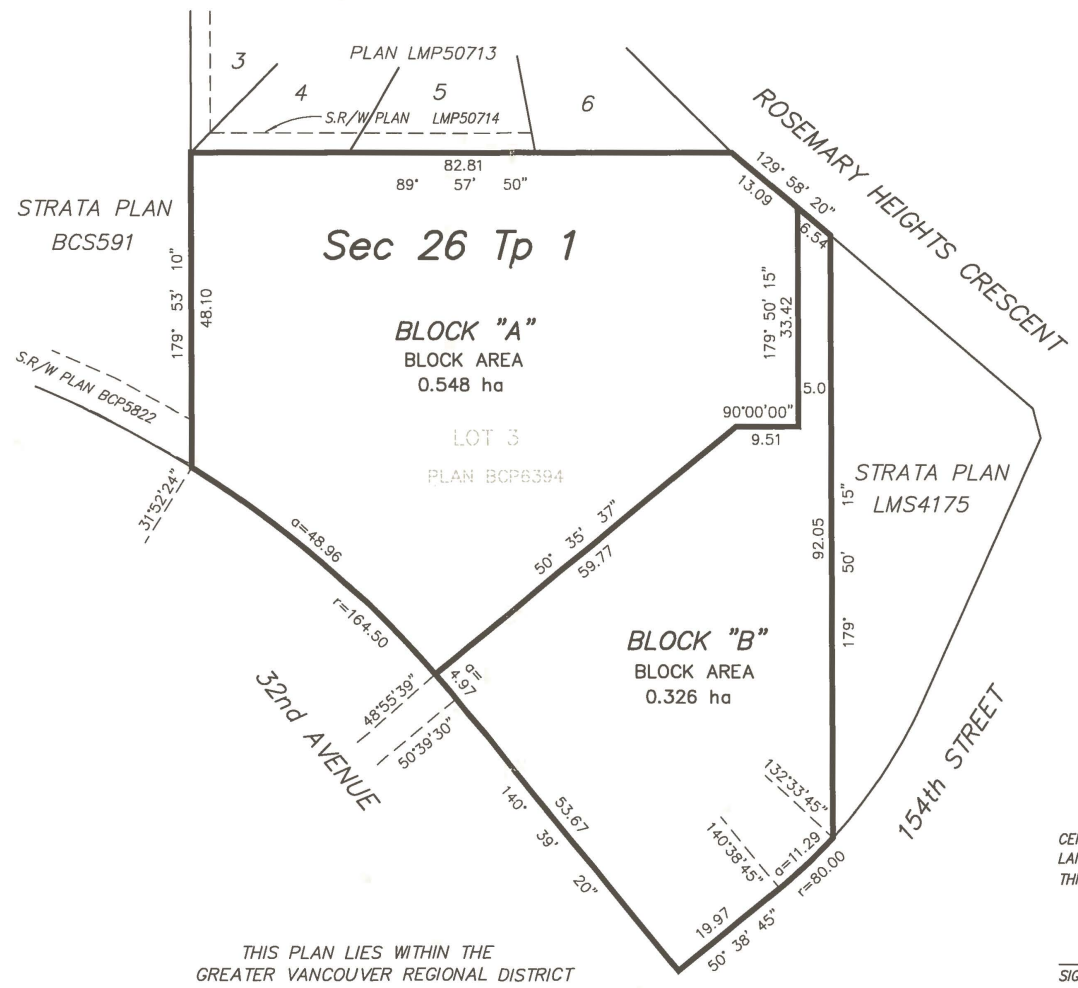
B.C.G.S. 92G.007

SCALE = 1:750



"ALL DISTANCES ARE IN METRES"

P.I.D. 025-705-971  
 CIVIC ADDRESS: #15329 32nd AVENUE



SOUTH FRASER LAND SURVEYING LTD.  
 B.C. LAND SURVEYORS  
 SUITE 101 - 7485 130th STREET  
 SURREY, B.C. V3W 1H8  
 TELEPHONE: 604 599-1886  
 FILE: 11762-ZON

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
 LAND TITLE OFFICE RECORDS DATED  
 THIS 27th DAY OF MARCH, 2013

*[Signature]*  
 SIGNATURE OF B.C.L.S.  
 11762-ZON

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0311-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 14245 - 56 Avenue  
Surrey, BC V3X 3A2

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: 025-705-971

Lot 3 Section 26 Township 1 New Westminster District Plan BCP6394

15329 - 32 Avenue

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section F of Part 21 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum setback from the east property line is varied from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.) on Lot 1.

5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7912-0311-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
  
6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
10. This development variance permit is not a building permit.

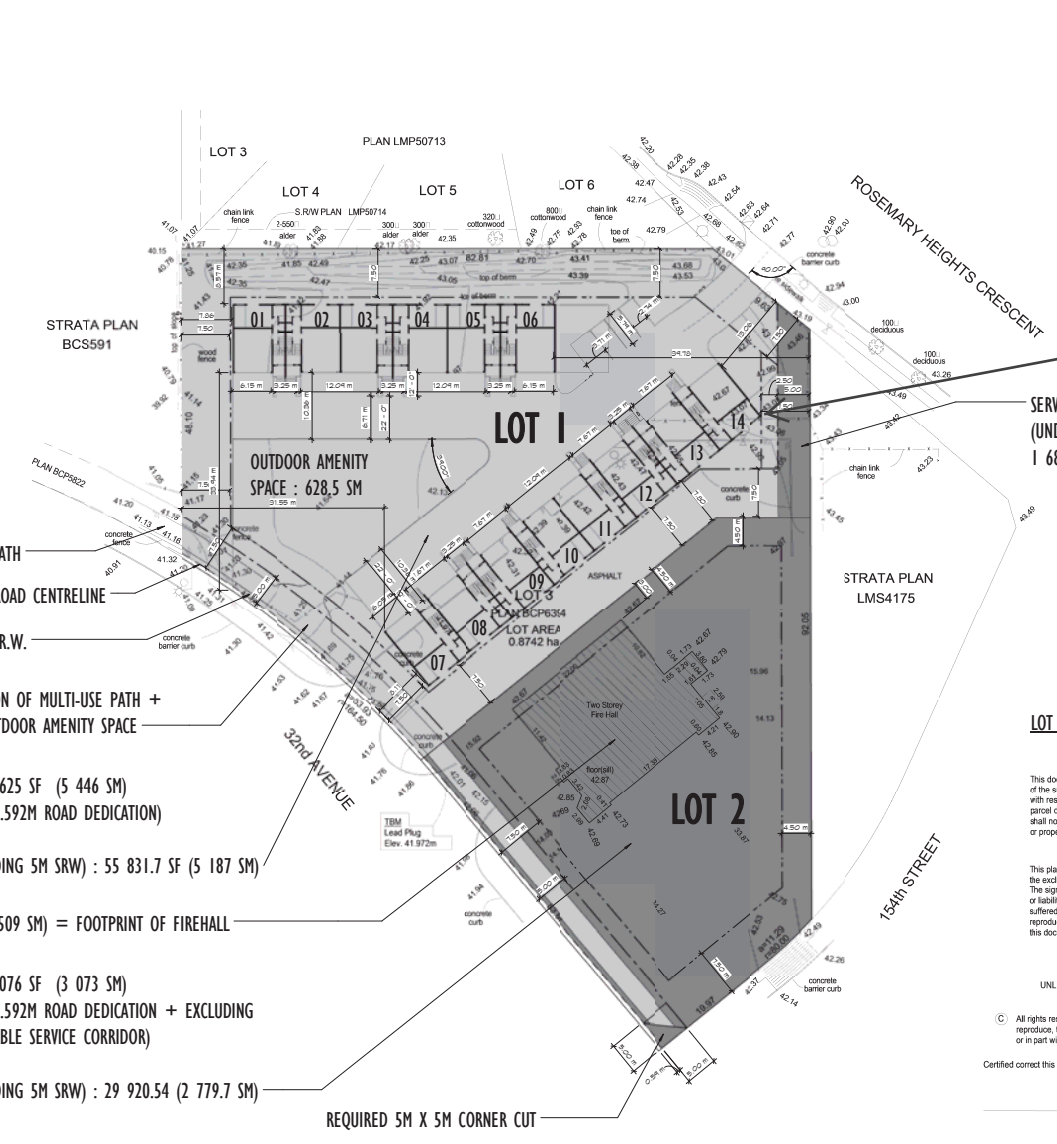
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



**Setback variance**  
**from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.)**

LOT 1 AREA : 5446 SM  
 LOT COVERAGE (% OF NET LOT AREA) : 22.7%  
 BUILDING & STRUCTURES: 1237 SM  
 PAVED & HARD SURFACES: 1380 SM  
 TOTAL SITE COVERAGE: 48%

SETBACKS (IN METERS):  
 FRONT (NE): 13.06m  
 REAR (SW): 8.7m  
 SIDE (N): 8.6m  
 SIDE (W): 7.9m  
 SIDE (SE): 7.8m  
 SIDE (S): 7.5M  
 SIDE (E): 2.5M

BUILDING HEIGHT (IN METERS)  
 PRINCIPAL: 10.4M (11 MAX AS PER RM-15)  
 ACCESSORY: N/A

NUMBER OF RESIDENTIAL UNITS:  
 THREE BEDROOM: 14 UNITS

FLOOR AREA (RESIDENTIAL) TOTAL: (200 SM X 14)  
 2800 SM

DENSITY  
 #OF UNITS/ACRE (GROSS): 10  
 #OF UNITS/ACRE (NET): 11.6

AMENITY SPACE  
 OUTDOOR: 628.5 SM

PARKING  
 RESIDENTIAL : 28 (INSIDE BUILDING ENVELOPE)  
 VISITORS: 4 SPACES (3 - 2.74M X 5.79M + 1 HC)

SERVICE CORRIDOR  
 (UNDEVELOPABLE AREA) -  
 1 685 SF (156.5 SM)

LOT 2 - COVERAGE: 16.5%

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

This plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

\* THIS DOCUMENT IS NOT VALID \*  
 UNLESS ORIGINALLY SIGNED AND SEALED

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 Certified correct this day of 7th DECEMBER 2011

B.C.L.S. 11762ELV

MULTI-USE PATH  
 15M FROM ROAD CENTRELINE  
 REQUIRED S.R.W.  
 CONTINUATION OF MULTI-USE PATH + LINK TO OUTDOOR AMENITY SPACE  
 LOT 1 - 58 625 SF (5 446 SM)  
 (EXCLUDING .592M ROAD DEDICATION)  
 NET (EXCLUDING 5M SRW) : 55 831.7 SF (5 187 SM)  
 5 475 SF (509 SM) = FOOTPRINT OF FIREHALL  
 LOT 2 - 33 076 SF (3 073 SM)  
 (EXCLUDING .592M ROAD DEDICATION + EXCLUDING UNDEVELOPABLE SERVICE CORRIDOR)  
 NET (EXCLUDING 5M SRW) : 29 920.54 (2 779.7 SM)

REQUIRED 5M X 5M CORNER CUT

site lines ARCHITECTURE INC.  
 phone 604 881 7173  
 fax 604 881 7174  
 toll free 1 866 881 7173  
 address Suite 200 - 9188 Glover Road  
 Fort Langley, BC  
 Box 249 V1H 2R6  
 email info@sitelines.ca  
 web www.sitelines.ca

REVISIONS		
NO.	DATE	DESCRIPTION
01	2012.11.21	ISSUED TO C.O.B.
02	2012.11.24	ISSUED TO V02
03	2012.11.02	ISSUED TO C.O.B.

FIREHALL TOWNHOUSES

15329 32ND AVENUE, SURREY, BC

title  
 LOT AREAS

scale 1" = 30'-0"

date OCTOBER 1, 2012

drawn UV checked -

job no. 1227

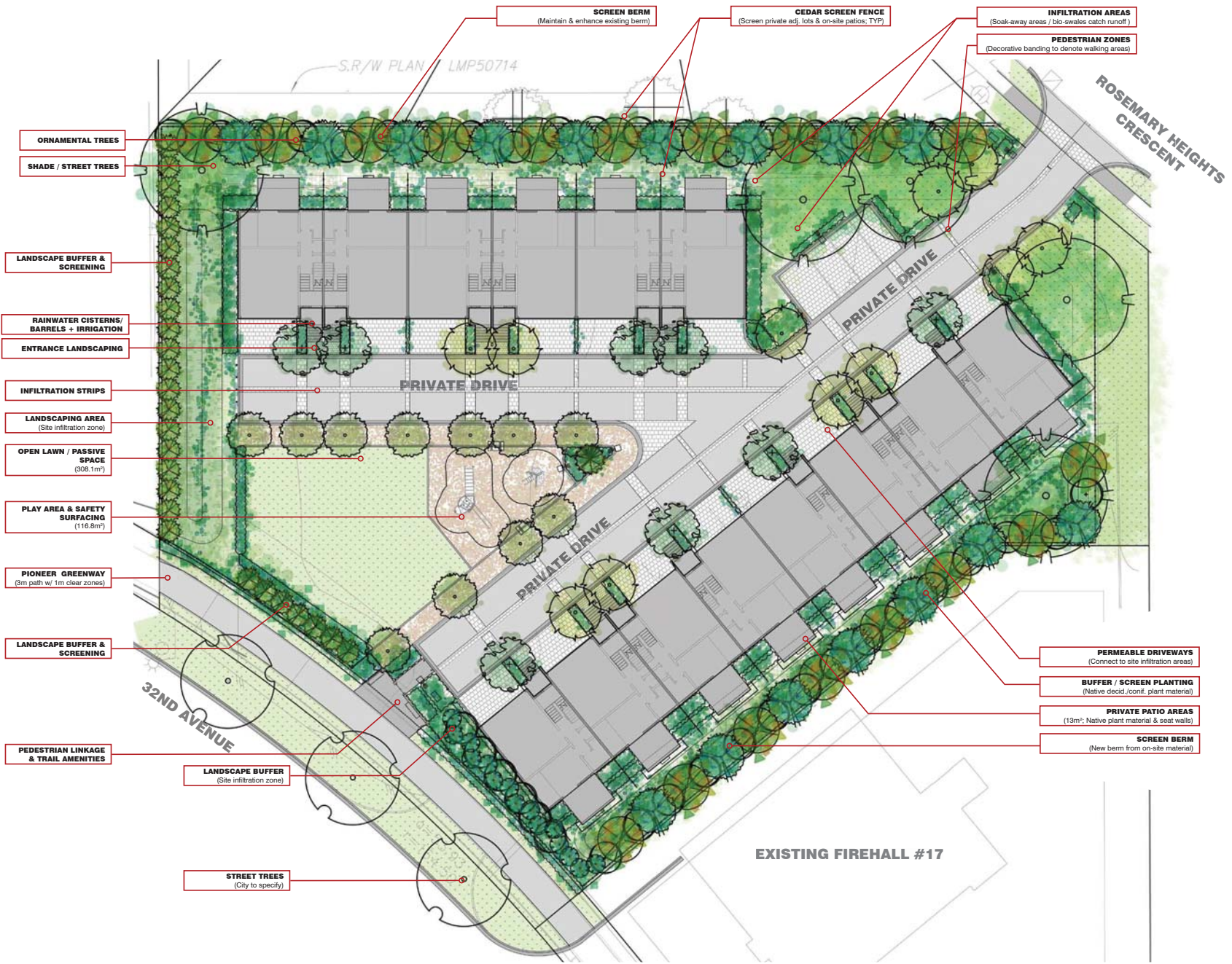
sheet no. A1.01

consultant

11/20/2012 11:11 AM

SCHEDULE A

1 SITE - LOT AREAS  
 1" = 30'-0"



ORNAMENTAL TREES  
SHADE / STREET TREES

LANDSCAPE BUFFER & SCREENING

RAINWATER CISTERNS/  
BARRELS + IRRIGATION  
ENTRANCE LANDSCAPING

INFILTRATION STRIPS

LANDSCAPING AREA  
(Site infiltration zone)

OPEN LAWN / PASSIVE  
SPACE  
(308.1m<sup>2</sup>)

PLAY AREA & SAFETY  
SURFACING  
(116.8m<sup>2</sup>)

PIONEER GREENWAY  
(3m path w/ 1m clear zones)

LANDSCAPE BUFFER & SCREENING

PEDESTRIAN LINKAGE  
& TRAIL AMENITIES

LANDSCAPE BUFFER  
(Site infiltration zone)

STREET TREES  
(City to specify)

SCREEN BERM  
(Maintain & enhance existing berm)

CEDAR SCREEN FENCE  
(Screen private adj. lots & on-site patios; TYP)

INFILTRATION AREAS  
(Soak-away areas / bio-swales catch runoff)

PEDESTRIAN ZONES  
(Decorative banding to denote walking areas)

PERMEABLE DRIVEWAYS  
(Connect to site infiltration areas)

BUFFER / SCREEN PLANTING  
(Native decid./conif. plant material)

PRIVATE PATIO AREAS  
(13m<sup>2</sup>; Native plant material & seat walls)

SCREEN BERM  
(New berm from on-site material)

**van der Zalm + associates inc.**  
Urban Design + Landscape Architecture  
Suite 1, 30177 97th Avenue P 604.662.0264  
Langley, British Columbia F 604.662.0262  
V3M 4M6 info@vanzalm.com

In coordination with:  
**SITE LINES Architecture**

No.	By	Description	Date
3		Revised Site Plan	02-18-2013
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**REVISIONS TABLE FOR DRAWINGS**  
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**Project:**  
Multi-Family  
Development  
**Location:**  
Firehall #17  
15329 32nd Avenue,  
Surrey, B.C.

Drawn:	Stamp:
Checked:	
Approved:	
Scale:	<p>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS PRECIPITATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ARE RETURNED BY THE COMPLETION OF THE WORK.</p>

Drawing Title: **CONCEPTUAL SITE PLAN**  
 VZ Project #: **DP2012-36**  
 7912-0311-00 (A)