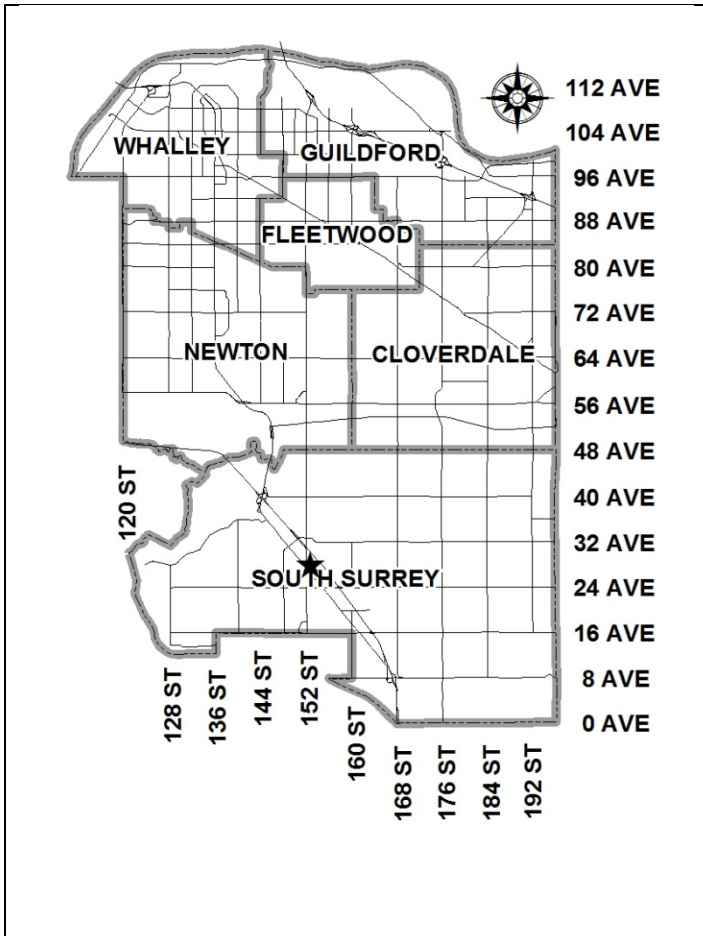


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0295-00

Planning Report Date: December 15, 2014

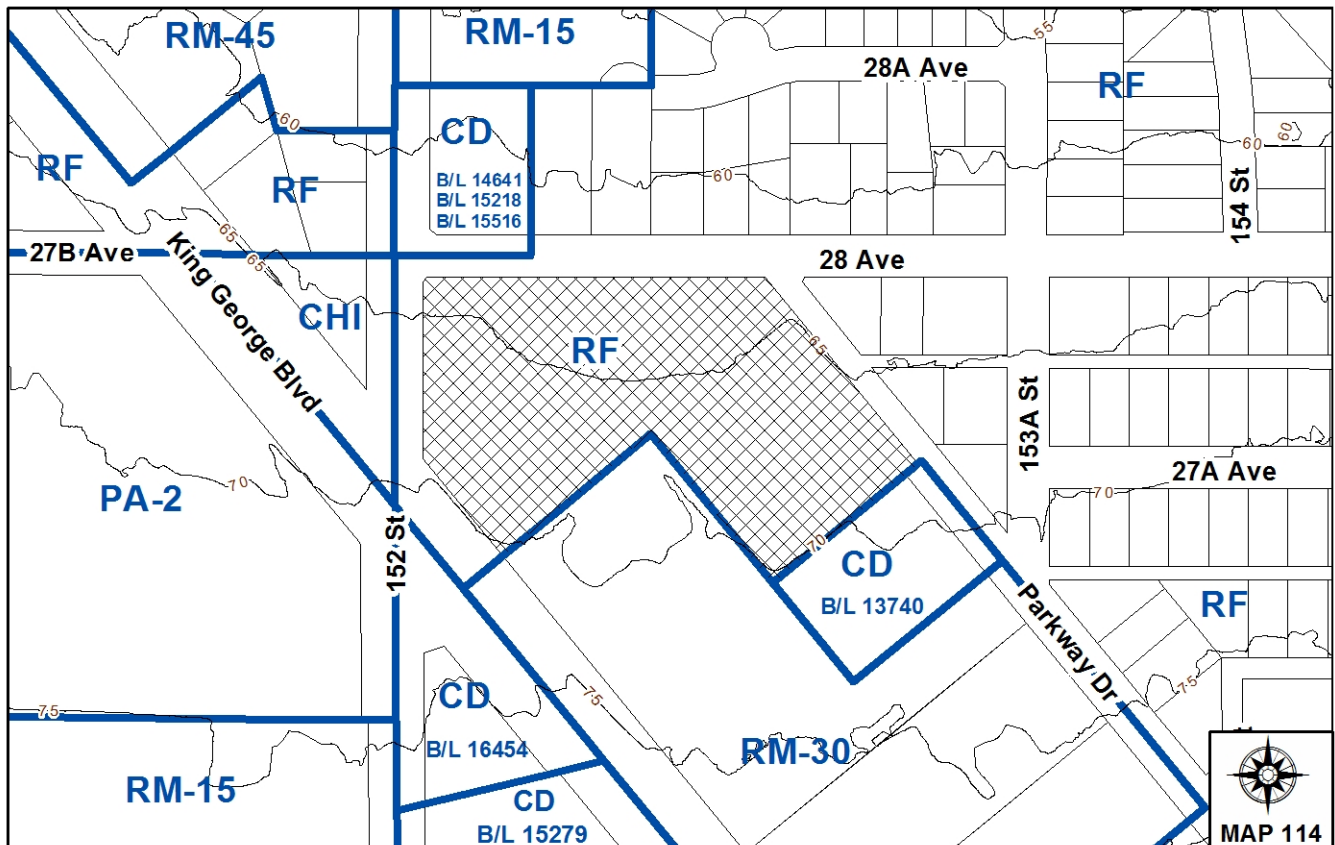


PROPOSAL:

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

in order to permit the development of a 123 ground-oriented townhouse complex.

LOCATION: 15250 – 28 Avenue
OWNER: Lakewood Sunnyside Dev. Ltd.
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: School and Proposed Landscape Buffer (15 metre width)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - 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

- The applicant is seeking an OCP Amendment from "Urban" to "Multiple Residential".
- The applicant is seeking to reduce the amount of indoor amenity space required from 369 square metres (3,972 sq. ft.) to 112 square metres (1,200 sq. ft.) and pay cash-in-lieu for the proposed shortfall.
- The applicant is requesting a Development Variance Permit (DVP) in order to reduce the north, east, west and south yard setback as well as permit unenclosed tandem parking spaces.
- The applicant proposes to amend the King George Highway Corridor Land Use Plan (1995) to redesignate a portion of the subject property from "School" to "Townhouses (25 u.p.a.)".

RATIONALE OF RECOMMENDATION

- The proposed amendment to the Official Community Plan (OCP) will permit higher densities than could be achieved under the existing "Urban" designation given the subject property is not located within a Neighbourhood Concept Plan (NCP) or Frequent Transit Development Area.
- The proposed amendment to the King George Highway Corridor Land Use Plan (1995) in order to redesignate the subject property from "School" to "Townhouses (25 u.p.a.)" will achieve the following:
 - Allow a proposed unit density of 23.3 u.p.a.;
 - Allow the same Floor Area Ratio (FAR) prescribed in the RM-30 Zone;
 - Re-develop the property more efficiently and effectively;
 - Support the existing transit system and Frequent Transit Network (FTN) service along King George Boulevard as well as 152 Street; and
 - Provide greater diversity in housing choice within the surrounding neighbourhood.
- The proposed variances to reduce the north, south, east and west yard minimum setbacks are requested to utilize the site more efficiently while helping to promote an attractive streetscape. The proposed variance to permit unenclosed tandem parking spaces is considered reasonable in order to provide added living space on the ground-floor which addresses CPTED principles, encourages neighbourhood interaction and greatly enhances the utility of the home.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0295-00 from "Urban" to "Multiple Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 369 square metres (3,972 sq. ft.) to 112 square metres (1,200 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7913-0295-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7913-0295-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone for Building 1, 2, 3 and 10 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
 - (b) to reduce the minimum east yard setback of the RM-30 Zone for Building 11 and 14 from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.);
 - (c) to reduce the minimum south yard setback of the RM-30 Zone for Building 8 and 14 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) as well as reduce the minimum south yard setback for Building 9 from 7.5 metres (25 ft.) to 6.47 metres (21.2 ft.);
 - (d) to reduce the minimum west yard setback of the RM-30 Zone for Building 3 and 4 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) as well as reduce the minimum west yard setback for Building 12, 13, 15 and 16 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);
 - (e) to reduce the minimum west side yard setback of the RM-30 Zone for Building 8 from 7.5 metres (25 ft.) to 6.35 metres (20.8 ft.) for the deck posts; and
 - (f) to permit forty-five (45) townhouse units to have unenclosed tandem parking stalls.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

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- (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant provide a revised Traffic Impact Study to the satisfaction of the General Manager, Engineering;
 - (e) the applicant satisfactorily address the comments from the Surrey Fire Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (i) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) submission of an acoustical report for the units adjacent to King George Boulevard as well as 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (l) 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;
 - (m) 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;
 - (n) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (o) the applicant satisfactorily address the required OCP Amenity contribution; and
 - (p) the applicant adequately address the impact of reduced indoor amenity space.
8. Council pass a resolution to amend the King George Highway Corridor Land Use Plan in order to redesignate a portion of the property from "School" to "Townhouses (25 u.p.a.)" when the proposal 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:**

25 Elementary students at Jessie Lee School
 13 Secondary students at Earl Marriott School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring, 2016.

Parks, Recreation & Culture: Parks Planning is concerned about the pressure this proposal will place on existing amenities in the surrounding neighbourhood. As a result, the applicant is requested to work with Parks Planning to resolve these concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for the rezoning for one year.

Surrey Fire Department: The applicant is recommended to provide entrance doors from the internal drive aisle for Building 11 and Building 14 as well as ensure the travel distance using pedestrian walkways not exceed 45 metres for Building 4 and Building 7. The applicant should also improve the turning radius for Building 1 to permit fire truck access to Building 4. In addition, the turning radius near Unit #125 must be designed to allow a fire truck to exit the area.

SITE CHARACTERISTICS

Existing Land Use: Former Sunnyside Elementary School

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 28 Avenue):	Multi-tenant Commercial Building and Single Family Residential	Urban/Commercial and Single Family Residential (6 u.p.a.)	RF and CD (By-law Nos. 14641, 15218, 15516)

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across Parkway Drive):	Single Family Residential	Urban/Single Family Residential (6 u.p.a.)	RF
South (Across King George Boulevard):	Multiple Residential, Gas Station and multi-tenant Commercial Buildings	Commercial and Multiple Residential/Garden Apartments (30 u.p.a.), Proposed Landscape Buffer (15 metre width) and Commercial	RM- 30 and CD (By-law Nos. 13740 and 16454)
West (Across 152 Street):	Religious Facility and Used Car Dealership	Multiple Residential/Apartment (45 u.p.a.) and Proposed Landscape Buffer (15 metre width) as well as Institutional	CHI and PA-2

JUSTIFICATION FOR PLAN AMENDMENT

- The property is designated "Urban" in the Official Community Plan (OCP) as well as "School" and "Proposed Landscape Buffer (15 metres width)" in the King George Highway Corridor Land Use Plan (1995). Several adjacent properties at 2733 Parkway Drive, 2689 Parkway Drive as well as 2678 King George Boulevard are designated "Multiple Residential" in the OCP and "Garden Apartments (30 u.p.a.)" in the King George Highway Land Use Plan. In addition, the adjacent properties currently accommodate similar townhouse projects with comparable unit densities.
- The proposed amendment to the King George Highway Corridor Land Use Plan (1995) in order to redesignate the subject property from "School" to "Townhouses (25 u.p.a.)" will achieve the following:
 - Allow a proposed unit density of 23.3 u.p.a.;
 - Allow the same Floor Area Ratio (FAR) prescribed in the RM-30 Zone;
 - Re-develop the property more efficiently and effectively;
 - Support the existing transit system and Frequent Transit Network (FTN) service along King George Boulevard as well as 152 Street; and
 - Provide greater diversity in housing choice within the surrounding neighbourhood.
- In recent years, the overall development trends and market affordability studies have moved away from a lower density and larger unit size multiple residential product towards a smaller size unit type of multi-family development. As a result, the proposed townhouse project will better reflect current market trends.
- The developer has agreed to provide infrastructure improvements as a public benefit over and above the City standard engineering requirements, including the following:
 - Provide a traffic button at 153A Street to address neighbourhood concerns;
 - Provide a traffic button at Parkway Drive and reinstate all traffic calming measures; and
 - Provide additional on-street parking along 28 Avenue and Parkway Drive.

The enhanced infrastructure will improve pedestrian connectivity by providing access to public transit, commercial businesses and local parks within close walking distance of the subject property.

- In accordance with sustainability objectives previously adopted by Council, the proposed increase in overall density is considered supportable given that the applicant is providing greater housing choice and unit types located within close proximity to existing or future Frequent Transit Network (FTN) routes combined with additional community benefits.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is designated "Urban" in the Official Community Plan (OCP) as well as "School" and "Proposed Landscape Buffer (15 metres wide)" within the King George Highway Corridor Land Use Plan. The property is currently zoned "Single Family Residential Zone (RF)".
- The subject property at 15250 – 28 Avenue was previously occupied by Sunnyside Elementary School which School District No. 36 recently replaced with a newer facility located roughly 7 blocks away in order to better serve residents throughout Grandview Heights. The currently vacant school grounds on 28 Avenue were accepted by the developer in exchange for a larger parcel located elsewhere in Surrey. The replacement elementary school located at 2828 - 159 Street opened in September, 2013.
- The property is situated in a very low priority area under the Habitat Conservation Strategy.

Current Proposal

- The applicant is proposing to amend the Official Community Plan (OCP) to redesignate the subject property from "Urban" to "Multiple Residential" and further amend the King George Highway Corridor Land Use Plan from "School" to "Townhouses (25 u.p.a.)".
- The total floor area of the proposed townhouse development is approximately 17,788 square metres (191,464 sq. ft.) and consists of one-hundred twenty-three (123) ground-oriented units that include the following unit types:
 - 2 two-bedroom units;
 - 21 two-bedroom units + den;
 - 38 three-bedroom units;
 - 55 three-bedroom units + den; and
 - 7 four-bedroom units.
- The development includes 458 square metres (4,929 sq. ft.) of outdoor amenity space which consists of outdoor lawn bowling grounds, seating areas as well as children's playground. The outdoor amenity space exceeds the minimum required in the RM-30 Zone (369 square metres/ 3,972 sq. ft.).

- The proposal includes 112 square metres (1,200 sq. ft.) of indoor amenity space that consists of a lounge, kitchen, games room and yoga studio with direct access to outdoor amenity areas. The RM-30 Zone requires 369 square metres (3,972 sq. ft.) of indoor amenity space. As a result, the proposal is deficient by 257 square metres (2,766 sq. ft.). The applicant will provide a cash-in-lieu contribution of \$103,200, representing \$1,200 per unit, in-lieu of indoor amenity space for the eighty-six (86) unit deficiency, in accordance with City Policy.
- As part of the current application, a total of 5 metres (16.4 ft.) of dedication is required on 152 Street with 7.86 metres (25.8 ft.) of additional dedication required along Parkway Drive. As a result, a total of 1,374 square metres (14,785 sq. ft.) or roughly six (6) percent of the gross site area is required for road dedication thereby further reducing the net site area to 2.13 hectares (5.27 acres). In response, the townhouse development is expected to achieve a net density of 57.7 u.p.ha. (23.3 u.p.a.) and Floor Area Ratio (FAR) of 0.83. The proposed density and FAR are consistent with adjacent multi-family developments and, therefore, deemed supportable given the applicant is providing public benefits in the form of completing Parkway Drive, providing on-street parking as well as extending sidewalks under the current application.
- In addition, the applicant has requested a Development Variance Permit (DVP) to reduce the minimum north (front), east (side flanking), south (rear) and west (side flanking) setbacks as well as permit several unenclosed tandem parking stalls for Building 1, 2, 3, 4, 5, 10, 11, 13 and 14.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed townhouse development includes 16 three-storey buildings with garages accessed internally at-grade via internal drive aisles. The project includes two-bedroom, three-bedroom and four-bedroom units which provide housing choice and greater variety in 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 113 square metres (1,220 sq. ft.) to 188 square metres (2,020 sq. ft.) excluding the garage. The living areas appear largely on the upper-floors with the exception of a small den, basement or bedroom offered on the ground-floor of some units.
- The dwelling units fronting onto 28 Avenue and Parkway Drive address the street with strongly defined front entries that encourage neighbourhood interaction and provide an "eyes-on-the-street" function. The architectural expression incorporates flower boxes, wood shutters, layered landscape material and low-level rail fences with gates and additional landscaping between the adjacent public sidewalk and each unit entry.
- The townhouse development remains sensitive to adjacent multi-family projects along the southern boundary of the subject property by maintaining a minimum 4.5 metre (14.8 ft.) setback to the building façade. The proposed setback relaxation applies to only the side of Unit 60 (Building 8) and Unit 108 (Building 14). Therefore, the reduced setbacks will have minimal impact to existing townhouse residents at 2678 King George Boulevard and 2733 - Parkway Drive. In addition, the applicant will retain several existing mature trees along the southern and eastern property boundary in order to ensure greater privacy.

- The proposed townhouse development will maintain a sensitive interface with existing single family residential properties on the north side of Parkway Drive by providing a minimum 4.0 metre (13 ft.) setback with units facing the adjacent street frontage, individual unit entrances and significant landscaping within the front yard setback along 28 Avenue and Parkway Drive. The proposed buildings are well-designed and articulated to present a unified appearance and attractive streetscape with small gables, front stoops, wood details, window shutters and flower boxes as well as layered low-level landscape material which articulate the façade and reinforce the individual character of each home. As a result, the proposed setback relaxation will appear less noticeable to existing single family residents.
- The building façade contains a broad range of materials which include horizontal and shingle vinyl siding, wood trim and pre-fabricated metal railings as well as feature elements including privacy screens, hardi-panel shutters, wood posts and decorative louvres. In contrast, the roof material will consist of duroid shingles with wood trim and prefinished aluminum gutters.
- Despite the increase in proposed density, the townhouse development remains sensitive to adjacent multi-family projects along the southern boundary by maintaining a minimum 4.5 metre (14.8 ft.) setback to the building façade. In addition, the applicant proposes to retain existing mature trees along the southern and eastern property boundary in order to ensure greater privacy. Furthermore, a sensitive interface is maintained with existing single family residential properties on the north side of Parkway Drive by providing a minimum 4.0 metre (13 ft.) setback with units facing the adjacent street frontage, individual unit entrances and significant landscaping within the front yard setback along 28 Avenue and Parkway Drive.
- The building orientation ensures that units will provide greater observation of public realms with active rooms facing toward the street or pedestrian walkways 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 that connect directly to 28 Avenue and Parkway Drive. The proposed road improvements will include boulevard planting, extensive public sidewalks and on-street parking along 28 Avenue as well as Parkway Drive.
- City staff will continue to work with the applicant to ensure the layout addresses the fire truck access and turning radius concerns previously identified in the comments from the Surrey Fire Department.
- The proposed townhouse development will provide two-hundred forty-six (246) parking stalls which complies with provisions in the Zoning By-law. Just over half of resident parking spaces (62 units) are provided with double garages while sixty-one (61) units have a tandem parking arrangement. A total of twenty-five (25) spaces are provided for visitors.
- 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.

- The proposed variance to permit unenclosed tandem parking spaces will impact only forty-five (45) units or thirty-seven percent (37%) of all units on-site. Of the total parking spaces provided for residents, fifty percent (50%) are provided as a tandem parking arrangement while the remaining fifty percent (50%) of parking stalls are provided as double-car garages (i.e. side-by-side).
- In addition, roughly fifty (50) new parking on-street parking spaces will be provided along 28 Avenue and Parkway Drive. Furthermore, twenty-eight (28) dwelling units will have full-sized parking aprons resulting in another fifty-six (56) parking stalls beyond the minimum required under the Zoning By-law.

Landscaping

- The proposed landscaping includes significant on-site trees located along Parkway Drive and 28 Avenue. The trees offer added shading, assist in screening the on-street parking as well as provide an attractive and pedestrian friendly streetscape.
- Each individual unit will have either direct access to the fronting street, internal drive aisles or, in many cases, will be accessed from shared green spaces in the form of central mews located between paired blocks of units.
- Each unit will have a small yard with significant landscaping that consists of low-lying shrubs and groundcover. Deciduous natural vegetation will provide summer shading while allowing winter sunlight into each home. Exterior lighting is designed to reduce light-pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.
- Each individual unit on Parkway Drive and 28 Avenue will have a small front yard enclosed by a 1 metre (3 ft.) high wood rail fence with layered planting consisting of a by-law sized tree as well as shrubs and groundcover with direct access to the fronting street from separate entries clearly defined by a small gate.
- Each unit facing the central mews, internal pedestrian walkways or outdoor amenity space will have a small yard with substantial landscaping which consists of low-lying shrubs and/or groundcover. The units will serve an "eyes-on-the-park" function which includes active rooms facing the public realm.
- The applicant proposes a 1.67 metre (5.5 ft.) high solid fence along the southern and southwest boundary of the subject property as well as further proposes to retain a large stand of trees on the adjacent property at 2678 King George Boulevard in order to maintain privacy and promote tree retention.
- A small pocket of planting that contains a tree and/or low-lying shrub is proposed between each individual driveway which softens the interface between the proposed townhomes and internal drive aisles.

- The applicant is proposing a 12.7 metre (41.7 ft.) wide landscape buffer along the southwestern boundary of the subject property, in accordance with the King George Highway Corridor Land Use Plan. The proposal to reduce the overall buffer width from 15 metres (49 ft.) to 12.7 metres (41.7 ft.) can be supported given that the applicant will retain several existing by-law sized trees on King George Boulevard and ensure no building and/or structure (including deck posts) will be placed within the root protection zone. Furthermore, the adjacent property located at 2678 - King George Boulevard provided a landscape buffer with a similar width of roughly 13.7 metres (45 ft.) which appeared sufficient to provide increased privacy, promote tree retention as well as maintain an attractive streetscape.
- The applicant is proposing to retain several trees, in the form of existing Heritage Oaks, along King George Boulevard. As the development will not impact the root protection zone of these Heritage Oaks, no referral is required to the Heritage Advisory Committee (HAC).
- The applicant will provide more pedestrian walkways that extend from Parkway Drive, through the subject property, to King George Boulevard and 152 Street as well as a gravel pathway extending from the south drive aisle (near Building 14) to Parkway Drive thereby significantly improving pedestrian connectivity to existing local amenities (e.g. Sunnyside Park).

PRE-NOTIFICATION

Pre-notification letters were mailed out on February 11, 2014 and City staff received the following responses from adjacent property owners:

- Two residents inquired about the nature and status of the proposed townhouse development.
(City staff provided an overview of the proposed townhouse development including additional information on surrounding properties [e.g. OCP designation as well as King George Highway Corridor Land Use Plan designation]. No additional comments/concerns were expressed with regard to the current townhouse project.)
- Two adjacent property owners expressed concerns regarding the over-concentration of existing multi-family projects along King George Boulevard which contribute to over-population, traffic congestion and increased pollution.
(The proposed townhouse development is consistent with adjacent garden apartment as well as townhouse projects located at 2689 Parkway Drive, 2733 Parkway drive and 2678 King George Boulevard in terms of density and zoning. Further, the proposal should benefit from and help support the nearby Frequent Transit Networks on King George Boulevard and 152 Street.)
- Two adjacent residents expressed concerns about the inability of local traffic to turn left on 28 Avenue at 152 Street, on-street/off-street parking issues as well as tandem garages which are not large enough to park more than one vehicle. In addition, the resident argued in favour of more than one access point to/from the proposed townhouse development as well as better fire truck access.

(The tandem parking stalls meet the minimum width/length requirement identified in the Zoning By-law. The applicant will provide the minimum required visitor and resident parking spaces on-site as well as provide additional off-site/on-street parking along 28 Avenue and Parkway Drive. The applicant further revised the layout in order to provide an additional driveway entrance on Parkway Drive. Moreover, the Engineering Department is currently reviewing the Traffic Impact Study recently provided by the applicant to determine what improvements could be made to the intersection of 28 Avenue and 152 Street to promote left-turn movements).

- An adjacent property owner expressed concerns about increased pressure from additional townhouse residents on limited public amenities (e.g. shopping facilities and community services) within the surrounding neighbourhood.

(The surrounding neighbourhood is currently served by local retail along King George Boulevard and 152 Street with public transit access to Semiahmoo Town Centre, Newton Town Centre and City Centre. In addition, the proposed townhouse development is located within close proximity to Sunnyside Park which offers soccer/tennis/softball fields, children's playgrounds as well as an outdoor swimming pool.)

- Two adjacent residents expressed concerns about over-crowding in public schools, the closure and relocation of Sunnyside Elementary School as well as lack of proper sidewalks which affect the safety of school-aged children.

(The former Sunnyside Elementary School was relocated to 2828 – 159 Street and reopened in September, 2013. The closure of the previous elementary school was followed by changes to the school catchment areas. At present, the School District anticipates the elementary enrollment generated by the townhouse development can be accommodated by Jessie Lee Elementary while secondary school enrollment pressure at Earl Marriott Secondary will be relieved in future with the construction of the Grandview Area Secondary School. In addition, the applicant proposes to improve pedestrian connectivity with construction/improvements to sidewalks along 152 Street, 28 Avenue, Parkway Drive and King George Boulevard which improves child safety.)

- An adjacent property owner expressed concerns regarding the interface between townhouse developments and existing single family residential dwellings, lack of open space and public parks, reduced privacy as well as direct impacts to existing view corridors.

(The proposed townhouse development is within close proximity to open space and public parks [i.e. Sunnyside Park]. In addition, the townhouse development provides sensitive interfaces with existing single family residential dwellings on 28 Avenue and Parkway Drive by providing added landscaping and suitable front yard setbacks along street frontages. In addition, the townhouse development incorporates additional landscaping and suitable setbacks from existing adjacent townhouse projects located at 2733 Parkway Drive and 2678 - King George Boulevard. Moreover, the proposal includes efforts to promote tree retention along the south and southwest lot lines which enhances privacy. No significant impacts to view corridors are anticipated given that the existing mature trees located off-site will be retained. Furthermore, the townhouse development provides a variety of two- and three-storey elements which promotes a gradual transition from the existing multi-family projects at 2733 Parkway Drive as well as 2678 King George Boulevard further north toward 28 Avenue).

PUBLIC INFORMATION MEETING (NOVEMBER 5, 2014)

- A public information meeting was recently conducted on November 5, 2014 to obtain input from adjacent residents with regard to the proposed townhouse development. The applicant estimated that eighteen (18) residents attended the meeting and seven (7) residents provided feedback in the form of comment sheets. In addition to the concerns previously expressed in response to pre-notification letters (see section above), residents who attended the meeting provided the following comments:
 - Over-concentration of townhouse developments;
 - Increased density is not appropriate for neighbourhood;
 - Traffic safety issues (e.g. excessive speeding, left-turn movements at 152 Street, etc.);
 - Insufficient on-site/off-street parking;
 - Sidewalk extensions required on 28 Avenue;
 - Additional driveway entrance required off Parkway Drive;
 - Provide a mixture of unit sizes and housing options (e.g. ranchers, larger units, etc.);
 - Reduce the number of proposed tandem garages;
 - No thru-road on Parkway Drive;
 - Over-crowding in neighbourhood and pressure on amenities as well as public schools; and
 - Retain the erratic stone within the Parkway Drive road right-of-way.

(The townhouse development is consistent with adjacent multi-family developments on King George Boulevard and provides a variety of unit sizes as well as housing options. In addition, the applicant is providing a balance between double garages and tandem parking as well as providing additional on-street parking on 28 Avenue and Parkway Drive. A second driveway access point is proposed on Parkway Drive while existing sidewalks will be extended along 28 Avenue, 152 Street, King George Boulevard and Parkway Drive. Furthermore, the extension of Parkway Drive to 28 Avenue is considered necessary to promote a finer grained road network. The Engineering Department is currently reviewing the Traffic Impact Study to find solutions to the traffic-related issues noted above. Meanwhile, the applicant has volunteered to relocate the erratic stone on-site and provide additional pedestrian linkages to adjacent road frontages in order to provide better access to existing amenities within the surrounding neighbourhood.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

TREES

- Norman Hol, ISA Certified Arborist of Arbortech Consulting Ltd. 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	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Flowering Cherry	3	3	0
Norway Maple	1	1	0
Purple-Leaved Plum	6	6	0
Coniferous Trees			
Austrian Pine	10	0	10
Douglas Fir	7	4	3
Norway Spruce	3	2	1
Total (excluding Alder and Cottonwood Trees)	30	16	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		240	
Total Retained and Replacement Trees		254	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of thirty (30) mature trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately seventeen (17%) of the total trees on the site, are Alder and Cottonwood trees. It was determined that fourteen (14) trees can be retained as part of this development proposal. The proposed tree preservation was assessed taking into consideration the location of services, building footprints, future road dedication and proposed lot grading.
- The proposed tree preservation along King George Boulevard as well as the west and south lot lines (adjacent to Building 12, 13, 15 and 16) will likely require supervision by an arborist during construction.
- 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. However, the applicant proposes to install more trees (as part of the landscape plan) than required under the Surrey Tree By-law. As a result, no replacement tree deficit or contribution to the Green City Fund (cash-in-lieu) is anticipated for the proposed townhouse development.

- In addition to the replacement trees proposed, boulevard trees will be planted along Parkway Drive and 28 Avenue. The number and location of boulevard planting will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on-site will consist of a variety of species that include Japanese Maple, Autumn Maple, Columnar Maple, Pyramidal European Hornbeam, Pink Dogwood, Beech, Magnolias, Persian Ironwood and Ornamental Pear Trees.
- In summary, a total of fourteen (14) trees are proposed to be retained with two-hundred forty (240) replacement trees on-site. No contribution to the Green City Fund (cash-in-lieu) will be required given the number of proposed replacement trees exceed the number of trees required under the Surrey Tree By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site in September, 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 property is situated within the King George Highway Corridor Land Use Plan, well served by public transit and located along a Frequent Transit Network (FTN).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is considered appropriate for this portion of the King George Highway Corridor Land Use Plan and reflects densities previously approved for adjacent townhouse 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] absorbent soils; [2] infiltration trenches and sub-surface chambers; as well as [3] drought-resistant landscaping. • The applicant proposes to retain several on-site by-law size trees. • The proposal includes provisions for recycling pick-up.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The property is connected to off-site pedestrian/multi-use paths. • The project provides direct pedestrian linkages to transit stops. • The project provides pedestrian-specific lighting. • The project provides preferential carpool parking.

5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposal addresses CPTED principles in the form of: [1] front doors and active spaces that face toward the street; [2] residential units that back onto the outdoor amenity area; [3] common mews that provide natural surveillance; as well as [4] low-level landscape material and permeable fencing that does not exceed a height of 1.2 metres (4 ft.). • The proposal includes outdoor amenity space. • The project includes public space designed for different age groups and/or life stages in the form of: [1] outdoor community gathering areas; [2] indoor amenity space; [3] public garden plots; as well as [4] children's playgrounds.
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 contacted adjacent property owners to discuss the project further in the form of a Public Open House conducted on November 5, 2014. • The development incorporates various other sustainable features including: [1] low-water usage appliances; [2] low-VOC paints; [3] non-urea formaldehyde MDF cabinetry; [4] deciduous native trees which provide summer shading but allow winter sunlight; as well as [5] implementing construction waste management practices.

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel (ADP) but reviewed internally by City staff. The applicant has addressed the previous design comments to the satisfaction of staff and, therefore, the proposed townhouse development is considered generally acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north yard setback for Building 1, 2, 3 and 10 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.).
- To reduce the minimum east yard setback for Building 11 and 14 from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.).
- To reduce the minimum south yard setback for Building 8 and 14 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) and reduce the minimum south yard setback for Building 9 from 7.5 metres (25 ft.) to 6.47 metres (21.2 ft.).
- To reduce the minimum west yard setback for Building 3 and 4 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) as well as reduce the minimum west yard setback for Building 12, 13, 15 and 16 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).
- To reduce the minimum west yard setback for Building 8 from 7.5 metres (25 ft.) to 6.35 metres (20.8 ft.) for the deck posts; and

- To permit forty-five (45) townhouse units with unenclosed tandem parking spaces.

Applicant's Reasons:

- The requested variances will improve the layout, maximize development potential and ensure the future economic viability of the current townhouse project. In addition, the proposed setback relaxations provide additional opportunities for on-site as well as off-site by-law sized tree retention.
- The dwelling units fronting 28 Avenue and Parkway Drive will have strongly defined front entries to encourage neighbourhood interaction as well as provide an "eyes-on-the-street" function. Moreover, additional landscaping is proposed in the front yard setback in order to ensure a more pedestrian friendly streetscape.
- The proposed variances will provide a variety of housing options and/or unit types.
- The requested variance to permit unenclosed tandem parking spaces will ensure a balance is maintained between double garages and tandem parking arrangements while ensuring greater flexibility in on-site parking options.

Staff Comments:

- The proposed variance to reduce the minimum north, east, west and south setbacks have been requested to utilize the site more efficiently while helping to promote an attractive streetscape.
- The proposed variance to permit several unenclosed tandem parking stalls is considered reasonable in order to provide added living space on the ground-floor which addresses CPTED principles, encourages neighbourhood interaction as well as generally enhances the overall utility of the multi-family dwelling.
- In addition, the proposed variance to permit unenclosed tandem parking spaces will impact only forty-five (45) units or thirty-seven percent (37%) of all units on-site. Of the total parking spaces provided for residents, fifty percent (50%) are provided as a tandem parking arrangement while the remaining fifty percent (50%) of parking stalls are provided as double-car garages (i.e. side-by-side).

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.	Proposed Layout, 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.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7913-0295-00

INFORMATION AVAILABLE ON FILE

- Traffic Study prepared by Creative Transportation Solutions Ltd. dated November 7, 2014.
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and PMG Landscape Architects, respectively, dated December 8, 2014 and December 8, 2014.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/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: Ted Dawson
 Lakewood Sunnyside Development Ltd.
 Address: 15230 – 56 Avenue (No. 10 Highway), Unit #101
 Surrey, B.C. V3S 5K7
 Tel: 604-626-5401

2. Properties involved in the Application
 - (a) Civic Address: 15250 – 28 Avenue

 - (b) Civic Address: 15250 – 28 Avenue
 Owner: Lakewood Sunnyside Development Ltd.
 PID: 009-200-304
 Lot 55 Except: Parcel "H" (By-law Plan 62658); Section 23 Township 1 New Westminster
 District Plan 24762

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

 - (b) Introduce a By-law to rezone the property.

 - (c) Application is under the jurisdiction of MOTI.

 MOTI File No. 2014-05693.

 - (d) Proceed with Public Notification for Development Variance Permit No. 7913-0295-00 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)		
Gross Total	N/A	22,705 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	21,331 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	45%	42%
SETBACKS (in metres)		
Front	7.5 m.	See Multiple Buildings Data Sheet
Rear	7.5 m.	
East	7.5 m.	
West	7.5 m.	
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m.	10.3 m.
Amenity	11 m.	6 m.
Accessory	4.5 m.	N/A
NUMBER OF RESIDENTIAL UNITS		
Two-bedroom	N/A	2 units
Two-bedroom + den	N/A	21 units
Three-bedroom	N/A	38 units
Three-bedroom + den	N/A	55 units
Four-bedroom	N/A	7 units
Total	N/A	123 units
FLOOR AREA: Residential	N/A	17,787.58 sq. m.
FLOOR AREA: Commercial	N/A	N/A
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	N/A

** 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	N/A
# of units/ha /# units/acre (net)	75 u.p.ha/30 u.p.a.	57.7 u.p.ha./23.3 u.p.a.
FAR (gross)	N/A	N/A
FAR (net)	0.90	0.83
AMENITY SPACE (area in square metres)		
Indoor	369 sq. m.	55.7 sq. m.
Outdoor	369 sq. m.	458.2 sq. m.
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential		
2-Bedroom	4 stalls	4 stalls
2-Bedroom + den	42 stalls	42 stalls
3-Bedroom	76 stalls	76 stalls
3-Bedroom + den	110 stalls	110 stalls
4-Bedroom	14 stalls	14 stalls
Residential Visitors	25 stalls	25 stalls
Institutional	N/A	N/A
Total Number of Parking Spaces	271 stalls	271 stalls
Number of disabled stalls	N/A	N/A
Number of small cars	68 stalls	13 stalls
Tandem Parking Spaces: Number / % of Total Number of Units	122 stalls/50%	122 stalls/50%
Size of Tandem Parking Spaces width/length	3.2 m. X 6 m./6.1 m.	3.2 m. X 6 m./6.1 m.

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Building #1, #2, #3 and #10	Building #11 and #14	Building #8 and #14	Building #9	Building #3 and #4	Building #12, #13, #15 and #16	Building #8
SETBACK (in metres)							
Front (north)	4.5 m.	N/A	N/A	N/A	N/A	N/A	N/A
Rear (south)	N/A	N/A	4.5 m.	6.47 m.	N/A	N/A	N/A
Side #1 (East)	N/A	4.0 m.	N/A	N/A	N/A	N/A	N/A
Side #2 (West)	N/A	N/A	N/A	N/A	4.5 m.	5.5 m.	6.35 m.
Building Height	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF RESIDENTIAL UNITS AND SIZE RANGE							
Two-Bedroom	125 m ²	2 units					
Two-Bedroom + Den	113 m ² to 128 m ²	21 units					
Three-Bedroom	125 m ² to 148 m ²	38 units					
Three-Bedroom + Den	144 m ² to 167 m ²	55 units					
Four-Bedroom	616 m ²	7 units					
TOTAL FLOOR AREA	17,788 m ²	123 units					

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

DEVELOPMENT DATA

ZONING : RM-30			
GROSS SITE AREA:	244,398.04 S.F.	22,705.31 m ²	
	5.61 Ac.	2.27 Ha.	
NET SITE AREA:	229,608.62 S.F.	21,331.33 m ²	
	5.27 Ac.	2.13 Ha.	
DENSITY : (BASED ON NET SITE AREA)			
ALLOWABLE:	150 UNITS	30.0 U.P./Ac	75.0 U.P./Ha
PROPOSED:	123 UNITS	23.3 U.P./Ac	57.7 U.P./Ha
F.A.R. : (BASED ON NET SITE AREA)			
ALLOWABLE:	0.90	206,647.8 S.F.	19,198.2 m ²
PROPOSED:	0.63	191,464.0 S.F.	17,787.6 m ²
SITE COVERAGE : (BASED ON NET SITE AREA)			
ALLOWABLE:	45%	103,323.9 S.F.	9,599.1 m ²
PROPOSED:	42%	95,765.0 S.F.	8,896.9 m ²
INDOOR AMENITY			
REQUIRED:	32 / UNIT	3,936.0 S.F.	365.7 m ²
PROVIDED:		1,200.0 S.F.	111.5 m ²
OUTDOOR AMENITY			
REQUIRED:	32 / UNIT	3,936.0 S.F.	365.7 m ²
PROVIDED:		4,931.8 S.F.	458.2 m ²
PARKING :			
REQUIRED:	2 / UNIT	246 (RESIDENT)	
	0.2 / UNIT	24.6 (VISITORS)	
TOTAL REQUIRED:		270.6 SPACES	
PROVIDED:		246 (RESIDENT)	
		25 (VISITORS)	
TOTAL PROVIDED:		271 SPACES	

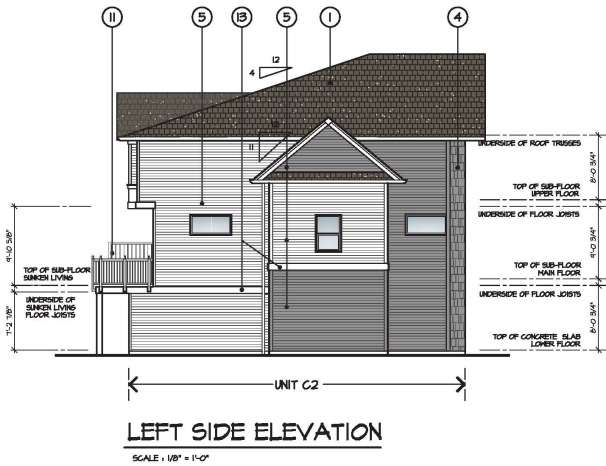
UNIT BREAKDOWN:			
UNIT TYPE A1A1/A3	3 BED TANDEM	1,350 S.F. x	10 UNITS = 13,500.0 S.F.
UNIT TYPE A2/A4	3 BED TANDEM	1,390 S.F. x	4 UNITS = 5,560.0 S.F.
UNIT TYPE B	2 BED * DEN TANDEM	1,220 S.F. x	15 UNITS = 18,300.0 S.F.
UNIT TYPE B1	2 BED * DEN TANDEM	1,380 S.F. x	6 UNITS = 8,280.0 S.F.
UNIT TYPE C/C3	3 BED TANDEM	1,428 S.F. x	13 UNITS = 18,564.0 S.F.
UNIT TYPE C1/C4	3 BED * DEN DOUBLE	1,548 S.F. x	24 UNITS = 37,152.0 S.F.
UNIT TYPE C2/C5	3 BED TANDEM	1,568 S.F. x	11 UNITS = 17,468.0 S.F.
UNIT TYPE E/E1	4 BED DOUBLE	2,020 S.F. x	7 UNITS = 14,140.0 S.F.
UNIT TYPE F/F1	3 BED * DEN DOUBLE	1,800 S.F. x	31 UNITS = 55,800.0 S.F.
UNIT TYPE M	2 BED TANDEM	1,350 S.F. x	2 UNITS = 2,700.0 S.F.
			123 UNITS = 191,464.0 S.F.
			17,787.58 m ²

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1" = 30'-0"

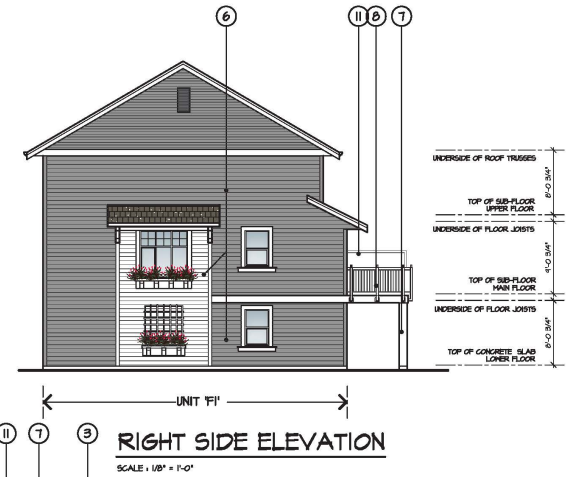
CLIENT : DAMEON + SAWYER
PROJECT : TOWNHOUSE DEVELOPMENT
15250 - 28 AVE., SURREY, BC
UNITS : CONCEPTUAL SITE PLAN
AND DEVELOPMENT DATA

barnett
UNIT 135,
7536 130TH ST
SURREY, B.C.
V3W 1H8
PHONE: (604) 591-1111
FAX: (604) 591-1112
EMAIL: mail@barnett.ca
CLIENT NO. 601
PROJECT NO. 12054



SCHEDULE OF FINISHES

- | | |
|--|--|
| ① DUROID ROOF | ⑫ 2X6 WOOD TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | ⑬ 2X10 WOOD TRIM |
| ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | ⑭ FLASHING AT FLOOR LEVEL |
| ④ SHINGLE SIDING | ⑮ 4 X 6 DECORATIVE BRACKET @ 2'-0" |
| ⑤ 4" PROFILE HORIZONTAL VINYL SIDING | ⑯ LATTICE AND FLOWER BOX |
| ⑥ HARDI BOARD SIDING (7" EXPOSURE) | ⑰ DOWNSPOUT |
| ⑦ WOOD POST W/ COMBAGED FASCIA | ⑱ SOLID WOOD POST W/ SKIRT, PAINTED |
| ⑧ PREFAB METAL RAILINGS | ⑲ 18 X 36 ORNAMENTAL LOUVRES |
| ⑨ 18" WIDE PTD. HARDI-PANEL SHUTTERS | ⑳ WOOD CORNER 4" TRIM @ SIDING LOCATIONS |
| ⑩ KNEE BRACES | ㉑ 2X12 WOOD TRIM |
| ⑪ PRIVACY SCREEN | |



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

BUILDING #10

ISSUED FOR	BY	DATE	ISSUE

CLIENT: DAMON & SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT 15250 - 25 AVE., SURREY, BC
 SHEET CONTAINS: BUILDING ELEVATIONS

barnett dembek
 ARCHITECTS INC.

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 EMAIL: mail @ bdnkitex.com

CLIENT NO.	SHEET NO.
601	AC-2.1
PROJECT NO.	REV. NO.
12054	

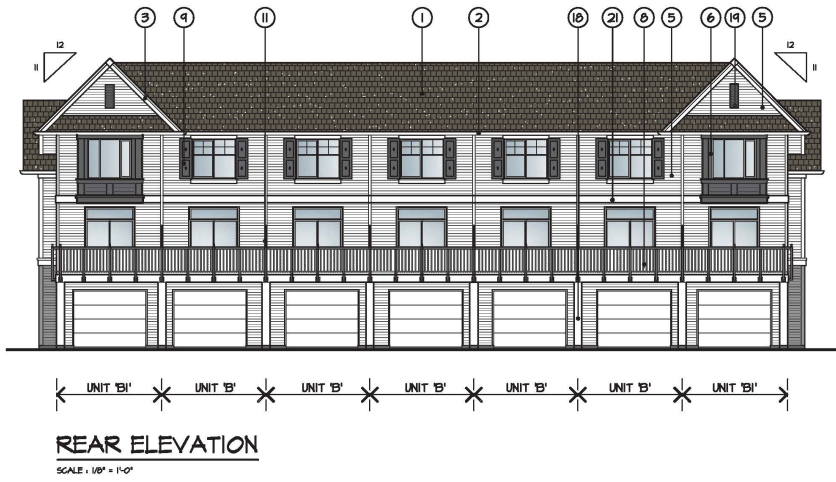
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SCHEDULE OF FINISHES

- | | |
|--|-------------------------------------|
| 1 DUROID ROOF | 12 2X6 WOOD TRIM |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | 13 2X10 WOOD TRIM |
| 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | 14 FLASHING AT FLOOR LEVEL |
| 4 SHINGLE SIDING | 15 4 X 6 DECORATIVE BRACKET @ 2'-0" |
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REV	DATE	BY	CHK

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CLIENT : DAMON & SAWYER			
PROJECT : TOWNHOUSE DEVELOPMENT 15250 - 28 AVE., SURREY, BC			
SHEET CONTENTS : BUILDING ELEVATIONS			

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CLIENT NO. 601	SHEET NO. AC-2.2
PROJECT NO. 12054	REV. NO.

BUILDING #1 & 2



← UNIT 'B' * UNIT 'B' * UNIT 'B' * UNIT 'B' * UNIT 'B' * UNIT 'B' →

FRONT ELEVATION

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



← UNIT 'B' →

LEFT SIDE ELEVATION

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

SCHEDULE OF FINISHES

- | | |
|--|--|
| ① DUROID ROOF | ⑬ 2X6 WOOD TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | ⑭ 2X10 WOOD TRIM |
| ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | ⑮ FLASHING AT FLOOR LEVEL |
| ④ SHINGLE SIDING | ⑯ 4 X 6 DECORATIVE BRACKET @ 2'-0" |
| ⑤ 4" PROFILE HORIZONTAL VINYL SIDING | ⑰ LATTICE AND FLOWER BOX |
| ⑥ HARDI BOARD SIDING (7" EXPOSURE) | ⑱ DOWNSPOUT |
| ⑦ WOOD POST W/ COMBAGED FASCIA | ⑲ SOLID WOOD POST W/ SKIRT, PAINTED |
| ⑧ PREFAB METAL RAILINGS | ⑳ 18 X 36 ORNAMENTAL LOUVRES |
| ⑨ 18" WIDE PTD. HARDI-PANEL SHUTTERS | ㉑ WOOD CORNER 4" TRIM @ SIDING LOCATIONS |
| ⑩ KNEE BRACES | ㉒ 2X12 WOOD TRIM |
| ⑪ PRIVACY SCREEN | |



← UNIT 'B' →

RIGHT SIDE ELEVATION

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



← UNIT 'B' * UNIT 'B' * UNIT 'B' * UNIT 'B' * UNIT 'B' * UNIT 'B' →

REAR ELEVATION

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

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BY :	
DRAWN :	
DATE :	04.19.14
SCALE :	1/8" = 1'-0"
SHEET CONTAINS :	BUILDING ELEVATIONS

barnett dembek
ARCHITECTS INC.

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V3W 1H8

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EMAIL: mail @ bdarkitex.com

CLIENT NO.	SHEET NO.
601	AC-23
PROJECT NO.	REV. NO.
12051	

BUILDING #3

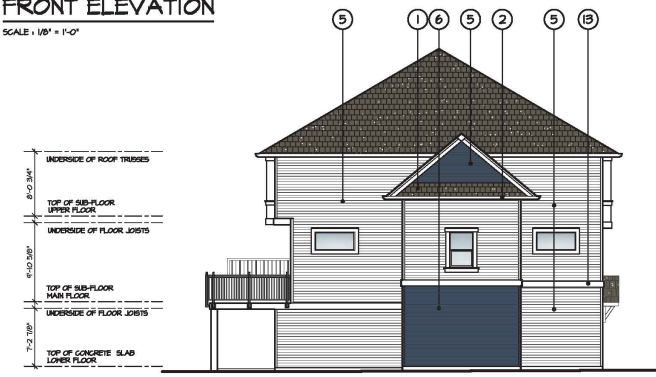


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FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

SCHEDULE OF FINISHES

- | | |
|--|---|
| 1 DUROID ROOF | 12 2X6 WOOD TRIM |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | 13 2X10 WOOD TRIM |
| 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | 14 FLASHING AT FLOOR LEVEL |
| 4 SHINGLE SIDING | 15 4 X 6 DECORATIVE BRACKET @ 2'-0" |
| 5 4" PROFILE HORIZONTAL VINYL SIDING | 16 LATTICE AND FLOWER BOX |
| 6 HARDI BOARD SIDING (1" EXPOSURE) | 17 DOWNSPOUT |
| 7 WOOD POST W/ COMEFACED FASCIA | 18 SOLID WOOD POST W/ SKIRT, PAINTED |
| 8 PREFAB METAL RAILINGS | 19 18 X 36 ORNAMENTAL LOUVRES |
| 9 18" WIDE PT'D. HARDI-PANEL SHUTTERS | 20 WOOD CORNER 4" TRIM @ SIDING LOCATIONS |
| 10 KNEE BRACES | 21 2X12 WOOD TRIM |
| 11 PRIVACY SCREEN | |



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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DESIGN :	DATE :	SCALE :
DM	04.09.14	1/8" = 1'-0"
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CLIENT : DAMON & SAWYER		
PROJECT : TOWNHOUSE DEVELOPMENT 15250 - 28 AVE., SURREY, BC		
SHEET CONTENTS : BUILDING ELEVATIONS		

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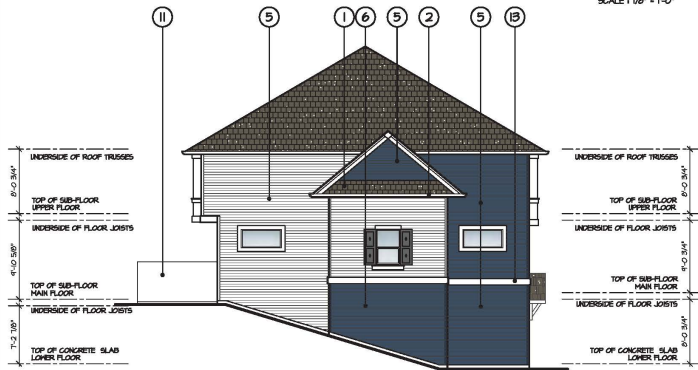
CLIENT NO.	SHEET NO.
601	AC-24
PROJECT NO.	REV. NO.
12054	

BUILDING #8

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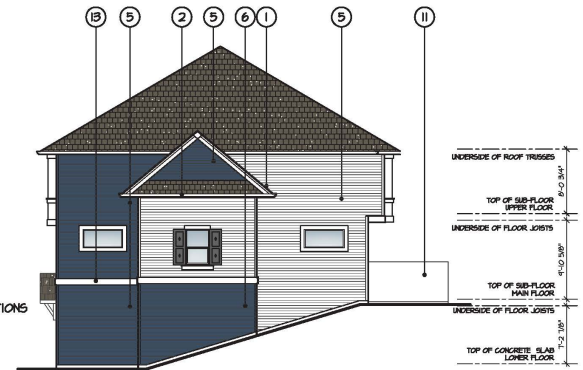
UNIT TYPE 'A4' * UNIT TYPE 'A3' * UNIT TYPE 'M' * UNIT TYPE 'A3' * UNIT TYPE 'A4'
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



UNIT TYPE 'A2'
LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- | | |
|--|---|
| 1 DURROID ROOF | 21 2X6 WOOD TRIM |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | 22 2X10 WOOD TRIM |
| 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | 23 FLASHING AT FLOOR LEVEL |
| 4 SHINGLE SIDING | 24 4 X 6 DECORATIVE BRACKET @ 2'-0" |
| 5 4" PROFILE HORIZONTAL VINYL SIDING | 25 LATTICE AND FLOWER BOX |
| 6 HARDI BOARD SIDING (7" EXPOSURE) | 26 DOWNSPOUT |
| 7 WOOD POST W/ COMBACED FASCIA | 27 SOLID WOOD POST W/ SKIRT, PAINTED |
| 8 PREFAB METAL RAILINGS | 28 18 X 36 ORNAMETAL LOUVRES |
| 9 18" WIDE PTD. HARDI-PANEL SHUTTERS | 29 WOOD CORNER 4" TRIM @ SIDING LOCATIONS |
| 10 KNEE BRACES | 30 2X12 WOOD TRIM |
| 11 PRIVACY SCREEN | |



UNIT TYPE 'A4'
RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



UNIT TYPE 'A4' * UNIT TYPE 'A3' * UNIT TYPE 'M' * UNIT TYPE 'A3' * UNIT TYPE 'A4'
REAR ELEVATION
 SCALE: 1/8" = 1'-0"

ISSUED FOR	BY	DATE	ISSUE

DESIGN : DM	DRAWN : DM	DATE : OCT 31 14	SCALE : 1/8" = 1'-0"
CLIENT : DAMON & SANYER			
PROJECT : TOWNHOUSE DEVELOPMENT 15250 - 25 AVE, SURREY, BC			
SHEET CONTENTS : BUILDING ELEVATIONS			

barnett dembek
 ARCHITECTS INC.

UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

CLIENT NO. 601	SHEET NO. AC-25
PROJECT NO. 12051	REV. NO.

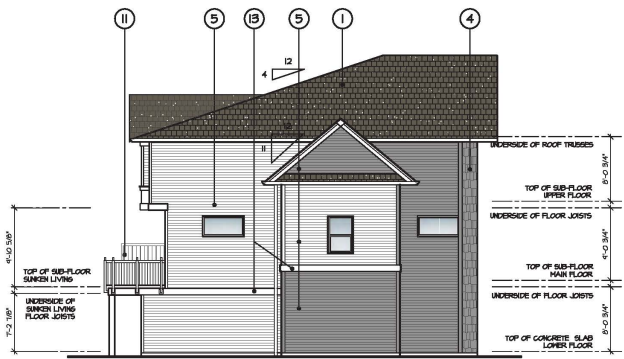
BUILDING #9

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FRONT ELEVATION

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

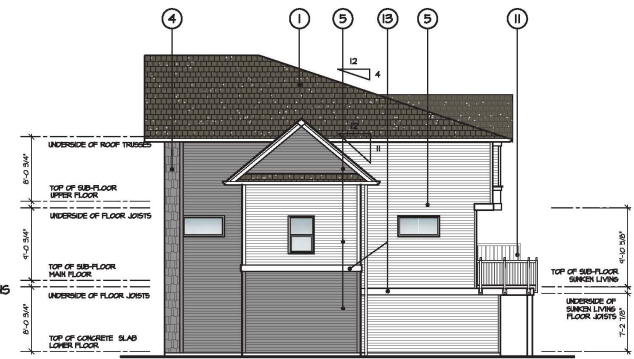


LEFT SIDE ELEVATION

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

SCHEDULE OF FINISHES

- | | |
|--|---|
| 1 DURROID ROOF | 2 2X6 WOOD TRIM |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | 3 2X10 WOOD TRIM |
| 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | 4 FLASHING AT FLOOR LEVEL |
| 4 SHINGLE SIDING | 5 4 X 6 DECORATIVE BRACKET @ 2'-0" |
| 5 4" PROFILE HORIZONTAL VINYL SIDING | 6 LATTICE AND FLOWER BOX |
| 6 HARDI BOARD SIDING (1" EXPOSURE) | 7 DOWNPOUT |
| 7 WOOD POST W/ COMEFACED FASCIA | 8 SOLID WOOD POST W/ SKIRT, PAINTED |
| 8 PREFAB METAL RAILINGS | 9 18 X 36 ORNAMENTAL LOUVRES |
| 9 18" WIDE PTD. HARDI-PANEL SHUTTERS | 10 WOOD CORNER 4" TRIM @ SIDING LOCATIONS |
| 10 KNEE BRACES | 11 2X12 WOOD TRIM |
| 11 PRIVACY SCREEN | |



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

ISSUED FOR	BY	DATE	ISSUE	REV	DATE	REV

DESIGN :	DM	DRAWN :	DM	DATE :	OCT 31 14	SCALE :	1/8" = 1'-0"
CLIENT :	DAMON & SANKER						
PROJECT :	TOWNHOUSE DEVELOPMENT 15250 - 28 AVE., SURREY, BC						
SHEET CONTENTS :	BUILDING ELEVATIONS						

barnett dembek
ARCHITECTS INC.

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8

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

BUILDING #11, 14
(#13 SIM.)

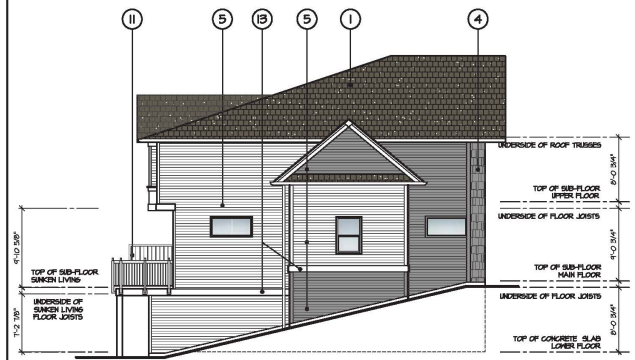
CLIENT NO.	SHEET NO.
601	AC-26
PROJECT NO.	REV. NO.
12054	



← UNIT C2 * UNIT C1 * UNIT C1 * UNIT C * UNIT C1 * UNIT C * UNIT C * UNIT C1 * UNIT C1 * UNIT C2 →

FRONT ELEVATION

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



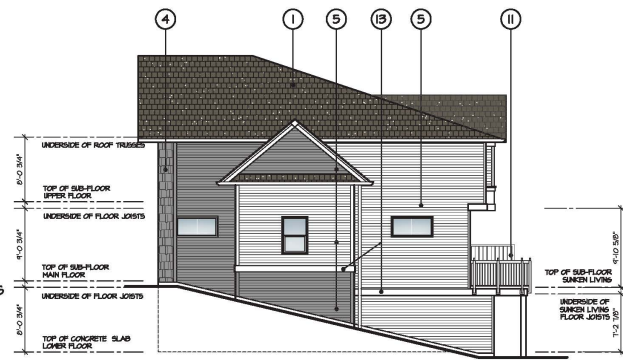
← UNIT C2 →

LEFT SIDE ELEVATION

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

SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING (7" EXPOSURE)
- ⑦ WOOD POST W/ COMBAGED FASCIA
- ⑧ PREFAB METAL RAILINGS
- ⑨ 1/8" WIDE PTD. HARDI-PANEL SHUTTERS
- ⑩ KNEE BRACES
- ⑪ PRIVACY SCREEN
- ⑫ 2X6 WOOD TRIM
- ⑬ 2X10 WOOD TRIM
- ⑭ FLASHING AT FLOOR LEVEL
- ⑮ 4 X 6 DECORATIVE BRACKET @ 2'-0"
- ⑯ LATTICE AND FLOWER BOX
- ⑰ DOWNSPOUT
- ⑱ SOLID WOOD POST W/ SKIRT, PAINTED
- ⑲ 1/8 X 3/6 ORNAMENTAL LOUVRES
- ⑳ WOOD CORNER 4" TRIM @ SIDING LOCATIONS
- ㉑ 2X12 WOOD TRIM



← UNIT C2 →

RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

← UNIT C2 * UNIT C1 * UNIT C1 * UNIT C * UNIT C * UNIT C1 * UNIT C * UNIT C1 * UNIT C1 * UNIT C2 →

BUILDING #5 & (#4 SIM.)

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ISSUED FOR	BY	DATE	ISSUE	REV. NO.	DATE	BY	NO.



CPH-L.L.L.048104g

DESIGN :	DW	DRAWN :	DATE :	SCALE :	1/8" = 1'-0"
PROJECT :	TOWNHOUSE DEVELOPMENT 15250 - 25 AVE., SURREY, BC			SHEET NO. :	BUILDING ELEVATIONS
CLIENT :	DAMBON & SAWYER			REV. NO. :	

barnett dembek ARCHITECTS INC.

UNIT 135, 7538 130 STREET, SURREY, B.C. V3W 1H8

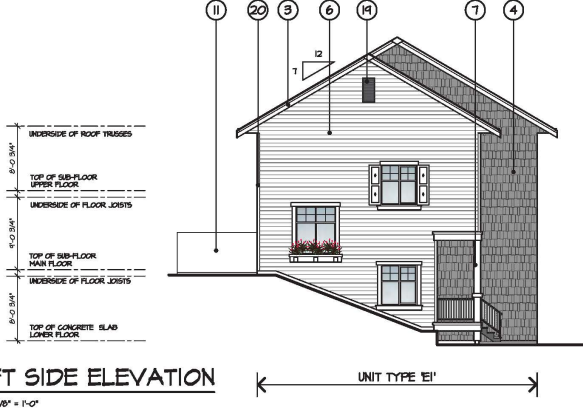
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdkitex.com

CLIENT NO. :	SHEET NO. :
601	AC-2.7
PROJECT NO. :	REV. NO. :
12054	

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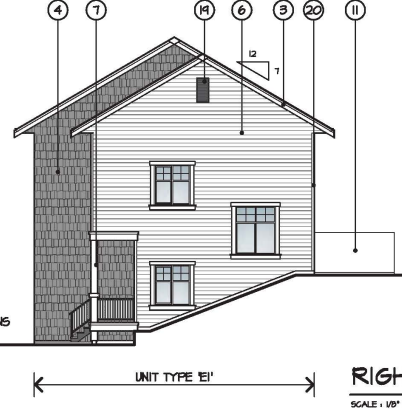
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- | | |
|--|--|
| ① DUROID ROOF | ⑩ 2X6 WOOD TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | ⑪ 2X10 WOOD TRIM |
| ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | ⑫ FLASHING AT FLOOR LEVEL |
| ④ SHINGLE SIDING | ⑬ 4 X 6 DECORATIVE BRACKET @ 2'-0" |
| ⑤ 4" PROFILE HORIZONTAL VINYL SIDING | ⑭ LATTICE AND FLOWER BOX |
| ⑥ HARDI BOARD SIDING (7" EXPOSURE) | ⑮ DOWNSPOUT |
| ⑦ WOOD POST W/ COMEFACED FASCIA | ⑯ SOLID WOOD POST W/ SKIRT, PAINTED |
| ⑧ PREFAB METAL RAILINGS | ⑰ 18 X 36 ORNAMETAL LOUVRES |
| ⑨ 18" WIDE PTD. HARDI-PANEL SHUTTERS | ⑱ WOOD CORNER 4" TRIM @ SIDING LOCATIONS |
| ⑩ KNEE BRACES | ⑲ 2X12 WOOD TRIM |
| ⑪ PRIVACY SCREEN | |



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



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

ISSUED FOR	BY	DATE	ISSUE

CH-LL-AM-10mg

DESIGN :	DANCON + SAWYER
DATE :	OCT 9 14
SCALE :	1/8" = 1'-0"
PROJECT :	TOWNHOUSE DEVELOPMENT 15250 - 25 AVE., SURREY, BC
SHEET CONTAINS :	BUILDING ELEVATIONS

barnett dembek
 ARCHITECTS INC.

UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

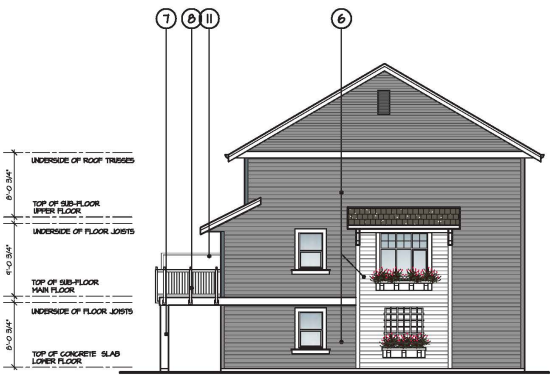
CLIENT NO. 681
 SHEET NO. AC-2B
 PROJECT NO. 12051
 REV. NO.

BUILDING #16

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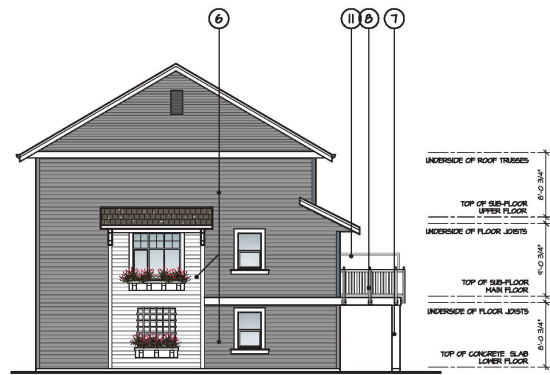
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- | | |
|--|--|
| ① DUROID ROOF | ⑫ 2X6 WOOD TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | ⑬ 2X10 WOOD TRIM |
| ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | ⑭ FLASHING AT FLOOR LEVEL |
| ④ SHINGLE SIDING | ⑮ 4 X 6 DECORATIVE BRACKET @ 2'-0" |
| ⑤ 4" PROFILE HORIZONTAL VINYL SIDING | ⑯ LATTICE AND FLOWER BOX |
| ⑥ HARDI BOARD SIDING (1" EXPOSURE) | ⑰ DOWNSPOUT |
| ⑦ WOOD POST W/ COMEFACED FASCIA | ⑱ SOLID WOOD POST W/ SKIRT, PAINTED |
| ⑧ PREFAB METAL RAILINGS | ⑲ 18 X 36 ORNAMENTAL LOUVRES |
| ⑨ 18" WIDE PTD. HARDI-PANEL SHUTTERS | ⑳ WOOD CORNER 4" TRIM @ SIDING LOCATIONS |
| ⑩ KNEE BRACES | ㉑ 2X12 WOOD TRIM |
| ⑪ PRIVACY SCREEN | |



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



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

BUILDING #12 & 15
(#6 & 7 SIM.)

ISSUED FOR	BY	DATE	ISSUE

DESIGN	DATE	SCALE

CLIENT: DAMEON + SAWYER
PROJECT: TOWNHOUSE DEVELOPMENT 15250 - 25 AVE., SURREY, BC
SHEET CONTENTS: BUILDING ELEVATIONS

barnett dembek
ARCHITECTS INC.

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
601	AC-2.9
PROJECT NO.	REV. NO.
12054	

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REV#	DATE	BY	ISSUE	DATE	BY	ISSUED FOR



DESIGN :	DATE :	SCALE :
DN	15/250	1/8" = 1'-0"
DRWN :	15/250	1/8" = 1'-0"
DATE :	15/250	1/8" = 1'-0"
DATE :	15/250	1/8" = 1'-0"
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DATE :	15/250	1/8" = 1'-0"

barnett dembek
ARCHITECTS INC.

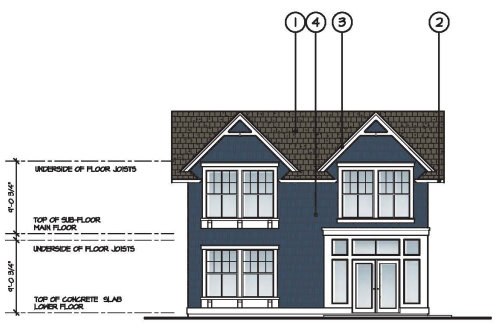
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
601	AC-210
PROJECT NO.	REV. NO.
12054	

SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- ④ SHAKE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ WINDOW TRIM
- ⑦ WOOD POST
- ⑧ ORNAMENTAL LOUVRES
- ⑨ PREFAB METAL RAILINGS
- ⑩ PTD. HARDI-PANEL SHUTTERS
- ⑪ KNEE BRACES
- ⑫ HARDI BOARD SIDING
- ⑬ PLANT SHELF
- ⑭ 2X12 WOOD TRIM
- ⑮ PRIVACY SCREEN
- ⑯ LATTICE AND FLOWER BOX



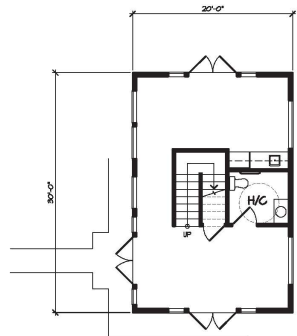
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



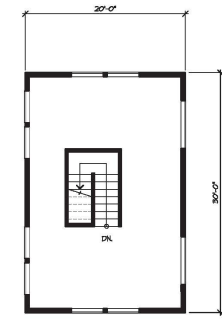
WEST & EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

AMENITY BUILDING

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

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

DATE: **December 10, 2014** PROJECT FILE: **7813-0295-00**

RE: **Engineering Requirements
Location: 15250 28 Avenue**

OCP AMENDMENT

The following issues are to be addressed as a condition of the OCP Amendment:

- Provide OCP amenity contribution.

REZONE

Property and Right-of-Way Requirements

- dedicate 5.0 meters along 152 Street for 37.00m Arterial road allowance;
- dedicate 7.866 meters along Parkway Dr. for 20.00m road allowance;
- dedicate 10.0-metre x 10.0-metre corner cut at the intersection of 152 Street and KGB;
- dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 28 Avenue and Parkway Dr.;
- dedicate 5.0-metre x 5.0-metre corner cut at the intersection of 152 Street and 28 Avenue;
- and
- register 0.50m statutory right-of-way (SRW) along 152 Street, 28 Avenue and Parkway Dr.

Applicant is advised to ensure the existing 'multiple facilities' right-of-way (ROW) width for existing sanitary and storm mains through the site is of sufficient width and in proper alignment.

Works and Services

- construct the west side of Parkway Dr. to the local road standard;
- construct traffic button at 153A Street to address community concerns;
- construct west side of Parkway Dr. fronting 2733 Parkway Dr. to local road standard;
- construct 28 Avenue to the local road standard;
- construct traffic button at Parkway Dr. to ensure all traffic calming is reinstated;
- construct suitable accesses to the site (minimum 6.0-metre wide letdowns);
- construct adequate storm, sanitary, and water service connections to the lot;
- Abandon and cap any unused existing service connections;
- Extend a 250mm watermain along Parkway Dr., from 28 Avenue to Lot 2733 Parkway Dr.;
- Extend a sanitary main along Parkway Dr., from 28 Avenue to Lot 2764 Parkway Dr.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
MS



Monday, November 24, 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.

A Late French Immersion program was moved from White Rock Elementary to Jessie Lee Elementary to help balance enrolment between elementary schools. Also, with the replacement school location of Sunnyside Elementary, there was a boundary move from Sunnyside to Jessie Lee which will help increase enrolment in the coming years. The school district has purchased land for a new secondary school in the Grandview Area adjoining the City of Surrey future Aquatic Centre and Recreation property. The School District has submitted a proposal for a new Grandview Area Secondary school as a high priority project to the Ministry of Education. There is capacity for the elementary enrolment growth potentially created by this development however, secondary enrolment pressures remain until a new secondary is built.

THE IMPACT ON SCHOOLS

APPLICATION #: 13-0295-00

SUMMARY

The proposed 125 townhouse units are estimated to have the following impact on the following schools:

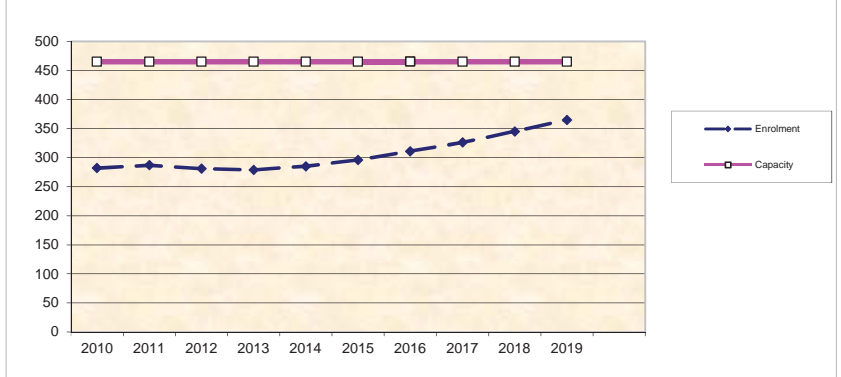
Projected # of students for this development:

Elementary Students:	25
Secondary Students:	13

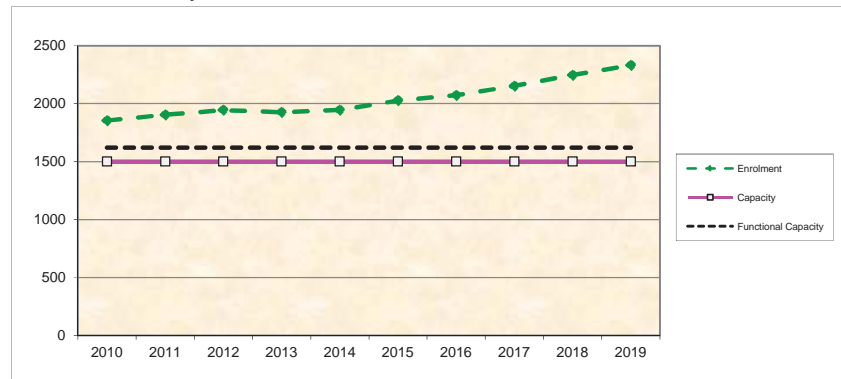
September 2014 Enrolment/School Capacity

Jessie Lee Elementary	
Enrolment (K/1-7):	37 K + 248
Capacity (K/1-7):	40 K + 425
Earl Marriott Secondary	
Enrolment (8-12):	1946
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Jessie Lee Elementary



Earl Marriott Secondary



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

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Address: 15250 28th Avenue Surrey, BC
 Consulting Arborist: Norman Hol

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	38
Bylaw Protected Trees to be Removed	21
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	17
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 5 times 1 =	5
All Other Bylaw Protected Trees at 2:1 ratio: 16 times 2 =	32
TOTAL:	37
Replacement Trees Proposed	37
Replacement Trees in Deficit	0
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 =	0
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 =	0
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

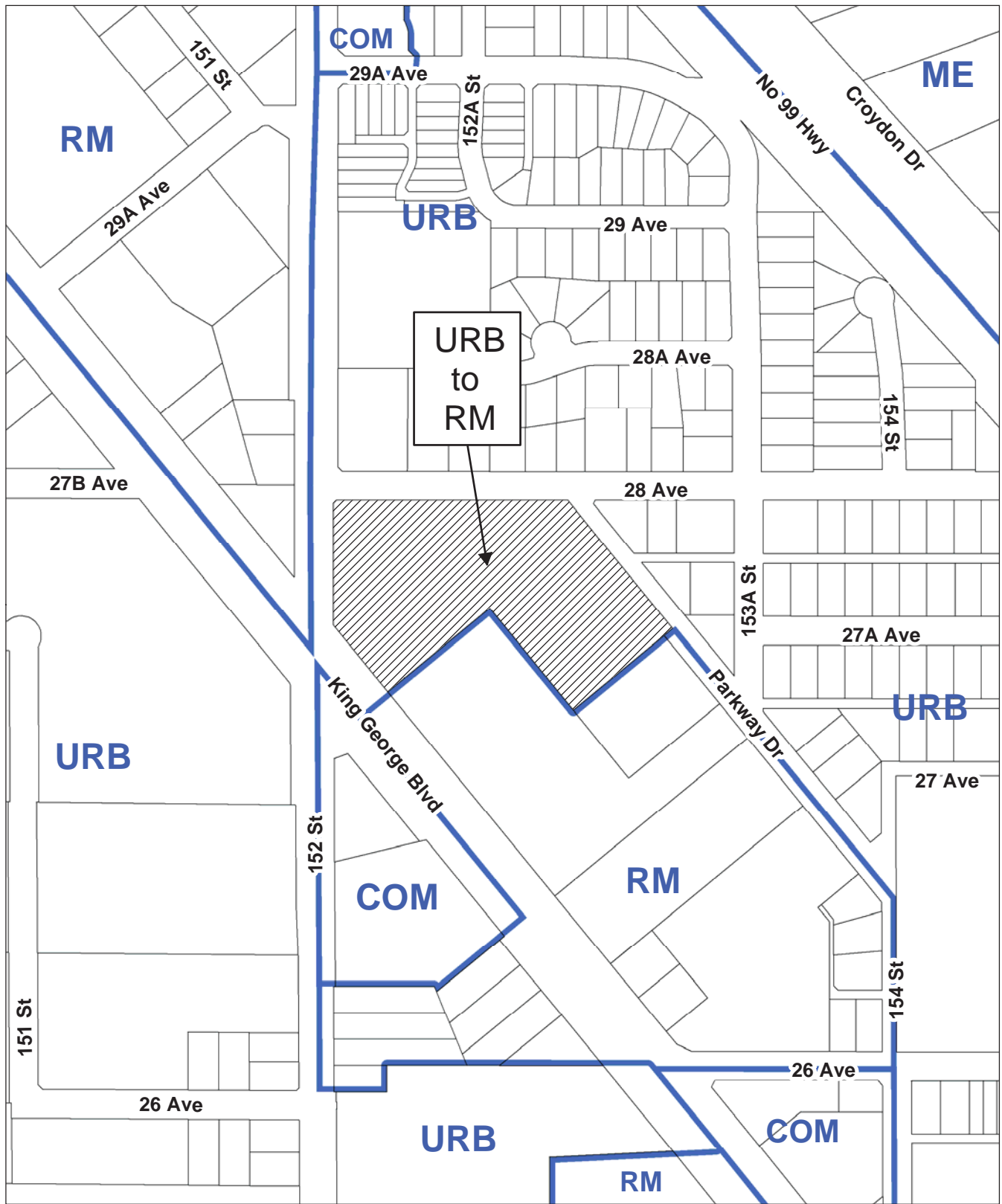
This summary and the referenced documents are prepared and submitted by:



Norman Hol, Consulting Arborist

Dated: December 8, 2014

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



OCP Amendment 7913-0295-00
Proposed amendment from Urban to
Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0295-00

Issued To: LAKEWOOD SUNNYSIDE DEVELOPMENT LTD., INC. NO.
BC0961522
("the Owner")

Address of Owner: 7795 - 128 Street, Unit #201
Surrey, B.C. V3W 4E6

- 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: 009-200-304
Lot 55 Except: Parcel "H" (By-law Plan 62658); Section 23 Township 1 New Westminster
District Plan 24762

15250 - 28 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, Multiple Residential 30 Zone (RM-30), the minimum front yard (north) setback requirement is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) for Building 1, 2, 3 and 10.
 - (b) In Section F of Part 22, Multiple Residential 30 Zone (RM-30), the minimum side yard flanking (east) setback requirement is reduced from 7.5 metres (25 ft.) to 4 metres (13.1 ft.) for Building 11 and 14.
 - (c) The minimum rear yard (south) setback requirement is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) for Building 8 and 14 as well as reduced from 7.5 metres (25 ft.) to 6.47 metres (21.2 ft.) for Building 9.
 - (d) In Section F of Part 22, Multiple Residential Zone (RM-30), the minimum side yard flanking (west) setback requirement is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) for Building 3 and 4 as well as reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Building 12, 13, 15 and 16.
 - (e) In Section F of Part 22, Multiple Residential Zone (RM-30), the minimum side yard flanking (west) setback requirement is reduced from 7.5 metres (25 ft.) to 6.35 metres (20.8 ft.) for the deck posts for Unit #50 in Building 8.
 - (f) In Section H5.(b) of Part 22, Multiple Residential Zone (RM-30), the requirement for tandem parking spaces to be enclosed and attached to each ground-oriented unit is hereby waived in order to permit several unenclosed tandem parking spaces located within Building 4, 5, 10, 11, 13 and 14.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7913-0295-00(A) (the "Drawings") which are attached hereto and form part of this development variance permit.
6. This development variance permit applies to the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse 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 – Linda Hepner

City Clerk – Jane Sullivan

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ISSUED FOR	
BY	
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DRN	
DATE	
CDT	



DESIGN :
 DWG :
 DATE :
 SCALE :

19250 - 28 AVE., SURREY, BC
 CONCEPTUAL SITE PLAN
 AND DEVELOPMENT DATA
Schedule A
 7913-0295-00(A)

