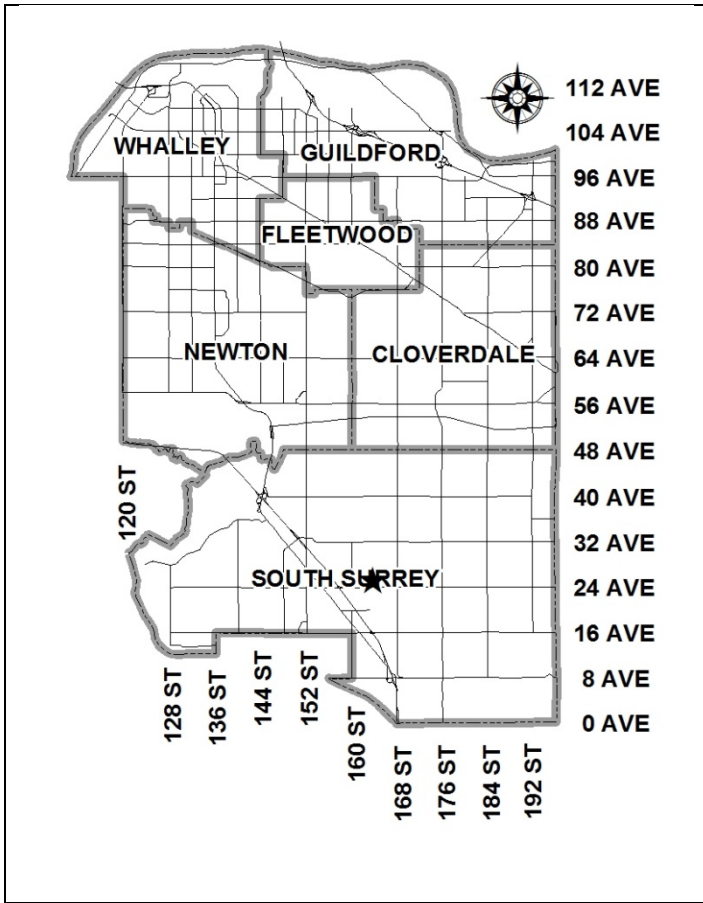


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0037-00

Planning Report Date: December 15, 2014



PROPOSAL:

- **NCP Amendment** from 10-15 upa Medium Density to 20-30 upa Medium-High Density
- Rezoning from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to **permit the development of a 36 unit townhouse development**

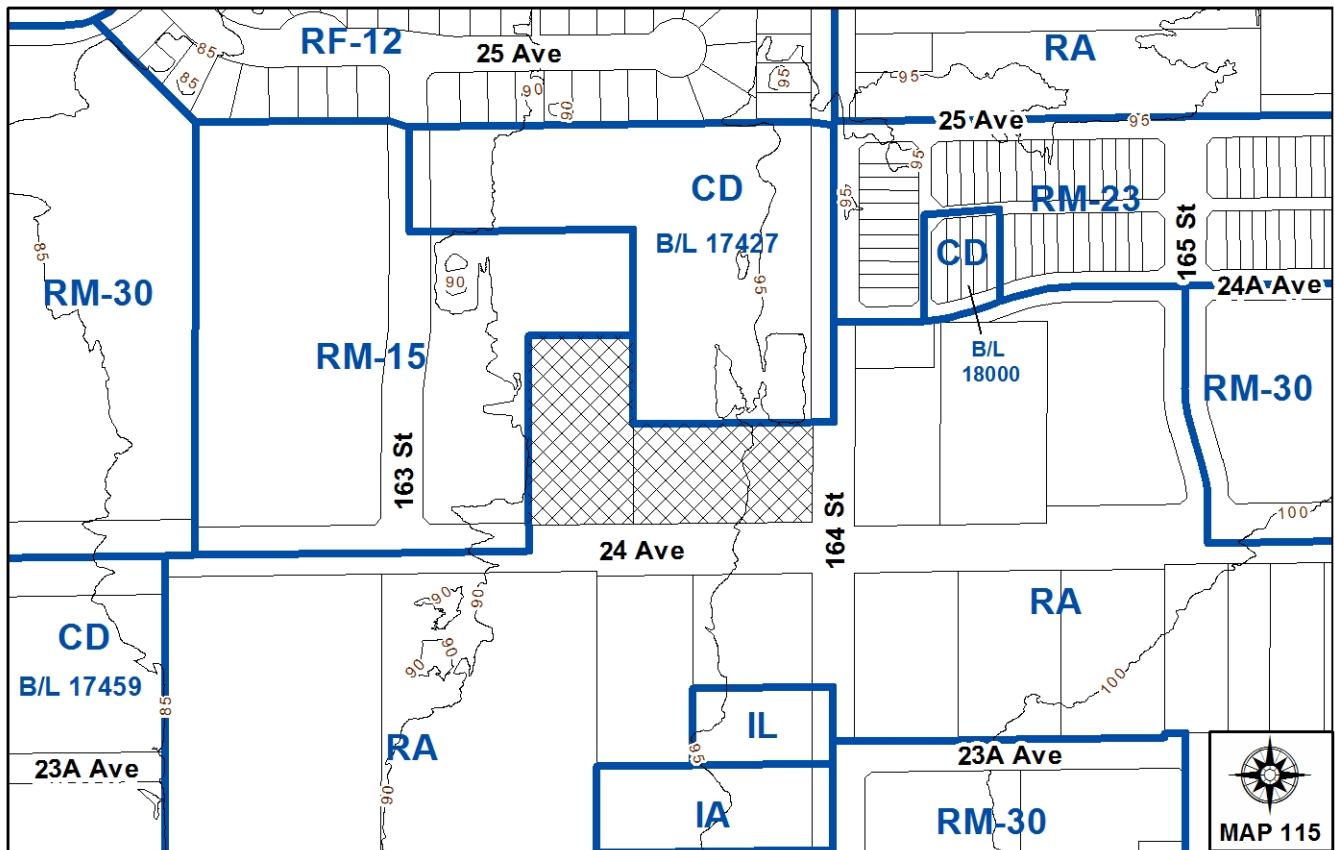
LOCATION: 2421 - 164 Street
 16349 - 24 Avenue

OWNER: IK Homes Inc.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: 10-15 upa Medium-High Density



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Morgan Heights NCP designation from "10-15 upa Medium Density" to "20-30 upa Medium-High Density".
- Building setbacks of the RM-30 Zone are proposed to be reduced and also to allow four (4) visitor parking stalls to be located within the north setback of the RM-30 Zone.
- The applicant is requesting to eliminate the indoor amenity space that is normally required for a multiple residential development.

RATIONALE OF RECOMMENDATION

- The proposal to amend the Morgan Heights NCP in order to increase the allowable density is supportable given the fact that :
 - the densities along 24 Avenue in adjacent NCP areas (Orchard Grove, east of 164 Street, and Sunnyside Heights, south of 24 Avenue) allow for higher densities (RM-30);
 - the applicant is required to dedicate a considerable area of land for the widening of 24 Avenue. The subject site has a substantial frontage on 24 Avenue, resulting in a significant loss in development area (17%) and an increase in the unit density of the project; and
 - the proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to the existing two-storey townhouse development to the west.

Indoor Amenity and Variances

- Due to the substantial reduction in development area (17%) as a result of road dedication along 24 Avenue, the subject site is constrained such that it is not feasible to provide an indoor amenity building.
- The setback variances are similar to adjacent developments and are reasonable.

- The design of the proposed development provides an appropriate interface with adjacent properties through setbacks, building orientation, massing, and tree retention.

Site Plan & Access

- Area residents are opposed to the proposed access through the adjacent stratas, notwithstanding the fact that access easements are registered on the titles of the adjacent stratas that provide for this access.
- The applicant has made reasonable efforts to adjust the site plan to address resident concerns by reducing the unit density and splitting the development into two separate clusters with no through traffic.
- The site plan is reasonable, given the site constraints and existing access easements registered on the titles of the adjacent stratas. Staff support the proposed site plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential (30) Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7914-0037-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0037-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) and 3.9 metres (12.8 ft.);
 - (b) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) and 6.0 metres (19.7 ft.);
 - (c) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - (d) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) and 4.5 metres (14.7 ft.); and
 - (e) to permit four (4) visitor parking stalls to be located within the north setback of the RM-30 Zone.
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) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) 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; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend the Morgan Heights NCP to redesignate the site from 10-15 upa Medium Density to 20-30 upa Medium-High Density when the project is considered for final adoption.

REFERRALS

- Engineering: The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, as outlined in Appendix III.
- School District: **Projected number of students from this development:**
 8 Elementary students at Pacific Heights Elementary School
 4 Secondary students at Earl Marriott Secondary School
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2015.
- (Appendix IV)
- Parks, Recreation & Culture: The applicant is required to construct the asphalt Grandview Greenway multi-use pathway along 24 Avenue.
- Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Townhouse developments.	Urban/10-15 upa Medium Density	RM-15
		Urban/20-30 upa Medium-High Density	CD (By-law No. 17427)
East (Across 164 Street):	Single family residential.	Urban/Townhouse (15 upa) or Multi-Family With Tree Preservation (30 upa)	RA
South (Across 24 Avenue):	Single family residential. Currently under application (No. 7914-0257-00) for townhouse development under a CD (based on RM-30) Zone.	Urban / 15-25 upa Multiple Residential	RA
	Single family residential. Currently under application (No. 7913-0042-00) for townhouse development under the RM-30 Zone.	Urban / 15-25 upa Multiple Residential	RA
West:	Townhouse development.	Urban/10-15 upa Medium Density	RM-15

JUSTIFICATION FOR PLAN AMENDMENT

- This is the last remaining development site on 24 Avenue within the Morgan Heights NCP. Future development of the lands to the south (across 24 Avenue) and east (across 164 Street) will have a similar density to what is being proposed under this application.
- The proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to existing two-storey townhouse units to the west and three-storey townhouse developments to the north:
 - Two-storey units are proposed along the west property line, adjacent to the two-storey units on the Azure East townhouse site.

- Three-storey units are proposed along the north property line on the eastern portion of the site, adjacent to the three-storey units on the Abbey Road townhouse site.
 - The unit type and massing on the subject site is designed to reflect the that of the units on adjacent sites.
 - The applicant is proposing to retain 15 mature trees and 20 smaller trees along the east and west property lines of 16349 – 24 Avenue, providing a green buffer between the Abbey Road and Azure East townhouse developments on either side of the subject site.
- The applicant is required to dedicate a considerable area of land for the widening of 24 Avenue. The subject site has a substantial frontage on 24 Avenue, resulting in a significant loss in development area (17%) and an increase in the unit density of the project.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site consists of two properties (16349 - 24 Avenue and 2421 - 164 Street) and is 0.86 hectares (2.12 acres) in gross area. It is zoned "One-Acre Residential Zone (RA)", and designated "Urban" in the OCP and "10-15 upa Medium Density" in the Morgan Heights NCP.
- The development site slopes approximately 6 metres (19.7 ft.) from 164 Street toward the west property line.
- The subject site comprises two of the last remaining development parcels in the Morgan Heights NCP area and will complete the south east corner of the plan area.
- The Sunnyside Heights NCP area is located to the south of the subject site (south of 24 Avenue) and allows densities of 15-25 upa. The Orchard Grove NCP area is located to the east of the subject site (east of 164 Street) and allows densities of 15-30 upa. There is an active development application (File No. 7913-0042-00) to the south of the subject site for a townhouse development at 24 upa.
- The property to the north of 2421 - 164 Street is an 80-unit townhouse development (Abbey Road), developed in 2011 at 19.0 upa (47 uph) and a Floor Area Ratio of 0.7. The property is designated "20-30 upa Medium-High Density" in the Morgan Heights NCP.
- The property to the north and west of 16349 - 24 Avenue is a 48-unit townhouse development (Azure East), developed in 2007 at 11.2 upa (27.6 uph) and a Floor Area Ratio of 0.56. The property is designated "10-15 upa Medium Density" in the Morgan Heights NCP.
- At the time of the development of Azure East and Abbey Road, access easements were registered to ensure that the subject site would have the ability for full-movement access to 24 Avenue via 164 Street.

Proposal

- The applicant is proposing a rezoning from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit to allow for development of a 36-unit townhouse complex. The applicant is also proposing a Development Variance Permit to relax the setbacks of the RM-30 Zone and to permit four (4) visitor parking spaces to be located within the setback.
- The proposed net density is 20.5 upa (50.7 uph) and the proposed net FAR is 0.85.

Road Dedication

- The applicant is required to dedicate:
 - 6.3 metres (20.7 ft.) for the widening of 24 Avenue; and 1.94 metres (6.4 ft.) for the widening of 164 Street.
- The applicant is required to provide:
 - a 0.5 metre (1.6 ft.) Statutory Right-of-Way along 24 Avenue and 164 Street; and
 - a 5.0-metre by 5.0-metre (16.4 ft. by 16.4 ft.) corner cut at the intersection of 24 Avenue and 164 Street.

Vehicle Access, Pedestrian Circulation and Parking

- Access easements were secured and registered through development of the Azure East townhouse site to the west (application no. 7906-0307-00) and the Abbey Road townhouse development to the north (application no. 7910-0310-00), which grant the subject site access through both stratas.
- The proposed site plan includes consolidation of the two properties, but splits the subject site into two separate clusters of development that are connected with a pedestrian walkway . No vehicular connection between the two development clusters is proposed.
- The western portion of the subject site will be accessed via the Azure East townhouse development. As a result, this portion of the site is proposed to be addressed to 163 Street.
- The eastern portion of the subject site will have one right-in/right-out access via 164 Street as well as access through the Abbey Road townhouse development to allow for full-movement access on 164 Street. This portion of the site will be addressed to 164 Street (Appendix VIII).
- All of the proposed units have double-car garages. A total of 9 visitor parking stalls are proposed, which exceeds the by-law requirement by 2 additional spaces. Visitor parking is located within both development clusters.
- A DVP is required to allow four (4) visitor parking spaces to be located within the north setback, as is discussed in the "By-law Variance and Justification" section of this report.

Amenity Space

- The Zoning By-law requires that 108 m² (1,163 sq.ft.) of indoor amenity space and 108 m² (1,163 sq.ft.) of outdoor amenity space be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant is not proposing to provide indoor amenity space. The shortfall will be addressed through a cash-in-lieu arrangement.
- The applicant is proposing to provide 115 m² (1,238 sq.ft.) of outdoor amenity space, which includes a large, unique Western Red Cedar tree with candelabra branches as a focal feature.
- The outdoor amenity area supports passive recreation and includes landscaping with native vegetation, grass, an informal play structure, and two benches.

PRE-NOTIFICATION

- Pre-notification letters were sent June 20, 2014 to 431 households within 100 metres (328 ft.) of the subject site. Staff received sixteen (16) emails and two (2) letters from area residents expressing opposition to the proposal, as presented.
 - The applicant's original proposal consisted of 41 townhouses with a net density of 23.3 units per acre. Vehicular access was proposed to 163 Street, through the Azure East strata, and to 164 Street, through the Abbey Road strata. No access was proposed to 164 Street directly from the development site, as Transportation Engineering did not support an access at that location. Vehicle connectivity was proposed through the subject site, connecting to both the Abbey Road and Azure East townhouse developments for all 41 proposed units.
 - Residents were opposed to the proposed access through the adjacent stratas, notwithstanding the fact that access easements are registered on the titles of the adjacent stratas that provide for this access.
 - In response to concerns raised by the adjacent strata developments, Transportation Engineering has agreed to permit one right-in-right-out access to 164 Street from the easterly portion of the subject site, in addition to the full movement access to 164 Street via the existing access easement through the Abbey Road townhouse site. This additional access will reduce the number of vehicle trips through the Abbey Road townhouse site, as only vehicles requiring full-movement access to 164 Street will utilize the drive aisle in the Abbey Road site.
 - The applicant has also decreased the number of proposed units from 41 to 36 and has revised the site plan to address resident concerns. The applicant proposes to split the development into two portions that are connected by a pedestrian walkway. This arrangement reduces the number of vehicles using each strata drive aisle by allowing only 16 units to utilize the Azure East drive aisle and having the remaining 20 units utilize a combination of the right-in-right-out access to 164 Street on the subject site and the full-movement access to 164 Street via the Abbey Road townhouse site.

- The subject site is proposed to be consolidated into one strata, however the western portion of the site will be addressed to 163 Street and will take access through the Azure East strata to the west (2456 - 163 Street) and the eastern portion of the site will be addressed to 164 Street and will take access through the right-in/right-out access provided on the subject site as well as through the Abbey Road strata to the north.
- Engineering has agreed to accept the restriction of through traffic in the internal east-west drive aisle in order to address traffic concerns expressed by adjacent stratas. The Fire Department has no objections to this arrangement.
- The pre-notification letter was also sent to the Grandview Heights Stewardship Association (GHSA) on October 31, 2014. The GHSA contacted staff for additional information regarding the proposed density, tree preservation and provision of open space on the site.
- In addition to pre-notification, staff convened two (2) meetings with the strata Presidents of the Azure East and Abbey Road townhouse developments and provided some examples of locations where the City has protected for full-movement access for future developments so the stratas could see examples of how these shared accesses look and function.
- Based on the revised site plan, a Public Information Meeting (PIM) was held on September 9, 2014. 32 residents attended the PIM. The majority of residents (67%) who attended the PIM remain opposed to the development proposal because they are opposed to any site plan which proposes access through their stratas.

At the time of the development of Azure East and Abbey Road, access easements were registered to ensure that the remaining properties fronting on 24 Avenue (the subject site) would have the ability for full-movement access via 164 Street, while limiting access points to 24 Avenue, which is classified as an arterial road.

The future widening of 24 Avenue will include the restriction of left-turn movements at the intersection of 163 Street, with the nearest full-movement intersection at 164 Street, for which a traffic signal is planned.

Although the eastern portion of the development has direct access to 164 Street, the access will be restricted to right-in/right-out only due to the proximity to 24 Avenue. As such, the easement ensures that the subject development will have the ability for full-movement access to 164 Street. This is in keeping with the Transportation Strategic Plan, which identifies effective and efficient network management as a core principle.

- A petition was received from the owners of the strata units at Azure East (2456 - 163 Street) expressing their opposition to any vehicle access through their strata. The petition includes 25 of the 26 owners' signatures.

- Other concerns raised at the PIM include:

- Visitor Parking

There is currently a lack of adequate visitor and on-street parking in the area. The development proposal will worsen the situation.

All 36 units are proposed to have double car garages. The applicant is proposing to provide nine (9) visitor parking spaces; two (2) more than the By-law requires.

- Access for Building Construction

Construction access through existing strata drive aisles will damage pavers and create excessive wear and tear.

Construction access will be restricted to 24 Avenue.

- Maintenance of Strata Drive Aisles

Adjacent stratas will incur additional drive aisle maintenance costs due to the proposed additional vehicular access to their drive aisles.

The existing easements (that provide access to the subject site through the Azure East strata (BB124912) and the Abbey Road strata (BB4031778) contain provisions for shared maintenance.

- Tree Preservation

The existing treed buffer along the east and west property lines of 16349 – 24 Avenue should not be removed.

With the exception of a few trees, the existing trees buffer along the east and west property lines of 16349 – 24 Avenue is proposed to be retained.

- Residents remain opposed to any access through their stratas, despite the fact that access easements are registered on the titles of their stratas that provide for this access.
- The applicant has made reasonable efforts to adjust the site plan to address resident concerns by reducing the unit density and splitting the development into two separate clusters with no through traffic.
- The site plan is reasonable, given the site constraints and existing access easements registered on the titles of the adjacent stratas.
- Staff support the proposed site plan.

DESIGN PROPOSAL AND REVIEW

- The site plan was prepared with the goal of minimizing the number of vehicle trips through the adjacent stratas by separating the development into two clusters. 16 units are proposed on the western portion of the development site and 20 units are proposed on the eastern portion of the development site.
- The development consists of 8 residential buildings containing 36 dwelling units, and an outdoor amenity area. Floor areas will range between 114 m² (1,227 sq.ft.) to 149 m² (1600 sq. ft.).
- Buildings 1-4, which are adjacent to the Azure townhouse development to the west, consist of three-bedroom, one- and two-storey townhouse units with double car garages. One (1) unit in Building 3 and one (1) unit in Building 4, are designed as master-on-the-main-style units, which appeals to ageing buyers, due to the increased accessibility of this unit type.
- Buildings 5-8, which are adjacent to the Abbey Road townhouse development to the north, consist of three-bedroom, three-storey townhouse units with double car garages.
- All of the proposed units have double-car garages. Nine (9) visitor parking spaces are provided, in accordance with the By-law requirement.
- All of the units along 24 Avenue are street-fronting and contain active living spaces on the ground floor which promotes interaction with the public realm. All street-fronting units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- The proposed architectural style is traditional, in keeping with the context of the surrounding developments. Exterior building cladding consist of Hardi board siding, cultured stone, and wooden doors.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates 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	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3	3	0
Maple, Manitoba	1	1	0
Maple, Red	1	1	0
Linden	2	2	0
Coniferous Trees			
Cedar, Deodar	1	1	0
Cedar, Western Red	30	15	15
Cedar, Yellow	1	1	0
Spruce, Sitka	1	1	0
Total (excluding Alder and Cottonwood Trees)	40	25	15
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		60	
Total Retained and Replacement Trees		75	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 40 mature trees on the site. There are no Alder or and Cottonwood trees on the site. It was determined that 15 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 applicant is proposing to retain 15 mature trees and 20 smaller trees along the east and west property lines of 16349 – 24 Avenue, providing a green buffer between the Abbey Road and Azure East townhouse developments on either side of the subject site.
- A portion of the existing hedge between the eastern portion of the subject site and the Abbey Road townhouse development to the north is proposed to be retained.
- The future alignment of 24 Avenue requires the removal of 10 mature trees located within the 24 Avenue road allowance.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 50 replacement trees on the site. The applicant is proposing to plant 60 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maple, katsura, dogwood, magnolia and spruce.
- In summary, a total of 75 trees are proposed to be retained or replaced on the site.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found generally acceptable.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 1, 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"> • Located within Morgan Heights NCP
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposed gross density – 17.06 upa • 100% residential floor area • 36 3-bedroom units • 112 m² outdoor amenity space
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils • Rain barrels • Dry swales • Permeable surfaces
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Connected to Grandview Greenway pedestrian multi-use pathway • Direct pedestrian linkage to transit stop • Bike racks provided
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Large windows facing the street • Open spaces with clear lines of sight • Outdoor community gathering space
6. Green Certification (F1)	<ul style="list-style-type: none"> • Seeking ASHRAE 90.1
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) and 3.9 metres (12.8 ft.).

Applicant's Reasons:

- Units fronting 24 Avenue directly address the public realm of the sidewalk encouraging neighborhood interaction and 'eyes on the street'.
- The proposed setback from 24 Avenue (4.5 metres (14.7 ft.)) reflects the setback of the townhouse development to the west of the subject site. The 3.9 metre (12.8 ft.) setback relates only to one projection on Building 7, at the corner of 24 Avenue and 164 Street, which has been requested by Staff to address the corner expression.

Staff's Comments:

- The proposed setback provides a reasonable setback from the sidewalk, provides a pedestrian-oriented streetscape and reflects the building form west of the subject site, on 24 Avenue.

(b) Requested Variance:

- To reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) and 6.0 metres (19.7 ft.).

Applicant's Reasons:

- The proposed setback from 164 Street, at 3.5 metres (11.5 ft.), is identical to the setback of the townhouse development to the north.
- The units proposed along the east property line on the western portion of the subject site abut a drive aisle and are screened from the adjacent townhouse development by a row of mature trees, which are proposed to be retained.

Staff Comments:

- The proposed setback from 164 Street, at 3.5 metres (11.5 ft.), matches the setback of the townhouse development to the north of the subject site.
- The proposed units along the east property line of the western portion of the subject site abut a drive aisle on the adjacent site. Privacy fencing and landscaping, including existing tree retention and new trees and shrubs, will provide visual separation and privacy between this development and the property to the east.

(c) Requested Variance:

- To reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7 metres (23 ft.).

Applicant's Reasons:

- The units proposed along the west property line are screened from the adjacent townhouse development by a row of mature trees, which are proposed to be retained.

Staff Comments:

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

(d) Requested Variance:

- To reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3 metres (9.8 ft.) and 4.5 metres (14.7 ft.).

Applicant's Reasons:

- The proposed north setback for the western portion of the site (3 metres, 9.8 ft.) is adjacent to the drive aisle and is a side yard condition for two (2) units.
- The proposed north setback for the eastern portion of the site (4.5 metres, 19 ft.) interfaces with the side yard condition of two (2) units in the adjacent townhouse site to the north.

Staff Comments:

- The proposed north setback for the western portion of the site is reasonable as it relates to the separation between a side yard condition and a drive aisle, and does not impact the livability of the subject development or the adjacent townhouse sites.
- As a result of the significant road dedication along 24 Avenue (6.3 metres (20.6 ft.)), the eastern portion of the subject site is constrained, thereby requiring a reduction in the north setback for this portion of the site.
- The proposed north setback for the eastern portion of the site is supportable as it provides an adequate rear yard for the proposed units and it relates to a side yard condition for two (2) units in the townhouse site to the north of the subject site.

(e) Requested Variance:

- To permit four (4) visitor parking stalls to be located within the north setback of the RM-30 Zone.

Applicant's Reasons:

- The location of the parking stalls does not negatively impact the site or adjacent property to the north or west.

Staff Comments:

- The proposed visitor parking stalls in the north setback are supportable as there are two visitor parking stalls along the north edge of the drive aisle for adjacent townhouse developments.

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 Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan
Appendix VII.	Development Variance Permit No. 7914-0037-00
Appendix VIII.	Site Access

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Wojciech Grzybowicz
 WG Architecture Inc
 Address: Suite 1030, 470 - Granville Street
 Vancouver, BC V6C 1V5

 Tel: 604-331-2378 - Primary
 604-331-2378 - Fax

2. Properties involved in the Application

(a) Civic Address: 2421 - 164 Street
 16349 - 24 Avenue

(b) Civic Address: 2421 - 164 Street
 Owner: IK Homes Inc.
 PID: 010-720-049
 Lot 1 Section 24 Township 1 New Westminster District Plan 77379

(c) Civic Address: 16349 - 24 Avenue
 Owner: IK Homes Inc.
 PID: 003-219-178
 Lot 16 Section 24 Township 1 New Westminster District Plan 63062

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) Proceed with Public Notification for Development Variance Permit No. 7914-0037-00 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		8,600 m ²
Road Widening area		1,475 m ²
Undevelopable area		
Net Total		7,125 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		26%
Total Site Coverage		65%
SETBACKS (in metres)		
South	7.5 m	4.5 m
North (west portion of site)	7.5 m	3 m
North (east portion of site)	7.5 m	4.5 m
West	7.5 m	7 m
East (west portion of site)	7.5 m	6 m
East (east portion of site)	7.5 m	3.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.8 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		36
Total		36
FLOOR AREA: Residential		5,800 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		5,800 m ²

** 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)		17.06 upa / 42.16 uph
# of units/ha /# units/acre (net)	30 upa / 74 uph	20.57 upa / 50.8 uph
FAR (gross)		0.70
FAR (net)	0.9	0.85
AMENITY SPACE (area in square metres)		
Indoor	108 m ²	0
Outdoor	108 m ²	115 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	72	72
Residential Visitors	7	9
Institutional		
Total Number of Parking Spaces		81
Number of disabled stalls		2
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

LEGEND

- AP ASPHALT PAVING
- BR BIKE RACKS
- CB CATCH BASIN
- CC CURB CUT
- CR CONCRETE CURB
- CP CONCRETE PAVERS
- CW CONCRETE SIDEWALK
- DF DECORATIVE FENCE
- HA HANDICAPPED ACCESSIBLE PARKING
- LA LANDSCAPED AREA
- LA LANDSCAPED AREA
- SM SMALL CAR PARKING
- V VISITOR PARKING
- T TRANSFORMER
- WS WHEEL STOP

PROJECT STATISTICS

CIVIC ADDRESS
16349, 24 Ave,
2421, 164 Street,
SURREY, B.C.

PROPOSED ZONING: CD BASED ON RM30

LOT AREA
GROSS : 8,600.00 m²
ROAD WIDENING: 1,475.00 m²
NET TOTAL : 7,125.00 m²

LOT COVERAGE
BUILDINGS AND STRUCTURES: 30%
PAVED AND HARD SURFACES: 30%
TOTAL SITE COVERAGE: 65%

BUILDING AREA
TOTAL: 2,714.62 m²

SETBACKS
NORTH(West) - 3 m
NORTH(East) - 4.5 m
SOUTH - 4.5 m
EAST (North) - 6 m
EAST (South) - 3.5 m
WEST - 7 m

BUILDING HEIGHT
MAX 13.4 m / 2 AND 3 STOREYS

NUMBER OF UNITS
BUILDING 1 : 5
BUILDING 2 : 4
BUILDING 3 : 3
BUILDING 4 : 4
BUILDING 5 : 4
BUILDING 6 : 6
BUILDING 7 : 4
BUILDING 8 : 7
TOTAL: 36

DENSITY
GROSS: 36 UNITS + 2.11 ACRES = 17.06 UNITS/ACRE
NET : 36 UNITS + 1.75 ACRES = 20.57 UNITS/ACRE

FAR
GROSS: 0.70
NET : 0.85

OUTDOOR AMENITY SPACE
INDOOR
- REQUIRED: 105.00 m²
- PROVIDED: 0.00 m²
OUTDOOR
- REQUIRED: 105.00 m²
- PROVIDED: 115.00 m²

OFF - STREET PARKING
REQUIRED:
36 UNITS x 2 = 72
PROVIDED: 72 PARKING SPACES

VISITORS
REQUIRED: 36 x 0.2 = 7.2
PROVIDED: 9

EXISTING TOWNHOUSE DEVELOPMENT

EXISTING TOWNHOUSE DEVELOPMENT

STREET DEDICATION

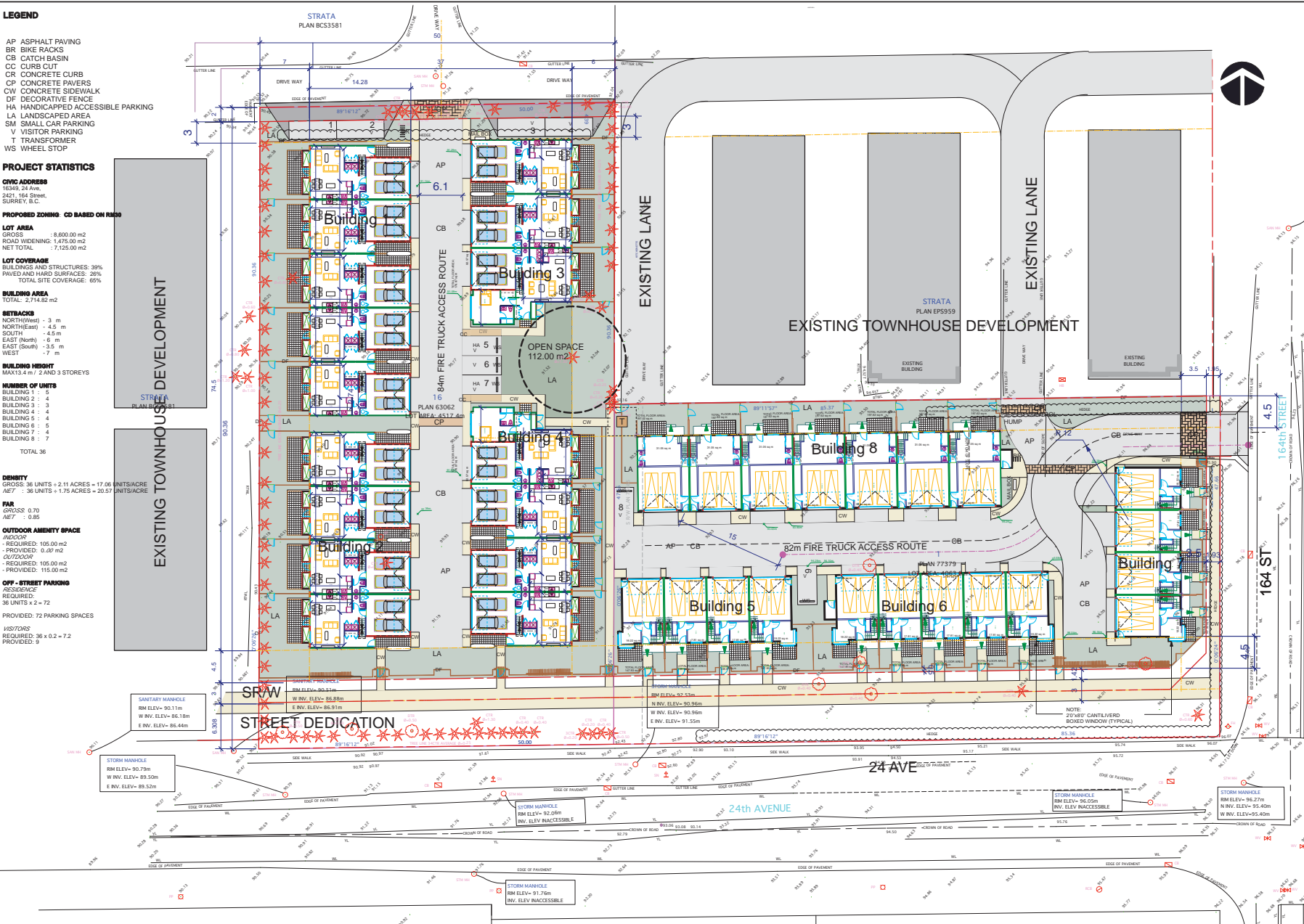
SANITARY MANHOLE
RM ELEV= 90.11m
W INV. ELEV= 86.18m
E INV. ELEV= 86.44m

STORM MANHOLE
RM ELEV= 90.79m
W INV. ELEV= 89.52m
E INV. ELEV= 89.52m

STORM MANHOLE
RM ELEV= 92.08m
INV. ELEV ACCESSIBLE

STORM MANHOLE
RM ELEV= 91.75m
INV. ELEV ACCESSIBLE

STORM MANHOLE
RM ELEV= 96.27m
N INV. ELEV= 95.40m
W INV. ELEV= 95.40m



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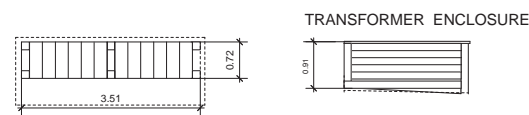
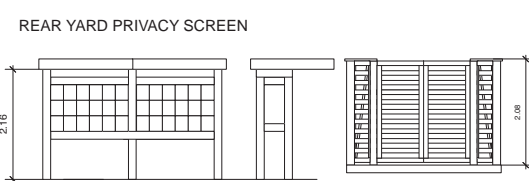
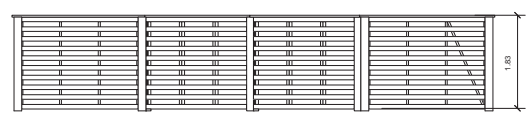
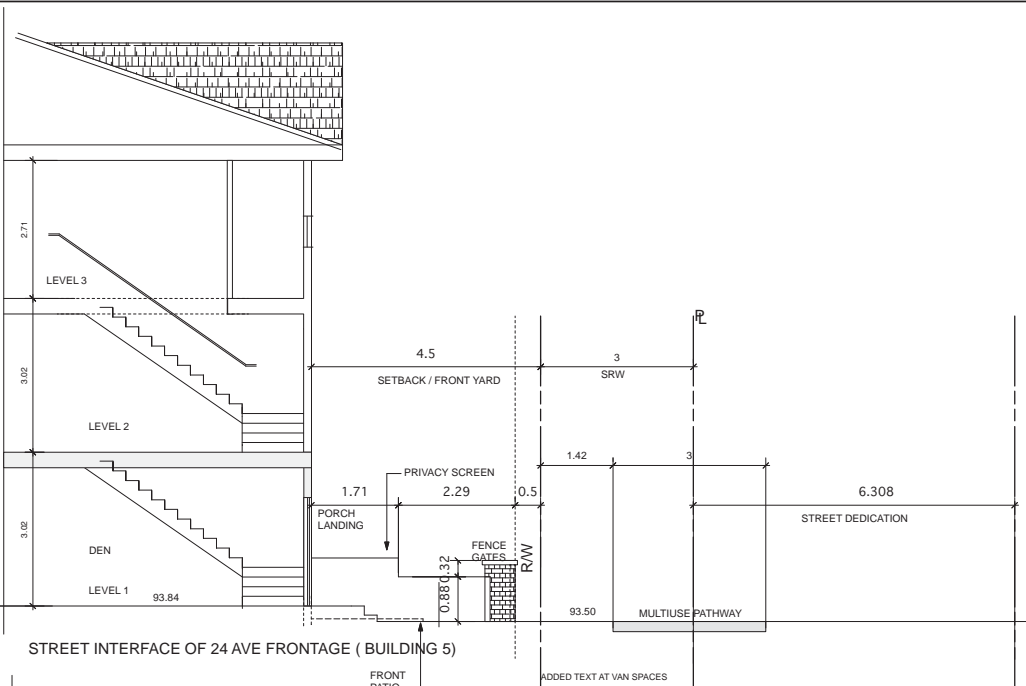
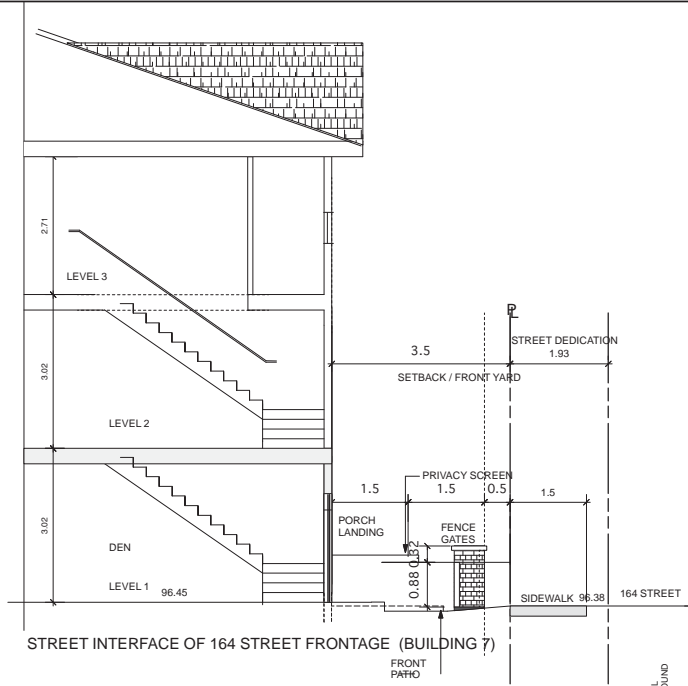
TOWNHOUSE PROJECT
24th AVENUE +
164th STREET

SITE PLAN

Date: 2014	Project Number: 1300-20
Scale: 1:200	Drawn By: WG, NM
Approved By: WG	DP101

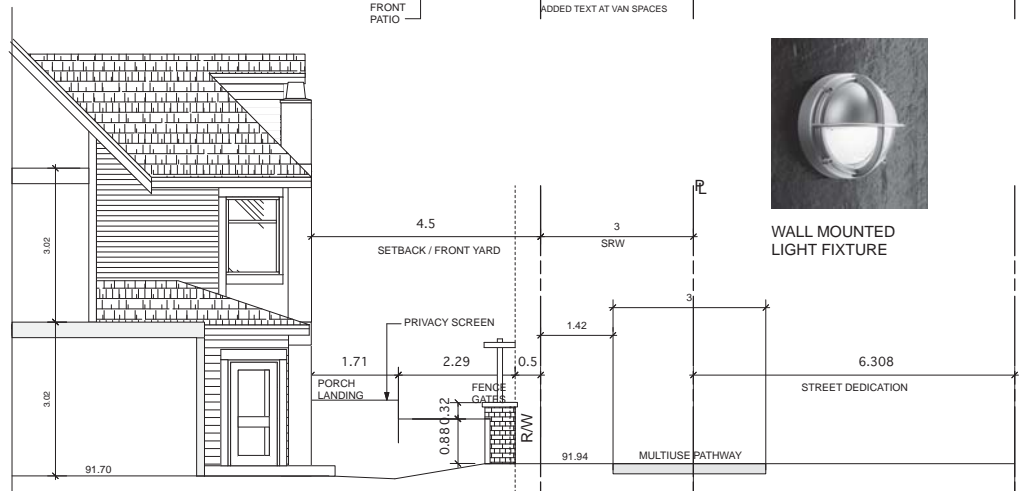
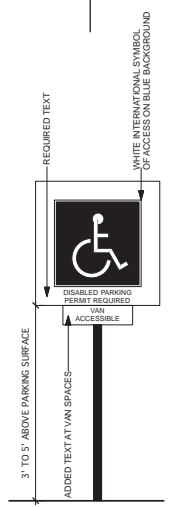
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FREE STANDING MAIL BOXES

WOOD PRIVACY SCREEN REF. TO LANDSCAPE ARCH. DWG



WALL MOUNTED LIGHT FIXTURE

24 AVENUE

24 AVENUE

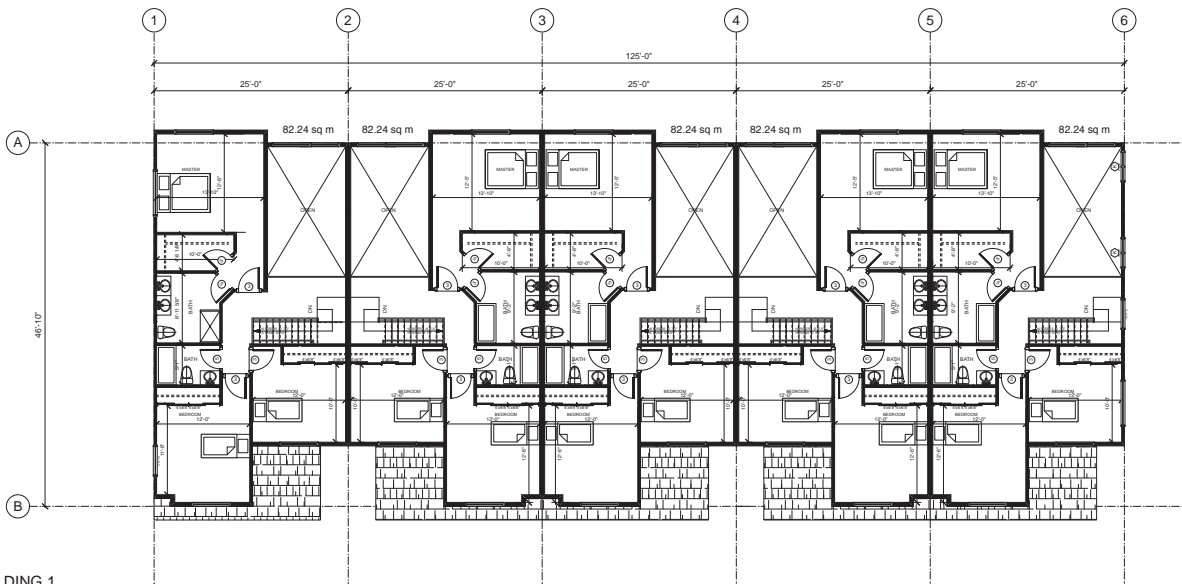


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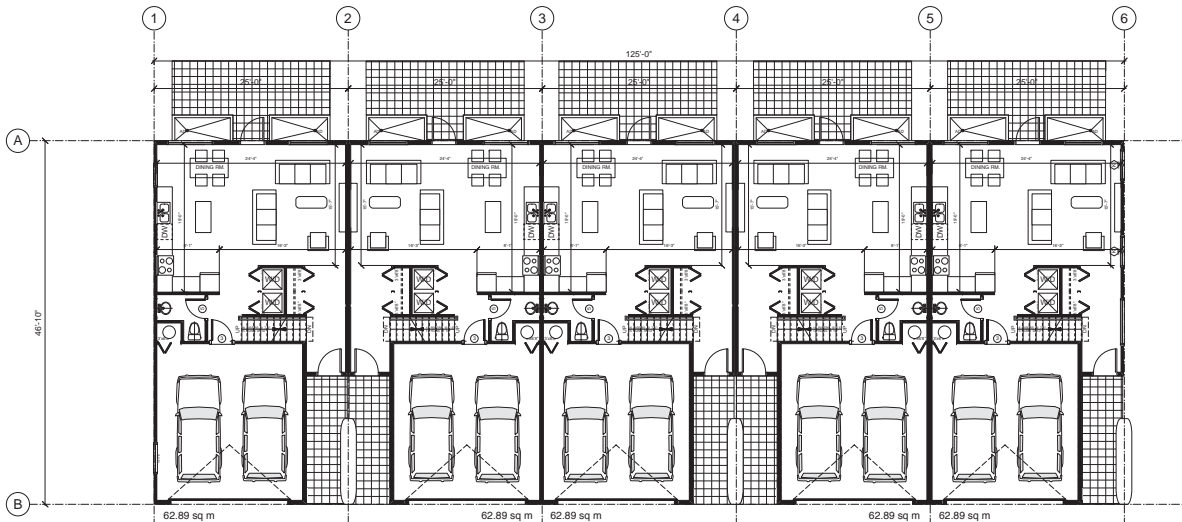
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 TOWNHOUSE PROJECT
 24th AVENUE +
 164th STREET

Drawing Title:
 SITE DETAILS
 STREET INTERFACE

Date: NOV 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	DP102
Drawn By: NC	
Approved By: WG	



BUILDING 1
LEVEL 2, FLOOR PLAN



BUILDING 1
LEVEL 1, FLOOR PLAN

TOTAL FLOOR AREA:
145.13 sq m

TOTAL FLOOR AREA:
145.13 sq m

TOTAL FLOOR AREA:
145.13 sq m

TOTAL FLOOR AREA:
145.13 sq m

TOTAL FLOOR AREA:
145.13 sq m

TOTAL BUILDING FLOOR AREA:
725.65 sq m

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24th AVENUE +
164th STREET

Drawing Title:

BUILDING 1-A
FLOOR PLANS

Date:
2014

Project Number:
1318

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

Draw No.

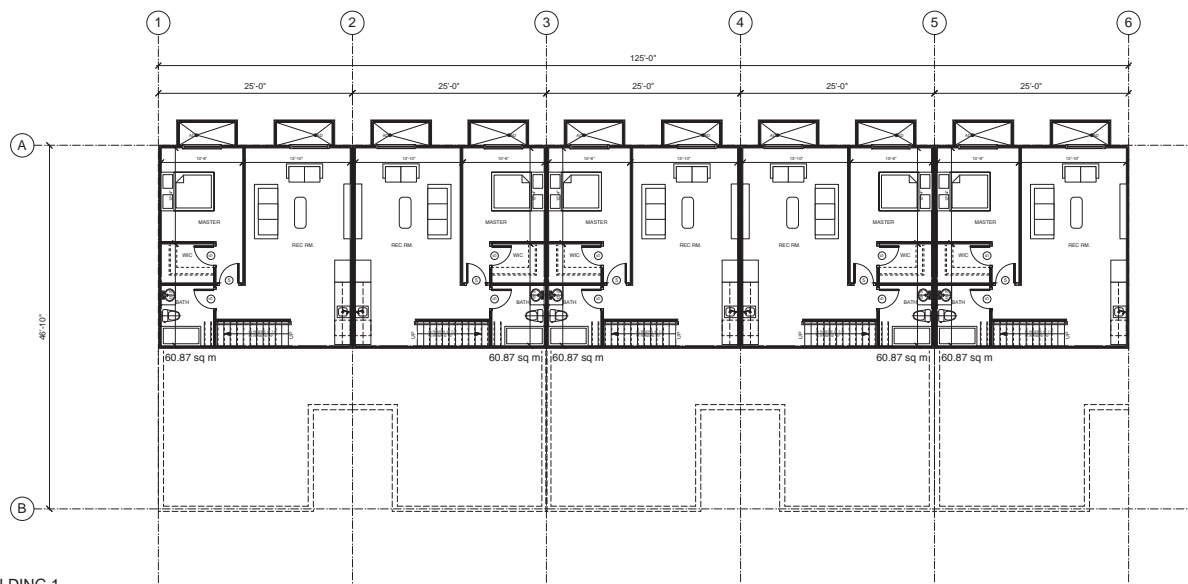
Drawn By:
BM, NC

Date:

Approved By:
WG

2014

DP201



BUILDING 1-B
BASEMENT, FLOOR PLAN

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24th AVENUE +
164th STREET

Drawing Title:

BUILDING 1-B
FLOOR PLANS

Date:
2014

Project Number:
1318

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

Sheet No:

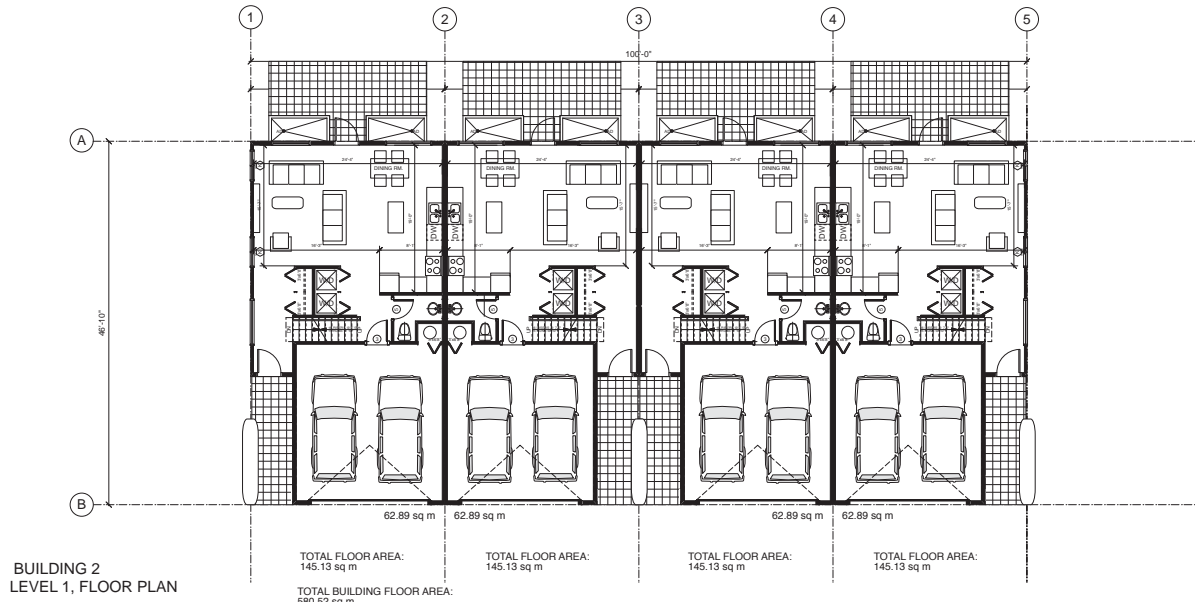
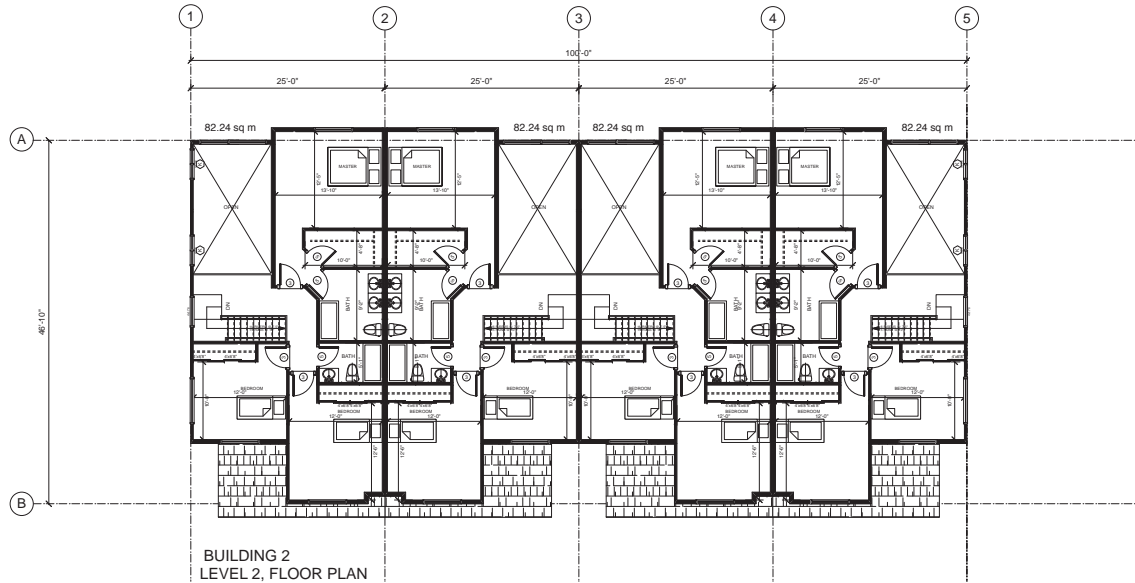
Drawn By:

BM, NC

Approved By:

WG

DP202



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Project Title:

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24th AVENUE +
164th STREET

Drawing Title:

BUILDING 2-A
FLOOR PLANS

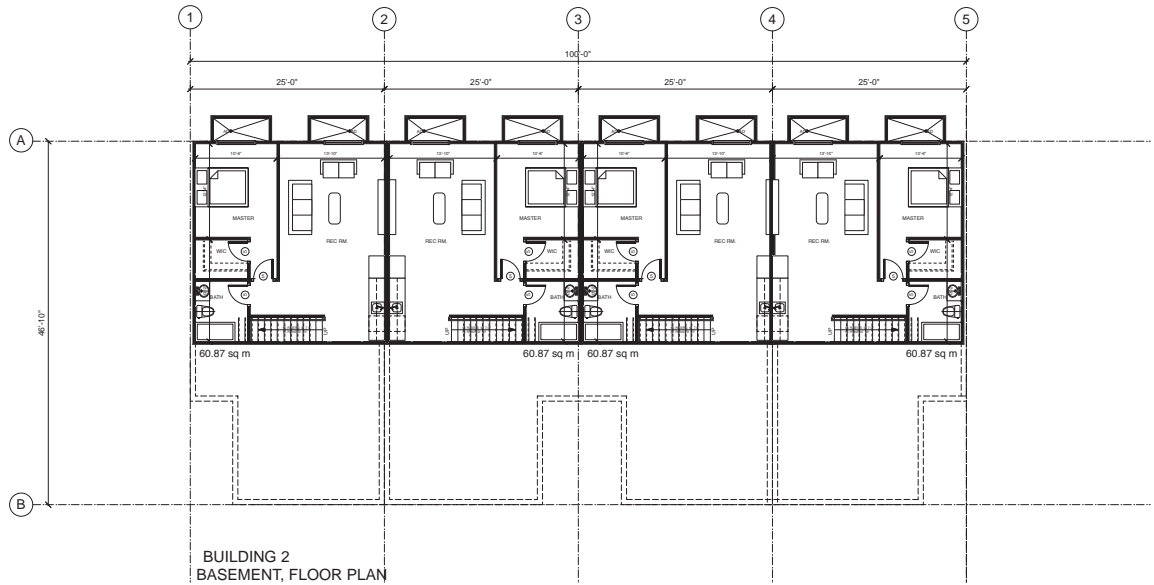
Date: 2014 Project Number: 1318

Scale: 1/8" = 1' - 0" Draw No:

Drawn By: BM, NC

Approved By: WG

DP203



BUILDING 2
BASEMENT, FLOOR PLAN

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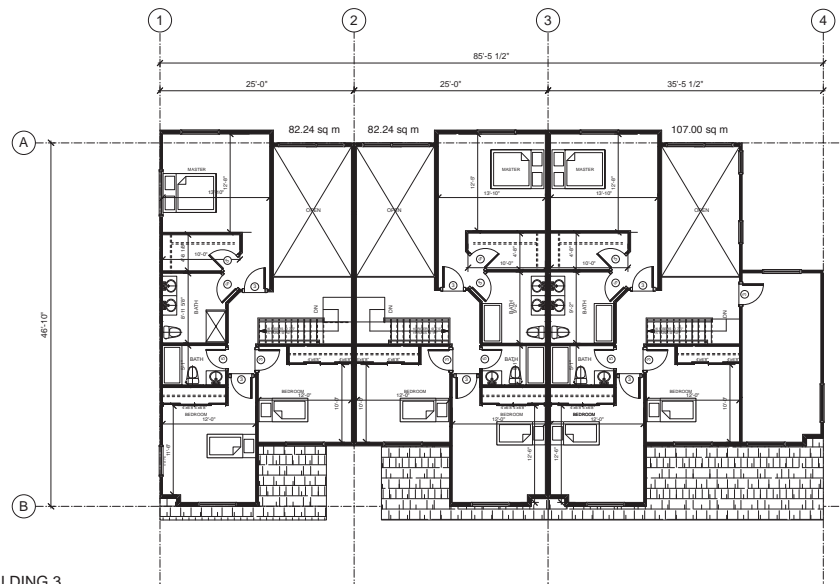
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164th STREET

Drawing Title:
BUILDING 2-B
FLOOR PLANS

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No: DP204
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**BUILDING 3
LEVEL 2, FLOOR PLAN**



**BUILDING 3
LEVEL 1, FLOOR PLAN**

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Project Title:
**TOWNHOUSE PROJECT
24th AVENUE +
164th STREET**

Drawing Title:
**BUILDING 3-A
FLOOR PLANS**

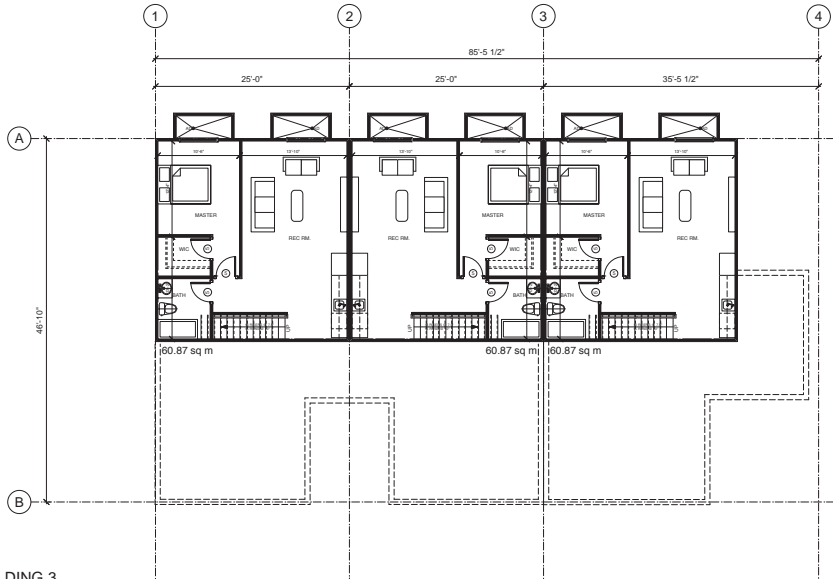
Date: 2014	Project Number: 1318
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Drawn By: BM, NC	
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**BUILDING 3
BASEMENT, FLOOR PLAN**



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24th AVENUE +
164th STREET**

Drawing Title:

**BUILDING 3-B
FLOOR PLANS**

Date:
2014

Project Number:
1318

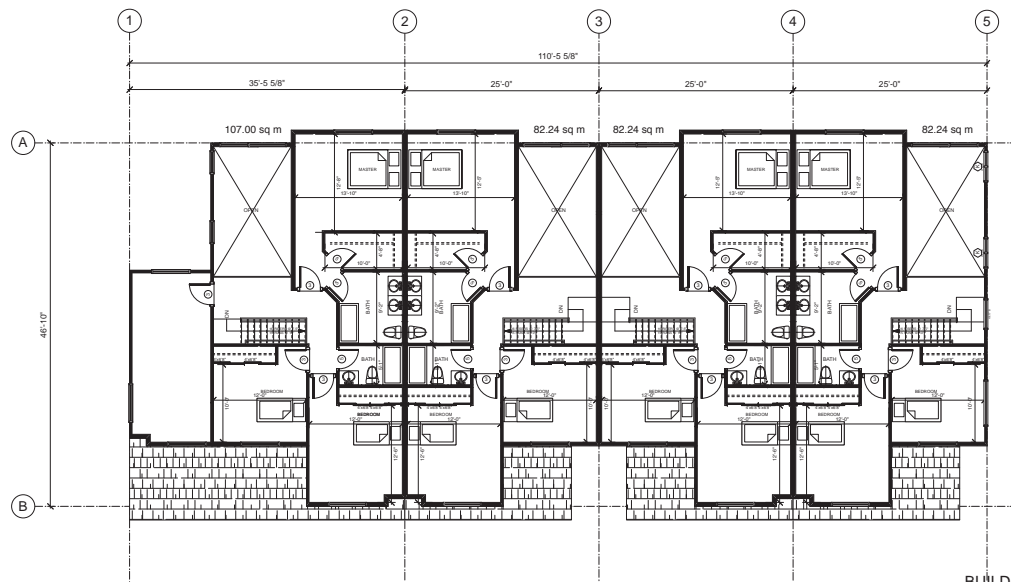
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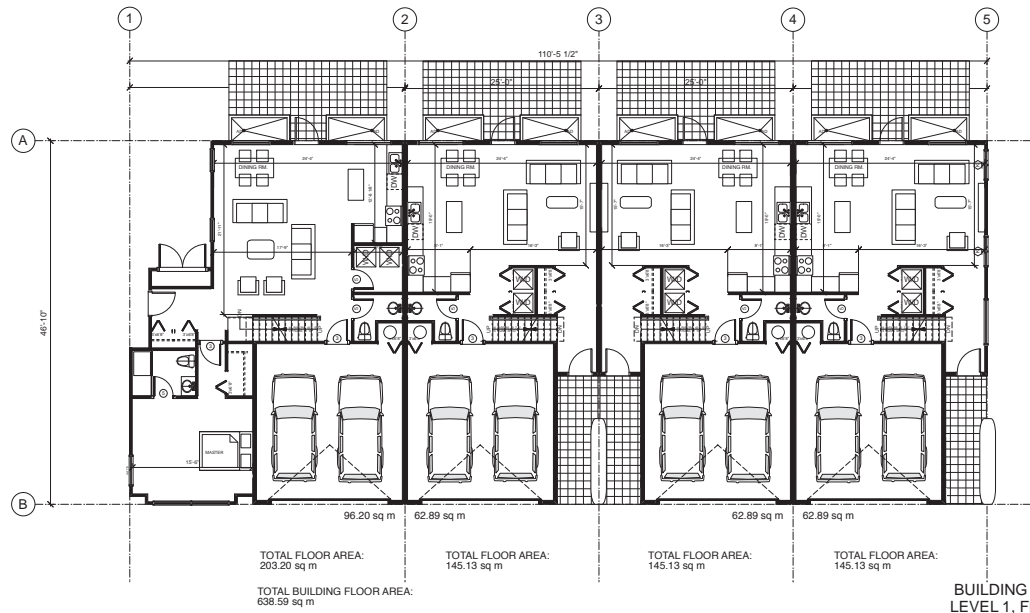
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BM, NC

DP206

Approved By:
WG



BUILDING 4
LEVEL 2, FLOOR PLAN



BUILDING 4
LEVEL 1, FLOOR PLAN

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Project Title:

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24th AVENUE +
164th STREET

Drawing Title:

BUILDING 4-A
FLOOR PLANS

Date:
2014

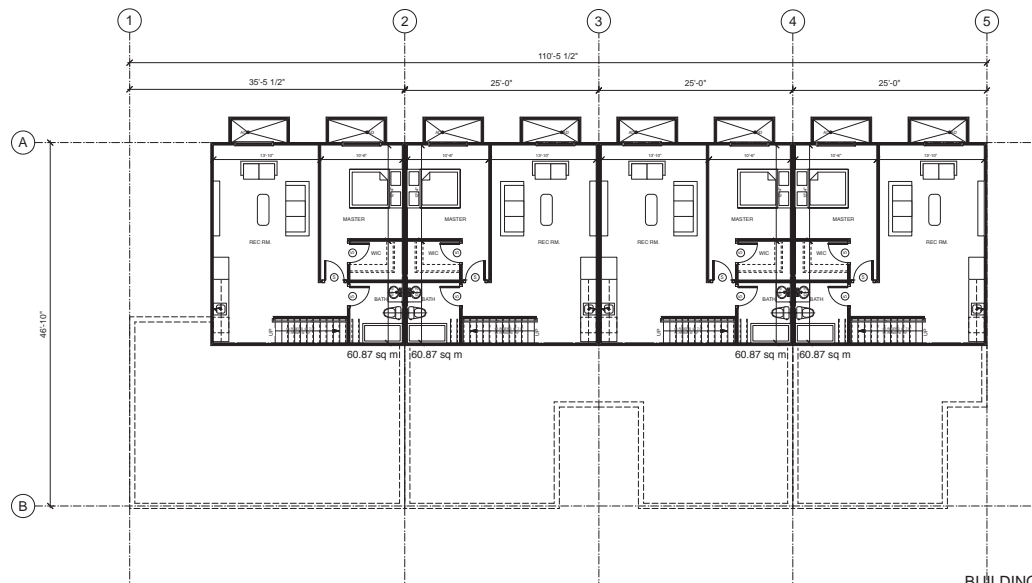
Project Number:
1318

Scale:
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Sheet No.
DP207

Drawn By:
BM, NC

Approved By:
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BUILDING 4
BASEMENT, FLOOR PLAN

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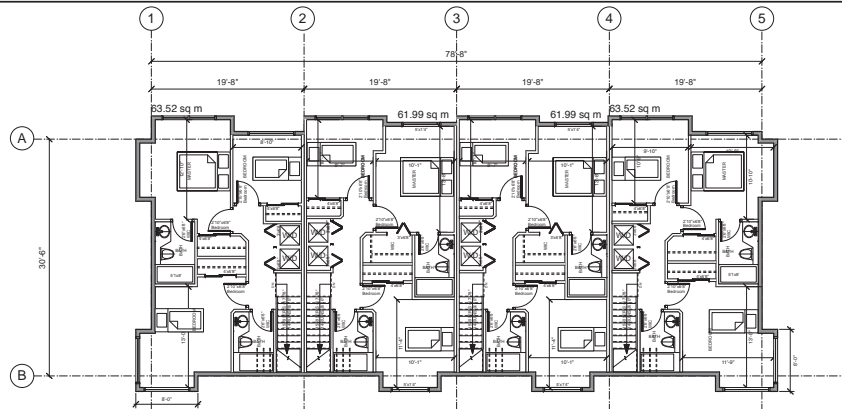
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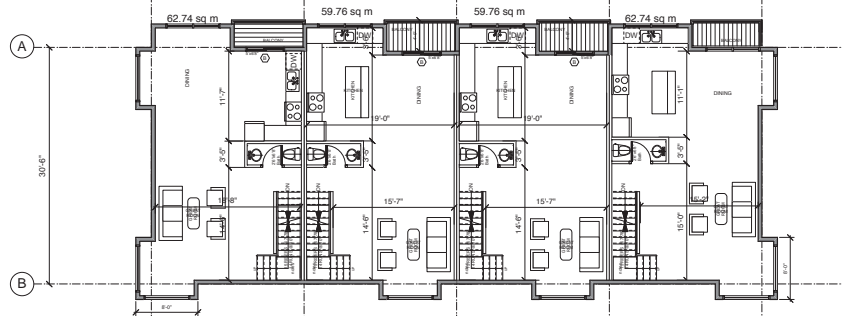
Project Title:
**TOWNHOUSE PROJECT
 24th AVENUE +
 164th STREET**

Drawing Title:
**BUILDING 4-B
 FLOOR PLANS**

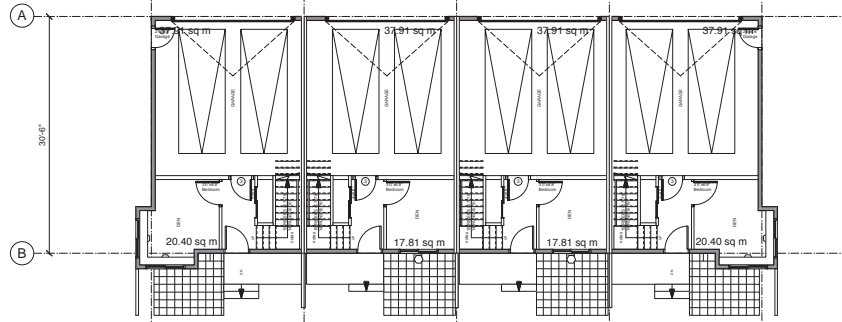
Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No: DP208
Drawn By: BM, NC	DP208
Approved By: WG	



**BUILDING 5
SECOND FLOOR**



**BUILDING 5
FIRST FLOOR**



**BUILDING 5
GROUND FLOOR**

TOTAL FLOOR AREA: 146.66 sq m
 TOTAL FLOOR AREA: 139.56 sq m
 TOTAL FLOOR AREA: 139.56 sq m
 TOTAL FLOOR AREA: 146.66 sq m
TOTAL BUILDING FLOOR AREA:

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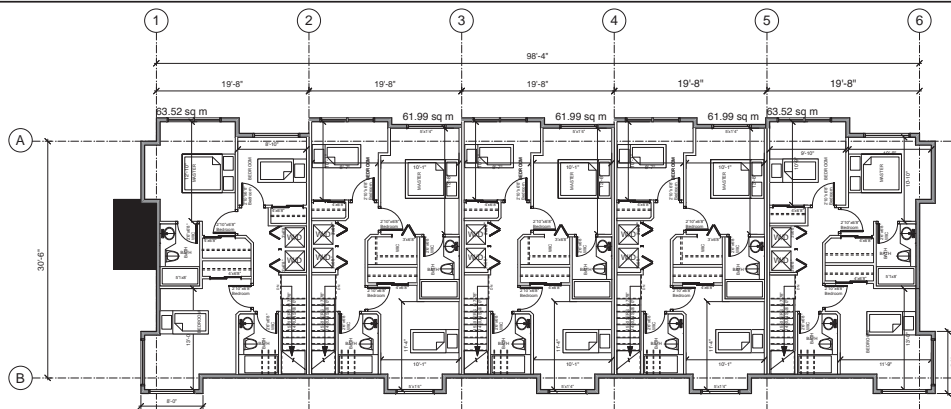
Project Title:

**TOWNHOUSE PROJECT
24th AVENUE +
164th STREET**

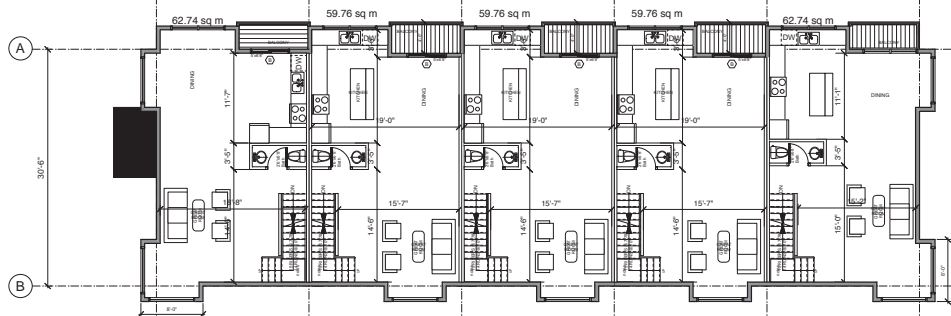
Drawing Title:

**BUILDING 5
FLOOR PLANS**

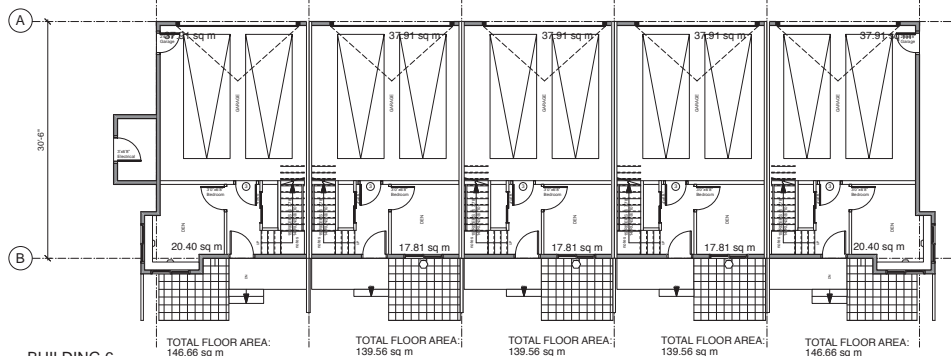
Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Draw No: DP209
Drawn By: BM, NC	
Approved By: WG	



BUILDING 6
SECOND FLOOR



BUILDING 6
FIRST FLOOR



BUILDING 6
GROUND FLOOR

TOTAL FLOOR AREA: 146.66 sq m TOTAL FLOOR AREA: 139.56 sq m TOTAL FLOOR AREA: 139.56 sq m TOTAL FLOOR AREA: 139.56 sq m TOTAL FLOOR AREA: 146.66 sq m

TOTAL BUILDING FLOOR AREA:

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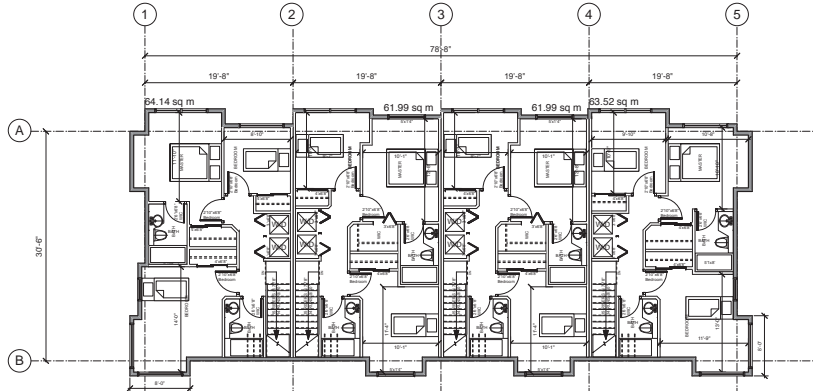
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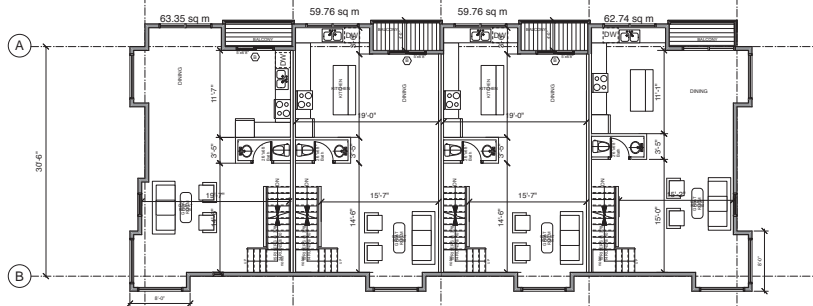
Project Title:
**TOWNHOUSE PROJECT
24th AVENUE +
164th STREET**

Drawing Title:
**BUILDING 6
FLOOR PLANS**

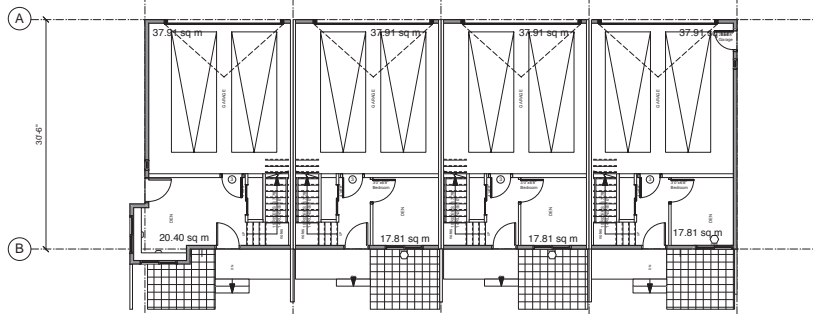
Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No: DP210
Drawn By: BM, NC	
Approved By: WG	



BUILDING 7
SECOND FLOOR



BUILDING 7
FIRST FLOOR



BUILDING 7
GROUND FLOOR

TOTAL FLOOR AREA: 147.90 sq m	TOTAL FLOOR AREA: 139.56 sq m	TOTAL FLOOR AREA: 139.56 sq m	TOTAL FLOOR AREA: 144.07 sq m
TOTAL BUILDING FLOOR AREA:			

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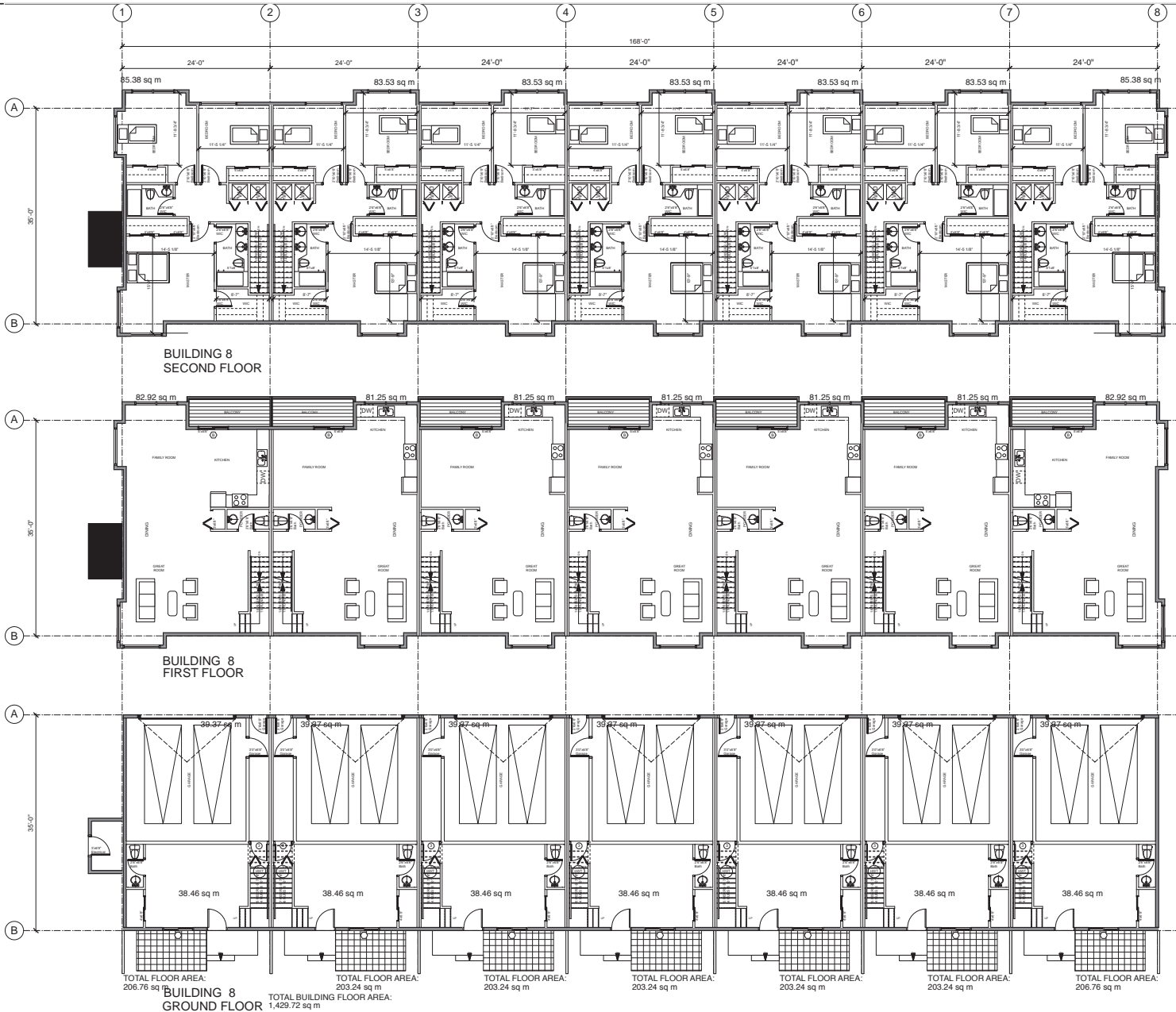
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Project Title:
**TOWNHOUSE PROJECT
24th AVENUE +
164th STREET**

Drawing Title:
**BUILDING 7
FLOOR PLANS**

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: BM, NC	DP211
Approved By: WG	



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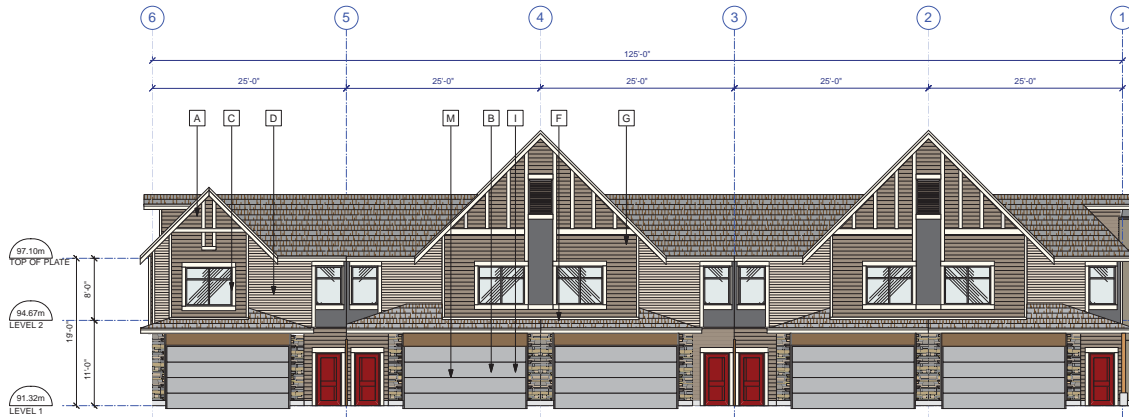
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 TEL: (604) 331 2378
 FAX: (604) 683 7494

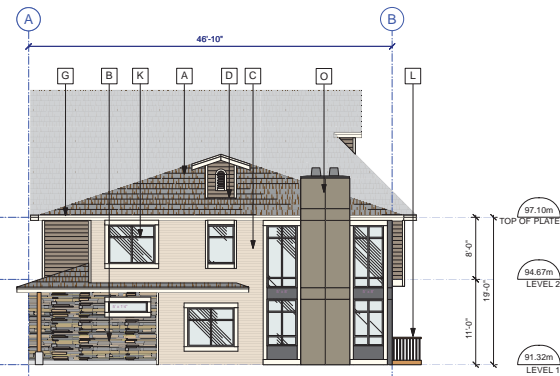
Project Title:
**TOWNHOUSE PROJECT
 24th AVENUE +
 164th STREET**

Drawing Title:
**BUILDING 8
 FLOOR PLANS**

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: BM, NC	DP212
Approved By: WG	



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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No.	Date	Revision Details



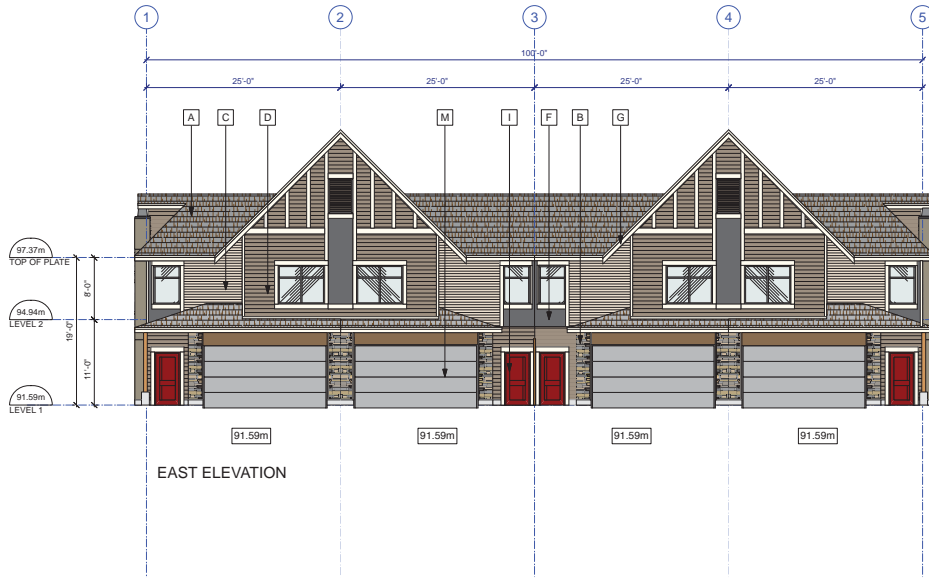
W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
TOWNHOUSE PROJECT
 24th AVENUE +
 164th STREET

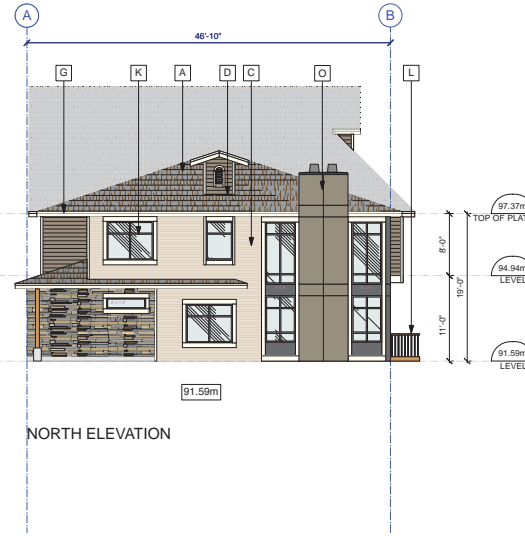
Drawing Title:
ELEVATIONS BUILDING 1

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Drawn By: NC
Approved By: WG	DP301

Date: 2014, November 28



EAST ELEVATION



NORTH ELEVATION



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No. Date: Revision Details:



WG ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:

**TOWNHOUSE PROJECT
24th AVENUE +
164th STREET**

Drawing Title:

**ELEVATIONS
BUILDING 2**

Date:
2014

Project Number:
1318

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

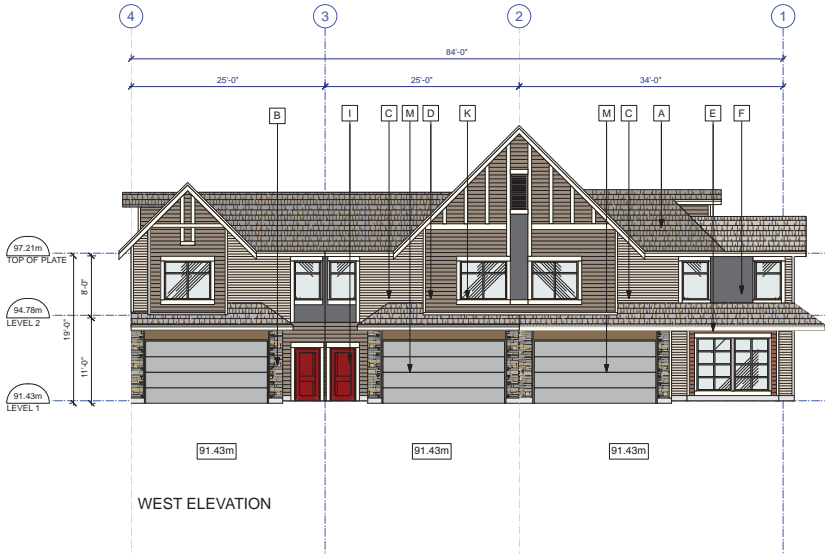
Sheet No.:

Drawn By:
NC

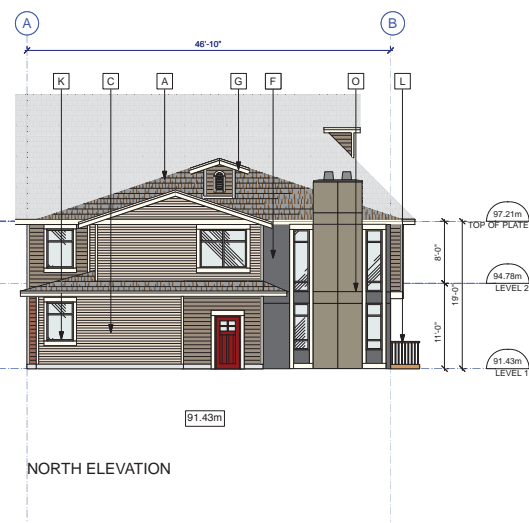
DP302

Approved By:
WG

Date: 2014, November 28



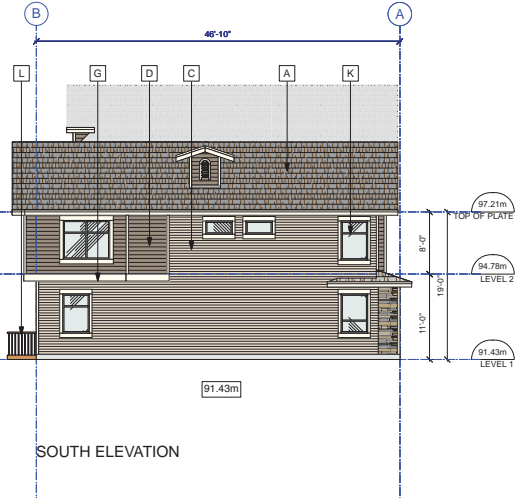
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



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No: Date: Revision Details:

No:	Date:	Revision Details:

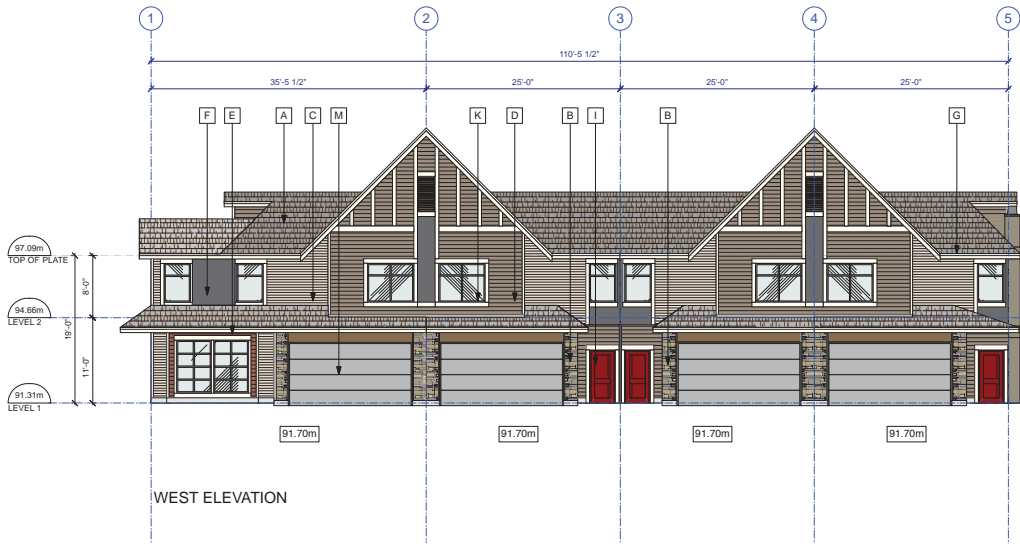


W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

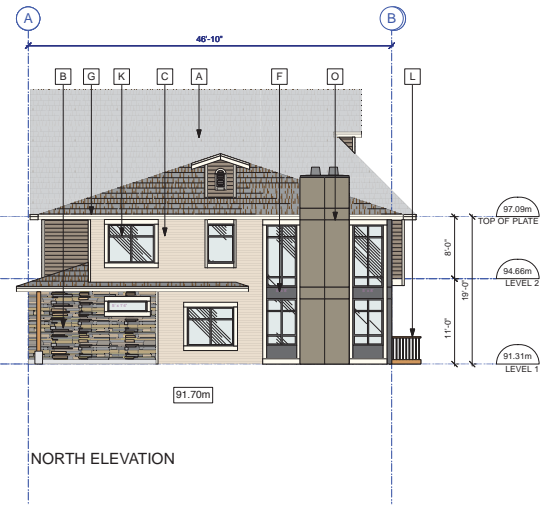
Project Title:
**TOWNHOUSE PROJECT
 24th AVENUE +
 164th STREET**

Drawing Title:
**ELEVATIONS
 BUILDING 3**

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No: DP303
Drawn By: NC	DP303
Approved By: WG	



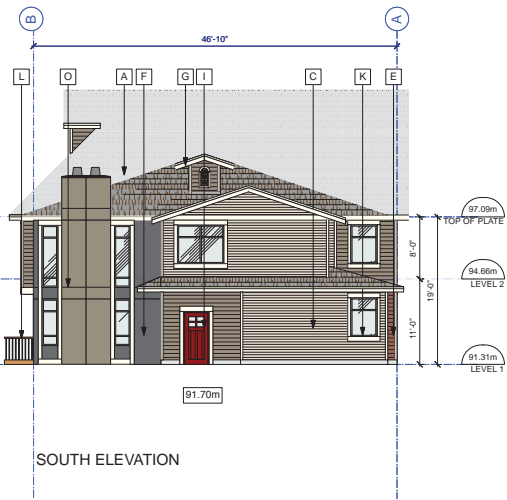
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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No.	Date	Revision Details



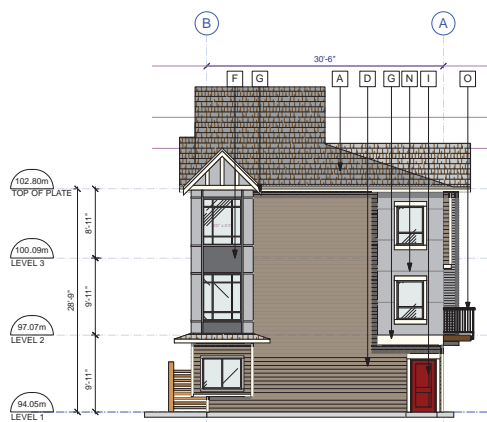
WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
TOWNHOUSE PROJECT
24th AVENUE +
164th STREET

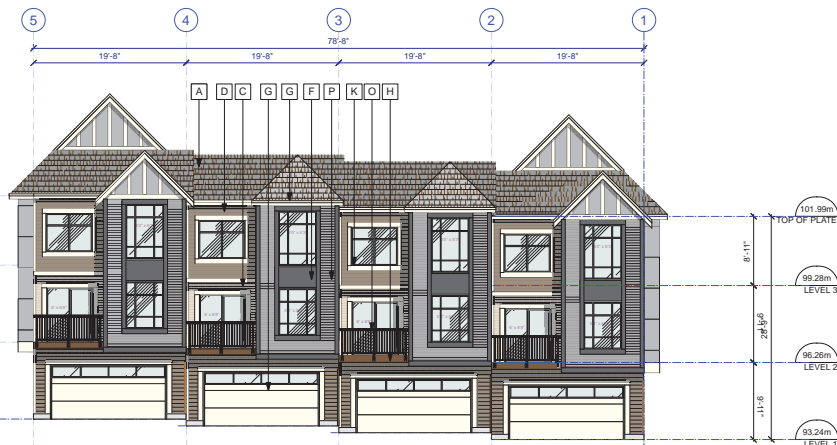
Drawing Title:
ELEVATIONS BUILDING 4

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No. DP304
Drawn By: NC	
Approved By: WG	

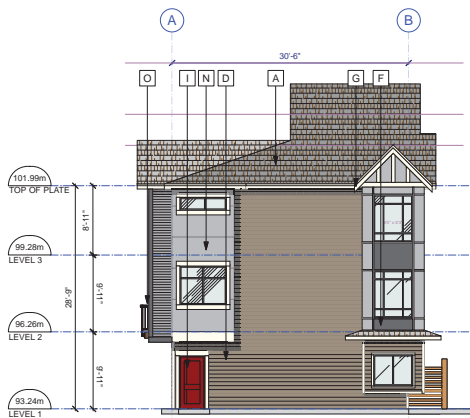
Date: 2014, November 28



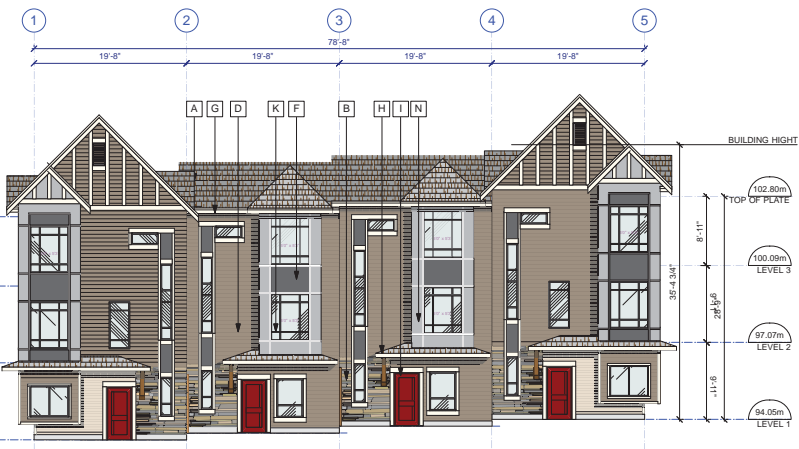
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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No: Date: Revision Details:

No:	Date:	Revision Details:



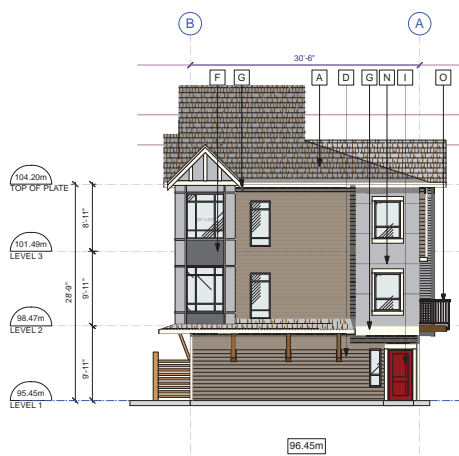
WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
TOWNHOUSE PROJECT
24th AVENUE +
164th STREET

Drawing Title:
ELEVATIONS
BUILDING 5

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Draw No: DP305
Drawn By: NC	
Approved By: WG	

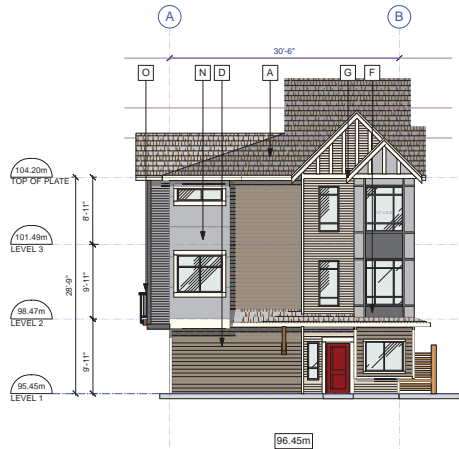
Date: 2014, November 28



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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No: Date: Revision Details:

No:	Date:	Revision Details:



WG ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:

TOWNHOUSE PROJECT
 24th AVENUE +
 164th STREET

Drawing Title:

ELEVATIONS
BUILDING 7

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: NC	DP307
Approved By: WG	

Date: 2014, November 28

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No.	Date:	Revision Details:

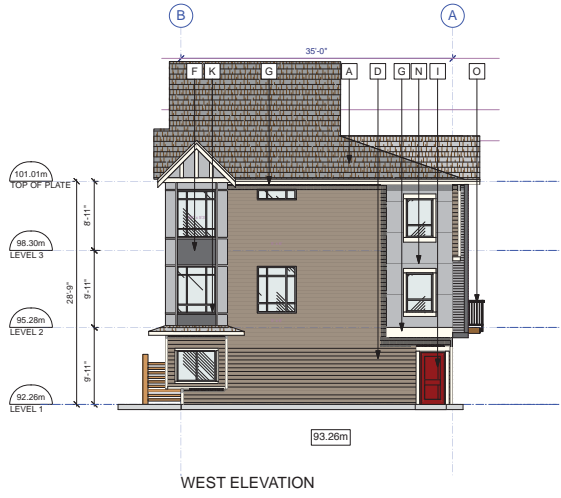


WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
**TOWNHOUSE PROJECT
 24th AVENUE +
 164th STREET**

Drawing Title:
**ELEVATIONS
 BUILDING 8-A**

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No. DP308
Drawn By: NC	Date: 2014, November 28
Approved By: WG	





NORTH ELEVATION



EAST ELEVATION

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No.	Date:	Revision Details:



W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
**TOWNHOUSE PROJECT
 24th AVENUE +
 164th STREET**

Drawing Title:
**ELEVATIONS
 BUILDING 8-B**

Date: 2014	Project Number: 1318
Scale: 1/8" = 1' - 0"	Sheet No: DP309
Drawn By: NC	Date: 2014, November 28
Approved By: WG	

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

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

DATE: **Dec. 10, 2014** PROJECT FILE: **7814-0037-00**

RE: **Engineering Requirements
Location: 2421 164 Street**

NCP AMENDMENT

There are no issues to be addressed as a condition of the NCP Amendment:

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.942 metre for ultimate 23.0 m collector road allowance on 164 Street;
- Dedicate 5.0-metre x 5.0-metre corner cut and 164 Street and 24 Ave.;
- Dedicate 6.3 metre for ultimate 37.0 m arterial road allowance on 24 Avenue; and
- Register 0.5 metre statutory rights-of-way on fronting roads for sidewalk maintenance and service connection access.

Works and Services

- Construct east half of 164 Street to the Collector;
- Construct the storm main on 164 Street;
- Construct the sanitary main on 164 Street
- Construct Grandview Greenway; and
- Provide a service connection for sanitary, storm and water, complete with inspection chambers/metre to service the site.

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

PAB



Tuesday, June 24, 2014
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14-0037-00

SUMMARY

The proposed 41 townhouse units and 0 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development

Elementary Students:	8
Secondary Students:	4

September 2013 Enrolment/School Capacity

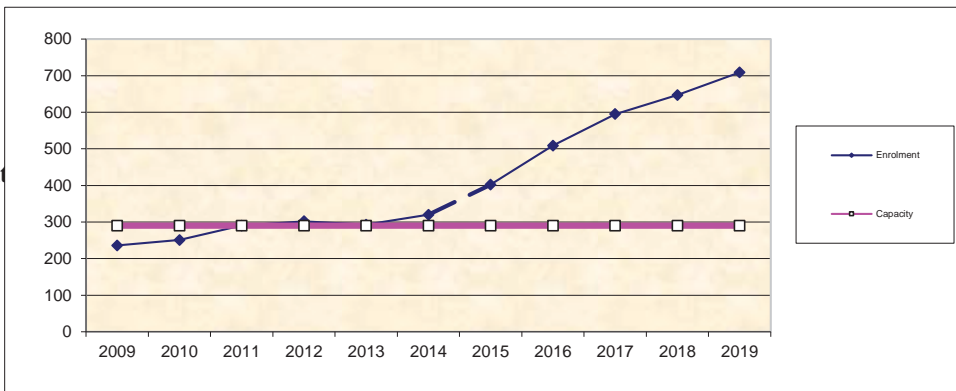
Pacific Heights Elementary	
Enrolment (K/1-7):	39 K + 254
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1927
Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

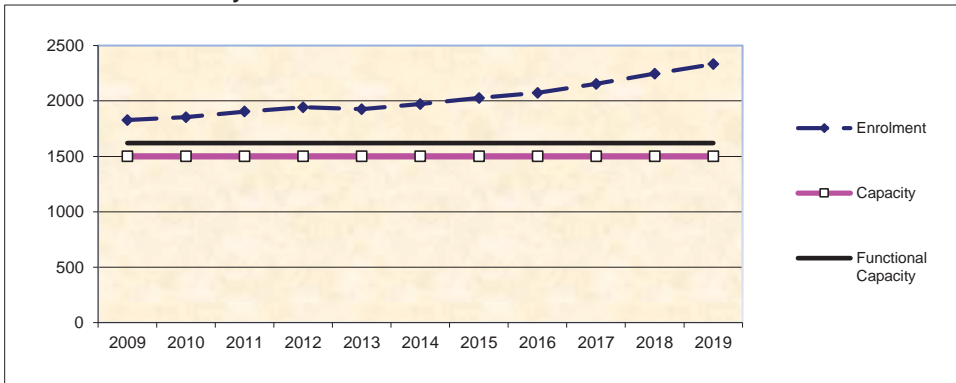
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A new replacement school (Sunnyside Elementary) opened in September 2013. The School District has also approved boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has also been purchased south of 24th Avenue - Site #206 on Edgewood Drive. The school district has also completed purchase of land for a new secondary school site in the Grandview Area adjoining the City of Surrey land assembly for a future Aquatic Centre and Recreation facilities. The School District has submitted a proposal for a new Grandview Area secondary school as a high priority project to the Ministry of Education. The proposed secondary school is #3 priority (funding year is 2015 - yr. 3) in the districts 2013-2017 Five Year Capital Plan. A proposed addition to Pacific Heights Elementary is also included in the capital plan, currently as priority #15 (year 4) but is not scheduled to be considered in the funding year of the submitted plan. The provision of services and residential growth projections (including NCP #2) are included in the enrolment projections below. The projections may be affected by timing of development approvals, housing growth, demographic changes and market factors. The timing of a new elementary school in NCP #2 neighbourhood is beyond five years, but could move up in capital plan prioritization in the next few years, with accelerated growth in this area.

Pacific Heights 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0037-00

Address: 16349 - 24 Avenue and 2421 - 164 Street, Surrey, BC

Registered Arborist: Peter Mennel

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)	40
Protected Trees to be Removed	25
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	15
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X <u>one (1)</u> = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 25 X <u>two (2)</u> = 50 	50
Replacement Trees Proposed	60
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X <u>one (1)</u> = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X <u>two (2)</u> = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

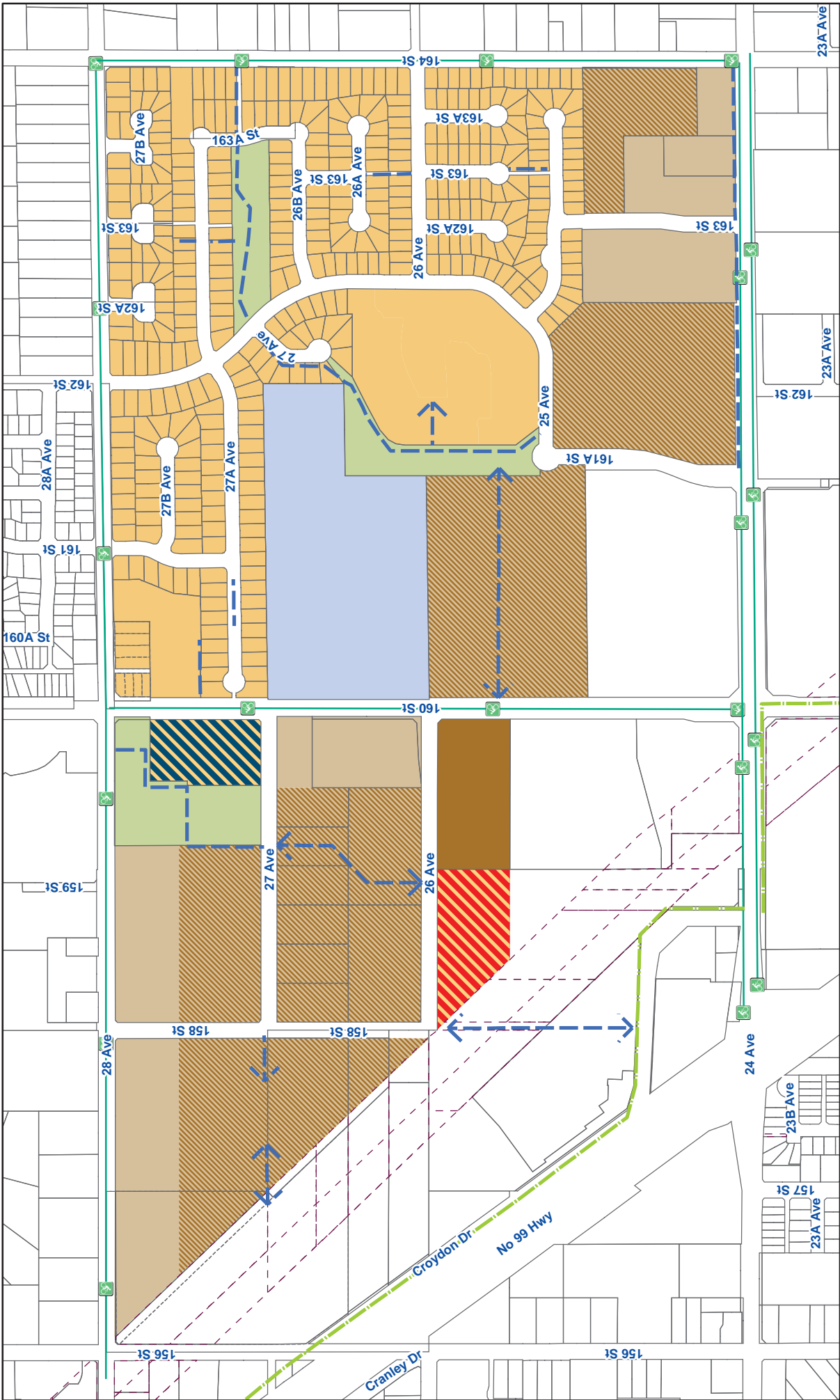
Signature of Arborist:

Date: December 4, 2014














Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





GRANDVIEW HEIGHTS AREA # 1 MORGAN HEIGHTS
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: June 25, 2007

-  Mixed Commercial Residential
-  Care and Assisted Living Facility 10-15 upa Option
-  6-10 upa Low Density
-  10-15 upa Medium Density
-  20-30 upa Medium High Density
-  High Density Residential (30-60upa)
-  Park / Open Space
-  School
-  Bicycle Friendly
-  Offstreet Multi Use Pathway
-  Pioneer Greenway



Printed: 6 Dec. 2011

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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0037-00

Issued To: IK HOMES INC.

("the Owner")

Address of Owner: 8120 - 128 Street, Unit 206
Surrey, BC V3W 1R1

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: 010-720-049
Lot 1 Section 24 Township 1 New Westminster District Plan 77379

2421 - 164 Street

Parcel Identifier: 003-219-178
Lot 16 Section 24 Township 1 New Westminster District Plan 63062

16349 - 24 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 has been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum setback from the property line is varied from 7.5 metres (25 ft.) to:
 - i. 4.5 metres (14.7 ft.) and 3.9 metres (12.8 ft.) along the south property line;
 - ii. 3.5 metres (11.5 ft.) and 6.0 metres (19.7 ft.) along the east property line;
 - iii. 7.0 metres (23 ft.) along the west property line; and
 - iv. 3.0 metres (9.8 ft.) and 4.5 metres (14.7 ft.) along the north property line.
 - (b) In Section H of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, four (4) visitor parking stalls are permitted within the north setback.
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7914-0037-00 (A) (the "Drawing") 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 – Linda Hepner

City Clerk – Jane Sullivan

