

PROPOSAL:

- **NCP amendment** from "Townhouses (max. 15 upa)" to "Medium to High Density Townhouses (max. 30 upa)"
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 119 townhouse units.

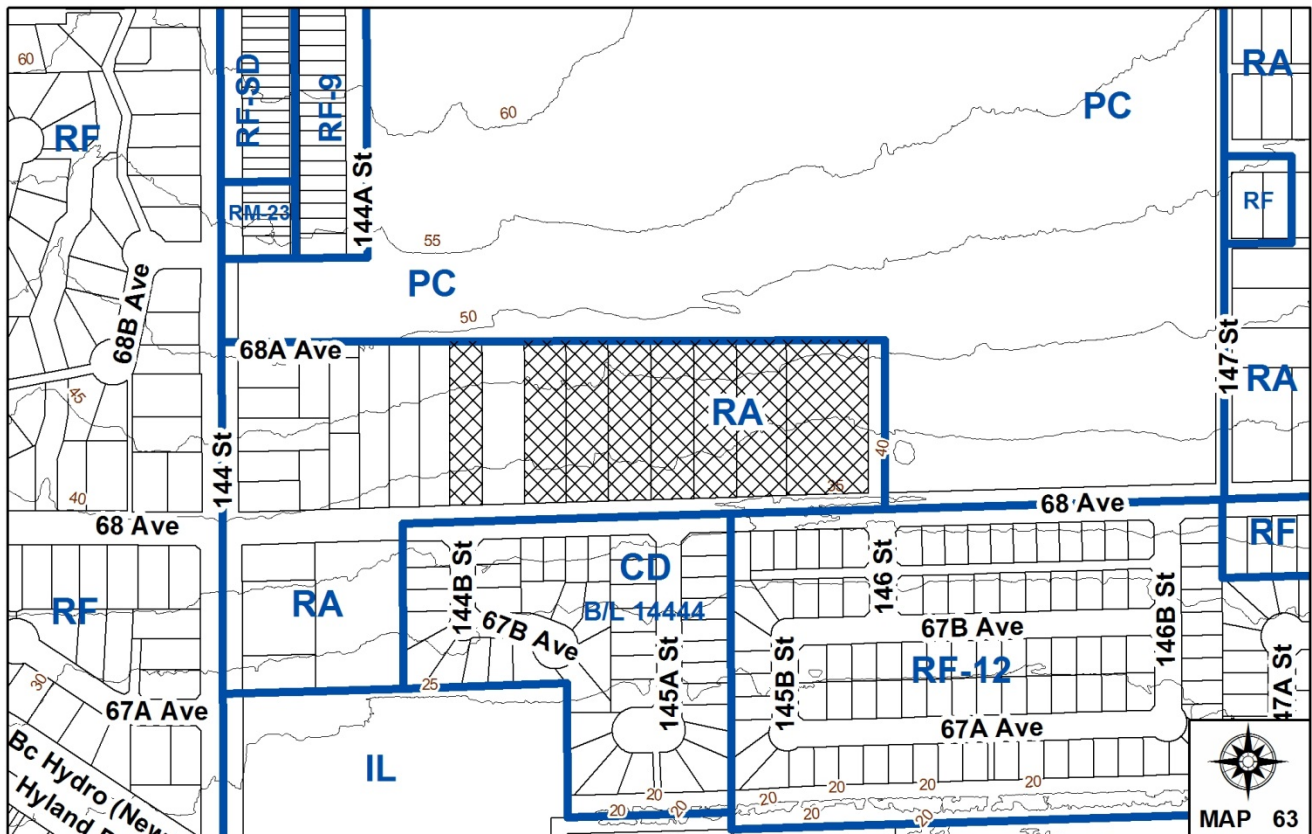
LOCATION: 14475, 14495, 14511, 14525, 14535, 14549, 14565 and 14583 - 68 Avenue.

OWNER: Ricky Reandy et al.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (max. 15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the East Newton South NCP from "Townhouses (max. 15 upa)" to "Medium to High Density Townhouses (max. 30 upa)".
- Front, rear and side yard setbacks of the RM-30 Zone are proposed to be reduced.
- Parking requirements are proposed to be varied in order to allow one (1) visitor parking space to be located within the west side yard setback.
- The applicant is seeking to reduce the amount of indoor amenity space from 357 sq. m (3,843 sq.ft) to 204 sq. m (2,196 sq. ft).

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposal to amend the East Newton South NCP in order to increase the allowable density is supportable given the fact that :
 - the applicant has achieved a significant land consolidation;
 - the proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to existing single family houses to the south; and
 - the applicant proposed to convey 14475 68 Avenue to the City for the future northerly extension of 144B Street.
- Proposed tree retention includes the best quality trees.
- No objections were received through the pre-notification process.
- The project requires Development Variance Permits to reduce the front, rear and side yard setback requirements under the RM-30 Zone. These setbacks are supportable and allow for both a desirable site plan and tree preservation.
- The proposed reduced indoor amenity space still maintains a functional amenity area and the shortfall will be addressed through a cash-in-lieu arrangement. Proposed outdoor amenity space is approximately six (6) times the required amount.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 357 sq. m (3,843 sq.ft) to 204 sq. m (2,196 sq. ft).
3. Council authorize staff to draft Development Permit No. 7913-0036-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7913-0036-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (b) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) and 3.0m (10ft);
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.), 4.5 metres (15 ft.) and 3.6 metres (12 ft.); and
 - (e) to vary the parking requirement of the RM-30 Zone to allow one (1) visitor parking stall to be located within the west side yard setback.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) the establishment of an access easement over the subject property granting future access in favour of lands to the west at 14491 68 Avenue;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) the applicant adequately address the impact of reduced indoor amenity space; and
 - (k) a P-15 agreement is required for monitoring and maintenance of replanting in the riparian area.
7. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Townhouses (max. 15 upa)" to "Medium to High Density Townhouses (max. 30 upa)" 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:
 24 Elementary students at Georges Vanier Elementary School
 12 Secondary students at Frank Hurt 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: A P-15 agreement is required for monitoring and maintenance of replantings in the riparian areas.
- Surrey Fire Department: No concerns.
- Department of Fisheries and Oceans (DFO): The proposal was reviewed at the September 15, 2010 Environmental Review Committee meeting, which included a representative from the DFO. The proposed site plan, setbacks and riparian dedication area were reviewed and considered to be acceptable. A P-15 agreement is required.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Valley View Cemetery	Urban/Cemetery	PC
East:	Valley View Cemetery	Urban/ Cemetery	PC
South (Across 68 Avenue):	Single family dwellings.	Urban/Low Density Compact Housing (max 10 upa)	RF-12 & CD (By-law 14444)
West:	Single family dwellings.	Urban/ Townhouses (max 15 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to existing single family houses to the south.
- Future development of the lands to the west will likely have a similar density as demonstrated on the applicant's site plan.
- The proposed unit density is reflective of many recent townhouse developments in Newton. The proposed floor area ratio (FAR) of 0.68 is similar to the maximum allowable under the RM-15 Zone (0.60) and is lower than the maximum allowable under the RM-30 Zone, which is 0.90.
- In consideration of the additional density being sought, the applicant proposes to convey 14475 68 Avenue to the City for the future northerly extension of 144B Street.
- 14475 68 Avenue is not included in the density calculations for this project.
- Proposed tree retention includes the best quality trees.

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The development site consists of seven (7) properties currently zoned "One-Acre Residential Zone (RA)". An eighth (8th) property, 14475 68 Avenue, has been included in this application for the purpose of dedication for the future 144B Street.

- The applicant has attempted to involve the property at 14491 - 68 Avenue in the application, but this property owner is not interested in selling or developing jointly at this time.
- A conceptual plan to show how 14491 - 68 Avenue could develop in the future is included on the site plan attached (Appendix II). A joint access easement is required under the subject application to ensure future access is provided to this lot in the future, through the subject site.
- The development site slopes approximately 10 metres (33 ft.) from the north property line toward 68th Avenue.
- The Valley View Cemetery is located to the north and east of the development site.
- There is a Class B (yellow-coded) watercourse located along the eastern edge of the City's unopened road allowance, directly east of the subject site.
- The properties to the west of the development site are designated "Townhouses 15 u.p.a." in the East Newton South NCP.
- The properties on the south side of 68th Avenue were amended from "Townhouses 15 u.p.a" to "Low Density Compact Housing (10 u.p.a)" in 2001 and 2002 due to market demand for small lots. Single family residential dwellings on small lots exist along the south side of 68th Avenue.

Proposal

- The applicant is proposing an NCP amendment from "Townhouses (max. 15 upa)" to "Medium to High Density Townhouses (max. 30 upa)", a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit to allow for the development of a 119-unit townhouse complex.
- The applicant is also proposing a Development Variance Permit in order to relax the minimum setback requirements and to allow one (1) visitor parking space within the west side yard setback.
- The property at 14475 - 68 Avenue is proposed to be conveyed to the City for the future extension of 144B Street from 68 Avenue to 68A Avenue.

Vehicular Access and Parking

- The applicant is required to dedicate 2.0m (6.6 ft.) on 68th Avenue complete with 0.5m (1.6 ft.) Statutory Right-of Way.
 - The applicant is required to convey 14475 - 68 Avenue for the future northerly extension of 144B Street.
- Access to the site is via 68th Avenue.
- An access easement, to allow access for a future townhouse development to the west of the subject site, is required as a condition of approval.

- The applicant is proposing to provide 238 resident parking spaces and 24 visitor parking spaces, which meets the parking requirements of the Zoning By-law. A DVP is required to allow one (1) visitor parking space to be located within the west side yard setback, as is discussed in the "By-law Variance and Justification" section of this report.

Amenity Space

- The Zoning By-law requires 357 sq. m (3,843 sq.ft) of outdoor amenity space and 357 sq. m (3,843 sq.ft) of indoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 204 sq. m (2,196 sq. ft) of indoor amenity space and 2,089 square metres (22,486 sq ft.) of outdoor amenity space; approximately 6 times the amount required.
- The proposed reduced indoor amenity space is acceptable given that the indoor amenity space is centrally located and is functional.
- The applicant is proposing cash-in-lieu to compensate for the shortfall of indoor amenity space, in accordance with City policy.

Trees

- The applicant retained Norm Hol of Arbortech Consulting (ACL Group) to provide an arborist report for the subject site. There are 190 by-law sized trees on-site, of which 38 are proposed to be retained and 152 are proposed to be removed. The table below identifies the trees by species and outlines whether the trees are proposed for retention or removal:

Species	Total	Removed	Retained
Grand Fir	2	2	0
Deodar Cedar	1	1	0
Hemlock	4	3	1
Douglas Fir	54	41	13
Western Red Cedar	87	63	24
Blue Spruce	3	3	0
Norway Spruce	4	4	0
Australian Pine	1	1	0
Big Leaf Maple	10	10	0
Maple	1	1	0
Norway Maple	6	6	0
Pacific Dogwood	3	3	0
Apple	1	1	0
Weeping Willow	1	1	0
Bitter Cherry	3	3	0
Cherry	2	2	0
Purple Leaf Plum	1	1	0
Mountain Ash	1	1	0
Lombardy Poplar	5	5	0
Total	190	152	38

- Approximately 20% of the tree inventory on the site is proposed for retention.
- The site plan was designed around the retention of two clusters of good specimen Douglas Fir and Western Red Cedar trees located in the north west corner of the site.
- Additional trees are also being retained along the north property line, which interfaces with the cemetery and throughout the site.
- Staff are satisfied with the tree preservation achieved in the project.

PRE-NOTIFICATION

- Pre-notification letters were sent on May 24, 2013, to 94 properties within 100 metres (328 ft.) of the subject site. Staff had numerous conversations with the owner of 14491 - 68 Avenue to provide information about the proposal. The property owner is not prepared to sell or develop jointly at this time. Staff receive no other responses.

DESIGN PROPOSAL AND REVIEW

- The site plan was prepared with the goal to retain the high quality trees on the site.
- The north west portion of the site reflects a cluster of trees, including two groves of Douglas Firs and Western Red Cedars, that are being preserved.
- The proposed one hundred and nineteen (119) two and three bedroom townhouse unit project consists of two and three-storey buildings, an indoor amenity area, and multiple outdoor amenity areas, including a child's play area.
- The units along 68th Avenue are two-storeys and are oriented to street to provide for a human-scale streetscape and appropriate interface to the single family houses on the south side of 68th Avenue.
- Double car garages will be provided for all of the units fronting 68th Avenue and 4 additional internal units. Two interior tandem parking spaces within an enclosed garage will be provided for the remaining townhouse units.
- The units fronting 68 Avenue (Buildings 1-6) have doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street. These units also have living space on the ground floor, which promotes interaction with the public realm.
- Exterior building cladding consist of vinyl siding, vinyl shingles, Hardi board siding and asphalt roof shingles.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 15, 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)	<ul style="list-style-type: none"> • East Newton South NCP
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposed gross density – 24 upa (FAR 0.68) • Range of unit sizes and household types (30% 2 bedroom units & 70% 3 bedroom units)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils \geq 300 mm in depth • On-site infiltration • Permeable pavement • 38 high-quality trees retained • 197 replacement trees provided • Recycling pick-up
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 50 m of pedestrian paths and sidewalks • Pedestrian connection from central amenity area to public sidewalk on 68th Avenue
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Ground floor habitable rooms on all street-facing units to provide eyes on the street for natural surveillance • Playground area • Outdoor community gathering area • Indoor community amenity space
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Manuals will be provided for all sustainable features including low flow plumbing fixtures, Energy Star appliances, and energy efficient (CFL) lighting

ADVISORY DESIGN PANEL

- This application was not referred to the Advisory Design Panel in accordance with procedural requirements in the OCP. However, the design of the proposed townhouse development has been reviewed by the City Architect and found to be generally satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setback from the east property line of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.), 4.5 metres (15 ft.) and 3.6 metres (12 ft.) for the east property line.

Applicant's Reasons:

- The proposed setback is appropriate given the site constraints imposed by the retention of large clusters of quality specimen trees.
- The proposed setback variances maximize the development potential of the site. An increase in the setbacks would require a reduction of units, thus reducing the project efficiency.

Staff's Comments:

- The proposed setback is appropriate considering the site constraints imposed by the tree preservation areas.
- The east boundary of the site is adjacent to an unopened road allowance containing a yellow-coded watercourse. Beyond is the Valley View Cemetery.
- The Environmental Review Committee (ERC) had no issue with the proposed setbacks.

(b) Requested Variance:

- To reduce the minimum setback from the west property line of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) and 3.0 metres (10 ft.).

Applicant's Reasons:

- The proposed setback is appropriate given the site constraints imposed by the retention of large clusters of quality specimen trees.
- The proposed setback variances maximize the development potential of the site. An increase in the setbacks would require a reduction of units, thus reducing the project efficiency.

Staff's Comments:

- The proposed setback is appropriate considering the site constraints imposed by the tree preservation areas.
- The setback reductions are side yard conditions for two unit types.

- Landscaping including trees and shrubs will provide visual separation and privacy between this development and the property to the west (which is also designated Townhouses (max. 15 upa)).

(c) Requested Variance:

- To reduce the minimum setback from the north property line of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

Applicant's Reasons:

- Privacy fencing and landscaping including existing tree retention & new trees and shrubs will provide visual separation and privacy between this development and the property to the north.

Staff's Comments:

- The setback is supportable as it provides an adequate rear yard for the proposed units as well as appropriate separation with the adjacent property to the north (Valley View Cemetery). Trees are proposed for retention in this setback area.

(d) Requested Variance:

- To reduce the minimum setback from the south property line of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

Applicant's Reasons:

- Units fronting 68th Avenue directly address the public realm of the sidewalk encouraging neighborhood interaction and 'eyes on the street'.
- The proposed setbacks reflect the setbacks of the single family dwellings on the south side of 68th Avenue.

Staff's Comments:

- The proposed setback provides a reasonable setback from the sidewalk, provides a pedestrian-oriented streetscape and reflects the building form on the south side of 68th Avenue.

(e) Requested Variance:

- To permit one (1) visitor parking stall within the west side yard setback.

Applicant's Reasons:

- Relocating the visitor parking space outside of the setback would require eliminating a townhouse unit.

Staff's Comments:

- The proposed visitor parking stall in the west side yard setback is supportable as there is landscaping provided between the parking stall and the property to the west, which is designated Townhouses (max. 15 upa).
- The location of the parking stall does not negatively impact the site or adjacent property to the west.

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 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.	Development Variance Permit No. 7913-0036-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/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: Colin A Hogan
 Address: Focus Architecture Incorporated
 Unit 109, 1528 - McCallum Road
 Abbotsford, BC V2S 8A3
 Tel: 604-853-5222

2. Properties involved in the Application

- (a) Civic Address: 14495 - 68 Avenue
 14511 - 68 Avenue
 14535 - 68 Avenue
 14549 - 68 Avenue
 14525 - 68 Avenue
 14565 - 68 Avenue
 14583 - 68 Avenue
 14475 - 68 Avenue

- (b) Civic Address: 14495 - 68 Avenue
 Owner: Marcus Braun
 PID: 001-145-126
 Lot 2 Section 15 Township 2 New Westminster District Plan 15576

- (c) Civic Address: 14511 - 68 Avenue
 Owner: Richard J Brzezowski
 PID: 008-207-020
 Lot 3 Section 15 Township 2 New Westminster District Plan 15576

- (d) Civic Address: 14535 - 68 Avenue
 Owner: Richard J Brzezowski
 PID: 009-718-729
 Lot 4 Except: Firstly: East 86 Feet Secondly: West 86 Feet, Section 15 Township 2 New
 Westminster District Plan 12532

- (e) Civic Address: 14549 - 68 Avenue
 Owner: Gloria J Reandy
 Ricky Reandy
 PID: 008-140-804
 East 86 Feet Lot 4 Section 15 Township 2 New Westminster District Plan 12532

- (f) Civic Address: 14525 - 68 Avenue
 Owner: Kenneth F West
 PID: 009-718-648
 West 86 Feet Lot 4 Section 15 Township 2 New Westminster District Plan 12532

- (g) Civic Address: 14565 - 68 Avenue
Owner: Anne E Houle
PID: 003-381-528
The West 100 Feet Lot 5 Section 15 Township 2 New Westminster District Plan 12532
- (h) Civic Address: 14583 - 68 Avenue
Owner: Sukhjinder S Kaler
Ruby Garg
Anuradha Garg
PID: 001-924-460
Lot 5 Except: The West 100 Feet; Section 15 Township 2 New Westminster District Plan 12532
- (i) Civic Address: 14475 - 68 Avenue
Owner: Jane L Bryson
PID: 010-303-162
Lot 8 Section 15 Township 2 New Westminster District Plan 17647

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7913-0036-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		20,300.2
Gross Total		409.7
Road Widening area		
Undevelopable area		19890.5
Net Total		
LOT COVERAGE (in % of net lot area)	45	39.2
Buildings & Structures		27.1
Paved & Hard Surfaced Areas		66.3
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5	6.0
Rear	7.5	6.0
Side #1 (E)	7.5	3.6
Side #2 (W)	7.5	3.0
BUILDING HEIGHT (in metres/storeys)		
Principal	13	10.96
Accessory	11	9.37
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		35
Three Bedroom +		84
Total		119
FLOOR AREA: Residential		13,499.85 (excl garages)
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		19,136.16 (incl garages)

** 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)		58.6/23.7
# of units/ha /# units/acre (net)	75/30	59.8/24.2
FAR (gross)		0.66
FAR (net)	0.90	0.68
AMENITY SPACE (area in square metres)		
Indoor	357	204
Outdoor	357	2,089
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	70	70
3-Bed	168	168
Residential Visitors	23.8	24
Institutional		
Total Number of Parking Spaces	261.8	262
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		180/76
Size of Tandem Parking Spaces width/length		Min 10'6" / 3.2 m Min 40' / 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DATE: 03/22/2013 10:00 AM BY: [Name]



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info@focus.ca

City of Surrey file number
7913-0036-00

- ▲ JULY 4 2013 PLANNING REVISIONS
 - ▲ MAY 22 2013 SITE PLAN REVISIONS
 - ▲ MAY 15 2013 SITE PLAN REVISIONS
 - ▲ APRIL 25 2013 SITE REVISIONS - TREE RETENTION
 - ▲ FEBRUARY 06 2013 SUBMIT FOR DEVELOPMENT PERMIT REVISIONS
- CONSULTANT

CLIENT
0963828 B.C. LTD.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
68th AVE. SURVEY B.C.

DRAWING TITLE

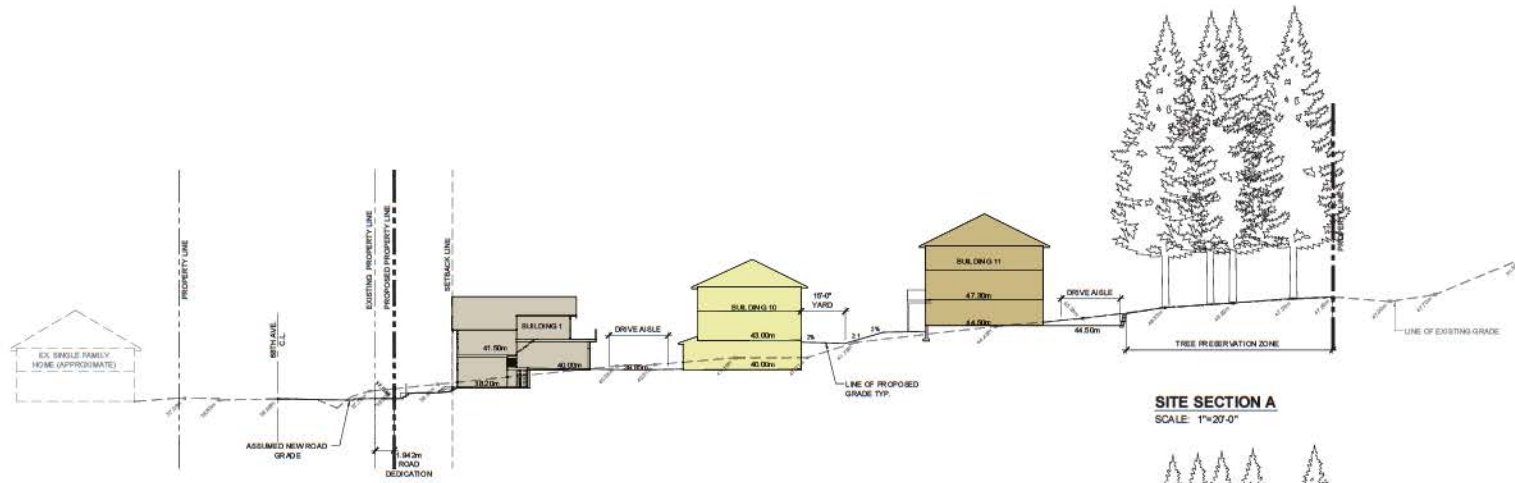
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SITE PLAN**

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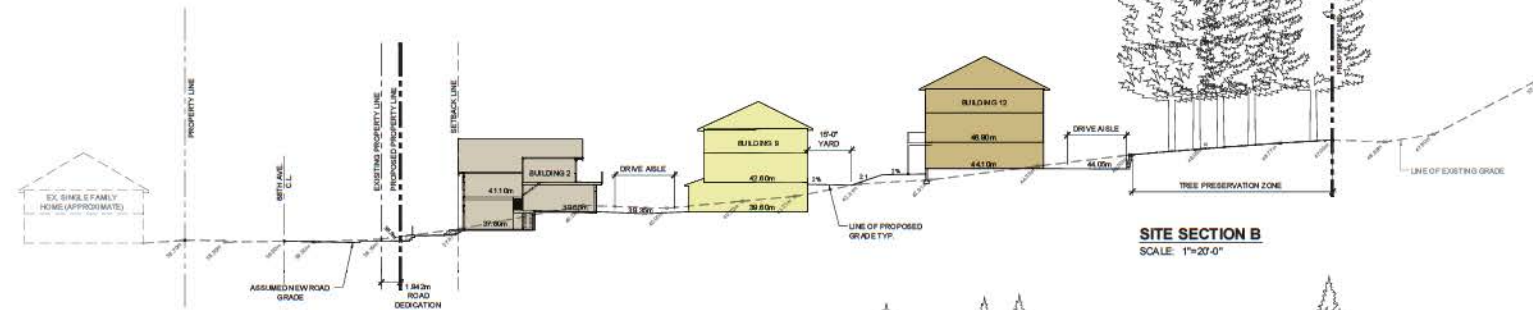


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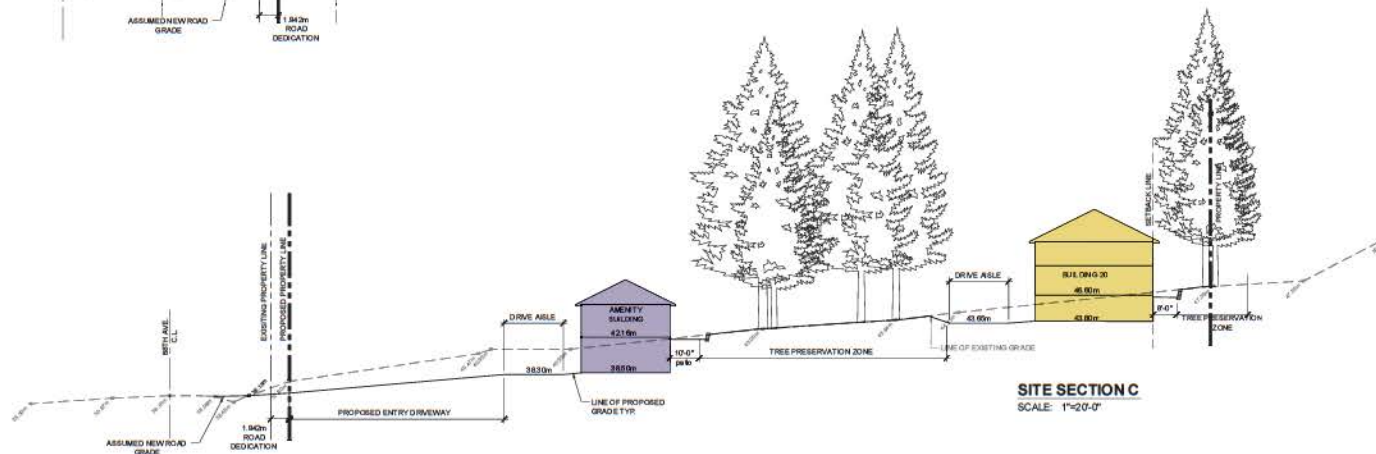
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SITE SECTION A
SCALE: 1"=20'-0"



SITE SECTION B
SCALE: 1"=20'-0"



SITE SECTION C
SCALE: 1"=20'-0"

- ▲ JULY 4 2015 PLANNING REVIEW
- ▲ MAY 22 2015 SITE PLAN REVIEW
- ▲ MAY 13 2015 SITE PLAN REVIEW
- ▲ APRIL 23 2015 SITE REVIEW - TREE RETENTION
- ▲ FEBRUARY 04 2015 SUBMIT FOR DEVELOPMENT PERMIT REVIEW

SCHEILA TANT

CLIENT
09 535 25 B.C. LTD.

PROJECT
PROPOSED TOWNHOUSE
DEVELOPMENT

WITHAVE, SURREY B.C.

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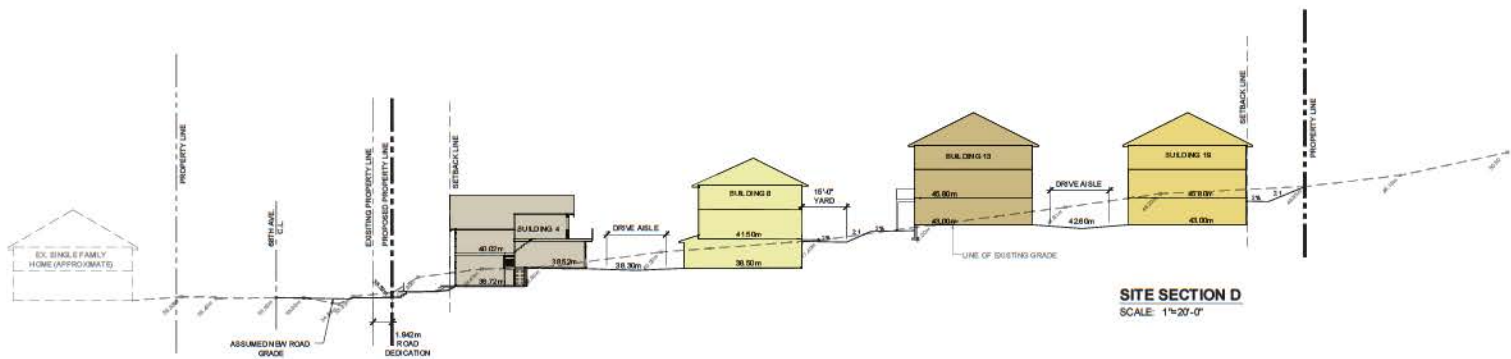
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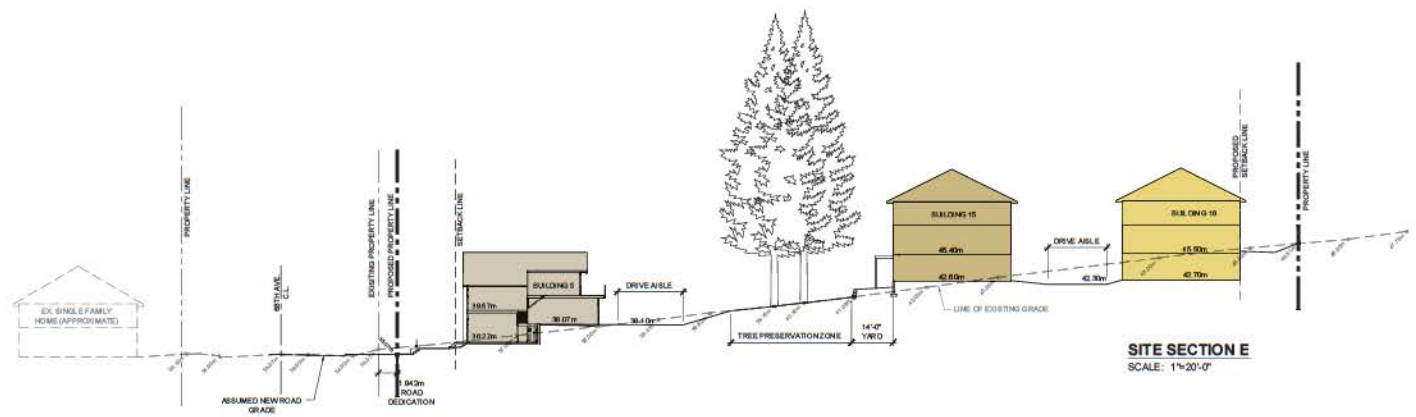
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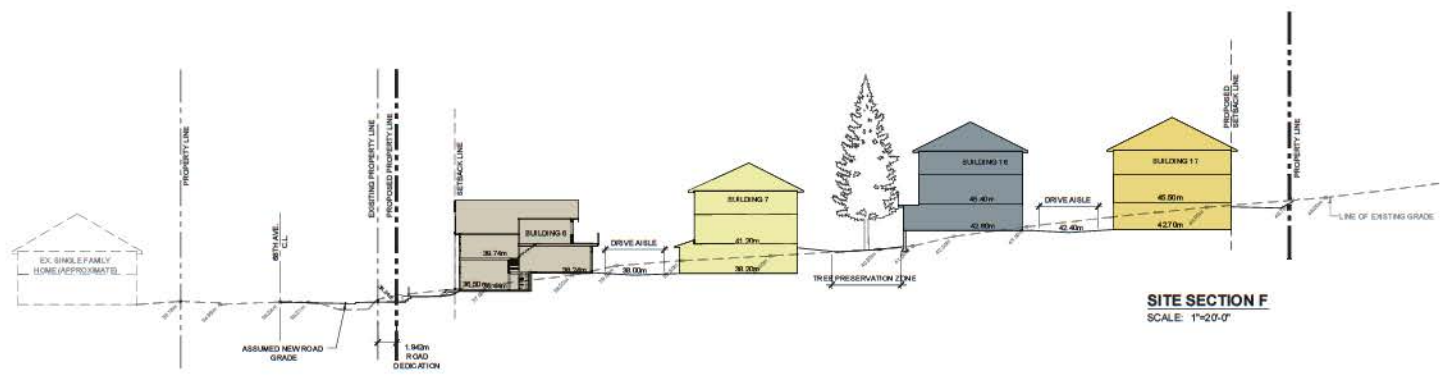
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SITE SECTION D
SCALE: 1"=20'-0"



SITE SECTION E
SCALE: 1"=20'-0"



SITE SECTION F
SCALE: 1"=20'-0"

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City of Surrey file number
7913-0036-00

- ▲ JULY 4, 2013 PLANNING REVISIONS
- ▲ MAY 22, 2013 SITE PLAN REVISIONS
- ▲ MAY 13, 2013 SITE PLAN REVISIONS
- ▲ APRIL 23, 2013 SITE REVISIONS - TREE RETENTION
- ▲ FEBRUARY 04, 2013 SUBMIT FOR DEVELOPMENT PERMIT REVISIONS

SCHEILA TANT

CLIENT
0953525 B.C. LTD.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
MITHAVS, SURREY B.C.

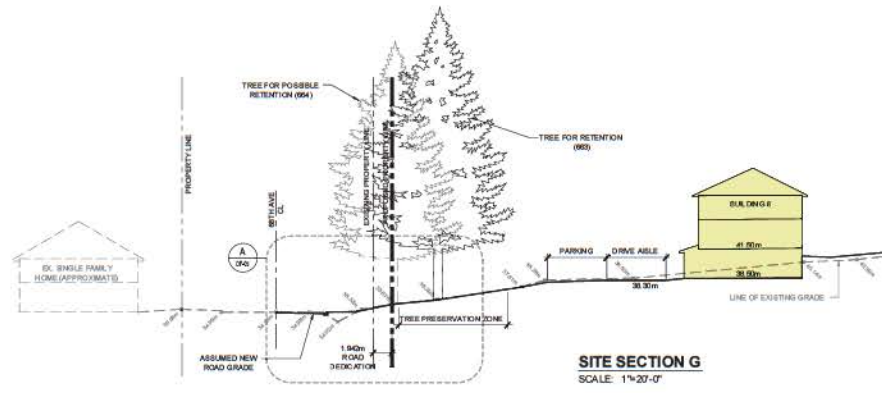
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SITE SECTIONS

DATE: 2013.02.08 FILE NO:
DWN: PVL/VN CH 1219
CHK:

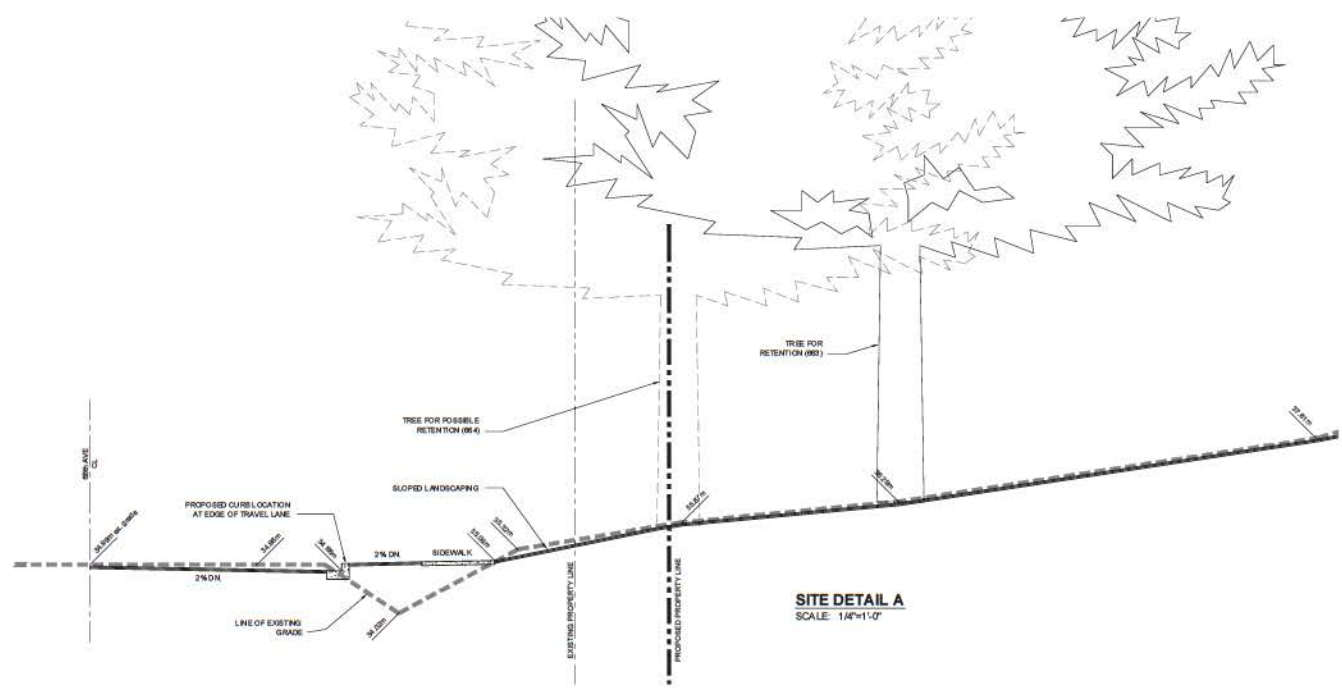
SCALE
SHEET NO.
DP-04

DRAWN: JUL 12, 2013 BY: G. COOPER, T. BROWN, M. BROWN

DATE PLOTTED: 2013.07.12 10:45:00 AM PROJECT: 1219 - 40TH AVE. TOWNHOUSE DEVELOPMENT



SITE SECTION G
SCALE: 1"=20'-0"



SITE DETAIL A
SCALE: 1/4"=1'-0"

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City of Surrey file number
7913-0036-00

- ▲ JULY 4, 2013 PLANNING REVISIONS
- ▲ MAY 22, 2013 SITE PLAN REVISIONS
- ▲ MAY 13, 2013 SITE PLAN REVISIONS
- ▲ APRIL 25, 2013 SITE REVISIONS - TREE RETENTION
- ▲ FEBRUARY 06, 2013 SUBMIT FOR DEVELOPMENT PERMIT REVISIONS

SCHEILA DANT

CLIENT
0963528 B.C. LTD.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
40TH AVE. SURREY B.C.

DRAWING TITLE

SITE SECTIONS

DATE	2013.07.08	FILE NO.	
DWN	PJL/VA		
CHK	CH	1219	

SEAL
SHEET NO.

DP-05

DATE: 2013.03.08 11:30 AM



OVERALL STREETSCAPE - 68TH AVE
SCALE: 1"=30'-0"



WEST STREETSCAPE
SCALE: 1:150



EAST STREETSCAPE
SCALE: 1:150

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City of Surrey file number
7913-0036-00

- ▲ JULY 4, 2013 PLANNING REVISIONS
- ▲ MAY 22, 2013 SITE PLAN REVISIONS
- ▲ MAY 13, 2013 SITE PLAN REVISIONS
- ▲ APRIL 23, 2013 SITE REVISIONS - TREE RETENTION
- REVISIONS FEBRUARY 06, 2013 BUILDING DEVELOPMENT PERMIT

CLIENT
9953625 B.C. LTD.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
68TH AVE. SURREY B.C.

DRAWING TITLE
STREETSCAPES

DATE: 2013.03.08 FILE NO:
DWN: WJ CH: **1219**
CHK:

SCALE
SHEET NO.

DP-06

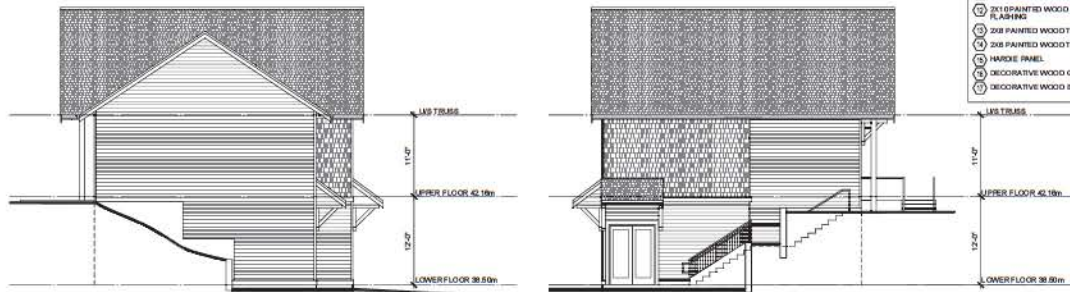
DRAWN BY: J. B. B. & S. B. B. / 10.10.2018



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



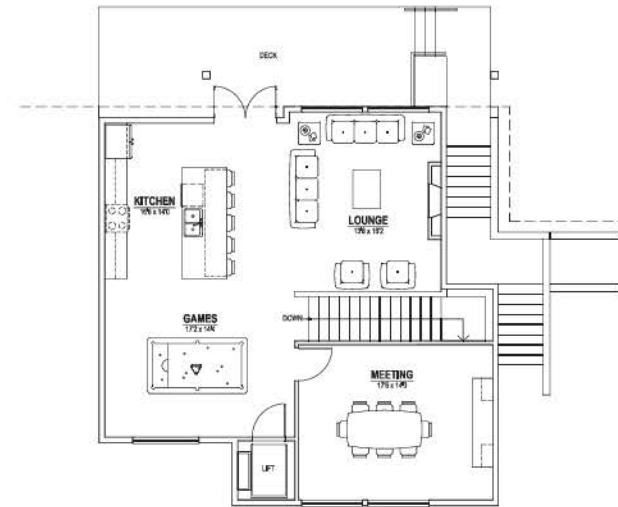
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



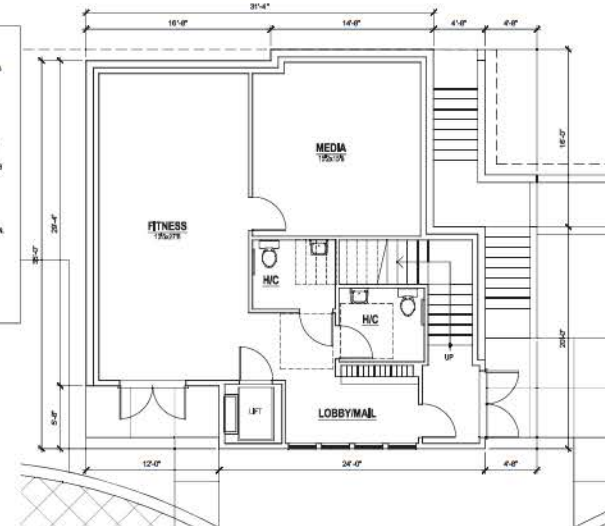
WEST ELEVATION
SCALE: 1/8" = 1'-0"

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

- ELEVATION MATERIAL LEGEND**
- 1 COMPOSITE ASPHALT SHINGLES
 - 2 2X10 PAINTED WOOD FASGA GAV METAL FLASHING
 - 3 1" PREFINISHED ALUMINUM GUTTER ON 2X6 PAINTED WOOD FASGA
 - 4 DECORATIVE KNEE-BRACE
 - 5 HORIZONTAL VINYL SIDING
 - 6 VINYL SHINGLE SIDING
 - 7 SEALED DOUBLE GLAZED PVC SLIDING DOOR CW 2X6 WOOD TRIM/RAILING
 - 8 SEALED DOUBLE GLAZED P.V.C. WINDOW CW/2X6 WOOD TRIM/RAILING
 - 9 ENTRY DOOR CW/2X6 WOOD TRIM R/ROUND
 - 10 OVERHEAD GARAGE DOORS
 - 11 42" HEIGHT PREFINISH 3 ALUMINUM RAILING
 - 12 2X10 PAINTED WOOD TRIM CW/PREFINISHED METAL FLASHING
 - 13 2X6 PAINTED WOOD TRIM
 - 14 2X6 PAINTED WOOD TRIM
 - 15 HARDIE PANEL
 - 16 DECORATIVE WOOD GABLE VENT
 - 17 DECORATIVE WOOD SHUTTERS



UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

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City of Surrey file number
7913-0036-00

- ▲ JULY 4, 2018 PLANNING REVIEW
- ▲ MAY 22, 2018 SITE PLAN REVIEW
- ▲ MAY 13, 2018 SITE PLAN REVIEW
- ▲ APRIL 23, 2018 SITE REVIEW - TREE RETENTION
- ▲ FEBRUARY 06, 2018 BLUEPRINT DEVELOPMENT REVIEW

CONNELLY TAYLOR

CLIENT
0953525 B.C. LTD.

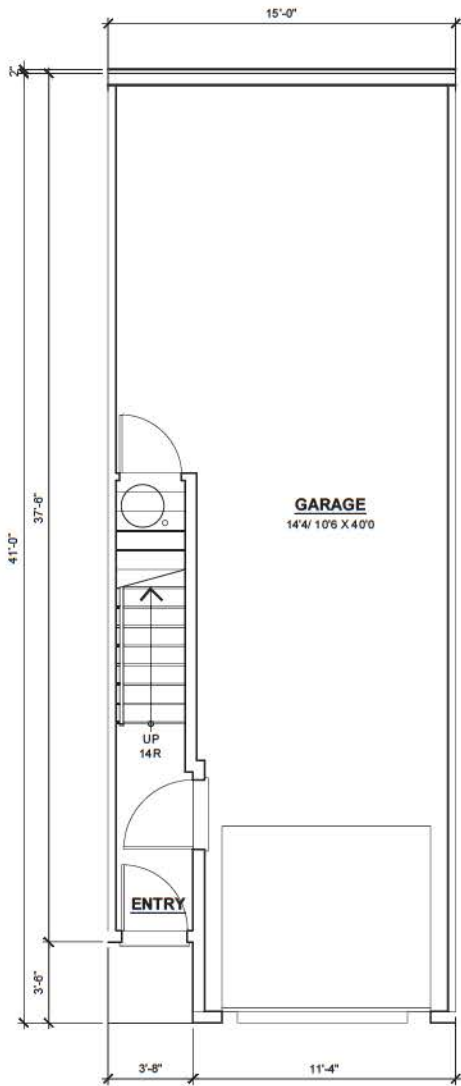
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
W 7th AVE. SURREY B.C.

DRAWING TITLE
AMENITY BUILDING PLANS & ELEVATIONS

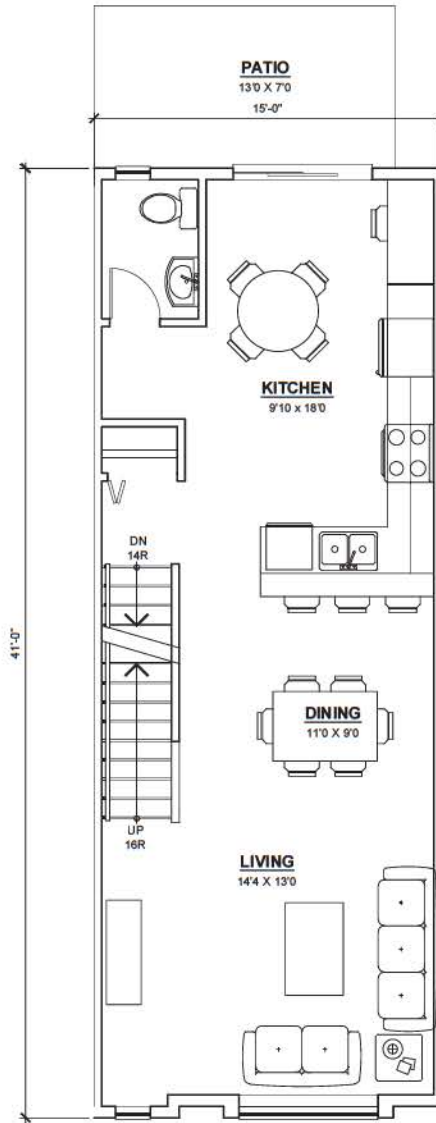
DATE: 2013.03.08 FILE NO:
DWG: W/ CH 1219
CHK: CH

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

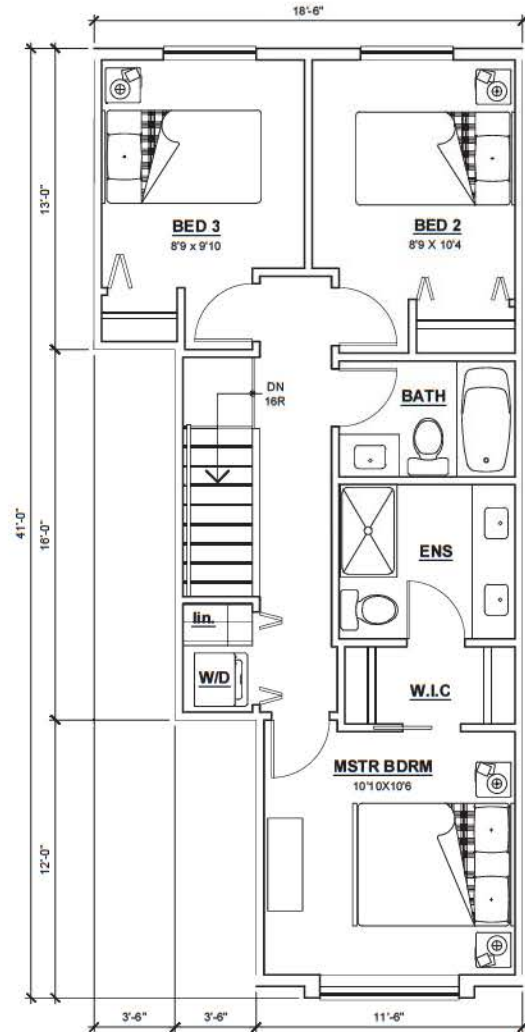
DP-07



BASEMENT FLOOR PLAN
 UNIT AREA : 61 sf
 GARAGE AREA : 544 sf



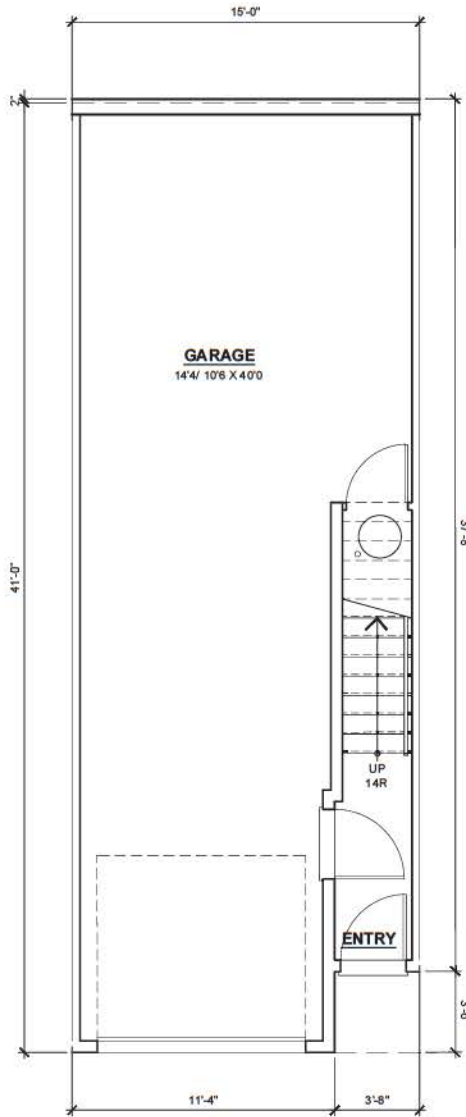
MAIN FLOOR PLAN
 AREA : 609 sf



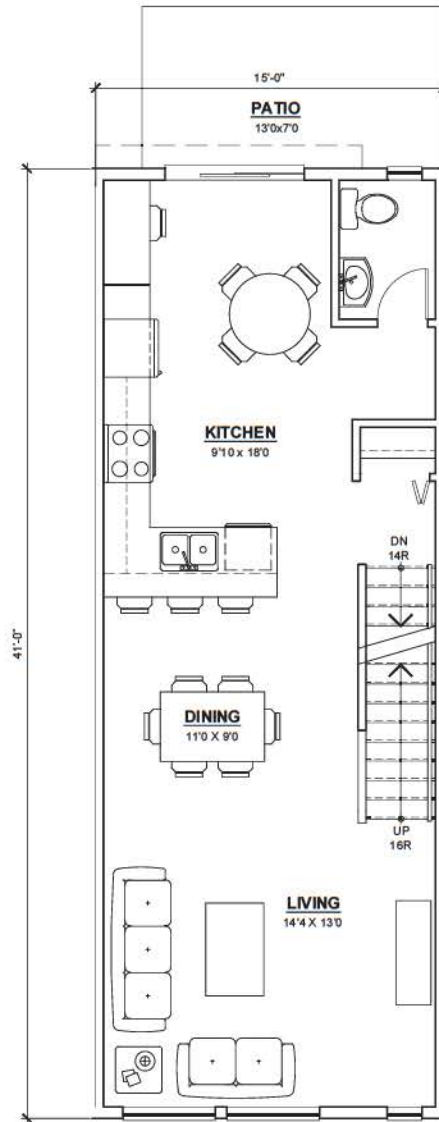
UPPER FLOOR PLAN
 AREA : 612 sf

A	3 BED
	2.5 BATH
1,283 sf	
SCALE: 3/16"=1'-0"	
JUNE 17, 2013	
FILE : 1219	
0953525 BC LTD	
88TH AVE, SURREY, BC	

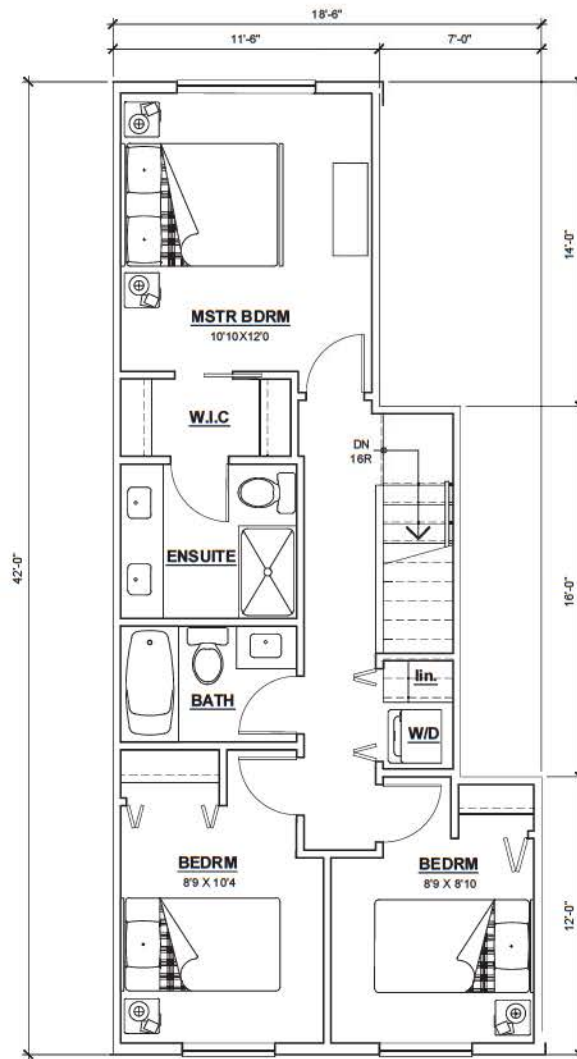




BASEMENT FLOOR PLAN
 UNIT AREA: 61 sf
 GARAGE AREA: 544 sf



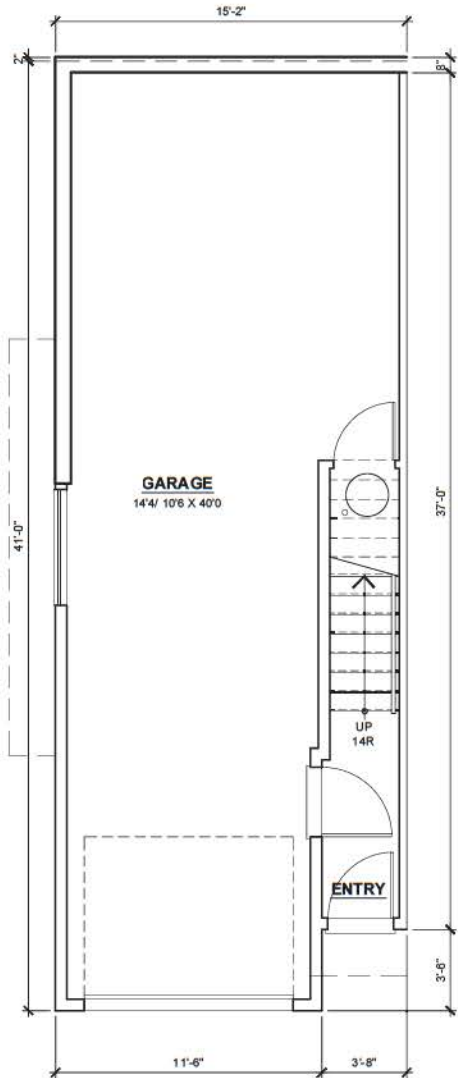
MAIN FLOOR PLAN
 AREA: 615 sf



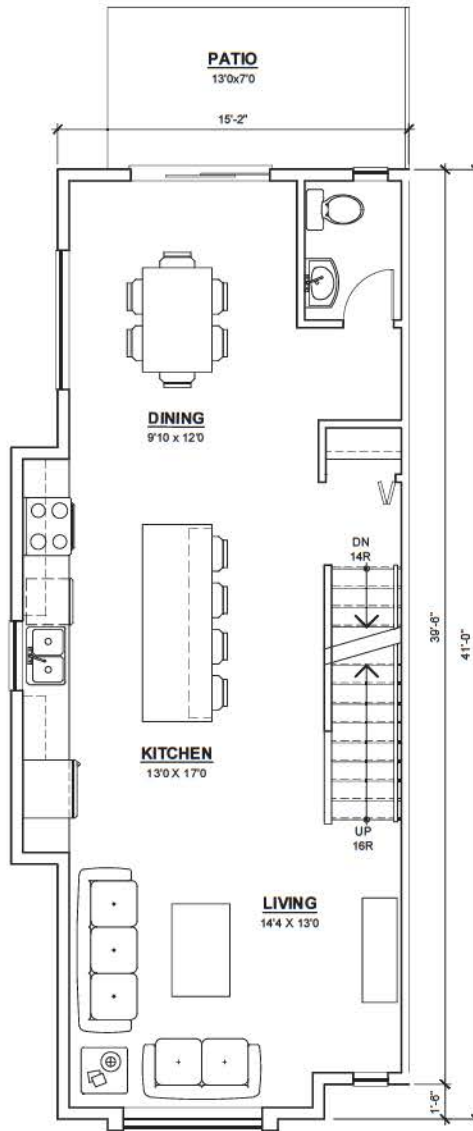
UPPER FLOOR PLAN
 AREA: 623 sf

A1	3 BED
	2.5 BATH
1,299 sf	
SCALE: 3/16"=1'-0"	
JUNE 17, 2013	
FILE: 1219	
0953525 BC LTD	
88TH AVE, SURREY, BC	

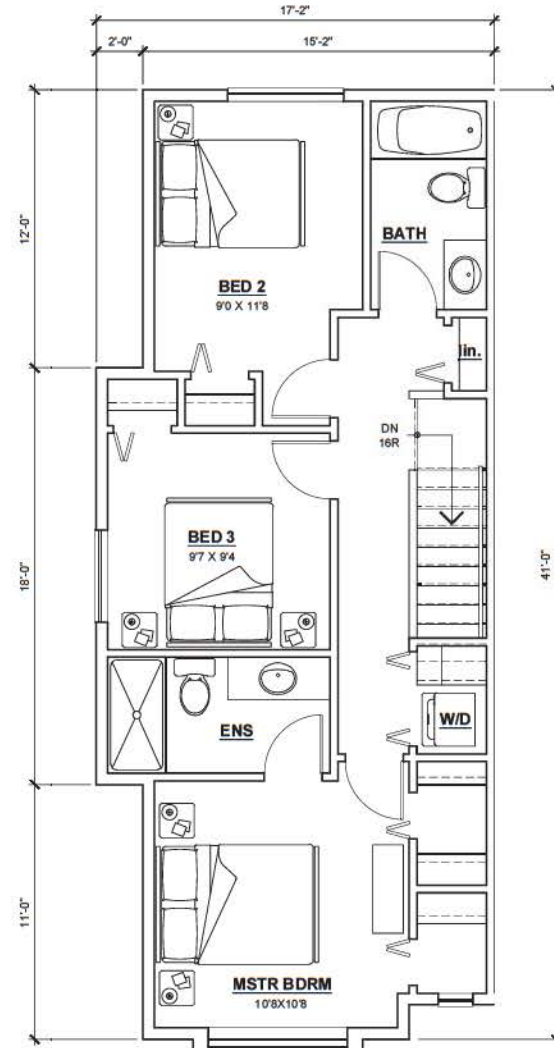




BASEMENT FLOOR PLAN
 UNIT AREA: 61 sf
 UNIT AREA: 550 sf



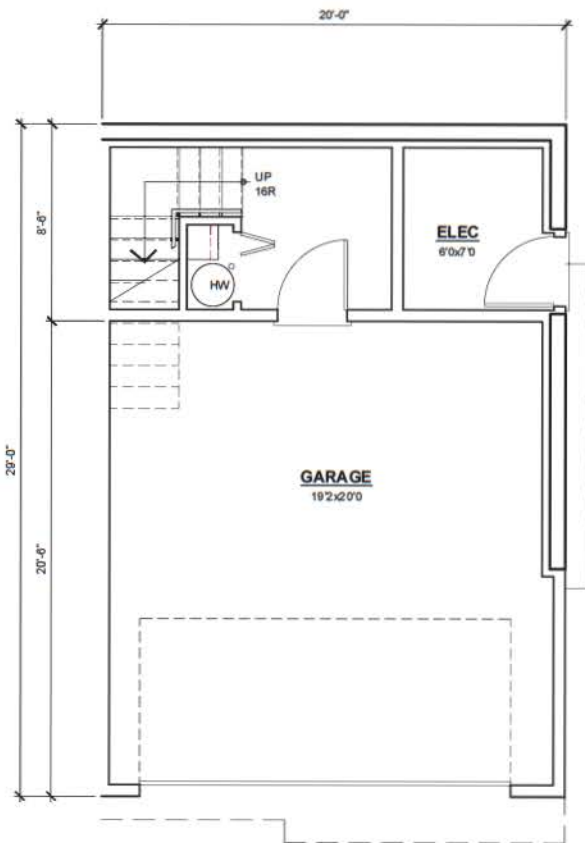
MAIN FLOOR PLAN
 AREA: 652 sf



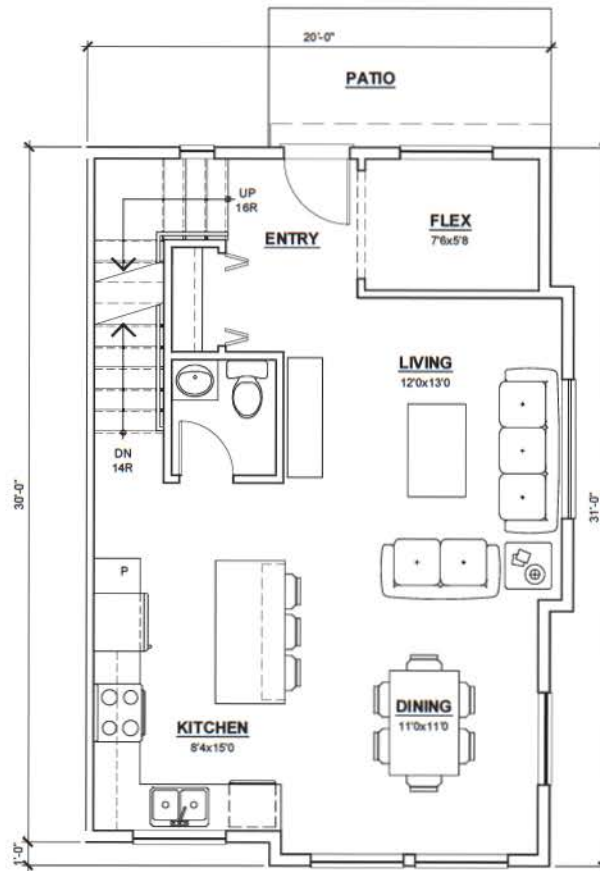
UPPER FLOOR PLAN
 AREA: 652 sf

A2	3 BED
	2.5 BATH
1,365 sf	
SCALE: 3/16"=1'-0"	
JUNE 17, 2013	
FILE: 1219	0953525 BC LTD
68TH AVE, SURREY, BC	

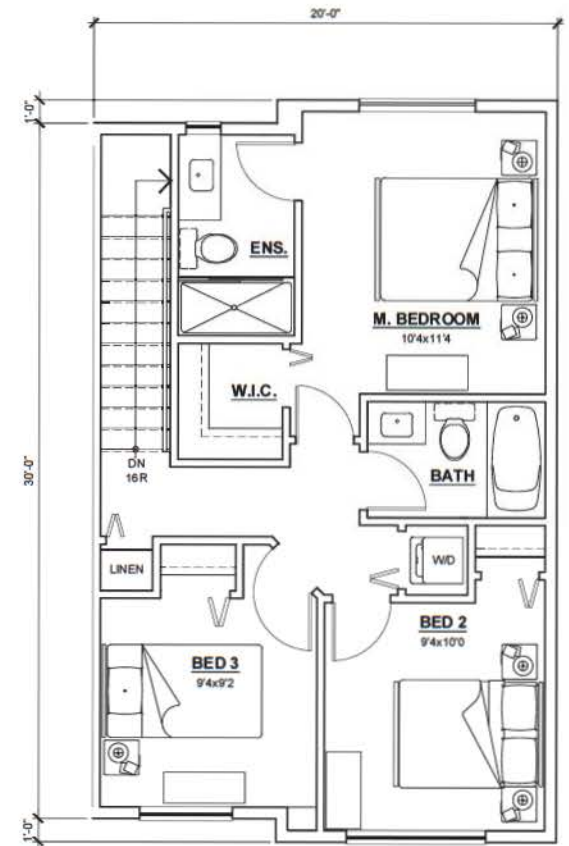





BASEMENT FLOOR PLAN
 UNIT AREA : 104 sf
 GARAGE AREA : 420 sf

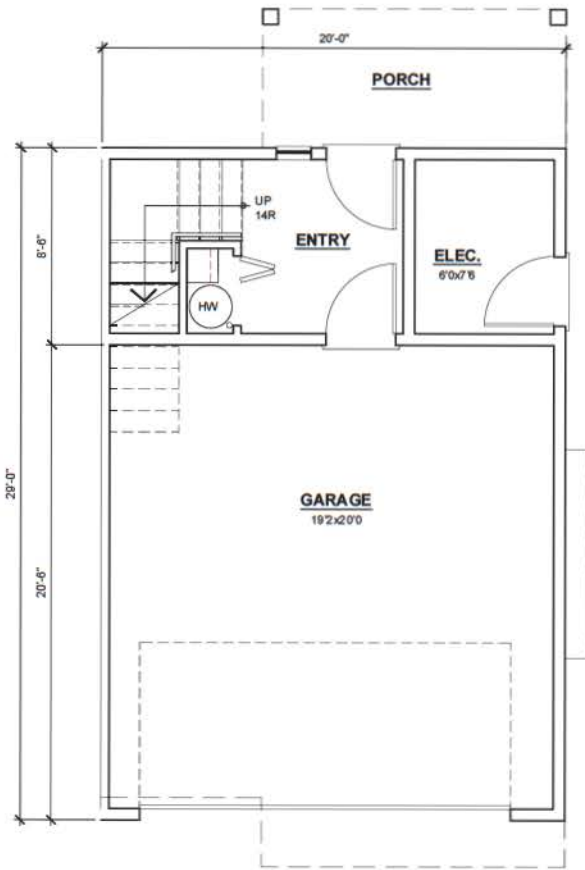


MAIN FLOOR PLAN
 AREA : 626 sf



UPPER FLOOR PLAN
 AREA : 624 sf

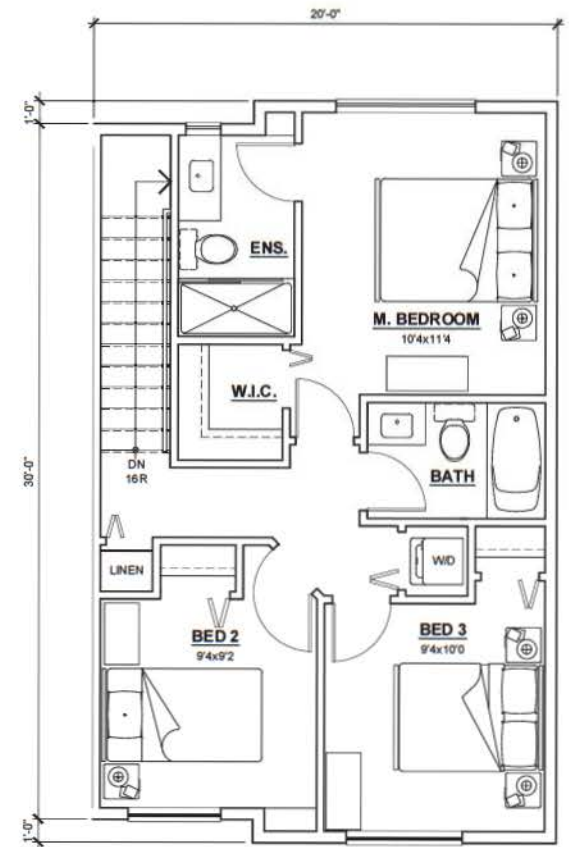
B	3 BED + FLEX 2.5 BATH 1,354 sf	
	<small>SCALE: 3/16"=1'-0" JUNE 17, 2013</small>	
<small>FILE : 1219 0953525 BC LTD 68TH AVE, SURREY, BC</small>		



BASEMENT FLOOR PLAN
 UNIT AREA : 108 sf
 GARAGE AREA : 420 sf



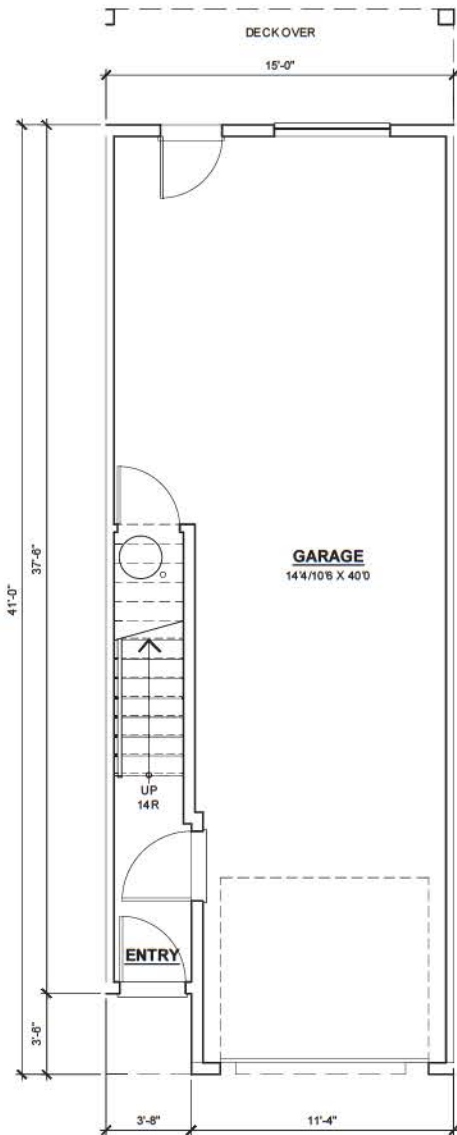
MAIN FLOOR PLAN
 AREA : 608 sf



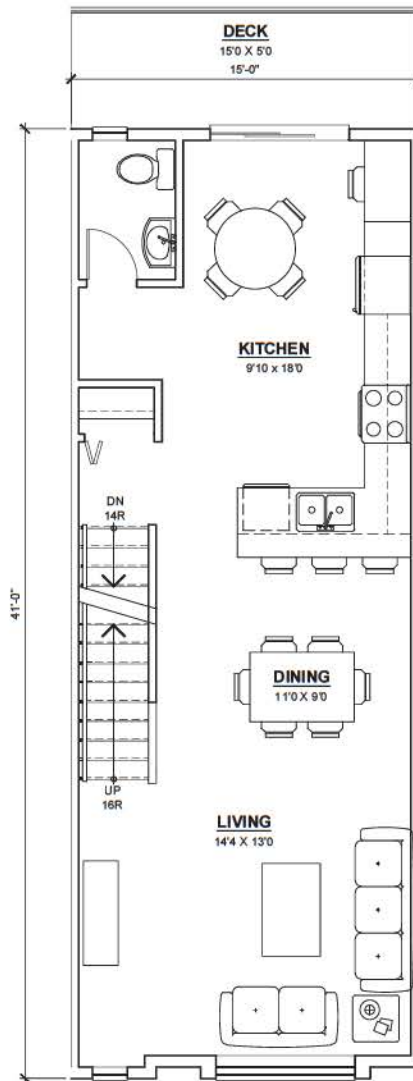
UPPER FLOOR PLAN
 AREA : 626 sf

B1	3 BED
	2.5 BATH
1,342 sf	
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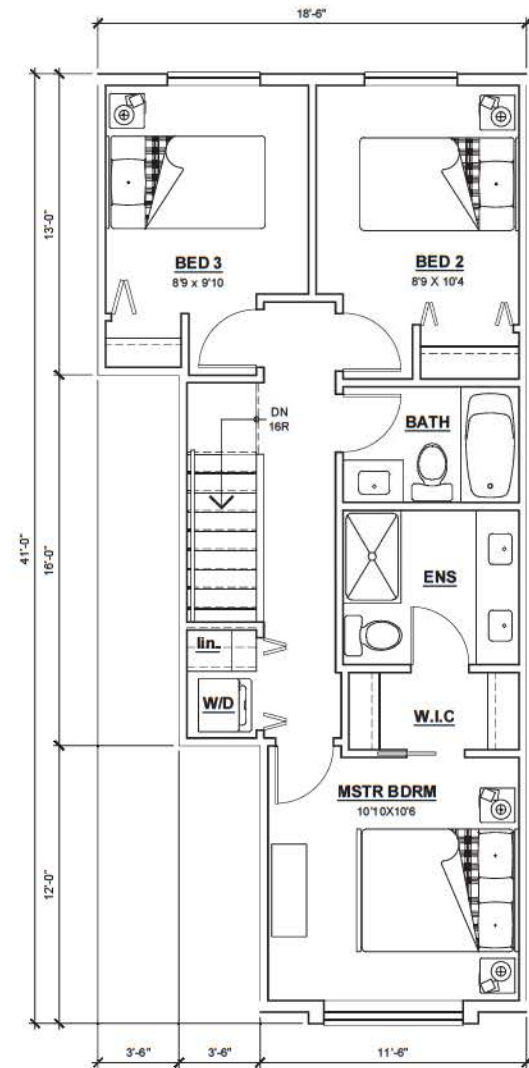
FOCUS
ARCHITECTURE
 INCORPORATED



BASEMENT FLOOR PLAN
 UNIT AREA: 61 sf
 GARAGE AREA: 609 sf



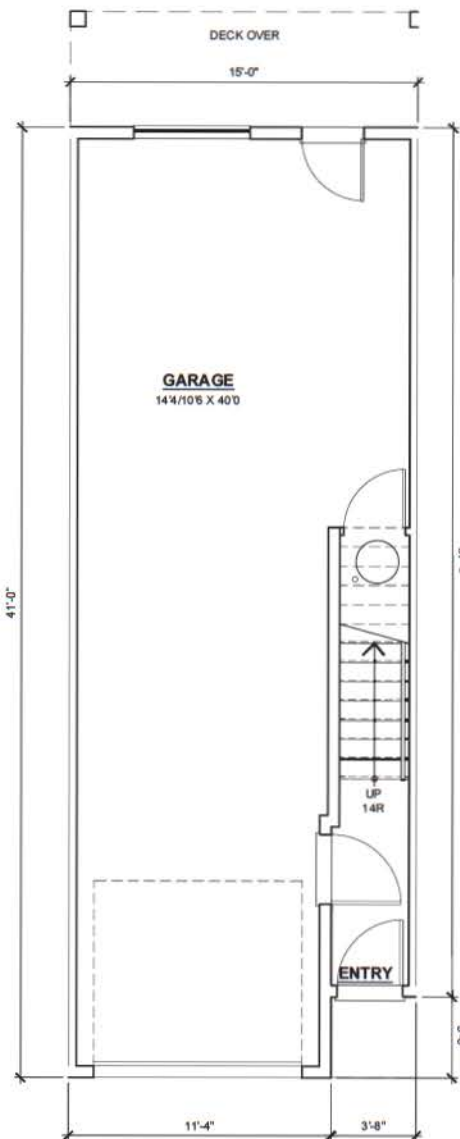
MAIN FLOOR PLAN
 AREA: 609 sf



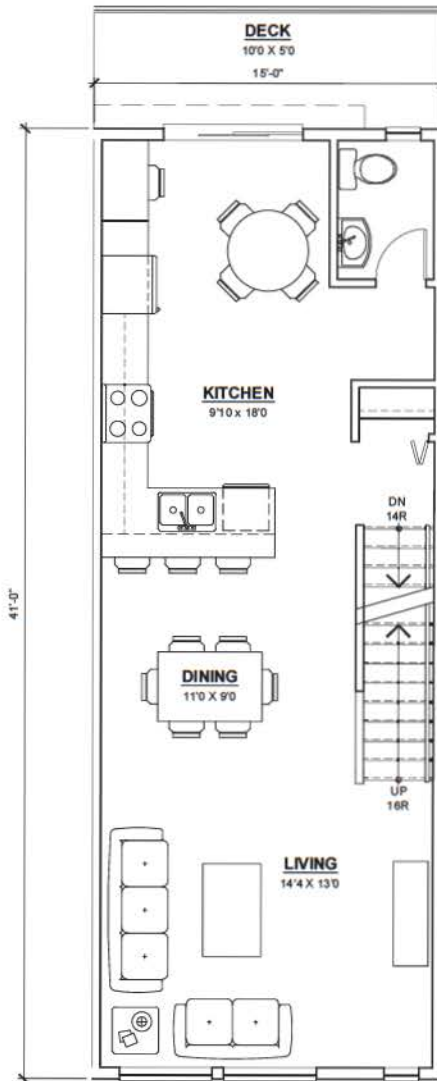
UPPER FLOOR PLAN
 AREA: 613 sf

C	3 BED
	2.5 BATH
	1,283 sf
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<small>FILE: 1219 0953525 BC LTD 88TH AVE, SURREY, BC</small>	

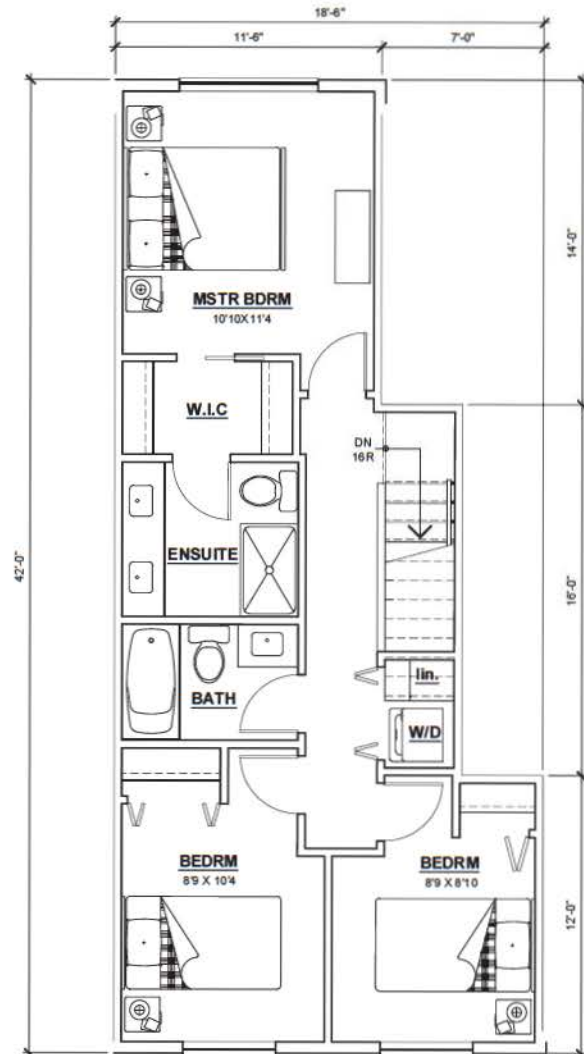




BASEMENT FLOOR PLAN
 UNIT AREA: 61 sf
 GARAGE AREA: 541 sf



MAIN FLOOR PLAN
 AREA: 615 sf



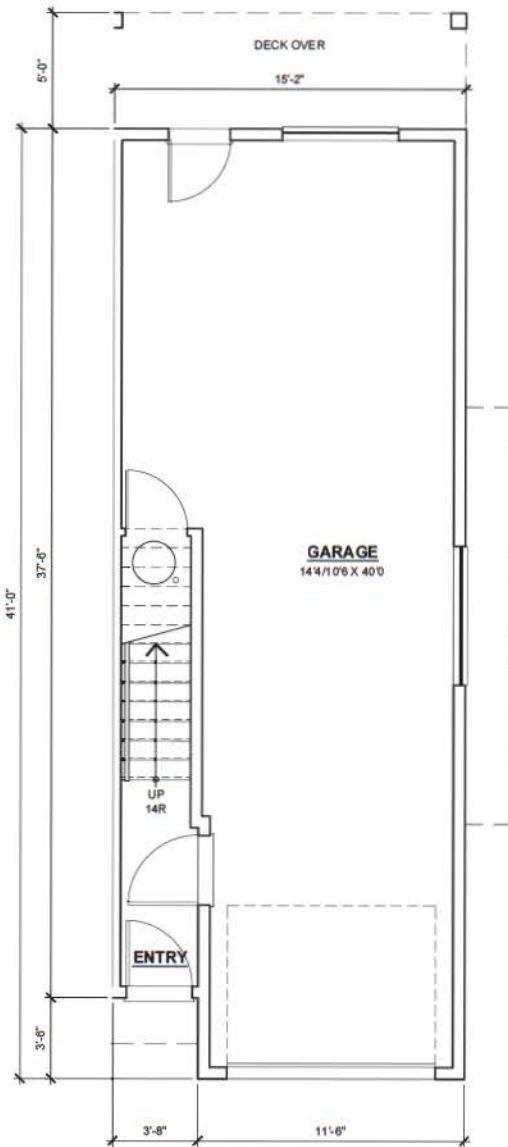
UPPER FLOOR PLAN
 AREA: 623 sf

C1 3 BED
 2.5 BATH
 1,299 sf

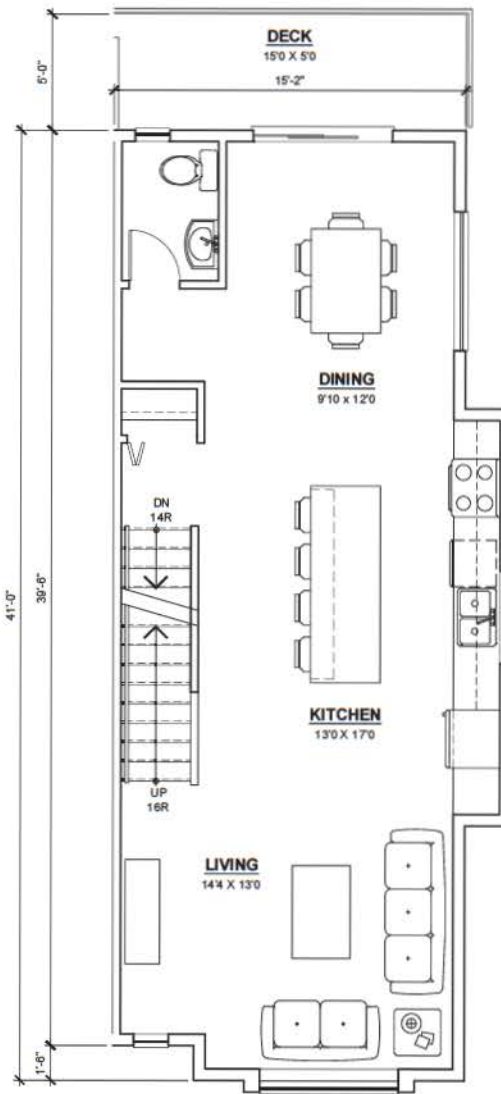
SCALE: 3/16"=1'-0"
 JUNE 17, 2013

FILE: 1219
 0953525 BC LTD
 68TH AVE, SURREY, BC

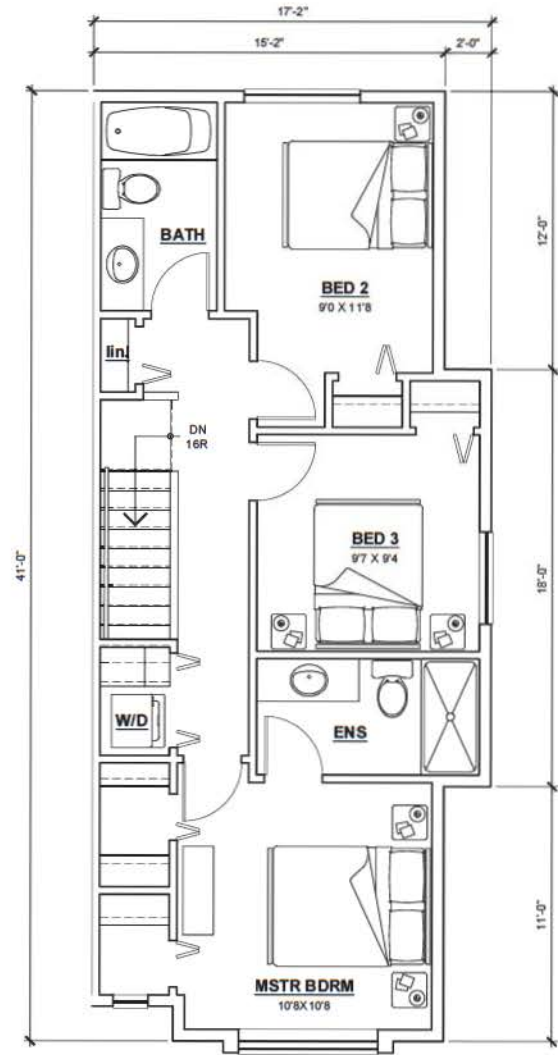




BASEMENT FLOOR PLAN
 UNIT AREA: 61 sf
 UNIT AREA: 548 sf



MAIN FLOOR PLAN
 AREA: 653 sf



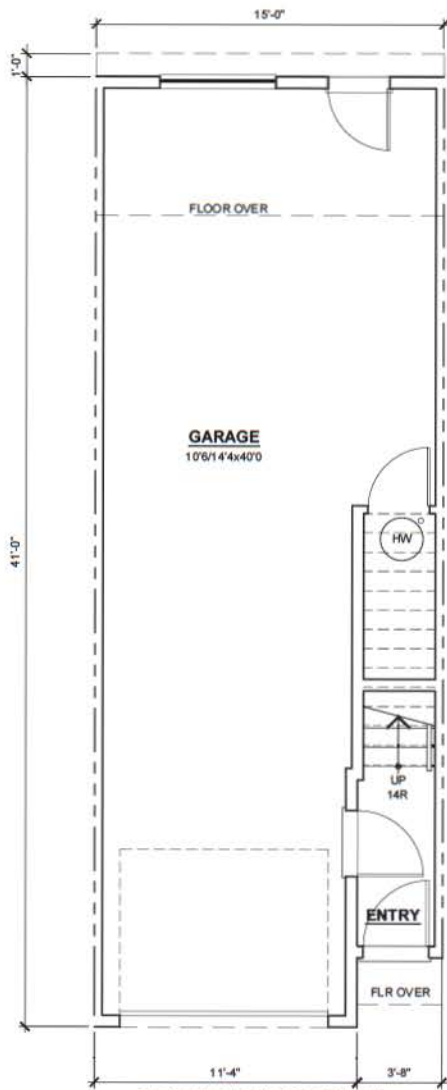
UPPER FLOOR PLAN
 AREA: 653 sf

C2 3 BED
 2.5 BATH
 1,367 sf

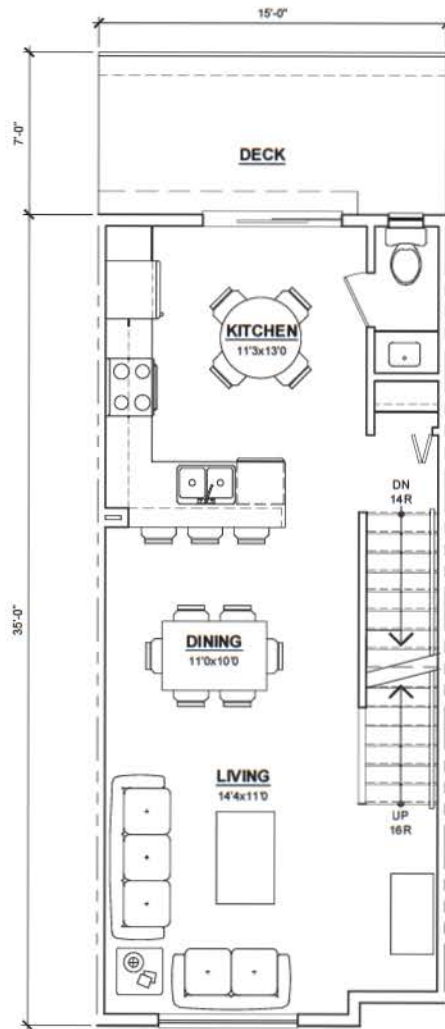
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FILE: 1219
 0953525 BC LTD
 68TH AVE, SURREY, BC

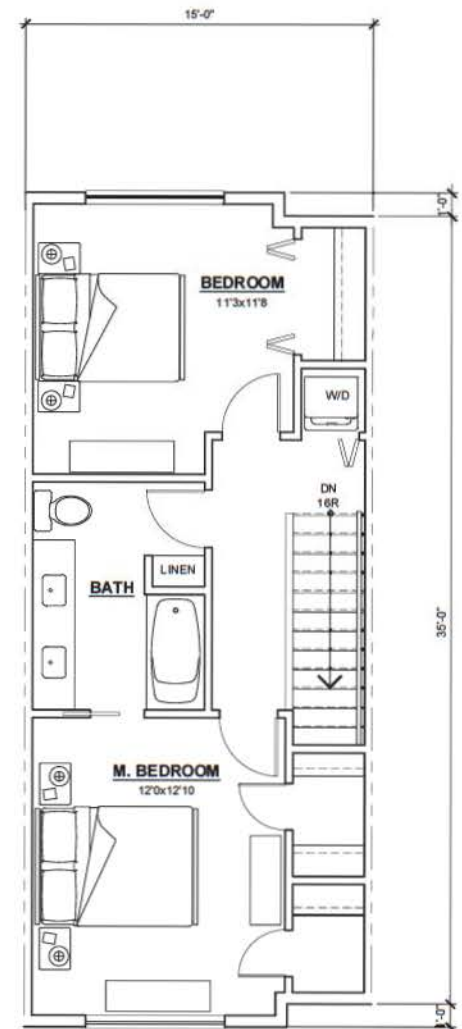




BASEMENT FLOOR PLAN
 UNIT AREA : 49 sf.
 GARAGE AREA : 555 sf.



MAIN FLOOR PLAN
 AREA : 521 sf.



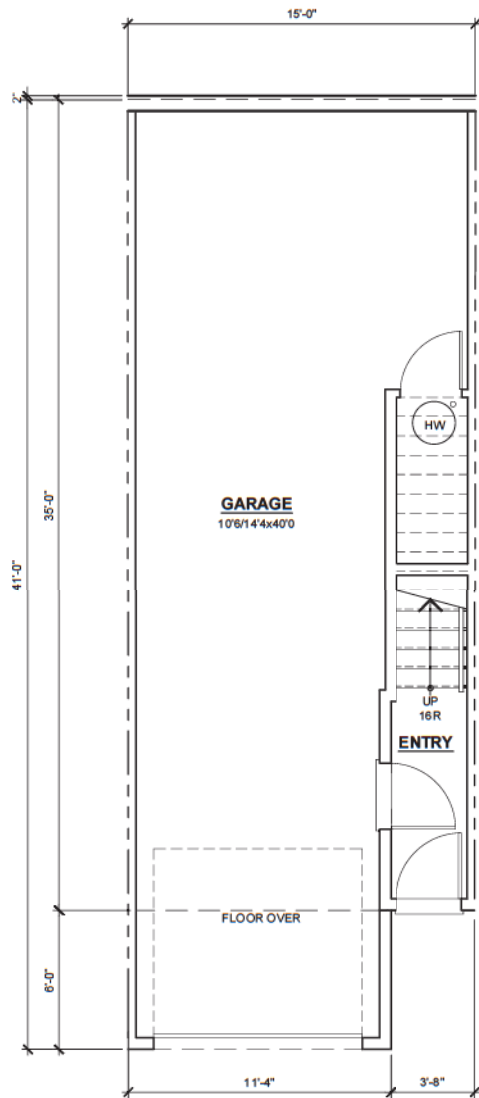
UPPER FLOOR PLAN
 AREA : 533 sf.

D	2 BED
	1.5 BATH
1,103 sf	

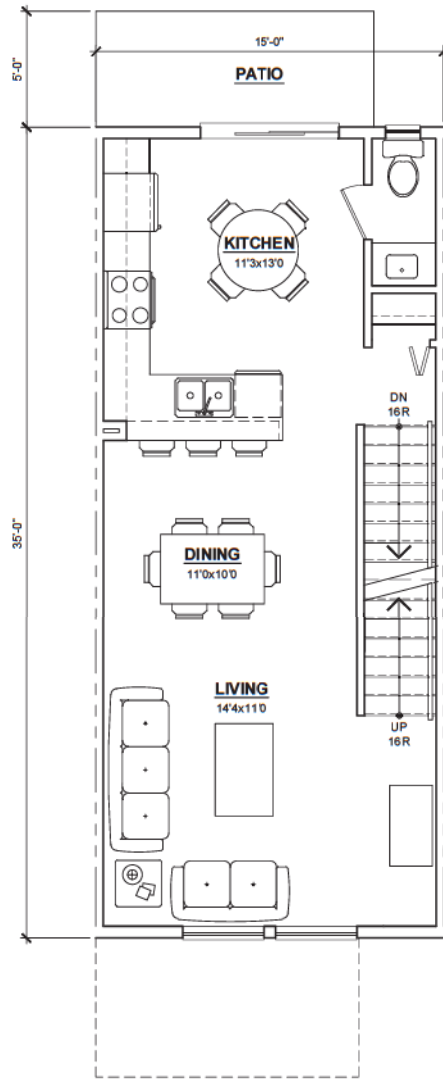
SCALE: 3/16"=1'-0"
 JUNE 17, 2013

FILE : 1219
 0953525 BC LTD
 68TH AVE, SURREY, BC

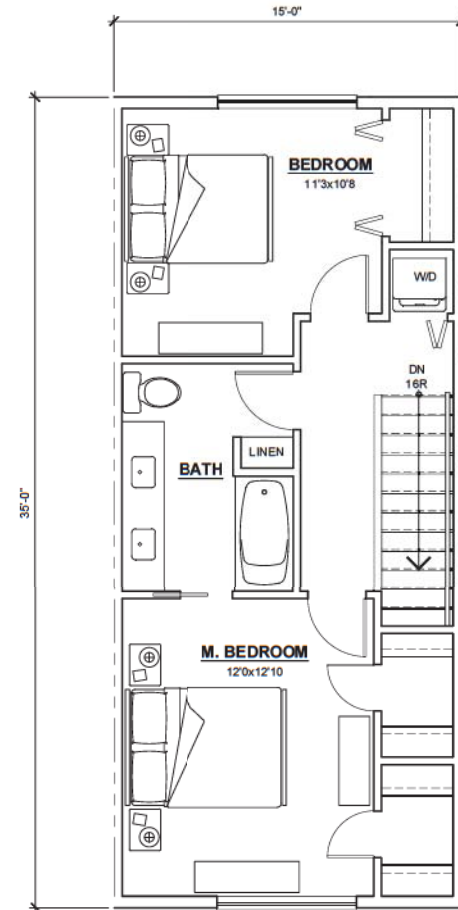




BASEMENT FLOOR PLAN
 UNIT AREA : 61 sf.
 GARAGE AREA : 534 sf.



MAIN FLOOR PLAN
 AREA : 525 sf.

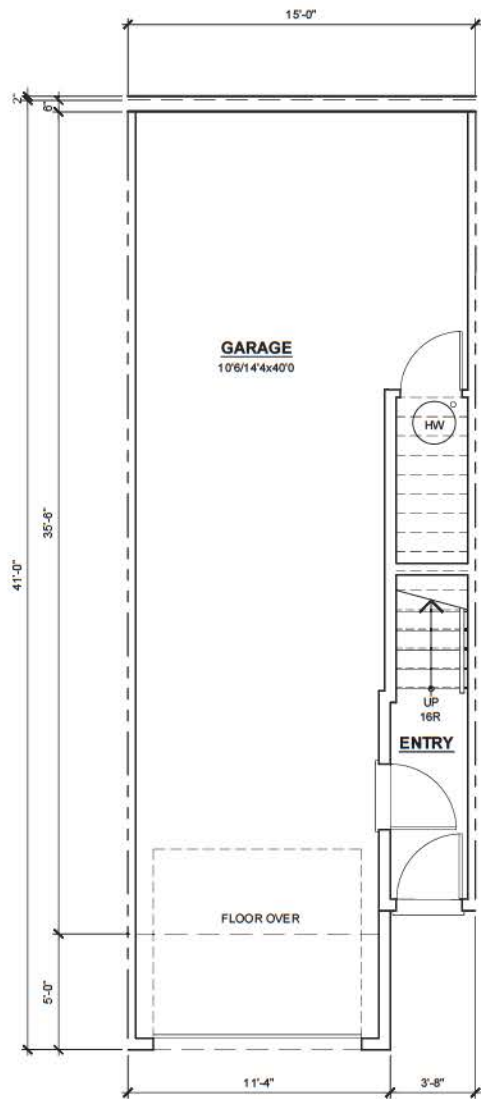


UPPER FLOOR PLAN
 AREA : 525 sf.

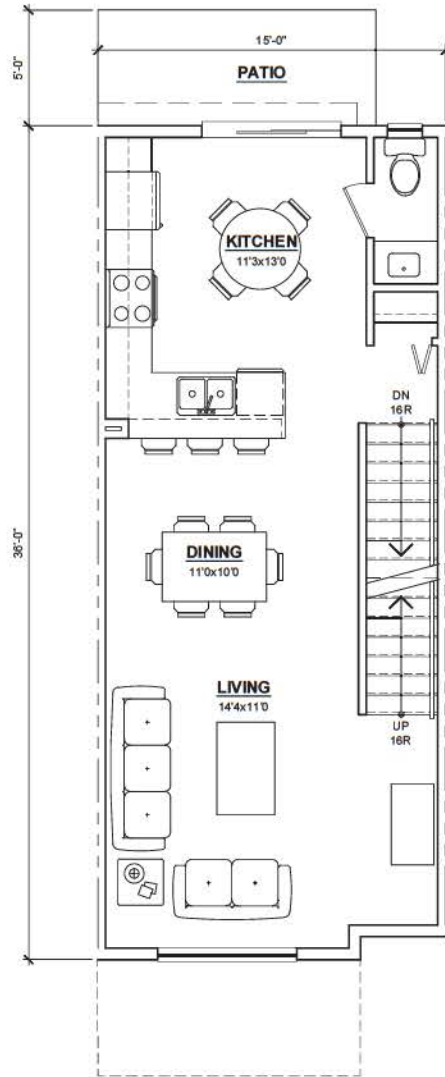
E	2 BED
	1.5 BATH
1,111 sf	
SCALE: 3/16"=1'-0"	FILE : 1219
JUNE 17, 2013	0953525 BC LTD
	68TH AVE, SURREY, BC

FOCUS

ARCHITECTURE
INCORPORATED



BASEMENT FLOOR PLAN
UNIT AREA : 61 sf.
GARAGE AREA : 534 sf.

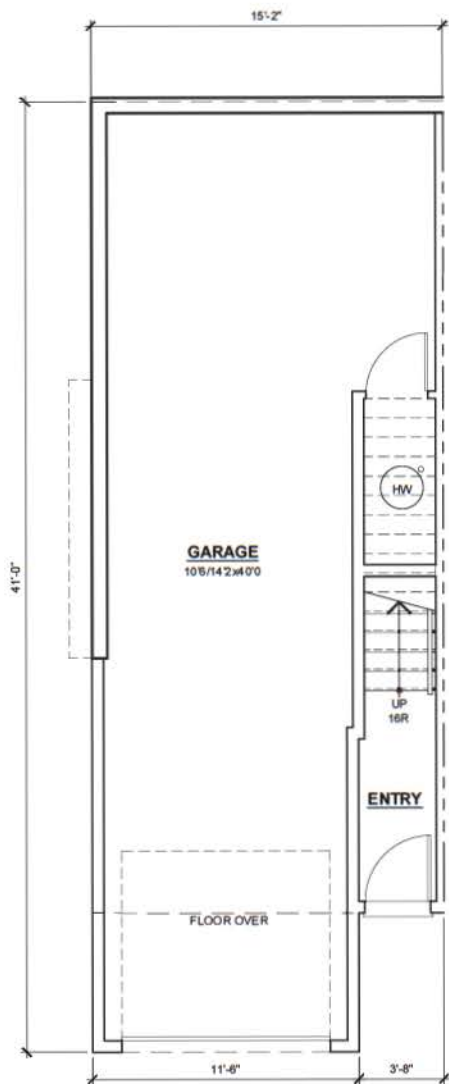


MAIN FLOOR PLAN
AREA : 536 sf.

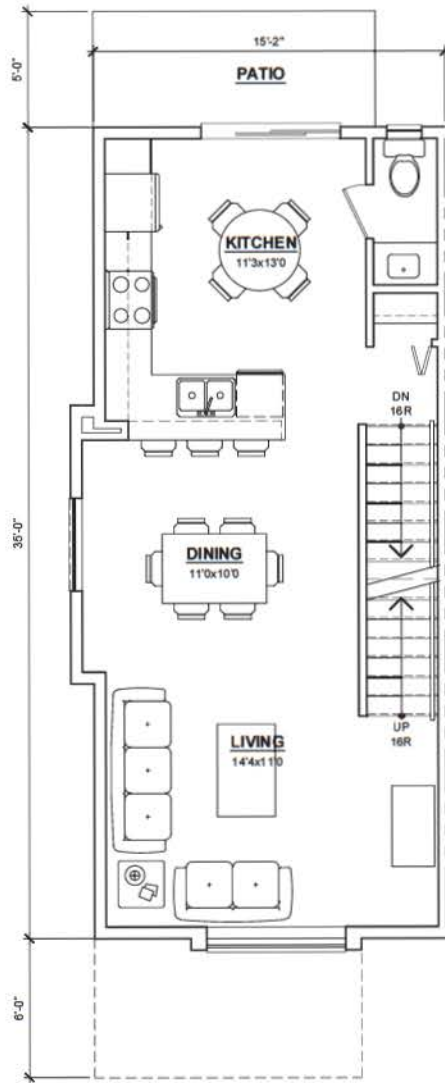


UPPER FLOOR PLAN
AREA : 547 sf.

E1	2 BED	FOCUS ARCHITECTURE INCORPORATED
	1.5 BATH	
1,144 sf		
SCALE: 3/16"=1'-0"		FILE: 1219
JUNE 17, 2013		0953525 BC LTD
		88TH AVE, SURREY, BC



BASEMENT FLOOR PLAN
 UNIT AREA : 61 sf.
 GARAGE AREA : 542 sf.

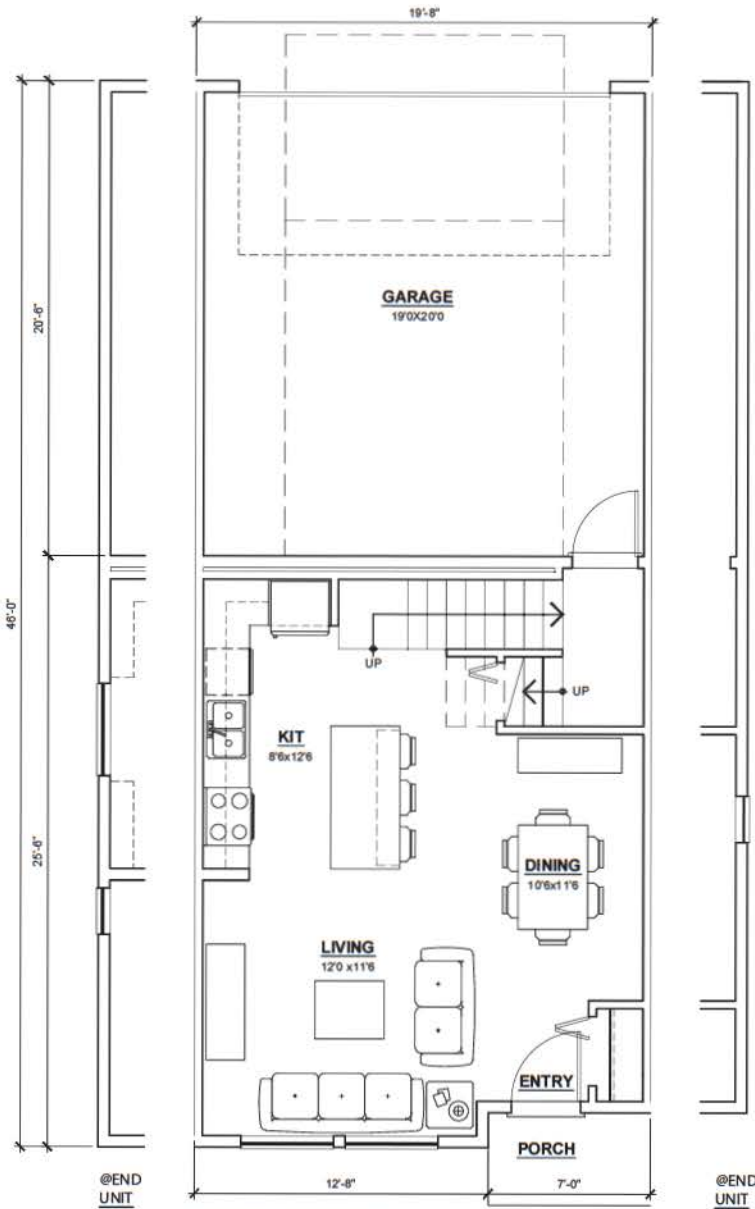


MAIN FLOOR PLAN
 AREA : 543 sf.

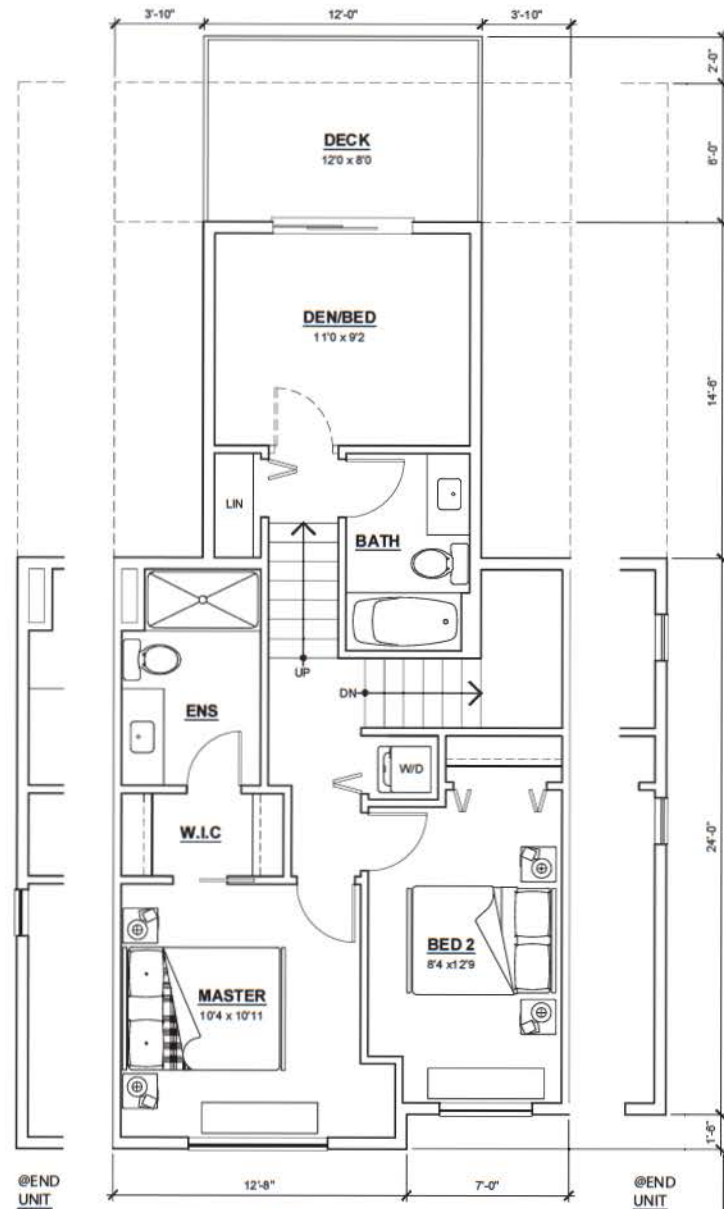


UPPER FLOOR PLAN
 AREA : 531 sf.

Ea	2 BED	FOCUS ARCHITECTURE INCORPORATED
	1.5 BATH 1,135 sf	
SCALE: 3/16"=1'-0"		FILE : 1219 0953525 BC LTD 66TH AVE, SURREY, BC
JUNE 17, 2013		

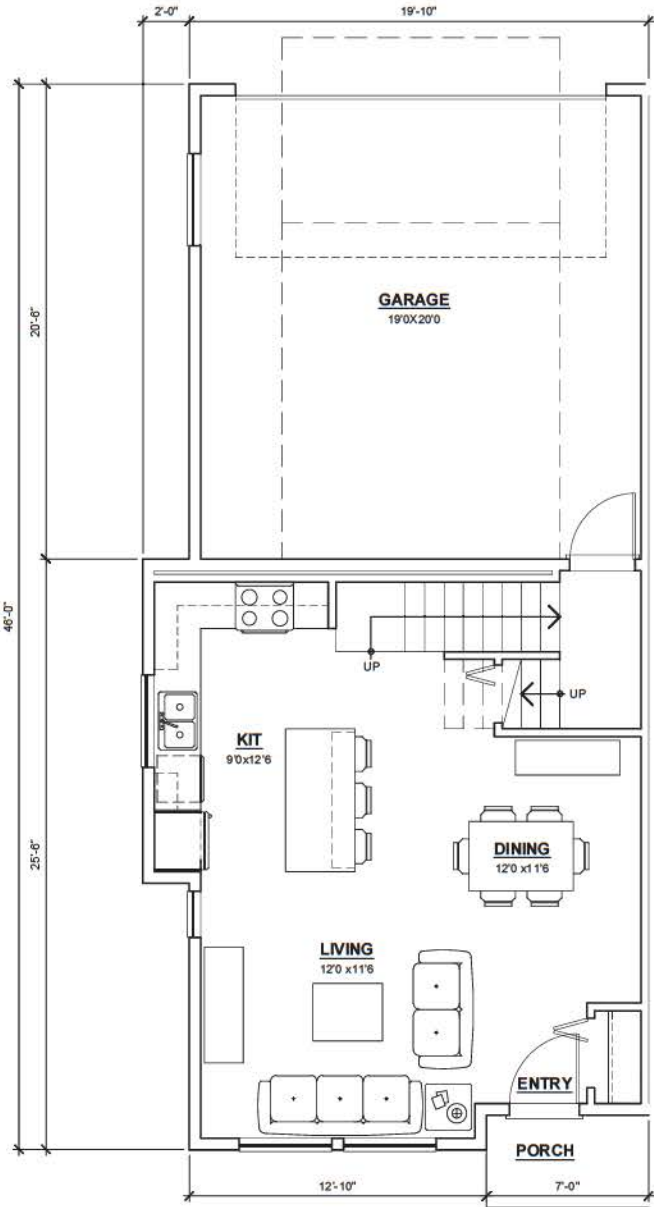


MAIN FLOOR PLAN
 UNIT AREA : 491 sf.
 GARAGE AREA : 403 sf.



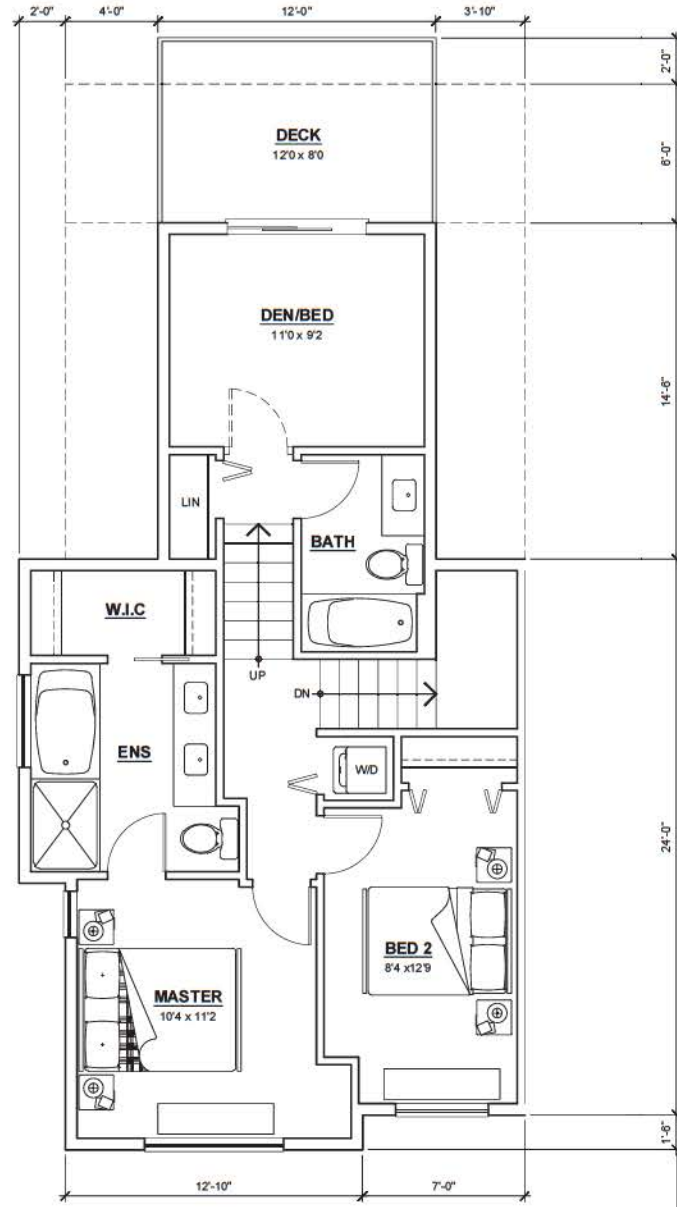
UPPER FLOOR PLAN
 AREA : 665 sf.

F	3 BED	FOCUS ARCHITECTURE INCORPORATED
	2 BATH	
1,156 sf		
SCALE: 3/16"=1'-0"		FILE : 1219
JUNE 17, 2013		0953525 BC LTD
		68TH AVE, SURREY, BC



MAIN FLOOR PLAN

UNIT AREA : 523 sf.
GARAGE AREA : 407 sf.



UPPER FLOOR PLAN

AREA : 697 sf.

F1 3 BED
2 BATH
1,220 sf

SCALE: 3/16"=1'-0"
JUNE 17, 2013

FILE: 1219
0953525 BC LTD
88TH AVE, SURREY, BC





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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 9611 Q wlk Drive
Burnaby, British Columbia, V5C 6S9
p: 604-294-0011 ; f: 604-294-0022

SCALE:

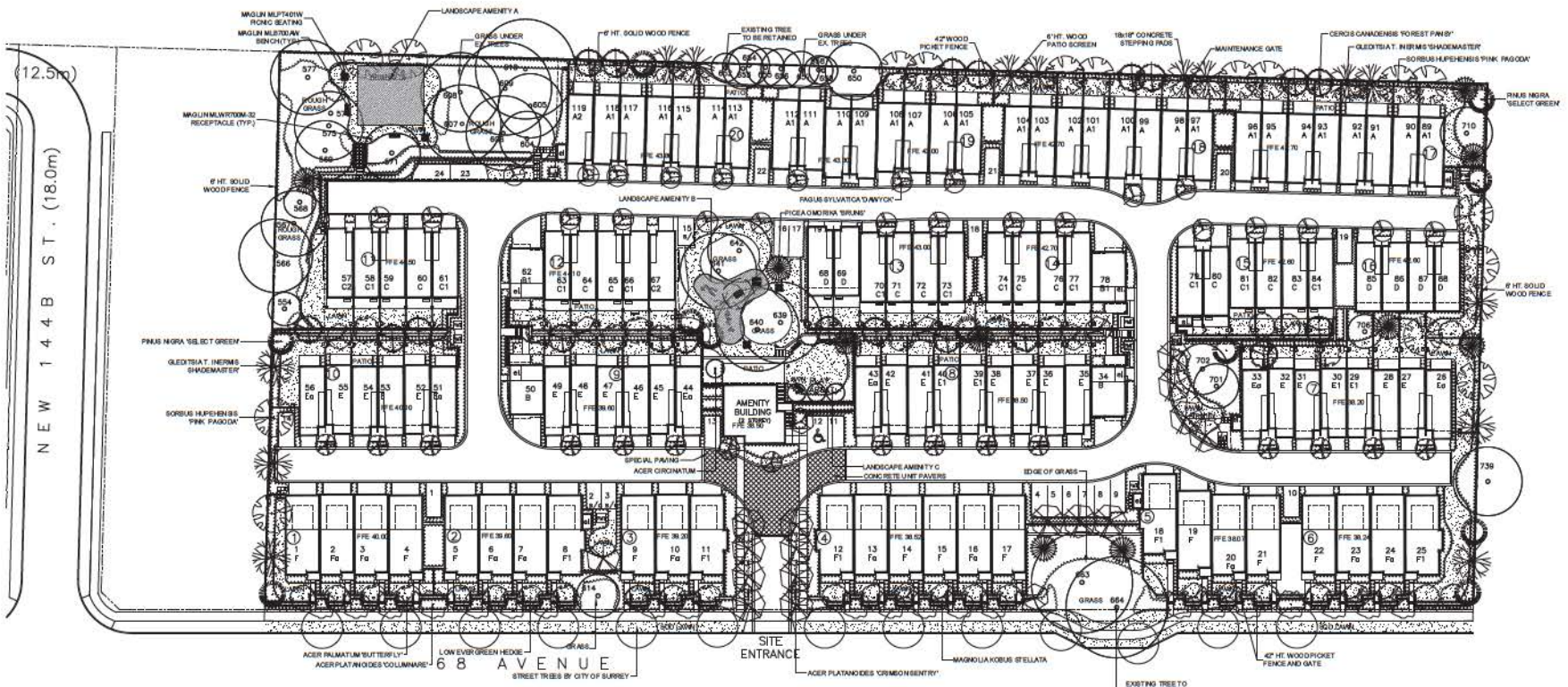
PLANT SCHEDULE				
REF	QTY	BOTANICAL NAME	COMMON NAME	PMG JOB NUMBER: 13-018
TREE				PLANTED BIR / BRAMES
1	5	ACER FRONATUM	VINE MAPLE	90CM CAL. 25M HT; 848; 3 STEM CLUMP
2	13	ACER PALMATUM 'BUTTERFLY'	VANEGATED JAPANESE MAPLE	90CM CAL. 25M HT; 848
3	21	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	90CM CAL. 2M STD; 848
4	17	ACER PLATANOIDES 'ORMON SENTRY'	COLUMNAR ORMON SENTRY MAPLE	90CM CAL. 2M STD; 848
5	18	ACER RUBRUM 'WINTERHONEY'	COLUMNAR AMSTERDAM MAPLE	90CM CAL. 1.8M STD; 848
6	20	CERCIS CANADENSIS 'FOREST PANNY'	FOREST PANNY RED BIRD	90CM CAL. 848
7	18	CORNUS KOUHA	KOUHA DOGWOOD	90CM CAL. 25M HT; BUSH FORM; 848
8		EXISTING TREE		
9	25	FAGUS SYLVATICA 'DANWICK'	DANWICK BEECH	90CM CAL. 1.8M STD; 848
10	14	QUERCUS T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	90CM CAL. 1.8M STD; 848
11	13	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA (INT.)	90CM CAL. 25M HT; 848
12	10	PRUNUS SPERANICA 'SILVENS'	SILVENS SPERANICA SPRUCE	35M HT; 848
13	11	PRUNUS NIGRA 'SELECT GREEN'	SELECT GREEN AUSTRALIAN BLACK PINE	30M HT; 848
14	16	SORBUS HUPHENESIS 'PINK PAGODA'	PINK PAGODA MOUNTAIN ASH	90CM CAL. 1.8M STD; 848

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTARIO STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR BEST PRACTICE 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: CLEAR 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 LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NOTE: CONCRETE UNIT PAVERS TO BE SANDY BROWN COLOUR IN HERRINGBONE PATTERN

AMENITY AREAS

- LANDSCAPE AMENITY AREA 'A'
COMMUNITY GREEN PLOTS
- LANDSCAPE AMENITY AREA 'B'
LANDSCAPE STRUCTURES: TENDS ONLY HOUSE #16
LOG TABLE #17/28A
LOG BALANCE BENCH #17/28B
MUSHROOM STEPPERS X 11, VARYING HEIGHTS
ON FERRIS PLAY SURFACE
RETAIL PER MANUFACTURER SPECIFICATION
- LANDSCAPE AMENITY AREA 'C'
OPEN LAWN FOR BAMDINTON, TAI CHI ETC.



NO.	DATE	REVISION DESCRIPTION	DR.
1	13/08/20	SWR COMMENTS	ML
2	13/08/20	REVISED PER SWR	ML
3	13/08/20	REVISED PER SWR	ML
4	13/08/20	REVISED PER SWR	ML

PROJECT:
TOWNHOUSE DEV.
68TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 13/08/20 DRAWING NUMBER:
SCALE: 1"=30'-0"
DRAWN: DO
DESIGN:
CHK'D: MCV OF 4

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

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

DATE: **August 23, 2013** PROJECT FILE: **7813-0036-00**

RE: **Engineering Requirements
Location: 14475/95 - 68 Avenue and 14511/25/35/49/65/83 - 68 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 meters on 68 Avenue for a collector road allowance width of 24.0 meters;
- Dedicate lot 14475 - 68 Avenue for the future 144B Street; and
- Provide 0.5 meter wide statutory right-of-way along the north side 68 Avenue.

Works and Services

- Construct the north side of 68 Avenue to a Collector Road standard.
- Construct 2.0 meter wide curb extensions at the main entrance across from 145A Street.
- Create a curb extension on 68 Avenue to preserve two (2) existing trees on 68 Avenue.
- Provide cash-in-lieu for construction of the future 144B Street road works, sanitary sewer main, storm sewer main and water main.
- Pay six (6) Sanitary Connection Fees (SDR) for connections installed by other projects.
- Register reciprocal access easement for the lands to the west of this site (14491 68 Ave).
- Provide drainage mitigation measures to reduce site runoff.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no Engineering servicing requirements relative to the issuance of the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Monday, May 13, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0036 00

SUMMARY

The proposed 120 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	24
Secondary Students:	12

September 2012 Enrolment/School Capacity

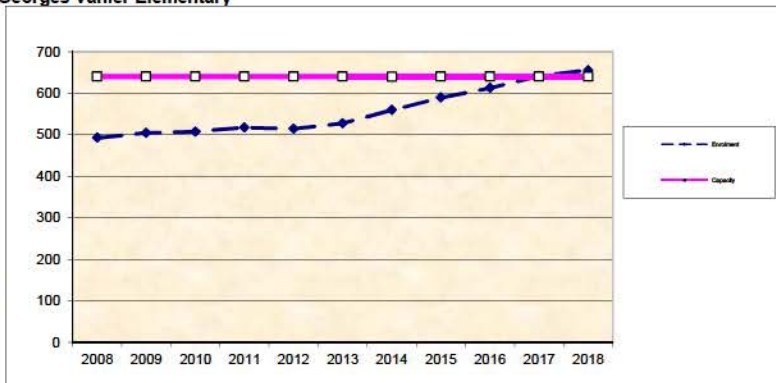
Georges Vanier Elementary	
Enrolment (K/1-7):	72 K + 443
Capacity (K/1-7):	40 K + 600
Frank Hurt Secondary	
Enrolment (8-12):	1245
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:

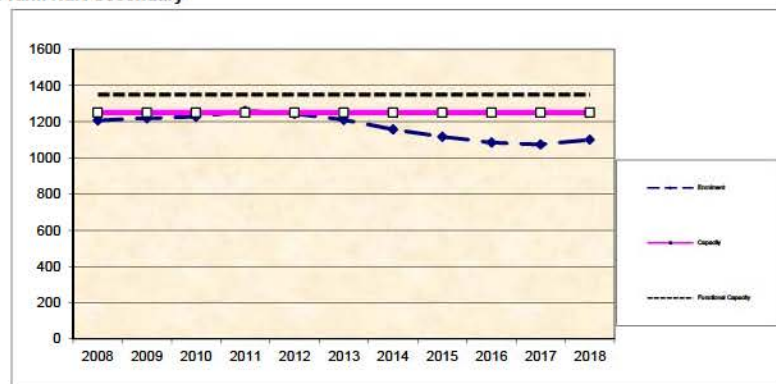
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will have positive impact on these projections. Capacity in the table below is adjusted for the inclusion of full day Kindergarten and a "Strongstart" program (which uses one classroom) at Georges Vanier Elementary and includes a modular complex for Frank Hurt Secondary with a capacity of 150.

Georges Vanier Elementary

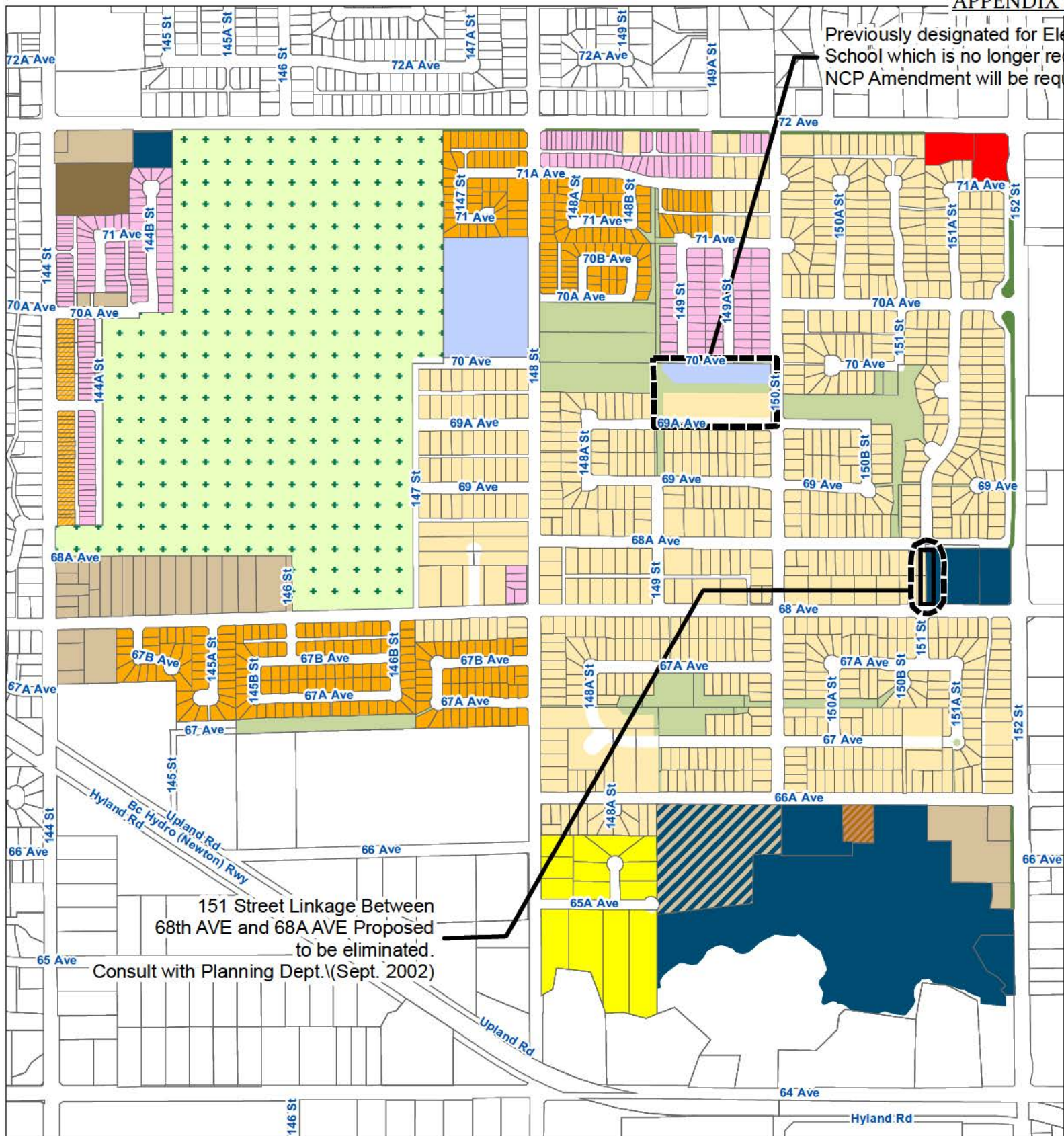


Frank Hurt Secondary


















*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.

Previously designated for Elementary School which is no longer required. NCP Amendment will be required.



151 Street Linkage Between 68th AVE and 68A AVE Proposed to be eliminated. Consult with Planning Dept. (Sept. 2002)

- | | |
|--|--|
|  HALF ACRE SINGLE FAMILY RESIDENTIAL |  INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL) |
|  URBAN SINGLE FAMILY RESIDENTIAL |  INSTITUTIONAL / TOWNHOUSES |
|  SINGLE FAMILY SMALL LOTS |  NEIGHBOURHOOD / LOCAL COMMERCIAL |
|  SEMI-DETACHED |  ELEMENTARY SCHOOL |
|  LOW DENSITY COMPACT HOUSING (max. 10 upa) |  PARKS AND OPEN SPACE |
|  TOWNHOUSES (max. 15 upa) |  CEMETERY |
|  Townhouses (max. 20 u.p.a.) |  LANDSCAPE BUFFER STRIPS |
|  MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa) | |

EAST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 11 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.



TREE PRESERVATION SUMMARY

Surrey Project No.: 7913-0036-00
Project Location: 14495 to 14583 68th Avenue Surrey, BC
Consulting Arborist: Norman Hol

1 Summary description of the existing tree resource. See also the arborist report on file

See Arborist Report.

Note: Quantities herein include on-site trees and trees located within the 68th Avenue frontage, and excludes offsite trees as well as the trees in the unopened 146th St right-of-way at the east interface of the project.

2 Summary of Proposed Tree Removal and Replacement

Quantity of Bylaw Protected Trees Identified	(A)	<u>190</u>
Quantity of Bylaw Protected Trees to be Removed (Hazard)	(B)	<u>0</u>
Quantity of Bylaw Protected Trees to be Removed	(C)	<u>152</u>
Quantity of Bylaw Protected Trees to be Retained	(A-B-C) (D)	<u>38</u>
Quantity of Replacement Trees Required	(E)	<u>304</u>
(2:1 ratio except for alder and cottonwood at 1:1 ratio)		
Quantity of Replacement Trees Proposed	(F)	<u>n/a</u>
Quantity of Replacement Trees in Deficit	(E-F) (G)	<u>n/a</u>
Quantity of Retained Trees and Replacement Trees on Site	(D+F) (H)	<u>342</u>
Number of Lots Proposed in the Project	(I)	<u>n/a</u>
Average Number of Trees per Lot	(H/I)	<u>n/a</u>

3 Tree Survey and Preservation/Replacement Plan Attached **Yes**

This summary and the referenced documents are prepared and submitted by:



Norman Hol, Consulting Arborist

Dated: August 14, 2013

Direct: **604 813 9194**
 Email: **norm@aclgroup.ca**

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0036-00

Issued To: JANE L BRYSON
("the Owner")

Address of Owner: 12636 - 27A Avenue
Surrey, BC V4A 2N3

Issued To: RICKY REANDY
GLORIA J REANDY
("the Owner")

Address of Owner: 14549 - 68 Avenue
Surrey, BC V3S 2A8

Issued To: ARLENE A HUYBREGTS
("the Owner")

Address of Owner: P.O. Box 555, 41456 Dryden Road
Brackendale, BC VoN 1Ho

Issued To: SUKHJINDER S KALER
ANURADHA GARG
RUBY GARG
("the Owner")

Address of Owner: 12669 - 93 Avenue
Surrey, BC V3V 7J6

Issued To: MARCUS BRAUN
("the Owner")

Address of Owner: 14495 - 68 Avenue
Surrey, BC V3S 2A8

Issued To: RICHARD J BRZEZOWSKI

("the Owner")

Address of Owner: 14833 - 68 Avenue
Surrey, BC V3S 2B4

Issued To: KENNETH F WEST

("the Owner")

Address of Owner: 14525 - 68 Avenue
Surrey, BC V3S 2A8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 001-145-126

Lot 2 Section 15 Township 2 New Westminster District Plan 15576

14495 - 68 Avenue

Parcel Identifier: 008-207-020

Lot 3 Section 15 Township 2 New Westminster District Plan 15576

14511 - 68 Avenue

Parcel Identifier: 009-718-729

Lot 4 Except: Firstly: East 86 Feet Secondly: West 86 Feet, Section 15 Township 2 New Westminster District Plan 12532

14535 - 68 Avenue

Parcel Identifier: 008-140-804

East 86 Feet Lot 4 Section 15 Township 2 New Westminster District Plan 12532

14549 - 68 Avenue

Parcel Identifier: 009-718-648

West 86 Feet Lot 4 Section 15 Township 2 New Westminster District Plan 12532

14525 - 68 Avenue

Parcel Identifier: 003-381-528
The West 100 Feet Lot 5 Section 15 Township 2 New Westminster District Plan 12532
14565 - 68 Avenue

Parcel Identifier: 001-924-460
Lot 5 Except: The West 100 Feet; Section 15 Township 2 New Westminster District Plan 12532
14583 - 68 Avenue

Parcel Identifier: 010-303-162
Lot 8 Section 15 Township 2 New Westminster District Plan 17647
14475 - 68 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:

- (a) In Section F of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum setback from the property line is varied:
- i. from 7.5 metres (25 ft.) to 5.5 metres (18 ft.), 4.5 metres (15 ft.) and 3.6 metres (12 ft.) for the east property line;
 - ii. from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) and 3.0 metres (10 ft.) for the west property line;
 - iii. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the north property line; and
 - iv. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the south property line.
- (b) In Section H of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, one (1) visitor parking stall is permitted within the west side yard setback.

5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7913-0036 (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.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
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

DATE: JUL 13, 2013 10:00 AM - 10:00 AM

DATE: 10/22/2013 10:00 AM - 10:00 AM



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FOCUS
ARCHITECTURE
INCORPORATED

Suite 109 - 1538 McCauley Road
Abbotsford, British Columbia V2S 8A3
T 804.853.5222 F 804.853.5442
info@focus.ca

City of Surrey file number
7913-0036-00

- ▲ JULY 4 2013 PLANNING REVIEW
 - ▲ MAY 22 2013 SITE PLAN REVISIONS
 - ▲ MAY 15 2013 SITE PLAN REVISIONS
 - ▲ APRIL 25 2013 SITE REVISIONS - TREE RETENTION
 - ▲ FEBRUARY 06 2013 BLUEPRINT DEVELOPMENT PERMIT REVISIONS
- CONSULTANT

CLIENT
096 3526 B.C. LTD.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
88th AVE. SURREY B.C.

DRAWING TITLE

**ENLARGED
SITE PLAN**

DATE	2013.01.08	FILE NO.	
DWN.	PH		
CHK.	CH		1219



SITE PLAN
SCALE 1"=30'-0"

SCHEDULE A
7913-0036-00 (A)