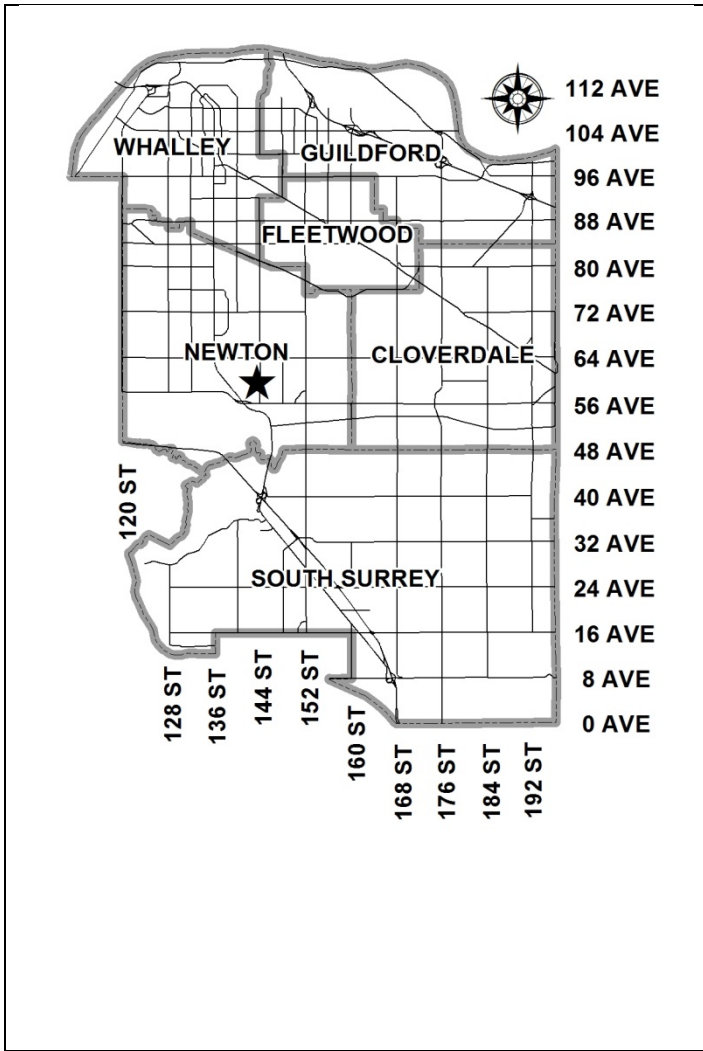


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0092-00

Planning Report Date: May 26, 2014



PROPOSAL:

- **NCP Amendment** from "Townhouses 15 u.p.a. max." to "Townhouses 25 u.p.a. max."
- **Rezoning** from RA to CD (Based upon RM-30)
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a single family lot, a park lot and twenty-nine (29) ground-oriented townhouse units. The applicant further proposes to introduce an east-west and north-south lane as well as amend the boundary of the future park lot in the South Newton NCP.

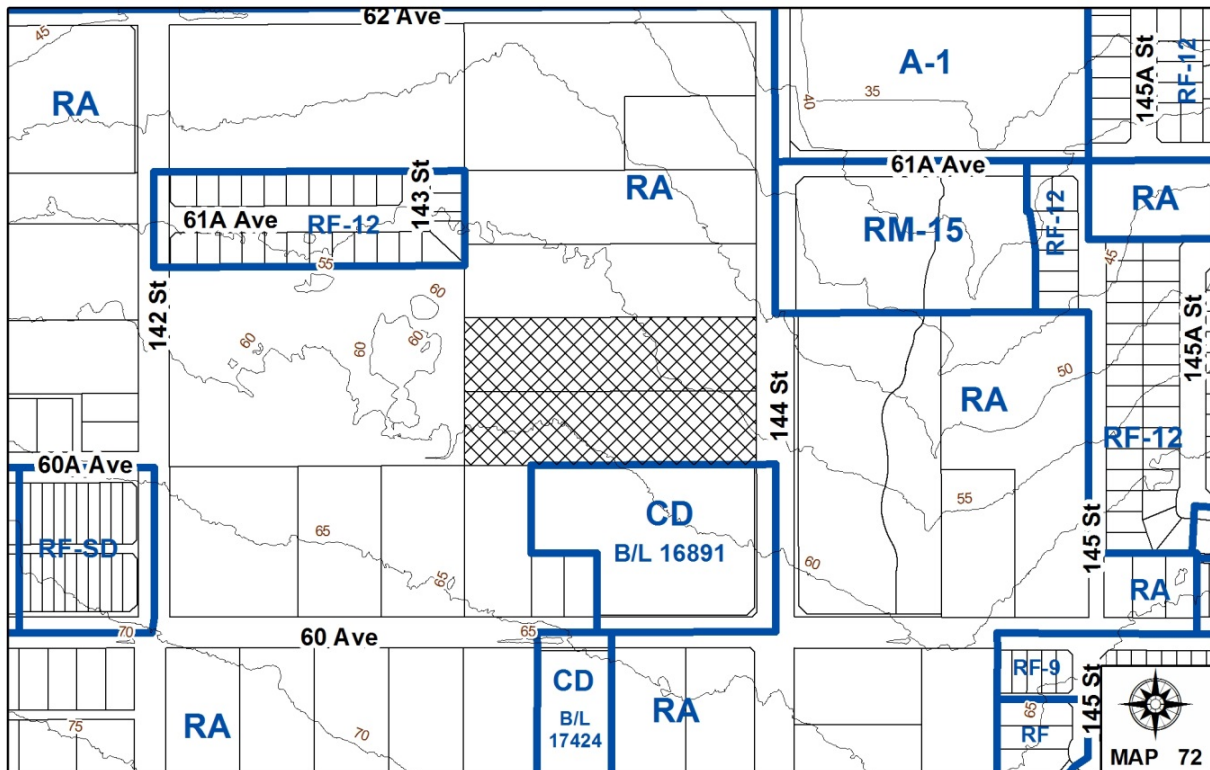
LOCATION: 6075 and 6085 – 144 Street

OWNER: Richard K. Sickmueller
 Lieselotte Sickmueller

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses 15 u.p.a. max. and
 Proposed Schools and Parks



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to eliminate the indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to amend the South Newton Neighbourhood Concept Plan (NCP) in order to: [1] redesignate the properties from "Townhouses 15 u.p.a. max." to "Townhouses 25 u.p.a. max."; [2] modify the existing road network and introduce an east-west and north-south dedicated lane (Appendix VI) at 6075 – 144 Street, 6085 – 144 Street, 6113 – 144 Street and 6133 – 144 Street; as well as [3] amend the eastern boundary of the future parkland.
- The applicant requests a Development Variance Permit (DVP) in order to reduce the number of visitor parking stalls required on-site as well as reduce the length of the unenclosed tandem parking spaces.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The applicant has illustrated the proposed townhouse development will provide a significant community benefit that includes: [1] delivering a significant portion of the new park lot under the current application; [2] providing a dedicated east-west and north-south lane that improves connectivity between 144 Street and the new park lot; as well as [3] providing road frontage on the eastern boundary of the future parkland.
- It is necessary to relocate the future park boundary in order to maximize development potential and promote economic viability by offering more housing choice as well as greater variety of unit types.
- The proposed density and building form are appropriate for this part of South Newton.
- The requested variance to reduce the number of visitor parking stalls is considered reasonable given the applicant will dedicate an east-west as well as north-south lane that includes several on-street parking spaces available for visitors. In addition, the applicant will construct four (4) visitor spaces located on-site.
- The proposed variance to reduce the length of the exterior tandem parking spaces is considered reasonable in order to improve the layout and provide a variety of housing options and/or unit types while achieving the required north-south and east-west lanes off 144 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7913-0092-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7913-0092-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of visitor parking stalls from six (6) to four (4); and
 - (b) to reduce the minimum length of an unenclosed tandem parking space for Building 1 and Building 2 from 6.0 metres (19.7 ft.) to 5.66 metres (18.6 ft.).
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) complete the purchase agreement for the future parkland;
 - (h) 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;
 - (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) registration of a Section 219 Restrictive Covenant to notify the owner and/or tenant of Unit #1, Building #1, that the driveway cannot be utilized for additional off-street tandem parking;
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (l) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the South Newton NCP to introduce an east-west and north-south lane at 6075 – 144 Street, 6085 – 144 Street, 6113 – 144 Street as well as 6133 - 144 Street, relocate the eastern boundary of the future park lot and re-designate the land from "Townhouses 15 u.p.a. max." to "Townhouses 25 u.p.a. max." when the proposal is considered for final adoption (Appendix VI).

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:**

6 Elementary students at Goldstone Park Elementary School
3 Secondary students at Sullivan Heights Secondary School

The applicant has advised the dwelling units created in Phase I are expected to be constructed and ready for occupancy by April, 2015 while the dwelling units in Phase II will be ready for occupancy by August, 2015.

(Appendix IV)

Parks,
Recreation & Culture: The Parks, Recreation and Culture Department supports acquiring the proposed parkland, as per the attached layout. The applicant is encouraged to provide bike infrastructure (e.g. racks) on 144 Street.

Surrey Fire Department: The applicant is required to increase the width of the driveway entrance off 144 Street to provide access for emergency vehicles.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential Dwellings

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Residential	Urban/Townhouses 15 u.p.a. max.	RA
East (Across 144 Street):	Proposed Ground-oriented Townhouses	Urban/Townhouses 25 u.p.a. max. and Creeks and Riparian Setbacks	CD (B/L 17663)
South:	Single Family Residential and Ground-oriented Townhouses	Urban/Townhouses 15 u.p.a. max., Townhouses 20 u.p.a. max. as well as Proposed Parks and Walkways	RA & CD (B/L 16891)
West:	Woodward Hill Elementary School	Urban/Proposed Schools and Parks	RA

JUSTIFICATION FOR PLAN AMENDMENT

- In the South Newton NCP, the eastern portion of the subject properties are designated for "Townhouses 15 u.p.a. max." while the western portion is designated for "Proposed Schools and Parks".
- The increased density is proposed to offset the dedication required for the east-west and north-south lanes. Without road dedication, the density would be 57 u.p.a. (23.2 u.p.a.). However, the increased density is considered appropriate given the lanes will provide for increased connectivity, a finer-grain road network and public access to the new park lot.
- The applicant is proposing to amend the South Newton Neighbourhood Concept Plan (NCP) in order to modify the existing road network and introduce a new east-west and north-south dedicated lane (Appendix VI) at 6075 – 144 Street, 6085 – 144 Street, 6113 – 144 Street and 6133 – 144 Street. The dedicated lane will provide access to the proposed townhouse development as well as future townhouse designated properties further north by connecting 144 Street with the future 61A Avenue/62 Avenue connector road. In addition, the lane will benefit the public by improving connectivity, providing additional on-street parking and securing public access to the future park directly from 144 Street via dedicated pedestrian sidewalks. The requested NCP Amendment will improve connectivity within the existing road network and, therefore, received support from the Engineering Department.
- The applicant further proposes to amend the eastern boundary of the future parkland in order to improve the layout and maximize the development potential of the subject properties. The relocated boundary of the future park lot will allow the developer to provide a comprehensive townhouse development while offering public benefits in the form of a dedicated east-west and north-south lanes as well as delivering the future parkland at 6075 – 144 Street and 6085 - 144 Street under the current application. Staff feel the relocated parkland boundary will preserve the integrity of the future passive park, improve public access as well as retains the majority of quality by-law sized trees by preserving the existing tree line.

- The subject property at 6075 – 144 Street is currently designated "Townhouses 15 u.p.a. max." and "Proposed Schools and Parks" in the South Newton NCP. At present, no further changes are anticipated to the NCP designation. If required, the land-use designation in the NCP and park lot line will be adjusted in future when the property redevelops.

DEVELOPMENT CONSIDERATIONS

Background

- The subject properties are designated "Urban" in the Official Community Plan (OCP) and "Townhouses 15 u.p.a. max." as well as "Proposed Schools and Parks" in the South Newton Neighbourhood Concept Plan (NCP). The properties are zoned "One-Acre Residential Zone (RA)" and currently occupied by single family residential dwellings as well as accessory buildings.

Current Proposal

- The applicant proposes to amend the South Newton NCP in order to re-designate the subject properties from "Townhouses 15 u.p.a. max." to "Townhouses 25 u.p.a. max" as well as rezone the eastern portion of 6085 – 144 Street from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
- The applicant further proposes to create a single family residential lot at 6075 – 144 Street to allow the owner to retain the existing dwelling, consolidate the western portion of 6075 - 144 Street and 6085 – 144 Street to create a new park lot as well as requests a Development Permit (DP) in order to allow for twenty-nine (29) ground-oriented townhouse units on the eastern portion of 6085 – 144 Street (Appendix II).
- The total floor area of the proposed townhouse development is approximately 3,898 square metres (41,960 sq. ft.) and consists of twenty-nine (29) units that include the following unit types:
 - 2 two-bedroom units;
 - 8 two-bedroom units + den;
 - 12 three-bedroom units;
 - 1 three-bedroom unit + den; and
 - 6 three-bedroom units + flex room.
- As part of the current application, a total of 2.8 metres (9.2 ft.) of road dedication is required along the east lot line (144 Street) as well as 6 metres (20 ft.) of the ultimate 8.5 metre (27.9 ft.) wide east-west lane and 8.5 metres (27.9 ft.) for the north-south lane.

- As a result, a total of 1,126 square metres (12,120 sq. ft.) or roughly twenty-two (22) percent of the gross site area is required for road/lane dedication which further reduces the net site area to 3,947 square metres (42,485 sq. ft.). In response, the townhouse development is expected to achieve a density of 73 u.p.ha. (29.4 u.p.a.) and Floor Area Ratio (FAR) of 0.98. Although the proposed density and FAR are slightly higher than previously observed on adjacent projects, the values are deemed generally acceptable given that the applicant is providing significant public benefits in the form of an east-west and north-south lane as well as delivering the new park lot under the current development application.
- In addition, the applicant has requested a Development Variance Permit (DVP) to reduce the minimum number of visitor parking spaces provided on-site as well as reduce the length of the unenclosed tandem parking spaces for Building 1 and Building 2 from 6.0 metres (19.7 ft.) to 5.66 metres (18.6 ft.).

Proposed CD By-law

- The proposed CD By-law (Appendix VIII) is based upon the "Multiple Residential 30 Zone (RM-30)" with modifications to density, lot coverage, indoor amenity space, setbacks and parking. The modifications are noted in the table below:

By-law Comparison	RM-30	Proposed CD By-law
Density (u.p.ha./u.p.a.)	75 u.p.ha/30 u.p.a.	73 u.p.h.a./29.4 u.p.a.
Density (FAR)	0.90 FAR	0.98 FAR
Lot Coverage	45%	50%
Indoor Amenity Space	87 square metres (937 sq. ft.)	0 square metres (0 sq. ft.)
Setbacks	7.5 metres (25 ft.) from all lot lines	Front (East) – 5.5 metres (18 ft.) to building façade and 3.82 metres (12.5 ft.) to porch Rear (West) – 3.51 metres (11.5 ft.) to building façade and 1.73 metres (5.7 ft.) to third riser Side (North) – 2.34 metre (7.7 ft.) to building façade and 1.8 metres (5.9 ft.) to building projection Side (South) – 2.90 metres (7.9 ft.) to building façade and 2.24 metres (7.4 ft.) to building projection

By-law Comparison	RM-30	Proposed CD By-law
Parking	Parking within the required setbacks is not permitted All tandem parking spaces to be enclosed and attached to each ground-oriented dwelling unit Minimum tandem parking space length of 6.0 metres (19.7 ft.) 6 visitor parking stalls	Visitor parking spaces permitted within required setbacks Unenclosed tandem parking spaces permitted for Building 1 and Building 2 Tandem parking space length reduced to 5.66 metres (18.6 ft.) 4 visitor parking spaces

- All other aspects of the proposed CD By-law comply with provisions in the RM-30 Zone.
- Despite the increase in proposed density, the townhouse development remains sensitive to existing townhomes across 144 Street by providing an attractive streetscape with a 5.5 metre (18 ft.) setback to the building façade and 1.8 metre (5.9 ft.) setback to the building façade on the north lot line which provides a suitable interface with the existing single family dwelling at 6113 – 144 Street.

PRE-NOTIFICATION

A revised pre-notification letter was sent out on April 3, 2014 and City staff received the following responses from adjacent property owners:

- An adjacent property owner expressed concerns regarding the over-concentration of townhomes within South Newton and increased number of empty townhouse units. The owner further expressed concerns relating to added noise, greater traffic due to townhouse developments and pick-up/drop-off at schools, single-lane traffic on 144 Street and construction traffic contributing to added delays, wildlife declines, lack of public access to future parkland, insufficient tree retention and inadequate amenities for students and residents (e.g. picnic areas).

(City staff explained the applicant would provide additional road dedication to widen 144 Street as well as construct an east-west and north-south lane to provide greater access to the future 61A Avenue/62 Avenue connector road. In addition, the delays caused by construction is temporary given that several townhouse projects and/or single family developments are currently being constructed within the vicinity. City staff also indicated the applicant would provide a dedicated sidewalk along the east-west lane that allows public access to the future passive park lot and minimal tree removal is proposed within the future park unless deemed hazardous.)

- An adjacent property owner expressed concerns about parkland design, future tree removal within the new park lot, added noise as well as natural view corridors and privacy issues for adjacent townhouse residents at 14377 – 60 Avenue.

(City staff discussed the layout and passive park design as well as indicated the majority of by-law sized trees would remain unless deemed hazardous. The concerns about noise, natural view corridors and privacy issues are directly related to 6075 – 144 Street and will be addressed in future when that property redevelops.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed townhouse development includes four (4) three-storey buildings with garages accessed internally at-grade via internal drive aisles. The buildings include a combination of two-bedroom and three-bedroom units to provide housing choice and variety of unit types.
- Each unit offers a sundeck, front porch and/or patio reached from the ground- or main-floor.
- The unit types generally range in size from 121 square metres (1,307 sq. ft.) to 183 square metres (1,971 sq. ft.) excluding the garage. The living areas appear largely on the upper-floors with the exception of a small den or medium-sized flex room offered on the ground-floor for some units.
- The building façade contains a broad range of materials which include horizontal and shingle vinyl siding, wood trim, vinyl framed windows, and powder coated aluminum railings as well as feature elements including built-up wood columns, decorative louvres and decorative wood dentils. In contrast, the roofing material will consist of high-profile asphalt shingles with wood trim and aluminum gutters.
- The proposed townhouse development will provide fifty-eight (58) resident parking spaces which complies with provisions in Zoning By-law No. 12000. A majority of resident parking spaces (28 units) are provided as tandem parking with fourteen (14) parking spaces unenclosed.
- To ensure the tandem parking stalls within the garage will not be converted to liveable space, the applicant is required to register a Restrictive Covenant as a condition of Final Adoption.
- City staff will continue to work with the applicant to identify an appropriate location for the mechanical equipment on-site (e.g. hydro kiosk, telephone cabinet, etc.) as well as mail kiosk and ensure proper screening is provided where required.
- Despite the increase in proposed density, the townhouse development remains sensitive to existing townhomes across 144 Street by providing an attractive streetscape with a 5.5 metre (18 ft.) setback to the building façade and 1.8 metre (5.9 ft.) setback to the building façade on the north lot line which provides a suitable interface with the existing single family dwelling at 6113 – 144 Street. In addition, the front yard setback is comparable to adjacent townhomes recently approved elsewhere in South Newton.

- The proposed minimum setback for Building 4 along the east side of the north-south lane is more than 3.51 metres (11.5 ft.) to the western building façade and 1.73 metres (5.7 ft.) to the third riser. Each unit will have a small yard with significant landscaping proposed that will consist of low-lying shrubs and additional groundcover. The building orientation will ensure the units will provide an "eyes-on-the-park" function with active rooms facing the new park lot to reduce CPTED concerns.

Driveway Access, On-site/Off-site Parking and Pedestrian Circulation

- The proposed townhouse development will obtain driveway access from internal drive aisles off the dedicated east-west lane that will connect to 144 Street and will extend further north, via the north-south lane, to the future 61A Avenue/62 Avenue connector road once the lots at 6113 – 144 Street and 6133 – 144 Street redevelop. The east-west lane and internal drive aisles are considered beneficial in eliminating the requirement for reciprocal access easements between separate strata properties. In addition, the north-south and east-west lanes proposed under the current application will include a dedicated pedestrian sidewalk that allows for greater public access to the future parkland.
- As part of the development application, the Engineering Department has identified the following transportation improvements which are required as a condition of rezoning:
 - Dedicate 2.8 metres (9.2 ft.) on 144 Street for the ultimate Arterial Road Standard;
 - Provide a 0.5 metre (1.6 ft.) Statutory Right-of-Way along 144 Street;
 - Dedicate 6.0 metres (21.3 ft.) for the east-west non-standard lane;
 - Dedicate 8.5 metres (27.9 ft.) for the north-south non-standard lane;
 - Dedicate a 3.0 metre X 3.0 metre (9.8 ft.) corner cut at the intersection of the east-west lane and 144 Street as well as where the east-west lane intersects the north-south lane;
 - Provide a 0.5 metre (1.6 ft.) Statutory Right-of-Way on the east side of the north-south lane; and
 - Provide wider flares at the driveway entrance off 144 Street for emergency response vehicle access.
- As previously mentioned, the applicant is proposing to amend the South Newton NCP in order to relocate the eastern boundary of the new park lot to improve the layout as well as maximize development potential while providing the required east-west and north-south lanes. In an effort to accommodate the dedication required on 144 Street (2.808 metres), the Parks, Recreation and Culture Department has agreed to relocate the eastern boundary of the future parkland further westward given the proposed layout should have minimal impacts on the new passive park and should maintain the existing tree line intact. Also, the Engineering Department has agreed to relax the north-south lane requirement for boulevard planting. In exchange, staff will ensure the ultimate arterial standard along 144 Street (30 metres) will be maintained with significant boulevard planting.
- The developer has agreed to assume all costs for constructing the north-south lane.

- The proposed townhouse development will provide fifty-eight (58) resident parking spaces which complies with provisions in Zoning By-law No. 12000. A majority of resident parking spaces (28 units) are provided as tandem parking with fourteen (14) parking spaces unenclosed.
- To ensure the tandem parking stalls within the garage will not be converted to liveable space, the applicant is required to register a Restrictive Covenant as a condition of Final Adoption.

Landscaping

- The proposed landscaping includes several on-site trees located on 144 Street, the east-west lane and north lot line. The trees offer added shading along the southern building exposure and provide an appealing as well as attractive streetscape.
- Each unit on 144 Street will have a small front yard enclosed by a 1 metre (3 ft.) high picket fence with layered planting consistent of a by-law sized tree, shrubs and groundcover with direct access to 144 Street from individual pedestrian entries clearly defined by a small gate.
- Each unit along the east side of the north-south lane will have a small yard with significant landscaping proposed which consists of low-lying shrubs and additional groundcover. The units will provide an “eyes-on-the-park” function with active rooms facing the new park lot.
- In the interim, a 1.8 metre (6 ft.) high solid wood fence is currently proposed along the north lot line that will be installed at the request of the adjacent property owner at 6113 – 144 Street. The wood fence will be removed in future when the adjacent property owner redevelops and replaced with more suitable low-scale fencing that better matches the existing picket fences.
- A small pocket of planting that contains a tree and/or low-lying shrubs is proposed between each individual driveway which softens the interface between the proposed townhomes and internal drive aisles.
- A small outdoor amenity space with concrete unit pavers and several benches is proposed on the southern elevation of Building 2.
- The driveway entrance off 144 Street is identified by an entry sign that consists of a pre-cast concrete slab and concrete block wall with stone veneer which is 1.6 metres (5.5 ft.) in height. The entry sign will respect the minimum 2 metre (6.6 ft.) setback from all lot lines as well as complies with the maximum height and sign area requirements in the Surrey Sign By-law.
- The applicant is proposing to introduce additional landscaping around the base of the sign to improve the overall appearance, including low-lying shrubs as well as additional groundcover.

Indoor and Outdoor Amenity Space

- The applicant proposes to eliminate the required indoor amenity space in order to maximize development potential, given the limited size of the net site area, which offers a suitable trade-off since the applicant has agreed to provide the requested north-south and east-west lanes not currently illustrated in the South Newton NCP. As a result, the applicant is required to provide a monetary contribution, in accordance with City Policy, to mitigate the impact.

TREES

- Clark Kavolinas, ISA Certified Arborist from C. Kavolinas and Associates Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	8	8	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Bigleaf Maple	1	0	1
Cherry	5	5	0
Crabapple	0	0	0
Katsura	0	0	0
Maidenhair Tree	0	0	0
Mountain Ash	0	0	0
Paper Birch	0	0	0
Trembling Aspen	0	0	0
Coniferous Trees			
Atlas Cedar	0	0	0
Cypress	3	3	0
Deodar Cedar	0	0	0
Douglas Fir	10	2	8
English Oak	1	1	0
Horse Chestnut	1	1	0
Scots Pine	0	0	0
Spruce	1	0	1
Western Red Cedar	10	10	0
Total (excluding Alder and Cottonwood Trees)	34	24	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		26	
Contribution to the Green City Fund		\$12,000	

- The Arborist Assessment states that there are a total of thirty-four (34) protected trees on the site, excluding Alder and Cottonwood trees. Eight (8) existing trees, approximately nineteen percent (19%) of the total trees on the site, are Alder and Cottonwood trees. It was determined that ten (10) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The protected trees that are located within the new park lot will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of fifty-six (56) replacement trees on-site. As the applicant is proposing only sixteen (16) replacement trees on-site, the deficit of forty (40) trees will require a cash-in-lieu payment of \$12,000 representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 144 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Lilac trees, Red Flowering Dogwood and Japanese Maple (Bloodgood).
- In summary, a total of twenty-six (26) trees are proposed to be retained or replaced on the site with a contribution of \$12,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site in April, 2014. 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"> • The subject properties are located within the South Newton NCP. • The proposal complies with the OCP designation and includes a townhouse development as well as future park lot, as per the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is considered appropriate for this portion of South Newton and reflects similar densities on adjacent projects. • The proposal includes various unit sizes for greater housing choice. • The backyards are available for community or private gardens.

3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes low-impact development standards (LIDS) in the form of: [1] vegetated swales, rain gardens or bio-swales; [2] natural landscaping; [3] sediment control devices; as well as [4] on-site infiltration trenches or sub-surface chambers. • The applicant proposes to retain several on-site by-law size trees. • The applicant proposes to provide 16 additional by-law size trees. • The applicant will provide a portion of the future parkland, as per the South Newton NCP. • The townhouse development includes provisions for recycling and/or organic waste disposal.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The project is connected to off-site pedestrian and multi-use paths. • The project provides direct pedestrian linkages to transit stops.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposal includes outdoor 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"> • The applicant routinely surveys previous townhouse purchasers to obtain data which, in turn, is incorporated into new developments. • The applicant will create a sustainable features document available to occupants/tenants at time of sale. • The project includes the following sustainability features: [1] low-VOC paints and coatings; [2] recycling/organic waste disposal; as well as [3] engineered and/or recycled building materials.

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel (ADP) but reviewed internally by City staff. The applicant has addressed most of the design concerns to the satisfaction of City staff, however, there remains some outstanding concerns with respect to landscaping. The applicant was provided a detailed summary of the urban design concerns and agreed to resolve all concerns prior to Council being requested to consider Final Adoption of the Rezoning By-law and Development Permit issuance.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of visitor parking stalls from six (6) to four (4).
- To reduce the minimum length of an unenclosed tandem parking space for Building 1 and Building 2 from 6.0 metres (19.7 ft.) to 5.66 metres (18.6 ft.).

Applicant's Reasons:

- The requested variances will improve the layout, maximize development potential and ensure the future economic viability of the current townhouse project given the small size of the subject property after road/lane dedication.

- The proposed variances will provide a variety of housing options and/or unit types.

Staff Comments:

- The requested variance to reduce the number of visitor parking spaces is considered reasonable given the applicant will dedicate an east-west as well as north-south lane that includes several on-street parking spaces available for visitors. Furthermore, the applicant will provide a total of four (4) visitor spaces located on-site.
- The parking space length for tandem vehicles parked outside of dwelling units in Building 1 and Building 2 represents a six (6%) reduction in overall length and should be adequate to prevent most vehicles from extending beyond the parking space into the internal drive aisle.
- The proposed variance to reduce the length of the exterior tandem parking spaces is considered acceptable in order to maximize development potential while achieving the required north-south and east-west lanes off 144 Street.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevation Drawings and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Re-designation map
Appendix VII.	Development Variance Permit No. 7913-0092-00
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and C. Kavolinas and Associates Inc., respectively, dated May 21, 2014.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DRV 5/23/14 9:37 AM

Information for City Clerk

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

1. (a) Agent: Name: Brad Hughes
 Park Ridge Homes (Panorama) Ltd.
 Address: 16811 – 60 Avenue
 Surrey, B.C. V3S 1T1
 Tel: 604-576-5829

2. Properties involved in the Application
 - (a) Civic Address: 6075 – 144 Street
 6085 – 144 Street

 - (b) Civic Address: 6075 – 144 Street
 Owner: Lieselotte Sickmueller
 Richard K. Sickmueller
 PID: 005-036-992
 Lot 36 Section 9 Township 2 New Westminster District Plan 52488

 - (c) Civic Address: 6085 – 144 Street
 Owner: Lieselotte Sickmueller
 Richard K. Sickmueller
 PID: 005-037-417
 Lot 37 Section 9 Township 2 New Westminster District Plan 52488

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. 7913-0092-00 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: CD (based upon RM-30)

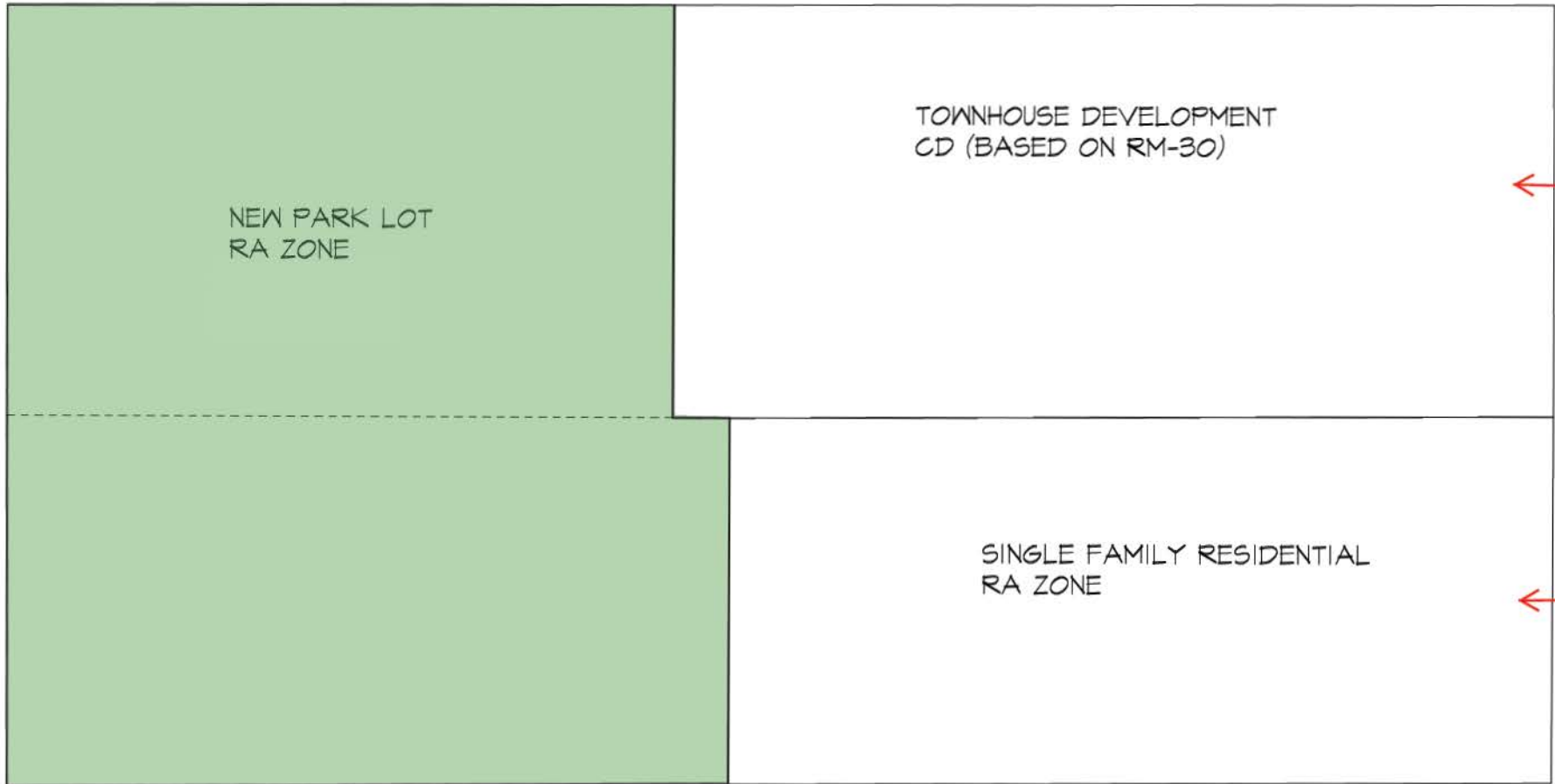
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	N/A
Road Widening area		
Undevelopable area (New park lot)		
Net Total	N/A	3,947 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	N/A	50%
SETBACKS (in metres)		
Front	N/A	3.82 m.
Rear	N/A	1.73 m.
Side #1 (North)	N/A	1.8 m.
Side #2 (South)	N/A	2.24 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	N/A	+7.6 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor	N/A	N/A
One Bed	N/A	N/A
Two Bedroom	N/A	2
Two Bedroom + Den	N/A	8
Three Bedroom	N/A	12
Three Bedroom + Den	N/A	1
Three Bedroom + Flex	N/A	6
Total	N/A	29
FLOOR AREA: Residential	N/A	3,898 sq. m.
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	3,898 sq. m.

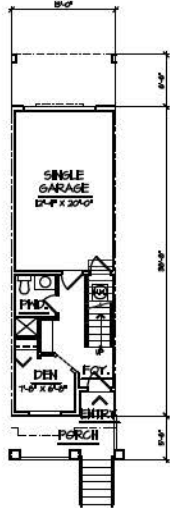
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

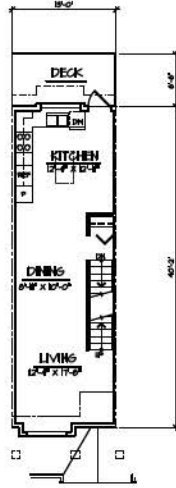
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	N/A	57 u.p.ha./23.2 u.p.a.
# of units/ha /# units/acre (net)	N/A	73 u.p.ha./29.4 u.p.a.
FAR (gross)	N/A	0.77
FAR (net)	N/A	0.98
AMENITY SPACE (area in square metres)		
Indoor	87 sq. m.	0 sq. m.
Outdoor	87 sq. m.	135.5 sq. m.
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed	N/A	N/A
3-Bed	N/A	N/A
Residential Visitors	58 spaces	58 spaces
Institutional	N/A	N/A
Total Number of Parking Spaces	58 spaces	58 spaces
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	56 spaces/97%
Size of Tandem Parking Spaces width/length	3.2 m. X 12.2 m.	3.2 m. X 12.2 m.

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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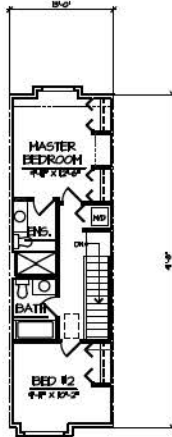




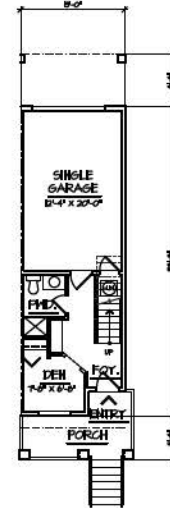
GROUND FLOOR PLAN
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223 S.F.
GARAGE 201 S.F.



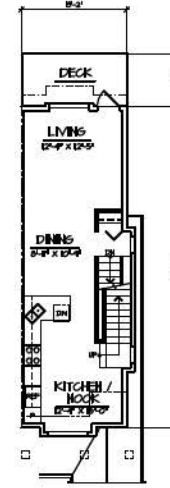
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SCALE: 1/8" = 1'-0"
524 S.F.



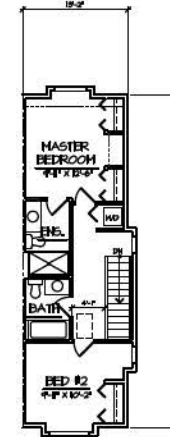
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
555 S.F.



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
225 S.F.
GARAGE 210 S.F.



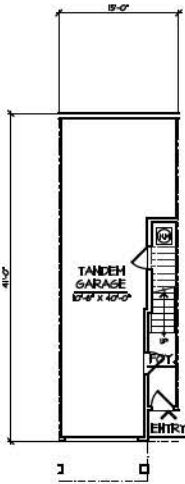
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553 S.F.



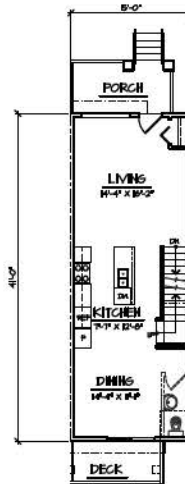
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SCALE: 1/8" = 1'-0"
574 S.F.

UNIT TYPE 'A1'
1307 S.F.

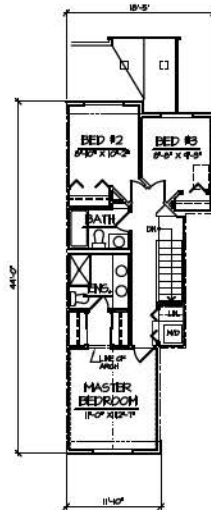
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1357 S.F.



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94 S.F.
GARAGE 542 S.F.

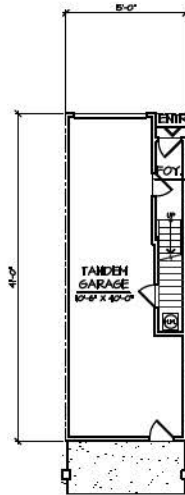


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68 S.F.

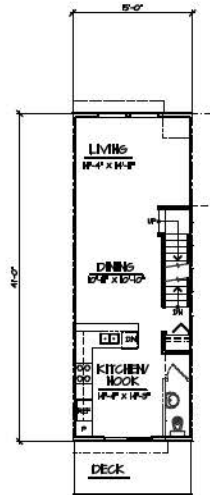


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
651 S.F.

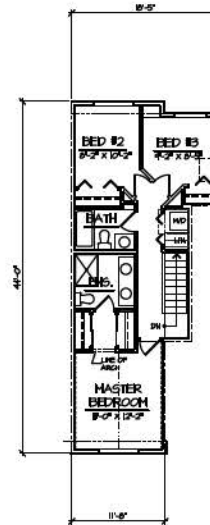
UNIT TYPE 'B1'
1305 S.F.



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
101 S.F.
GARAGE 503 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
68 S.F.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
640 S.F.

UNIT TYPE 'B2'
1364 S.F.

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REV.	DATE	BY	DESCRIPTION

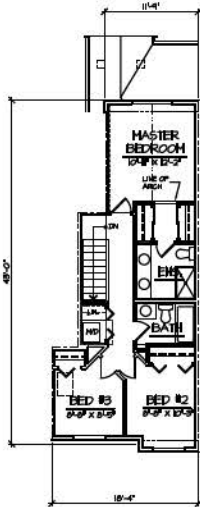
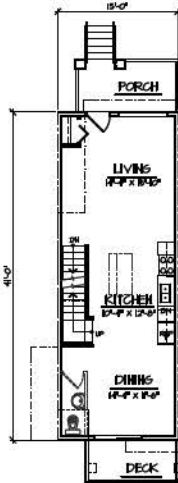
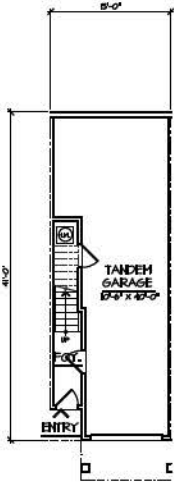
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PROJECT:	29 UNIT TOWNHOUSE DEVELOPMENT @ 6005 144 STREET SURREY	SHEET NO.:	UNIT PLANS	SCALE:	1/8" = 1'-0"

barnett dembek
 UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1B8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: info@barnett-dembek.com

CLIENT: PARK RIDGE HOMES LTD.
 PROJECT: 29 UNIT TOWNHOUSE DEVELOPMENT @ 6005 144 STREET SURREY
 SHEET NO.: UNIT PLANS

SHEET NO. AC-2J
 REV. NO. 13005

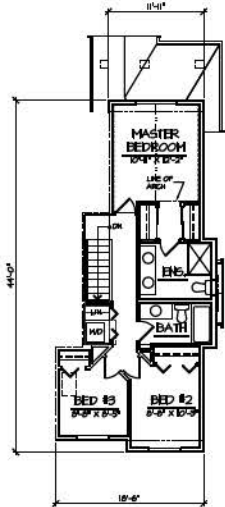
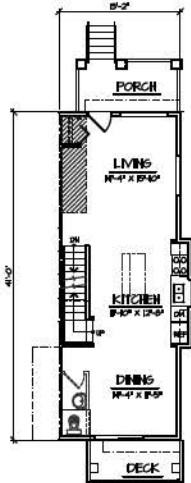
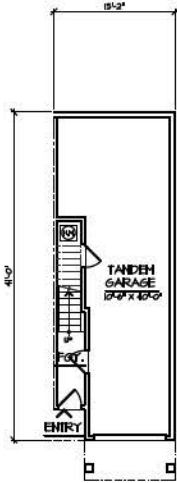


GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
100 SF,
GARAGE 501 SF.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
615 SF.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
640 SF.

UNIT TYPE 'C1'
655 SF.



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
100 SF,
GARAGE 501 SF.

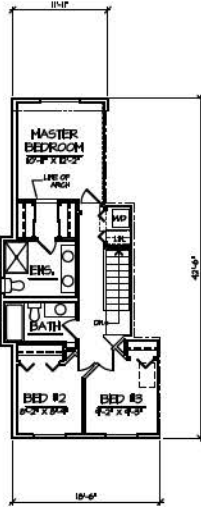
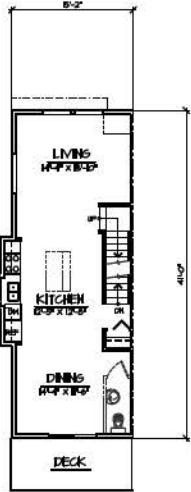
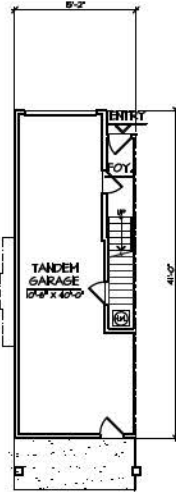
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
644 SF.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
610 SF.

UNIT TYPE 'C1'
144 SF.

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NO.	DATE	BY	CHKD.

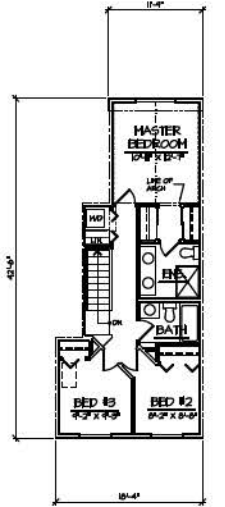
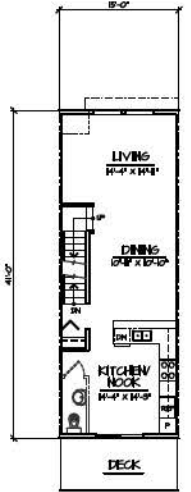
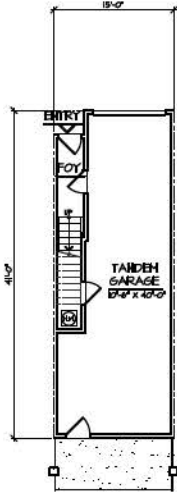


GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
101 SF,
GARAGE 501 SF.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
644 SF.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
662 SF.

UNIT TYPE 'C2'
1407 SF.



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
101 SF,
GARAGE 503 SF.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
615 SF.

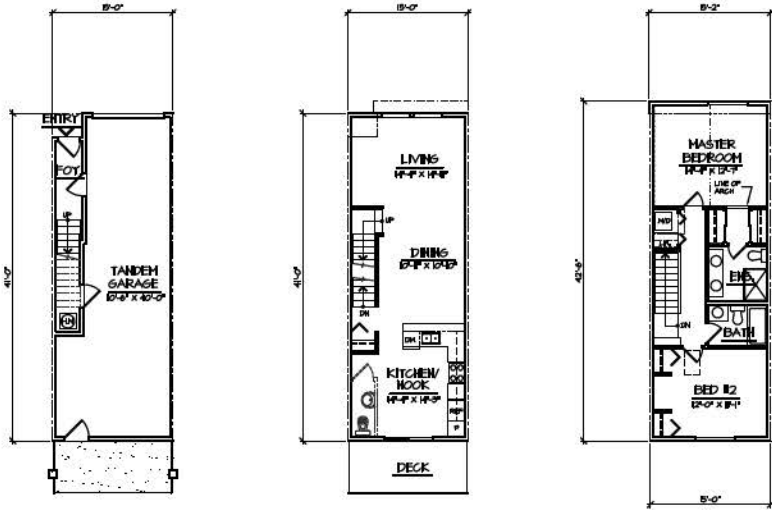
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
625 SF.

UNIT TYPE 'C3'
1354 SF.

DESIGN: MAX.	DRAWN: J.H.	DATE: JUN 27 04	SCALE: 1/8" = 1'-0"
CLIENT: PARK RIDGE HOMES LTD.	PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT @ 6055 144 STREET SURREY	SHEET NO.:	UNIT PLANS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T85

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnett-dembek.com



GROUND FLOOR PLAN

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

101 SF.
GARAGE 503 SF.

MAIN FLOOR PLAN

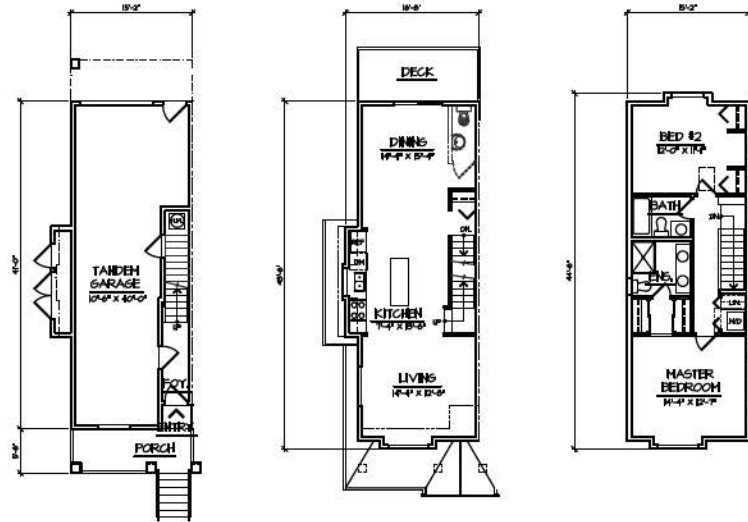
SCALE: 1/8" = 1'-0"

65 SF.

UPPER FLOOR PLAN

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

630 SF.



GROUND FLOOR PLAN

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

101 SF.
GARAGE 510 SF.

MAIN FLOOR PLAN

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

614 SF.

UPPER FLOOR PLAN

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

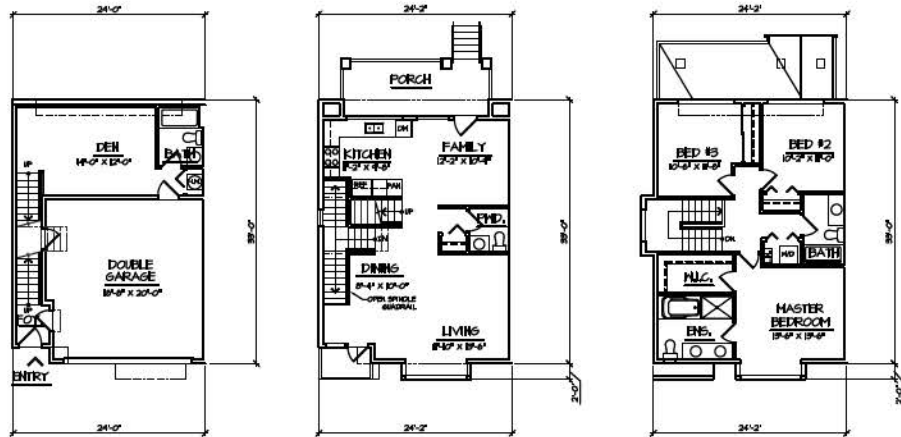
651 SF.

UNIT TYPE 'D'
1354 SF.

UNIT TYPE 'D1'
1432 SF.

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REV.	DATE	BY	CHKD.



GROUND FLOOR PLAN

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

380 SF.
GARAGE 403 SF.

MAIN FLOOR PLAN

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

165 SF.

UPPER FLOOR PLAN

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

626 SF.

UNIT TYPE 'E'
1411 SF.

02-04-14.dwg

DESIGN: MAX.
DRAWN: PHG
DATE: 2/14
SCALE: 1/8" = 1'-0"

CLIENT: PARK RIDGE HOMES LTD.
PROJECT: 29 UNIT TOWNHOUSE DEVELOPMENT @
6025 144 STREET SURREY
SHEET CONTENTS: UNIT PLANS

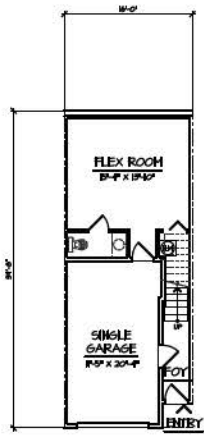
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UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1T85

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: tm@barnett-dembek.com

CLIENT NO. AC-23
SHEET NO.

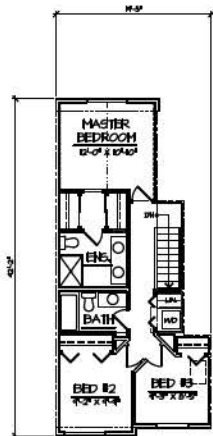
PROJECT NO. 13005
REV. NO.



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
375 S.F.
GARAGE 241 S.F.

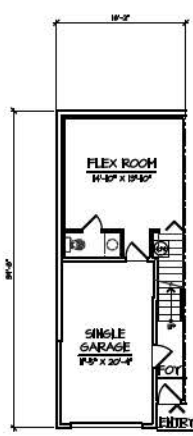


MAIN FLOOR PLAN
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635 S.F.

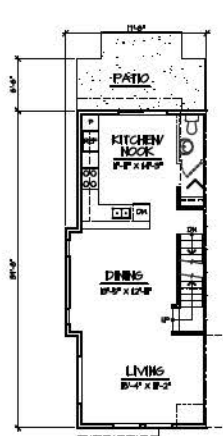


UPPER FLOOR PLAN
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666 S.F.

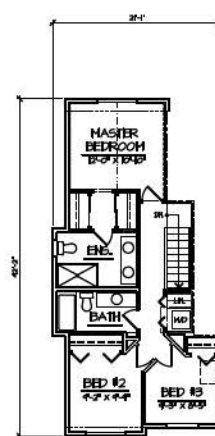
UNIT TYPE 'F1'
1676 S.F.



GROUND FLOOR PLAN
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375 S.F.
GARAGE 252 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
661 S.F.

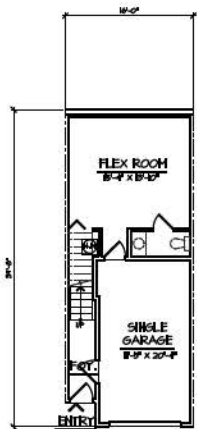


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
643 S.F.

UNIT TYPE 'F1'
1732 S.F.

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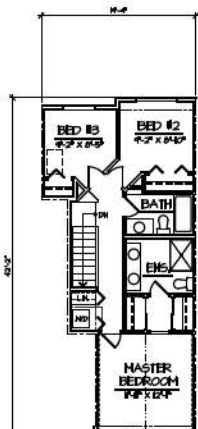
REV.	DATE	BY	DESCRIPTION



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
375 S.F.
GARAGE 241 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
635 S.F.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
664 S.F.

UNIT TYPE 'G1'
1674 S.F.

02-04-14.dwg

DESIGNER: M.D.	DRAWN: J.A.
DATE: MAY 27 14	SCALE: 1/8" = 1'-0"
CLIENT: PARK RIDGE HOMES LTD.	
PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT @ 6025 144 STREET SURREY	
SHEET CONTENT: UNIT PLANS	

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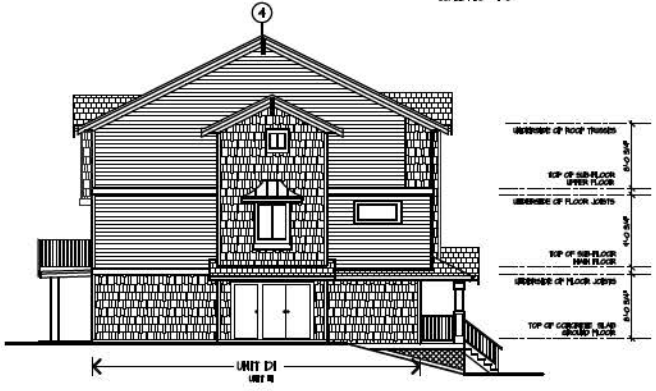
UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1T85

PHONE (604) 597-7100
FAX (604) 597-2099
EMAIL: info@barnett-dembek.com

CLIENT NO. AC-2A	SHEET NO. 13005
PROJECT NO. 13005	REV. NO.



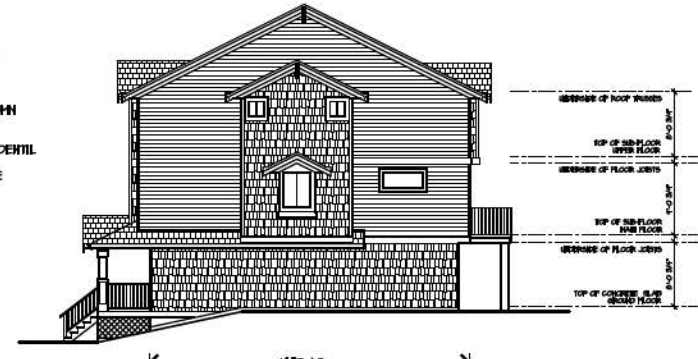
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- | | |
|---|----------------------------------|
| ① HIGH PROFILE ASPHALT SHINGLE ROOFING | ⑪ VINYL CORNER TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA | ⑫ 2x4 WOOD TRIM |
| ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA | ⑬ BUILT-UP WOOD COLUMN |
| ④ KNEE BRACKET | ⑭ DECORATIVE WOOD DENTIL |
| ⑤ VINYL FRAMED WINDOWS ON 2x6 WOOD TRIM | ⑮ DECORATIVE LOUVER |
| ⑥ 2 x 10 WOOD TRIM | ⑯ 1x2 WOOD TRIM ON 2x4 WOOD TRIM |
| ⑦ HORIZONTAL VINYL SIDING | ⑰ WOOD TRELLIS |
| ⑧ 1x6 SOFFIT MALL TRIM | |
| ⑨ POWDER COATED ALUMINUM RAILING W/ POWDER COATED PICKETS | |
| ⑩ VINYL SHINGLE SIDING | |



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



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

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NO.	DATE	BY	REVISION

DESIGN: [blank]	DRAWN: [blank]
DATE: [blank]	SCALE: 1/8" = 1'-0"
CLIENT: PARK RIDGE HOMES LTD.	
PROJECT: 29 UNIT TOWNHOUSE DEVELOPMENT @ 6025 144 STREET SURREY	
SHEET CONTENT: ELEVATIONS	

barnett dembok

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1T89

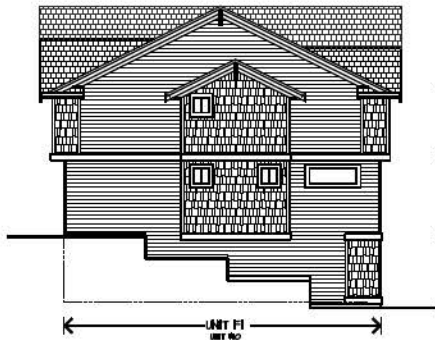
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnett-dembok.com

CLIENT NO.	SHEET NO.
	AC-4J
PROJECT NO.	REV. NO.
13005	

BUILDING #1



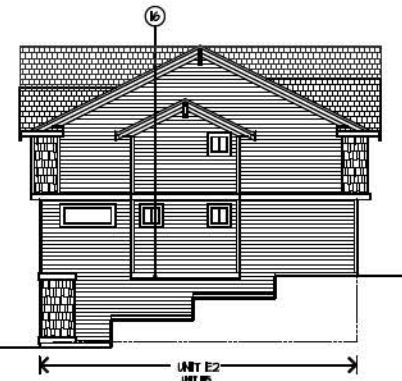
EAST ELEVATION



SOUTH ELEVATION

SCHEDULE OF FINISHES

- | | |
|---|-----------------------------------|
| ① HIGH PROFILE ASPHALT SHINGLE ROOFING | ⑪ VINYL CORNER TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 HOOD FASCIA | ⑫ 2x4 HOOD TRIM |
| ③ 1 x 4 HOOD TRIM ON 2 x 10 HOOD FASCIA | ⑬ BUILT-UP HOOD COLUMN |
| ④ KNEE BRACKET | ⑭ DECORATIVE HOOD DENTIL |
| ⑤ VINYL FRAMED WINDOWS WITH 2x6 HOOD TRIM | ⑮ DECORATIVE LOUVER |
| ⑥ 2 x 10 HOOD TRIM | ⑯ 1x2 HOOD TRIM ON 2x10 HOOD TRIM |
| ⑦ HORIZONTAL VINYL SIDING | ⑰ HOOD TRELLIS |
| ⑧ 1x6 SOFFIT WALL TRIM | |
| ⑨ POWDER COATED ALUMINUM RAILING W/ POWDER COATED PICKETS | |
| ⑩ VINYL SHINGLE SIDING | |



NORTH ELEVATION



WEST ELEVATION

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NO.	DATE	BY	REVISION

CSB-D44-01

CLIENT: PARK RIDGE HOMES LTD.	DESIGN: M.A.	DATE: MAY 20 14	SCALE: 1/8" = 1'-0"
PROJECT: 29 UNIT TOWNHOUSE DEVELOPMENT @ 6025 141 STREET SURREY	DRAWN: M.A.		
SHEET CONTENT: ELEVATIONS			

barnett dembek

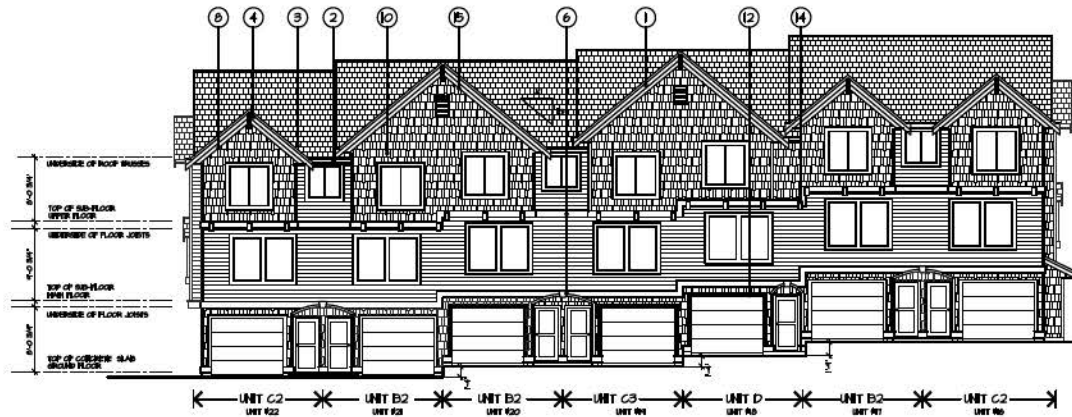
UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1T8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnett-dembek.com

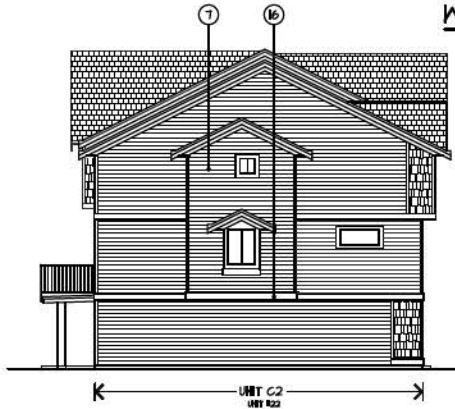
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
13005	AC-42

BUILDING #2

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WEST ELEVATION



NORTH ELEVATION

SCHEDULE OF FINISHES

- | | |
|---|-----------------------------------|
| ① HIGH PROFILE ASPHALT SHINGLE ROOFING | ⑪ VINYL CORNER TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 HOOD FASCIA | ⑫ 2x4 HOOD TRIM |
| ③ 1 x 4 HOOD TRIM ON 2 x 10 HOOD FASCIA | ⑬ BUILT-UP HOOD COLUMN |
| ④ KNEE BRACKET | ⑭ DECORATIVE HOOD DENTIL |
| ⑤ VINYL FRAMED WINDOWS | ⑮ DECORATIVE LOUVER |
| ⑥ 2 x 10 HOOD TRIM | ⑯ 1x2 HOOD TRIM ON 2x10 HOOD TRIM |
| ⑦ HORIZONTAL VINYL SIDING | ⑰ HOOD TRELLIS |
| ⑧ 1x6 SOFFIT WALL TRIM | |
| ⑨ POWDER COATED ALUMINUM RAILING W/ POWDER COATED PICKETS | |
| ⑩ VINYL SHINGLE SIDING | |



SOUTH ELEVATION



EAST ELEVATION

NO.	DATE	BY	REV.

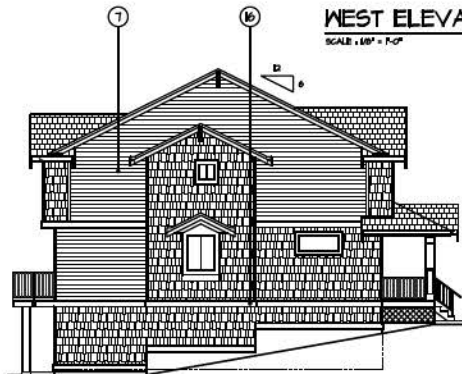
CLIENT : PARK RIDGE HOMES LTD.	DESIGNER : MAX.
PROJECT : 29 UNIT TOWNHOUSE DEVELOPMENT @ 6005 114 STREET SURREY	DRAWN : PAUL ZHANG
SHEET CONVENT : ELEVATIONS	DATE : 11/27/14
	SCALE : 1/8" = 1'-0"

barrett dembek
 UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1T8
 PHONE (604) 597-7100
 FAX (604) 597-2099
 EMAIL: info@barrett-dembek.com

BUILDING #3



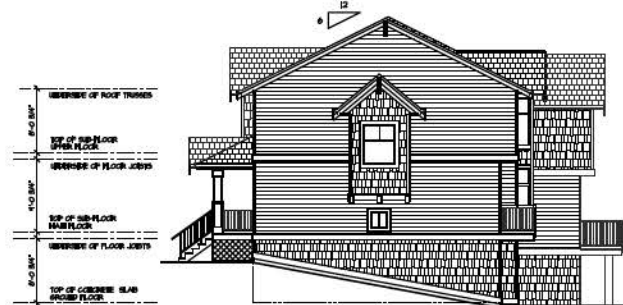
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- | | |
|---|----------------------------------|
| ① HIGH PROFILE ASPHALT SHINGLE ROOFING | ⑪ VINYL CORNER TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 HOOD FASCIA | ⑫ 2x4 HOOD TRIM |
| ③ 1 x 4 HOOD TRIM ON 2 x 10 HOOD FASCIA | ⑬ BUILT-UP HOOD COLUMN |
| ④ KNEE BRACKET | ⑭ DECORATIVE HOOD DENTIL |
| ⑤ VINYL FRAMED WINDOWS WITH 2x6 HOOD TRIM | ⑮ DECORATIVE LOUVRE |
| ⑥ 2 x 10 HOOD TRIM | ⑯ 1x2 HOOD TRIM ON 2x4 HOOD TRIM |
| ⑦ HORIZONTAL VINYL SIDING | ⑰ HOOD TRELLIS |
| ⑧ 1x6 SOFFIT WALL TRIM | |
| ⑨ POWDER COATED ALUMINUM RAILING W/ POWDER COATED PICKETS | |
| ⑩ VINYL SHINGLE SIDING | |



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



EAST ELEVATION

DISCLAIMER: ALL ROOMS ARE TO BE FINISHED UNLESS SHOWN OTHERWISE. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

NO.	DATE	BY	REVISION

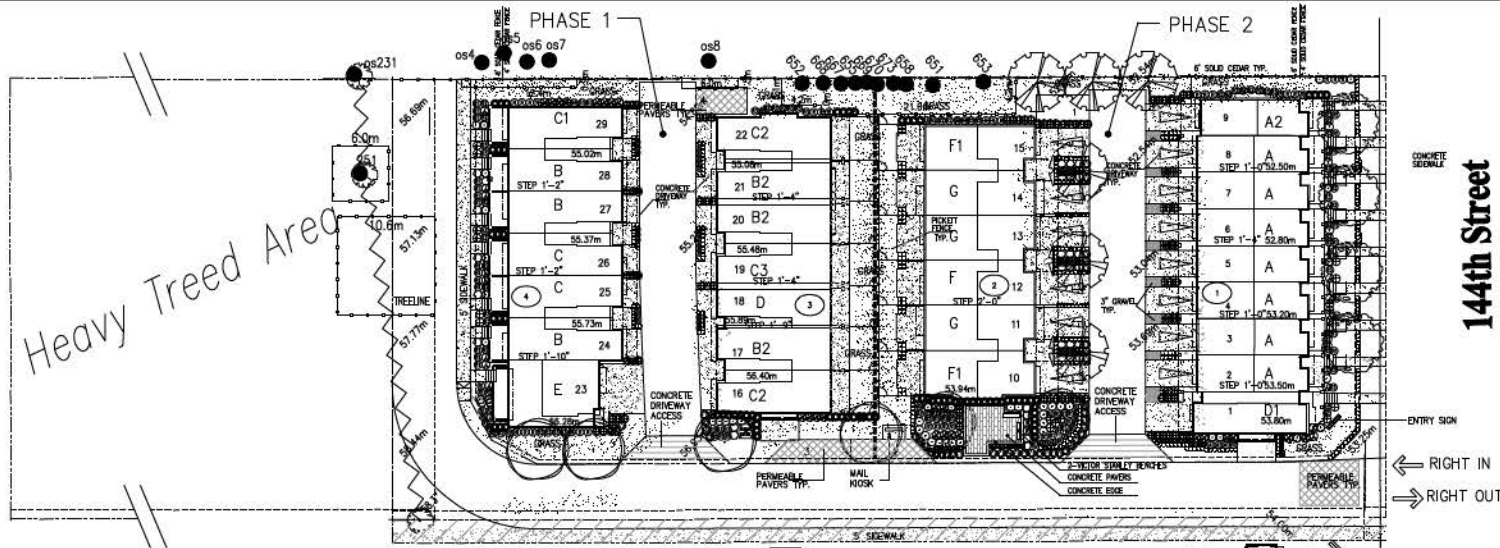
DESIGN: **BARRETT DEMBEK**
DRAWN: **BARRETT DEMBEK**
DATE: **NOV 27 14**
SCALE: **1/8" = 1'-0"**

CLIENT: **PARK RIDGE HOMES LTD.**
PROJECT: **24 UNIT TOWNHOUSE DEVELOPMENT @ 6005 144 STREET SURREY**
SHEET CONTENTS: **ELEVATIONS**

barrett dembek
UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1T8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barrettdembek.com

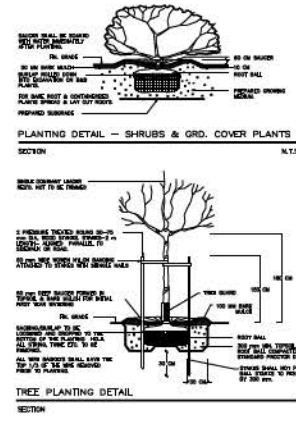
CLIENT NO.: **AC-44**
SHEET NO.: **13005**
REV. NO.:

BUILDING #4



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
TREES						
○	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	6	6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	6	3.00 METERS	AS SHOWN	B. & B.
SHRUBS						
⊙	AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA	7	42 POT	85 CM. O.C.	
⊙	AZALEA JAPONICA 'TRIO GEMSON'	GEMSON AZALEA	18	42 POT	85 CM. O.C.	
⊙	AZALEA NORTHEM LIGHTS 'ORCHID LIGHTS'	NORTHERN LIGHTS AZALEA	4	42 POT	80 CM. O.C.	
⊙	ARELIA 'EDWARD GOMBERG'	EDWARD GOMBERG ARELIA	19	42 POT	80 CM. O.C.	
⊙	BUSULS MACROPHYLLA 'WINTER KEY'	ASIAN BOMBOOD	376	42 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIPPO BLUE'	HYDRANGEA	19	42 POT	80 CM. O.C.	
⊙	SPARGAN IMPONICA 'SNOWMOUND'	SNOWMOUND SPARGAN	18	42 POT	80 CM. O.C.	
⊙	OSMANTHUS 'ZELENYI'	ZELENYI OSMANTHUS	20	42 POT	90 CM. O.C.	
⊙	IRAZODENDRON YAKUSHIMANUM 'ORIE'	YAK. IRAZODENDRON	17	42 POT	90 CM. O.C.	
⊙	JANIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	29	42 POT	80 CM. O.C.	
⊙	IRAZODENDRON YAKUSHIMANUM 'MARIU GRAS'	YAK. IRAZODENDRON	25	42 POT	90 CM. O.C.	
⊙	PENICILLUM ALPESTRICUM 'LITTLE HONEY'	LITTLE HONEY	45	42 POT	80 CM. O.C.	
⊙	STIPA TENUESMA	MEXICAN FEATHER GRASS	43	42 POT	80 CM. O.C.	
⊙	CAMEL BUCHANANII	NEW ZEALAND SCIZE GRASS	50	42 POT	80 CM. O.C.	
⊙	FRAXINUS LAUROCARPUS 'OTTO LYNNEN'	OTTO LYNNEN LAUREL	80	42 POT	85 M. D.C.	
⊙	TALIA OCCIDENTALIS 'SUNSHINE'	SUNSHINE	62	2.00 METERS	85 M. D.C.	
PERENNIALS/GRASSES						
●	LAWANICAL ANGIUSTIFOLIA 'MUNSTAD'	LAWENDER	8	42 POT	45 CM. O.C.	
●	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	32	42 POT	45 CM. O.C.	
●	STIPA TENUESMA	MEXICAN FEATHER GRASS	70	42 POT	60 CM. O.C.	

- NOTES / GENERAL**
- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD 'LARGEST EXTENT' CRITERIA. PLANTS ARE SPECIFIED AS PER 'TOWN DEVELOPMENT' AND 'LAWYER' AND COMPARED TO THE 'LARGEST EXTENT' CRITERIA. PLANTS ARE SPECIFIED AS PER 'TOWN DEVELOPMENT' AND 'LAWYER' AND COMPARED TO THE 'LARGEST EXTENT' CRITERIA. PLANTS ARE SPECIFIED AS PER 'TOWN DEVELOPMENT' AND 'LAWYER' AND COMPARED TO THE 'LARGEST EXTENT' CRITERIA.
 - MIN. DRIVING HEIGHT OVER PREPARED SURFACE SHALL BE:
 - LAWN AREAS: 300 mm
 - DRIVING COVER AREAS: 450 mm
 - SOFT AREAS: 450 mm
 - TREE PITS: 300 mm ABOVE ROOT BALL
 - SHRUBS AND TREES SHALL HAVE PROPER AND SUFFICIENT PROVISIONS AS DESCRIBED IN THE STANDARD FOR LOCAL, 2 AND LOCAL, 3 AREAS. EXCEPT FOR AREA OVER STRUCTURES. THE MIN. HEIGHT SHALL CONFORM TO THE REQUIREMENTS FOR LOCAL 1, 2 AND 3 AREAS. PROVISIONS AND MIN. OF SHRUBS HEIGHT COMPONENTS SHALL BE ONE OFF-THE USING A REDUCED LANDSCAPE. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBSTRATE FOR ROOTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT ALL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOIL SHALL MEET THE REQUIREMENTS OF THE STANDARD FOR SHRUBS AND TREES. SOIL SHALL BE RETAINED FREE FROM ROOTS, NEED INCL. ROOTY PLANT PARTS, NEED OR NON-ROOTY PARTS OF ROOTY PLANT PARTS; DRAGGERS, TOOLS, METALS, STICKS OVER 30 MM AND FOREIGN OBJECTS.
 - ALL PLANTING BEDS SHALL RESIDE MIN. 30 MM BARK MULCH.
 - PLANT BEDS AND WHEELS MAY NOT BE SUBMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SUPPLIED, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR ANY FROM THE SITE ALL BARRIERS AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE TERRACE IN A CLEAN AND PLEASANT CONDITION, FREE FROM ALL OBSTRUCTIONS.



144th Street

LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

REV	DATE	DESCRIPTION	BY
001	04/14	REVISED SITE PLAN	3
002	04/14	REVISED SITE PLAN	2
003	04/13	REVISED SITE PLAN	1
004	04/13	REVISED SITE PLAN	1

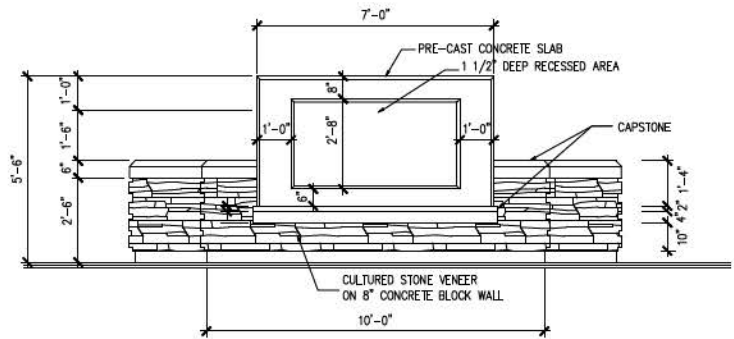
C.KAVOLINAS & ASSOCIATES INC.
 2462 JONQUIL COURT
 ANNOTTSFORD, B.C.
 V3B 3E3
 PHONE (604) 857-2378

CLIENT
 MR. BRAD HUGHES
 PARK RIDGE HOMES INC.
 14008 - 28 AVENUE
 SURREY, B.C.
 V4W 2B8
 604-535-7863

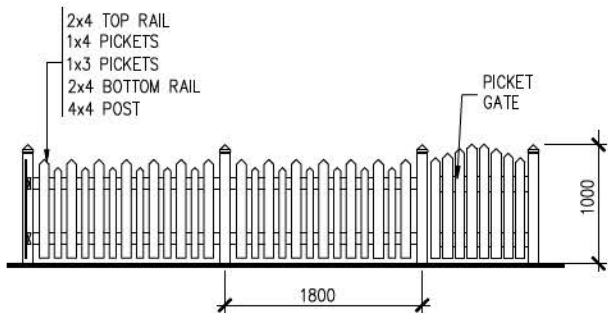
TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 TOWNHOUSE DEVELOPMENT
 6800 - 144 STREET
 SURREY, B.C.

SCALE	1:250	DATE	JUN/13
DRAWN	DWT	CHECKED	DWT
DATE	04/13	APPROVED	AS SHOWN

PROJECT	JOB NO.
	00000000
	L-1



ENTRY SIGN



Posts to extend minimum of 1/2 into ground or anchored onto slab.

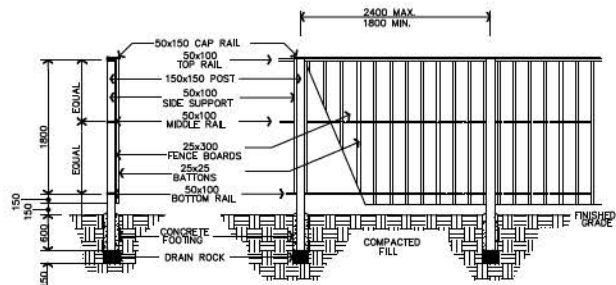
TYPICAL DETAIL FOR PICKET FENCE

Scale in mm.

FENCE DETAIL

(DIMENSIONS IN mm)

N.T.S.



SECTION

ELEVATION

05/14	revised site plan	3
04/14	revised site plan	2
03/13	revised site plan	1
DATE	REVISED	NO.

C.KAVOLINAS & ASSOCIATES INC.
BOSIA CSLA

2462 JONGILE COURT
ABBOTSFORD, B.C.
V3B 3E9

PHONE (604) 857-2378

OWNER
MR. IRVING HUGHES
PARK RIDGE HOMES INC.
14098 - 28 AVENUE
SURREY, B.C.
V4P 2B8
604-535-7663

TITLE
PLAN VIEW

LANDSCAPE DETAILS
PROPOSED
TOWNHOUSE DEVELOPMENT
8083 - 144 STREET
SURREY, B.C.

SCALE	N.T.S.	DATE	JUN/13
DRAWN	DW'S		
DATE	04/13		
APPROVED	JR BART		

PROJECT	JOB No.	
	DRAWING No.	
	L-2	

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

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

DATE: **May 22, 2014** PROJECT FILE: **7813-0092-00**

RE: **Engineering Requirements
Location: 6075 and 6085 144 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 metres along 144 Street for the ultimate 30.0 metre Arterial Road Standard.
- Dedicate 6.000 metres for the ultimate 8.500 metre east-west non-standard lane.
- Dedicate 8.500 metres for the ultimate 8.500 metre north-south non-standard lane.
- Dedicate 3.0 x 3.0 metre corner cuts at the intersections of the east-west lane and 144 Street, and the east-west lane and north-south lane.
- Provide 0.500 metre Statutory Rights-of-Way (SRW) along the 144 Street, north-south lane, and east-west lane.
- Provide a 6.00 metre SRW through the future park lot for the existing sanitary and drainage mains.


Works and Services

- Construct the east-west and north-south lanes.
- Construct two 7.3 metre wide concrete letdowns to the east-west lane.
- Construct on-site sustainable drainage features.
- Construct on-site drainage mains, sanitary sewers, water mains and service connections to service the site.
- Pay all applicable latecomers.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, April 08, 2014
 Planning

School Enrolment Projections and Planning Update:

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

Goldstone Park Elementary opened in February 2014, with the schools enrolment moving from Cambridge Elementary prior to spring break. The new school will relieve overcrowding at both Cambridge and Woodward Hill. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). A future addition to Sullivan Heights is also a possible consideration.

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. The location of this application was originally within the Woodward Hill school catchment, but was moved to the new school catchment for Goldstone Park, as the new school has been built larger and would be better able to accommodate the higher than projected growth fronting 144th Avenue. This particular application, although it involves an NCP amendment, will not significantly impact the number of projected students for Goldstone Park Elementary. Goldstone Park is projected to reach its capacity by 2015 about the same time that the residential development within the new schools catchment is projected to be near fully built out.

THE IMPACT ON SCHOOLS

APPLICATION #: 1300092 00

SUMMARY

The proposed 29 townhouse units are estimated to have the following impact on the following schools:

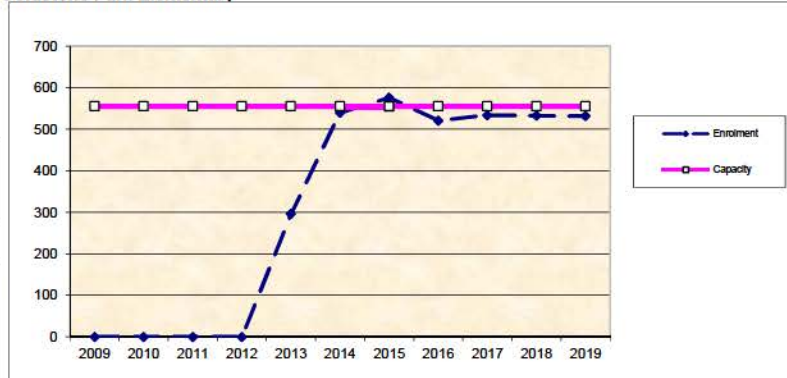
Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

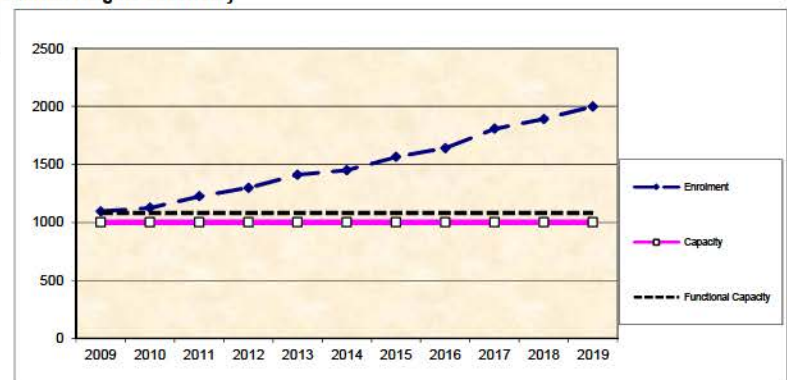
September 2013 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	59 K + 237
Capacity (K/1-7):	80 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1412
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Goldstone Park Elementary



Sullivan Heights Secondary



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

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Address:	6085 144 th Street Surrey, BC
Surrey Project No:	
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	42
Protected Trees to be Removed	32
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	10
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = 8	56
- All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48	
Replacement Trees Proposed	17
Replacement Trees in Deficit	39
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	-
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	

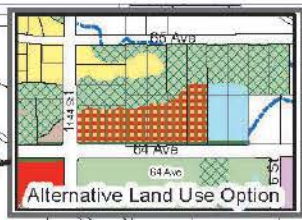
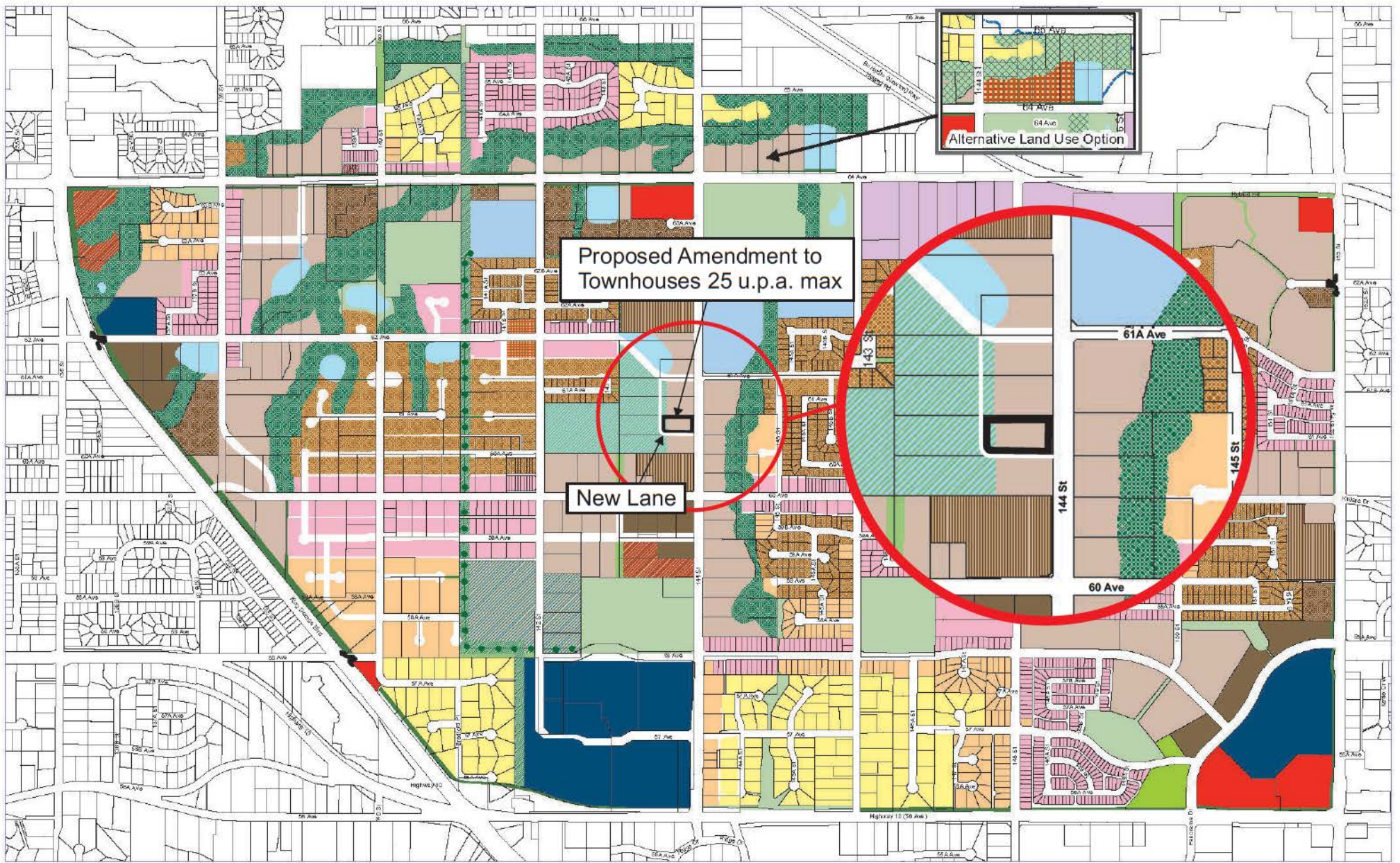
Summary prepared and submitted by:



Arborist

April 14, 2014

Date



Proposed Amendment to Townhouses 25 u.p.a. max

New Lane

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

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



Adopted by Council Resolution December 5, 2005. Amended: 5 May 2012

This map is provided as a general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0092-00

Issued To: RICHARD K. SICKMUELLER
LIESELOTTE SICKMUELLER

("the Owner")

Address of Owner: 6085 - 144 Street
Surrey, B.C. V3X 1A4

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: 005-037-417
Lot 37 Section 9 Township 2 New Westminster District Plan 52488

6085 - 144 Street

(the "Land")

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

Parcel Identifier:

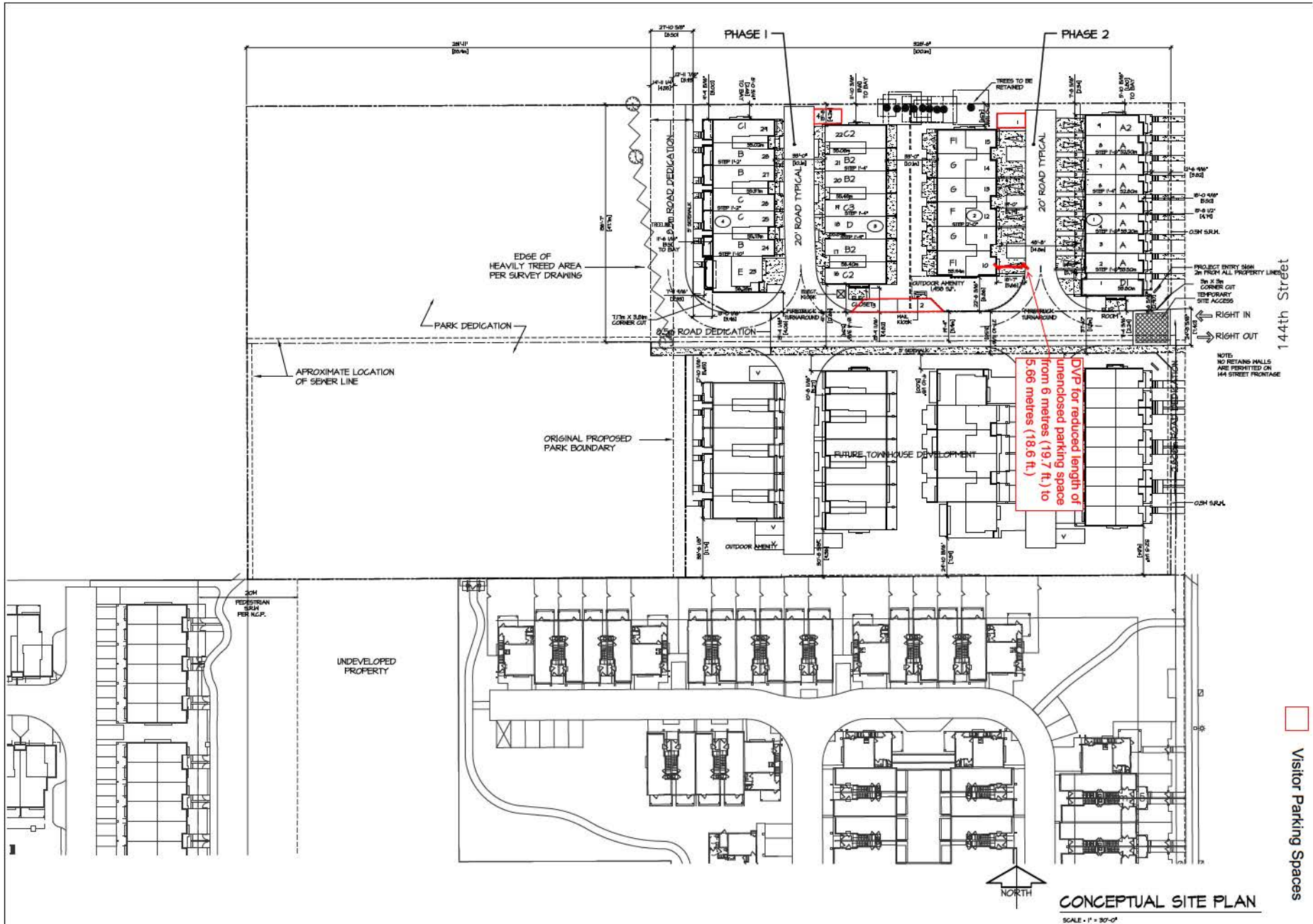
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section B.1 of Part 5, Parking and Loading/Unloading, the minimum length of an unenclosed tandem parking space is reduced from 6.0 metres (19.7 ft.) to 5.66 metres (18.6 ft.).
 - (b) In Section C.6 of Part 5, Parking and Loading/Unloading, the minimum number of on-site visitor parking spaces for ground-oriented multiple residential buildings is reduced from six (6) to four (4).
5. This development variance permit applies to only that portion of 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



GROSS SITE AREA : 143,361 S.F. 4.434 AC 1.741 HA
 FUTURE TOWNHOUSE AREA : 46,918 S.F. 1,1071 AC 0.431 HA
 PARK DEDICATION AREA : 86,325 S.F. 1,982 AC 0.802 HA
 ROAD DEDICATION AREA : 17,374 S.F. 0.391 AC 0.161 HA
 NET SITE AREA : 42,642 S.F. 0.971 AC 0.396 HA

FAR :
 0.21 (4,160 S.F.) (INCLUDING PARK & ROAD)
 0.70 (4,160 S.F.) (INCLUDING ROAD)
 0.98 (4,160 S.F.)

DENSITY :
 8.6 U.P.A. 21.3 U.P.H.A. (INCLUDING PARK & ROAD)
 21.0 U.P.A. 51.4 U.P.H.A. (INCLUDING ROAD)
 24.6 U.P.A. 73.0 U.P.H.A.

CONCEPTUAL SITE PLAN
 SCALE : 1" = 30'-0"

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 WRITTEN PERMISSION OF
 BARNETT DESIGN ARCHITECTS
 INC. ALL RIGHTS RESERVED.
 OWNERS: BARNETT DESIGN
 ARCHITECTS INC. 1000

ISSUED FOR	DATE	ISSUE	BY



CLIENT : PARK RIDGE HOMES LTD.
 PROJECT : 24 UNIT TOWNHOUSE DEVELOPMENT @
 6000 144 STREET BURNETT
 SHEET CONTAINS : CONCEPTUAL SITE PLAN
 DESIGN NO. :
 DRAWN BY :
 DATE : May 21 14
 SCALE : 1" = 30'-0"

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

PHONE : (604) 59
 FAX : (604) 59
 EMAIL : mail@demk

CLIENT NO. :
 PROJECT NO. : 13005
 SHEET NO. :
 REV. : 2

Schedule A

CITY OF SURREY

BYLAW NO. _____

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

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 005-037-417
 Lot 37 Section 9 Township 2 New Westminster District Plan 52488

As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Eugene O. Wong, B.C.L.S. on the 21st day of May, 2014, containing 5,133.8 square metres, called Block A.

[Portion of 6085 – 144 Street]

(hereinafter referred to as the "Lands")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 1.0.
2. The *unit density* shall not exceed 73 *dwelling units* per hectare [30 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	North Side Yard	South Side Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>		3.82 m [12.5 ft.]	1.73 m [5.7 ft.]	1.8 m [5.9 ft.]	2.24 m [7.4 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 13 metres [43 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (b) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

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

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,046 sq. m. [1.0 acre]	40 metres [131 ft.]	100 metres [328 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

10. Development permits may be required in accordance with the Surrey *Official Community Plan, 1996, By-law No. 12900, as amended.*

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

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

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

PASSED THIRD READING on the _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK

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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 REZONING BYLAW No: _ _ _ _ _ OVER
 LOT 37 SECTION 9 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN 52488**

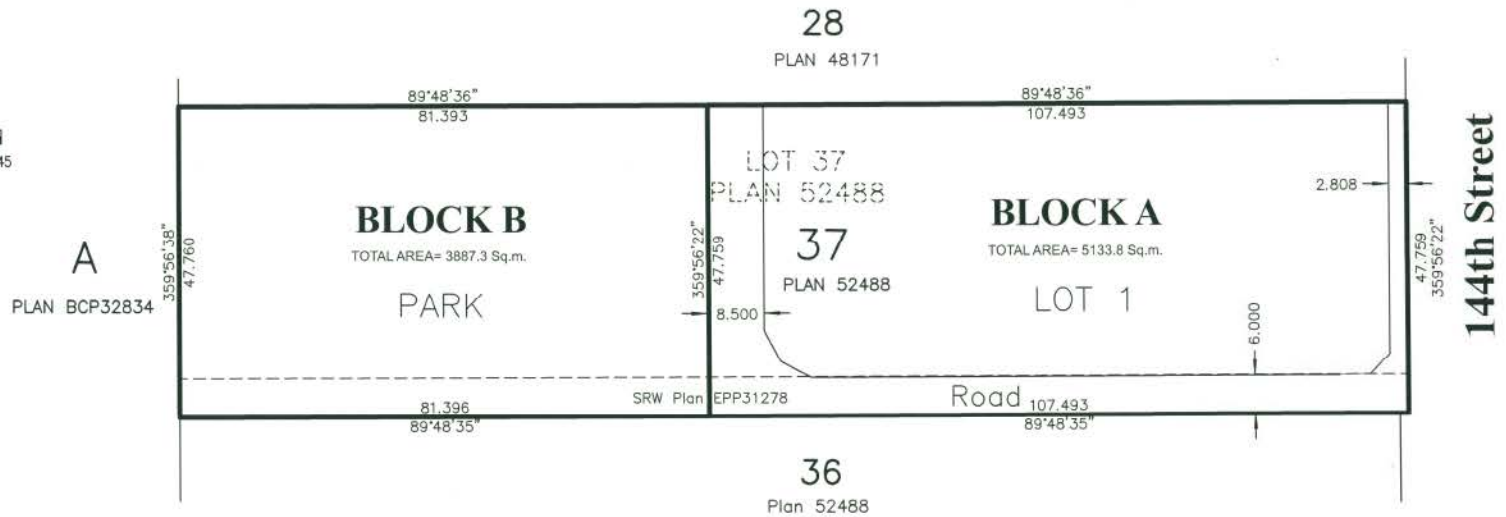
FOR THE PURPOSE OF REZONING
 BCGS 92G.017

LEGEND

SCALE 1:750



ALL DISTANCES ARE IN METRES



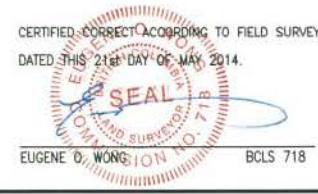
BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREAS
BLOCK A	PART LOT 37 SEC 9 TP 2 NWD PLAN 52488	5133.8 Sq.m.
BLOCK B	PART LOT 37 SEC 9 TP 2 NWD PLAN 52488	3887.3 Sq.m.

**H.Y. AND ASSOCIATES
 LAND SURVEYING LTD.**

200, 9128 - 152nd Street
 Surrey, B.C. V3R 4E7
 (ph): 604-583-1616
 File: 133732_ZONE2.DWG

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY
 DATED THIS 21st DAY OF MAY 2014.



EUGENE O. WONG 109718 BCLS 718