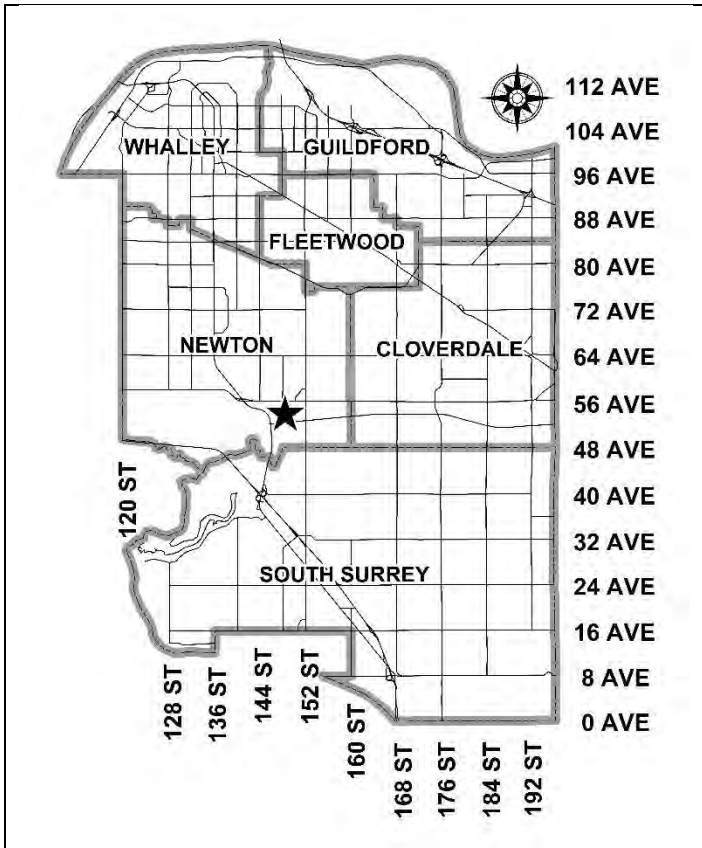


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0088-00

Planning Report Date: March 7, 2022



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** to introduce a new land use designation: Residential (15 upa)
- **NCP Amendment** from Park and Proposed Business Park to Residential (15 upa) and from Business Park to Park
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

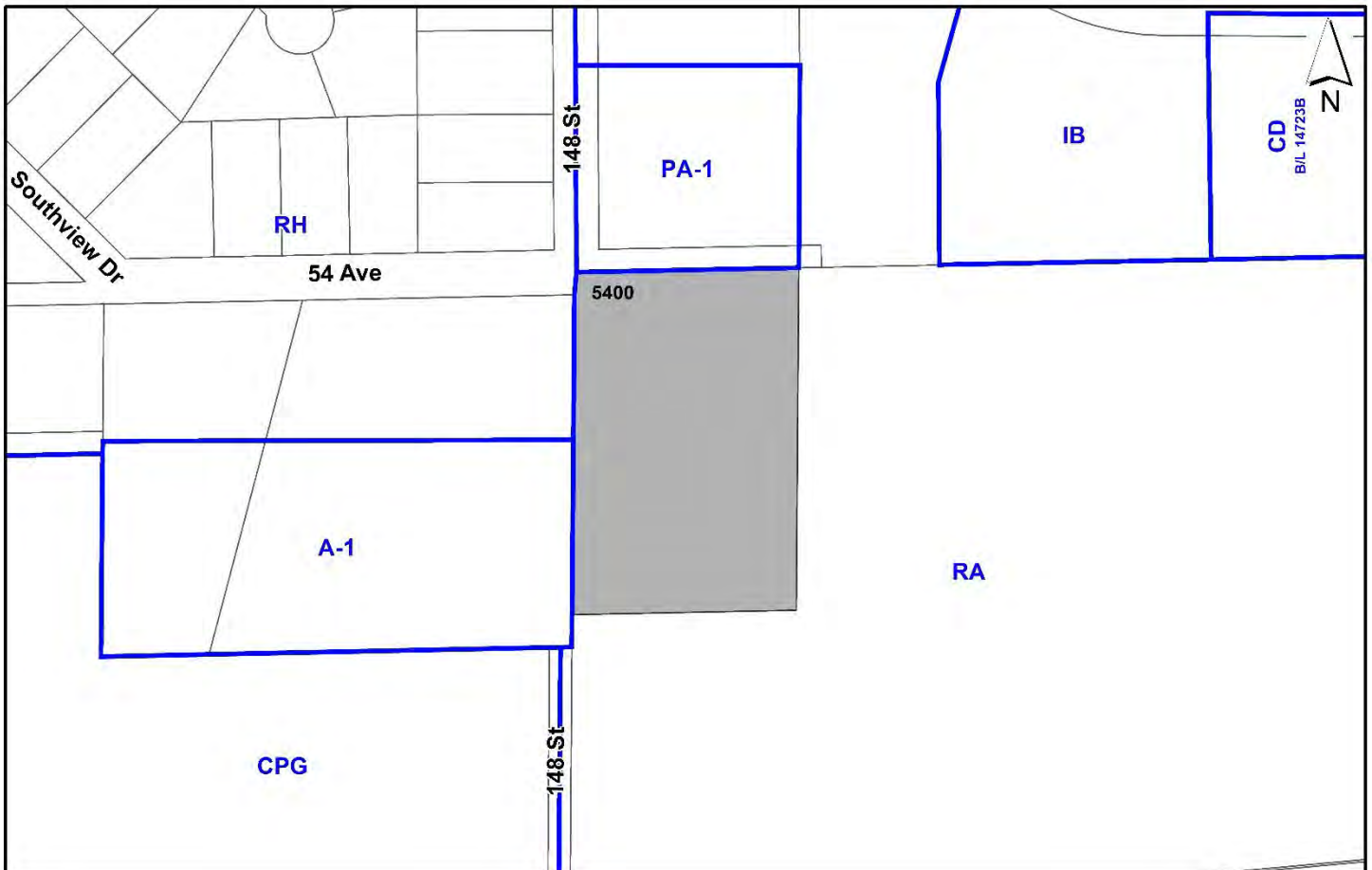
to permit the development of 39 townhouse units.

LOCATION: 5400 - 148 Street

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Park and Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character, Hazard Lands, Sensitive Ecosystems, and Farm Protection.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Proposing an amendment to the East Panorama Ridge Plan to introduce a new land use designation: "Residential (15 upa)", and to redesignate from Park and Business Park to Residential (15 upa) for the townhouse site and from Business Park to Park for the portion to be dedicated to the City for conservation purposes.
- The applicant is proposing to excavate the natural slope along the northern portion of the site. This does not comply with the OCP Hazard Lands (Steep Slopes) design guidelines, which specify that cut and fill excavation should be minimized to preserve the natural topography of the hillside, and that buildings should be constructed away from the natural hazards.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas).
- The proposal partially complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposal complies with the Development Permit requirements in the OCP for Farming Protection.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 1 and Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

- The applicant has provided a geotechnical report, which has been peer reviewed by a geotechnical engineer from a separate consultancy which has confirmed that the proposed approach for development in the steep slope area can be done safely. The consulting geotechnical engineers and the peer reviewing geotechnical engineers agree that the proposed development satisfies or exceeds the minimum requirements set out in the "Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC".
- The proposed townhouse use is compatible with a recently approved application (No. 7916-0057-00) to the north of the subject site at 5528 148 Street, which received Final Adoption in 2018 for a church and 36 townhouse units at approximately 10 upa. The subject site is separated from this site to the north by Bob Rutledge Park.
- Adjacent lands to the west of the site are designated Suburban Residential. The proposed development is sensitive to the adjacent suburban land uses through significant tree preservation at the north entry to the site, allowing for vegetative screening of the development.
- The proposed townhouse use is conceivably better suited to the site's topographical conditions than the current Business Park designation.
- An option for single family lots was explored early in the applicant's design process but was deemed challenging due to the topographical constraints of the site. The townhouse proposal is better able to work with the topography of the site, lessen disturbance to the ridge, provide more feasible road grades and achieve greater tree retention.
- Given the site's only frontage and point of access on at 148 Street and 54 Avenue at the northwest corner, the proposed townhouse use is more compatible with the adjacent residential neighbourhood, compared to a business park use.
- The applicant has made reasonable efforts to consult with the neighbourhood and have received limited concerns regarding the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban 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 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD) (based on "Multiple Residential 15 Zone (RM-15)")" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0088-00 generally in accordance with the attached drawings (Appendix I), the finalized Ecosystem Development Plan, and finalized geotechnical report.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from Metro Vancouver (Greater Vancouver Sewerage and Drainage District);
 - (e) approval from BC Hydro;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (j) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (k) submission of a finalized Geotechnical Report to the satisfaction of City staff;

- (l) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to Public Art and the Tier 1 Community Amenity Contribution, to the satisfaction of the General Manager, Planning and Development Department.
 - (o) registration of a Section 219 Restrictive Covenant advising future homeowners of farm practices in the area that may produce noise, odour and dust;
 - (p) registration of a Section 219 Restrictive Covenant to ensure that the future construction is in accordance with the recommendations in the submitted geotechnical report, and to indemnify the City from any future damage resulting from development in the hazard area for steep slopes; and
 - (q) registration of an access easement through the development site to provide access to the conveyed park lot.
6. Council pass a resolution to introduce a new land use designation "Residential (15 upa)" in the East Panorama Ridge Concept Plan; and to amend the East Panorama Ridge Concept Plan to redesignate the townhouse site from "Park" and "Business Park" to "Residential (15 upa)" and the conveyed park lot from "Business Park" to "Park" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | NCP Designation | Existing Zone |
|--------------|--|---------------------------------|---------------|
| Subject Site | Rural Residential | Park and Proposed Business Park | RA |
| North: | Bob Rutledge Park | Park | PA-1 |
| East: | Future Business Park | Proposed Business Park | IB-2 |
| South: | Riparian Protection Area on Business Park property | Proposed Business Park | IB-2 |

Context & Background

- The subject site at 5400 148 Street is approximately 1.54 hectares in gross site area. It is designated "Suburban" in the Official Community Plan (OCP) and "Park" and "Proposed Business Park" in the East Panorama Ridge Concept Plan (the Concept Plan).
- The large site to the east and south of the subject site, at 15010 54A Avenue, was rezoned to Business Park 2 Zone (IB-2) and obtained a Development Permit through Development Application No. 7920-0112-00. The rezoning received Final Adoption, and the Development Permit was issued by Council on July 12, 2021.
- The planning process for the East Panorama Ridge Concept Plan was initiated in early 2000. In July 2000, Council endorsed Corporate Report C009;2000 which approved the preferred options for the land use plan. In 2002, the City undertook a further detailed review and amended the Concept Plan which was to be used for guiding future development in the area. The amended Concept Plan was endorsed under Corporate Report L003;2002. At this time, the Concept Plan was amended to redesignate the northerly 0.8 hectares of 5400 148 Street to "Park", to be consolidated with Bob Rutledge Park. The report explains that "the remaining southerly portion of the site (5400 148 Street) is physically isolated from the future park area by a significant break in topography and cannot be accessed from the north". As a result, the amended Concept Plan proposed that the southerly portion of 5400 148 Street be designated "Proposed Business Park", with the intention that it be consolidated with 15010 54A Avenue – the large parcel to the south and east.
- Parks, Recreation and Culture Department staff have indicated that they are no longer interested in purchasing the northerly 0.8 hectares of 5400 148 Street for park purposes.
- Both the applicant for the subject application, and the applicant for Development Application No. 7920-0112-00, indicated a desire to proceed individually and to not consolidate for one business park site.
- The Metro Vancouver South Interceptor runs through the subject site. This sanitary interceptor collects sewage from South Surrey and Langley and conveys it to the Annacis Island Wastewater Treatment Plant in the City of Delta. Within the property, a statutory right-of-way is registered that restricts the construction activities within the statutory right-of-way area.
- Portions of the subject site contain several challenging conditions including steep slopes, riparian areas, and a Green Infrastructure Network (GIN) corridor.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - An OCP amendment from "Suburban" to Urban";

- An amendment to the East Panorama Ridge Concept Plan to introduce a new land use designation, "Residential (15 upa)" and to redesignate from "Park" and "Business Park" to "Residential (15 upa)" and from "Business Park" to "Park";
- Rezoning from RA to CD (based on RM-15); and
- Development Permit for Form and Character, Hazard Lands (Steep Slopes), Sensitive Ecosystems (Streamside and GIN) and Farming Protection,

in order to allow for the development of a townhouse complex with 39 units.

| Proposed | |
|--------------------------------|------------------------------------|
| Lot Area | |
| Gross Site Area: | 1.54 ha |
| Road Dedication: | 0.01 ha |
| Undevelopable Area: | 0.47 ha |
| Net Site Area: | 1.06 ha |
| Number of Lots: | 2 (1 townhouse lot and 1 park lot) |
| Building Height: | 12.5 m |
| Unit Density: | 37 uph |
| Floor Area Ratio (FAR): | 0.73 |
| Floor Area | |
| Total: | 3,418 sq. m. |
| Residential Units: | |
| 3-bedroom | 39 |

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 8 Elementary students at Sullivan Elementary School
- 4 Secondary students at Sullivan Heights Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2024.

| | |
|---|---|
| Parks, Recreation & Culture: | Parks will accept the voluntary conveyance of the streamside setback protection area as a lot, without compensation, for conservation purposes under the Maximum Safeguarding provision of the DP3 – Sensitive Ecosystem Development Permit Area. An easement through the development will be required to provide legal frontage and access to the conveyed park lot. |
| Ministry of Transportation & Infrastructure (MOTI): | Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the <i>Transportation Act</i> . |
| Surrey Fire Department: | No concerns. |
| Advisory Design Panel: | The application was not referred to the ADP but was reviewed by staff and found satisfactory to proceed, with outstanding conditions to be resolved prior to Final Adoption. |

Transportation Considerations

- The subject site is proposed to be accessed and addressed from 148 Street, where 148 Street and 54 Avenue meet at the northwest corner of the property.
- A 0.01 ha road dedication is required at the northwest corner of the site to allow for the construction of a roundabout at this intersection.
- The nearest transit routes are Route No. 345 King George Station / White Rock Centre and Route No. 375 White Rock/White Rock South/Guildford Exchange. The closest bus stops are on 152 Street, approximately 1 kilometer walking distance from the subject site.

Parkland and Natural Area Considerations

- The applicant is proposing to convey to the City, without compensation, the southerly 0.36 hectares of the site for conservation purposes.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal requires an Official Community Plan (OCP) amendment from "Suburban" to "Urban".

Amendment Rationale

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to appraise the approximate value of the land lift. The report has been reviewed by City staff and found to be acceptable, and the interim 75 percent land lift amount is acknowledged by City staff and the applicant. However, this appraisal amount is subject to change when the appraisal report is updated when the project proceeds to Final Adoption to reflect the current market conditions at that time in accordance with Policy O-54.
- Pursuant to Section 475 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.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are in italics):
- A3.1 – permit gradual and sensitive residential infill within existing neighbourhoods.

(The proposed development allows for residential intensification and is compatible with adjacent land uses).

Secondary Plans

Land Use Designation

- The proposal requires an amendment to the East Panorama Ridge Concept Plan from "Park" and "Proposed Business Park" to "Residential (15 upa)".

Amendment Rationale

- The large site to the east and south of the subject site, at 15010 54A Avenue, was rezoned to IB-2 for a business park development and obtained a Development Permit through Development Application No. 7920-0112-00. The rezoning received Final Adoption, and the Development Permit was issued by Council on July 12, 2021.

- The planning process for the East Panorama Ridge Concept Plan was initiated in early 2000. In July 2000, Council endorsed Corporate Report C009;2000 which approved the preferred options for the land use plan. In 2002, the City undertook a further detailed review and amended the Concept Plan which was to be used for guiding future development in the area. The amended Concept Plan was endorsed under Corporate Report L003;2002. At this time, the Concept Plan was amended to redesignate the northerly 0.8 hectares of 5400 148 Street to "Park", to be consolidated with Bob Rutledge Park. The report explains that "the remaining southerly portion of the site (5400 148 Street) is physically isolated from the future park area by a significant break in topography and cannot be accessed from the north". As a result, the amended Concept Plan proposed that the southerly portion of 5400 148 Street be designated "Proposed Business Park", with the intention that it be consolidated with 15010 54A Avenue.
- Parks, Recreation and Culture Department staff have indicated that they are no longer interested in purchasing the northerly 0.8 hectares of 5400 148 Street for park purposes.
- Both the applicant for the subject application, and the applicant for Development Application No. 7920-0112-00, indicated a desire to proceed individually and to not consolidate for one business park site.
- The proposed development will be subject to the Tier 1 and Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant provided a land use rationale for their townhouse proposal, indicating that:
 - The proposed townhouse use is compatible with a recently approved application (No. 7916-0057-00) to the north of the subject site at 5528 148 Street, which received Final Adoption in 2018 for a church and 36 townhouse units at approximately 10 upa. The subject site is separated from this site to the north by Bob Rutledge Park.
 - Adjacent lands to the west of the site are designated Suburban Residential. The proposed development is sensitive to the adjacent suburban land uses through significant tree preservation at the north entry to the site, allowing for vegetative screening of the development.
 - The proposed townhouse use is better suited to the site's topographical conditions.
 - An option for single family lots was explored early in the design process but deemed not feasible due to the topographical constraints of the site. The townhouse proposal is better able to work with the topography of the site, lessen disturbance to the ridge, provide more feasible road grades and achieve greater tree retention.
 - Given the site's only frontage and point of access on at 148 Street and 54 Avenue, the proposed townhouse use is better compatible with the adjacent residential neighbourhood, compared to a business park use.
- Staff agree that given that the large site to the east and south developed independently, there is rationale for a residential development at this location given that the only access is through an established suburban single-family neighbourhood.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed townhouse development on the subject site. The proposed CD By-law for the proposed development site identifies the densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 15 Zone (RM-15)".
- A comparison of the density and setbacks, building height and permitted uses in the RM-15 Zone, and the proposed CD By-law is illustrated in the following table:

| Zoning | RM-15 Zone (Part 21) | Proposed CD Zone |
|-----------------------------------|--------------------------|---|
| Floor Area Ratio: | 0.70 | 0.73 |
| Lot Coverage: | 45% | 45% (no change) |
| Yards and Setbacks | 7.5 m from all lot lines | Front: 4.5 m Rear: 6.0 m Side East: 4.5 m Side West: 9.5 m |
| Principal Building Height: | 11 m | 12.5 m |
| Amenity Space | | |
| Indoor Amenity: | 3.0 sq.m. per unit | The proposed 130 sq.m. exceeds the Zoning Bylaw requirement. |
| Outdoor Amenity: | 3.0 sq.m. per unit. | The proposed 228 sq.m. exceeds the Zoning Bylaw requirement. |
| Parking (Part 5) | | |
| | Required | Proposed |
| Number of Stalls | | |
| Residential: | 78 | 78 |
| Residential Visitor: | 8 | 12 |
| Total: | 86 | 90 |

- All regulations of the RM-15 Zone, and other applicable regulations of the Zoning Bylaw are applicable, except for the maximum FAR, the building setbacks, and to permit outdoor amenity space to be located within a portion of the west side yard setback.
- The maximum FAR is slightly higher than what is permitted in the RM-15 Zone, at 0.73 FAR compared to 0.70 FAR.
- The proposed front, rear, and east side yard setbacks are less than the required 7.5 metre setbacks in the RM-15 Zone. The proposed setbacks are consistent with what is typically accepted for conventional townhouse developments throughout the City and is generally consistent with the setback requirements in the RM-30 Zone.
- The CD Bylaw permits a maximum building height of 12.5 metres, as opposed to the 11 metres that is permitted in the RM-15 Zone. The increased height is to accommodate rooftop patios.

- The CD Bylaw permits outdoor amenity space within the west side yard setback. This setback is larger than what is typically required at 9.5 metres, because there is a BC Hydro ROW within this area. A portion of the outdoor amenity is within this BC Hydro ROW, where community garden plots are proposed. Additional open space, within the building setback area, is provided for tree preservation areas. The tree preservation area is not included in the area shown as outdoor amenity.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. It should be noted that the Tier 1 CACs will be required at the rate for proposed developments outside of Secondary Plan areas, as the East Panorama Ridge Concept Plan is not a Secondary Plan that has amenity fees associated with it.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the Official Community Plan in order to satisfy the proposed OCP Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$20,000.00 per unit (2022 rate)).

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 16, 2021, and the Development Proposal Signs were installed on August 6, 2021. Staff received five (5) responses from neighbouring residents. Three (3) of the respondents asked for additional information on the proposal. Two (2) of the respondents outlined concerns regarding traffic, steep slopes and slope stability, and the proposed residential density.
- One of the respondents with concerns regarding the proposal represents the East Panorama Community Association.

Public Consultation

- The applicant conducted virtual consultation on the proposal through a dedicated webpage (www.aplinmartin.com/ridgeview-townhomes). Notification of this consultation was provided via postcards, which were mailed out on August 10, 2021, to property owners within 100 metres of the site, in accordance with the City's public notification requirements. The webpage included project details, graphic information boards and a Frequently Asked Questions (FAQ) section. The website also provided a comment box where residents could send in comments or ask questions. The website was launched on August 13, 2021, and closed on September 3, 2021, which allowed three (3) weeks for comments.
- In response to this consultation, the applicant received 3 email responses from neighbouring residents.
- One (1) response was received from the President of the East Panorama Community Association. Several issues were raised including opposition to the proposed density, concerns surrounding slope stability, and traffic concerns on 148 Street.

(A virtual meeting was scheduled with the representative from the East Panorama Community Association to further discuss these concerns. This meeting was held on September 2, 2021, and is discussed in more detail below.)

- Another respondent raised concerns regarding on-street parking and a lack of parking at Bob Rutledge Park, as well as traffic-related concerns.

(The applicant's consultant responded by indicating that the park is separate from the proposed townhouse development, and that the traffic related concerns could be forwarded to the City for further review. Traffic concerns were discussed in more detail at the virtual meeting held on September 2, 2021, as discussed below.)

- The final respondent indicated concerns with the removal of trees and potential effects on surrounding habitat.

(The applicant's consultant responded by explaining that the site has been designed to allow for the retention of a significant cluster of trees at the northwest end of the site, and that the proposal also includes the dedication of the southern 0.36 hectares of the site which contains the riparian area and Green Infrastructure Network area.)

September 2, 2021, Meeting with Representatives from the East Panorama Community Association

- In order to further discuss the concerns raised by the East Panorama Community Association, a follow-up virtual meeting was held on September 2, 2021. The meeting included representatives from the Community Association, City Planning and Transportation Engineering staff, the applicant, and the applicant's consultants.
- The applicant's consultant started by providing an overview of the proposal and going over the graphic information boards which were available on the project website through the virtual consultation period.

- The Community Association representatives outlined their concerns, including the steep slope and slope stability, and traffic, primarily at the corner where 148 Street and 54 Avenue meet.
- The City's Transportation Engineer in attendance spoke to the traffic concerns and explained that the proposed traffic circle is a suitable form of intersection control in this location. Staff explained that, with regard to broader traffic concerns (i.e. U-turns at 148 Street and Highway No. 10), that these concerns are beyond the scope of the application and would require a separate discussion.
- With regard to the steep slope of the site and slope stability concerns, the applicant's consultant explained that a robust geotechnical report had been undertaken, and that the site would be subject to a Steep Slopes Development Permit.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A ditch near the southwest corner of the subject site, and a Class A channelized stream which is located to the south of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A channelized stream requires a minimum streamside setback of 25 metres, as measured from the top of bank, and a Class A ditch requires a minimum streamside setback of 10 metres, as measured from top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law, with the use of the flexing provisions which allow the streamside setback to be decreased in some areas and increased in others, provided that there is no loss in the total size of the streamside setback area. The Qualified Environmental Professional's (QEP) drawing illustrating streamside setbacks is attached as Appendix VII.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Christina Parkin, M.Sc. and Ian Whyte, P. Ag., of Envirowest Consultants Inc. and dated July 19, 2021 was peer-reviewed by Kyla Milne, R.P.Bio of Pacific Land Group (PLG) and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit. The proposed setbacks exceed the Provincial Riparian Areas Protection Regulation (RAPR). The RAPR Assessment report has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, who have confirmed that the report meets the reporting criteria for the RAPR.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor 68, which traverses east-west across a narrow portion of the southern area of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Serpentine/Nicomekl BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters.
- The development proposal conserves 0.36 hectares of the subject site through Parkland Conveyance which protects the southern portion of the site, which includes the GIN corridor as well as the riparian areas on the site. This method of GIN retention will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Christina Parkin, M.Sc. and Ian Whyte, P. Ag., of Envirowest Consultants Inc. and dated July 19, 2021, was peer-reviewed by Kyla Milne, R.P.Bio of Pacific Land Group (PLG) and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject site contains a steep slope located in the central portion of the property sloping downward from north to south with an approximate slope angle of 31 degrees. The applicant's geotechnical engineer reviewed air photos of the site from 1949 to 2009. Based on the available information, it appears the southern area of the site was used as a sand and gravel pit from approximately 1963 to 1974. The applicant's geotechnical engineer therefore infers that the existing steep slope within the central portion of the site is man-made as a result of the previous onsite sand and gravel mining operations.
- The applicant is proposing to excavate the natural slope along the northern portion of the site. The OCP Hazard Lands (Steep Slopes) design guidelines indicate that cut and fill excavation should be minimized to preserve the natural topography of the hillside, and that buildings should be constructed away from the natural hazards.

- A geotechnical report, prepared by Brian L.J. Mylleville, *P. Eng.*, of Metro Testing + Engineering Ltd. and dated May 21, 2021, was peer reviewed by James Wetherill, *P. Eng.*, of Braun Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. The consulting geotechnical engineer and the peer reviewing geotechnical engineer agree that the proposed development satisfies the minimum requirements set out in the "Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC (May 2010)".
- The geotechnical and Hazard Lands information provided by the applicant was reviewed by Engineering Department staff. Engineering staff have advised that the development does not meet the intent of the OCP DP2 guidelines as it is not working sensitively with the natural constraints of the land.
- The neighbouring site recently received Council approval for a business park development under Development Application No. 7920-0112-00. That application site has similar site constraints including steep slope, and the proposed development similarly does not comply with the OCP DP2 guidelines, as the applicant proposed excavate the natural slope along the northern portion of the site as opposed to working with the natural constraints of the land and constructing buildings away from natural hazards.
- In the case of Development Application No. 7920-0112-00, it was recommended that Council support the proposed development, given the following:
 - The applicant's geotechnical consultants have indicated that the project can be developed safely, with low risk to adjacent properties;
 - The proposal is aligned with the goals and objectives of "Theme E: Economy" in the OCP, and the City's Employment Lands Strategy. The proposal will provide employment opportunities in proximity to residential uses where residents may live; and
 - The proposal is consistent with the land use designation of the site in the East Panorama Ridge Concept Plan.
- For the subject proposal, the applicant's geotechnical consultants have similarly indicated that the project can be developed safely.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report, and to indemnify the City from any future damage resulting from development in the hazard area for steep slopes as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- As the applicant is dedicating the southern 0.36 hectares of the site for conservation purposes, there is substantial separation between the farm land and the development site. Therefore, the only relevant requirement is for a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposal generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed development consists of 39 townhouse units in eight (8) buildings. All of the proposed units contain three (3) bedrooms. All of the units contain two-car side-by-side garages.
- A significant cluster of mature trees are proposed for retention at the northwest corner of the site. There is an existing driveway to the existing single family home at this location; this driveway is proposed to be replaced generally where it is currently located, with a new site access road for the proposed townhouse development.
- There is an existing BC Hydro statutory right-of-way (SROW) along the western edge of the site. Accordingly, no buildings are proposed within this area. However, there are visitor parking stalls and outdoor amenity space (community gardens) proposed within the BC Hydro SROW area. This will require approval from BC Hydro.
- The southerly 0.36 hectares of the site is proposed to be dedicated to the City for conservation purposes. This area includes the Metro Vancouver South Interceptor SROW area, although a small portion of this SROW area is proposed to be retained on private property.
- The subject site is characterized by a prominent ridge traversing east-west across the central portion of the site, separating it into the upper and lower portions. When the East Panorama Ridge Concept Plan was amended in 2002, it was thought that the lower portion would not be accessible from the north, and therefore the upper portion of the site is designated "Park" and the lower portion of the site is designated "Business Park". However, the applicant has been able to demonstrate that it is feasible to connect the upper and lower portions of the site for their proposed townhouse development.
- The applicant has indicated that they have designed the site to work with the existing ridge and provide a low degree of disturbance. The proposed site plan considers walk-up and walk-down lower floors and allows grades to be taken up by the units wherever possible, reducing the need for significant earthworks and retaining walls.

- The subject site is sensitive with escarpment and open views exposed toward the Serpentine River pastoral agricultural valley to the south and the King George Boulevard causeway to the west. OCP policy B5.6 identifies the agricultural valley of the Serpentine River as a significant view area. OCP policy B5.4 indicates that natural landscapes along major highways should be retained and enhanced along major highways throughout the City (including King George Boulevard). Staff worked closely with the applicant to incorporate more consideration of the escarpment context and integrate the architecture into the topography and immediate natural landscape.
- The primary cladding materials include cement board horizontal siding, cultured stone, and a metal roof. The colour scheme consists primarily of natural tones to blend with the natural landscape and hillside.
- Rooftop patios are proposed on all units.

Landscaping

- Landscaping is provided along all property lines and incorporates the 35 trees proposed for retention. Landscaping is also provided between buildings and at the site entrance.
- There are several internal walkways to connect the buildings and the indoor and outdoor amenity space.
- New trees will include a variety of species, including a variety of maple trees, dogwood, apple, oak, fir, spruce, redwood, cedar, and hemlock trees.

Indoor Amenity

- The Zoning Bylaw requires that 117 square metres of both indoor and outdoor amenity space be provided for the proposed development, based on the requirement of 3 square metres per dwelling unit. However, the Zoning Bylaw allows a reduction to a minimum of 74 square metres for ground-oriented (townhouse) developments with 25 units or more.
- The proposed 125 square metres of indoor amenity space exceeds the minimum required under the Zoning Bylaw.
- The indoor amenity building is proposed to be located in the northwest portion of the site, south of the significant tree stand that is proposed for retention at the site entrance. The amenity building includes a recreation room with kitchen and washroom on the first floor and a multi-purpose room and washroom on the second floor.

Outdoor Amenity

- The applicant is proposing 234 square metres of outdoor amenity space, which exceeds the Zoning Bylaw requirement. However, 135 square metres of this total is located within the west yard setback and BC Hydro SROW area.
- The outdoor amenity area is directly adjacent to the indoor amenity area. It includes a pergola with a fire pit, BBQ station, outdoor seating, and garden plots.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include a further review of the unit driveway grades and resolution of the internal drive aisle passing through the trees to be retained in the northwest tree grove.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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 |
|--|------------|-----------------|-----------|
| Deciduous Trees | | | |
| Bigleaf Maple | 10 | 3 | 7 |
| Pacific Madrone | 1 | 1 | 0 |
| Paper Birch | 1 | 0 | 1 |
| European Birch | 1 | 1 | 0 |
| Spanish Chestnut | 1 | 1 | 0 |
| Pacific Dogwood | 1 | 1 | 0 |
| Sweetgum | 1 | 1 | 0 |
| Lombardy Poplar | 18 | 18 | 0 |
| Cherry Plum | 1 | 1 | 0 |
| Red oak | 1 | 1 | 0 |
| Coniferous Trees | | | |
| Yellow Cedar | 2 | 2 | 0 |
| Douglas Fir | 47 | 28 | 19 |
| Western Redcedar | 23 | 14 | 9 |
| Total | 108 | 72 | 36 |
| Additional Estimated Trees in the proposed Open Space/Riparian Area | 35 | 0 | 35 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 83 | |
| Total Retained and Replacement Trees | | 119 | |
| Contribution to the Green City Program | | \$24,400 | |

- The Arborist Assessment states that there are a total of 108 mature trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that 35 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.
- There is a significant mature tree stand located at the northwest corner of the site. Most of the trees within this tree stand are proposed to be retained in the development proposal. The entrance into the site is in this location, which generally follows the existing driveway alignment to the existing single-family home. The proposed new drive aisle moves through the root protection zones of several trees within this tree stand. The project arborist supports this proposal with adherence to low impact materials and methods including the installation of vertical aeration to accept encroachment within the root protection zones. Fill is proposed which will consist of aeration pipes embedded in various sizes of clear-crushed gravel to facilitate installation of road base and preservation of existing roots and functionality below the new driveway.
- Table 1 includes an additional 35 protected trees that are located within the proposed open space/riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 144 replacement trees on the site. Since only 83 replacement trees can be accommodated on the site, the deficit of 61 replacement trees will require a cash-in-lieu payment of \$24,400, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including a variety of maple trees, dogwood, apple, oak, fir, spruce, redwood, cedar and hemlock trees.
- In summary, a total of 119 trees are proposed to be retained or replaced on the site with a contribution of \$24,400 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. East Panorama Ridge Concept Plan Redesignation Map
- Appendix VI. OCP Redesignation Map
- Appendix VII. Environmental Setbacks Drawing

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

HK/cm

ARCHITECTURAL

DRAWINGS LIST

| SHEET # | SHEET NAME |
|-------------|-----------------------------|
| SITE | |
| A0.1 | PROJECT VIEW / CONSULTANTS |
| A0.2 | PROJECT MODEL |
| A0.3 | PROJECT STATISTICS |
| A0.4 | CONTEXT PLAN |
| A0.5 | BASE PLAN |
| A0.6 | SITE PLAN |
| A0.7 | PROJECT SECTIONS |
| A0.8 | PROJECT SECTIONS |
| A0.9 | PROJECT ELEVATIONS |
| A0.10 | PROJECT VIEWS WEST |
| A0.11 | PROJECT VIEWS SOUTH |
| A0.12 | FIRE DEPARTMENT ACCESS PLAN |
| --- | --- |
| --- | --- |

BUILDING #1

| | |
|--------|-------------------------|
| A1-3D1 | FRONT VIEW |
| A1-3D2 | REAR VIEW |
| A1.0 | FIRST FLOOR PLAN |
| A1.1 | SECOND/THIRD FLOOR PLAN |
| A1.2 | ROOF DECK/ ROOF PLAN |
| A1.3 | ELEVATIONS |
| A1.4 | SECTIONS |

BUILDING #2

| | |
|--------|-------------------------|
| A2-3D1 | FRONT VIEW |
| A2-3D2 | REAR VIEW |
| A.2.0 | FIRST FLOOR PLAN |
| A.2.1 | SECOND/THIRD FLOOR PLAN |
| A.2.2 | ROOF DECK/ ROOF PLAN |
| A.2.3 | ELEVATION |
| A.2.4 | SECTIONS |

BUILDING #3

| | |
|--------|-------------------------|
| A3-3D1 | FRONT VIEW |
| A3-3D2 | REAR VIEW |
| A.3.0 | FIRST FLOOR PLAN |
| A.3.1 | SECOND/THIRD FLOOR PLAN |
| A.3.2 | ROOF DECK/ ROOF PLAN |
| A.3.3 | ELEVATION |
| A.3.4 | SECTIONS |

BUILDING #4

| | |
|--------|-------------------------|
| A4-3D1 | FRONT VIEW |
| A4-3D2 | REAR VIEW |
| A.4.0 | FIRST FLOOR PLAN |
| A.4.1 | SECOND/THIRD FLOOR PLAN |
| A.4.2 | ROOF DECK/ ROOF PLAN |
| A.4.3 | ELEVATION |
| A.4.4 | SECTIONS |

BUILDING #5

| | |
|--------|-------------------------|
| A5-3D1 | FRONT VIEW |
| A5-3D2 | FRONT VIEW |
| A5.0 | FIRST FLOOR PLAN |
| A5.1 | SECOND/THIRD FLOOR PLAN |
| A5.2 | ROOF DECK/ ROOF PLAN |
| A5.3 | ELEVATION |
| A5.4 | SECTIONS |

BUILDING #6

| | |
|--------|-------------------------|
| A5-3D1 | FRONT VIEW |
| A5-3D2 | FRONT VIEW |
| A5.0 | FIRST FLOOR PLAN |
| A5.1 | SECOND/THIRD FLOOR PLAN |
| A5.2 | ROOF DECK/ ROOF PLAN |
| A5.3 | ELEVATION |
| A5.4 | SECTIONS |

BUILDING #7

| | |
|--------|-------------------------|
| A7-3D1 | FRONT VIEW |
| A7-3D2 | REAR VIEW |
| A7.0 | FIRST/SECOND FLOOR PLAN |
| A7.1 | THIRD FLOOR PLAN |
| A7.2 | ROOF DECK/ ROOF PLAN |
| A7.3 | ELEVATIONS |
| A7.4 | ELEVATIONS |
| A7.5 | SECTIONS |

BUILDING #8

| | |
|--------|-------------------------|
| A8-3D1 | FRONT VIEW |
| A8-3D2 | REAR VIEW |
| A8.0 | FIRST/SECOND FLOOR PLAN |
| A8.1 | THIRD FLOOR PLAN |
| A8.2 | ROOF DECK/ ROOF PLAN |
| A8.3 | ELEVATIONS |
| A8.4 | SECTIONS |

AMENITY BUILDING

| | |
|--------|-------------|
| A9-3D1 | SD VIEWS |
| A9.0 | SITE PLAN |
| A9.1 | FLOOR PLANS |
| A9.2 | ELEVATIONS |
| A9.3 | SECTIONS |

UNIT PLANS

| SHEET # | SHEET NAME |
|---------|------------|
|---------|------------|

TYPE A1 CENTER UNIT

| | |
|-------|------------------------|
| A10.1 | 1ST/2ND/3RD FLOOR PLAN |
| A10.2 | ROOF DECK/ ROOF PLAN |
| A10.3 | FRONT/ REAR ELEVATION |
| A10.4 | SECTION |

TYPE A2 END UNIT

| | |
|-------|------------------------|
| A10.5 | 1ST/2ND/3RD FLOOR PLAN |
| A10.6 | ROOF DECK/ ROOF PLAN |
| A10.7 | FRONT/ REAR ELEVATIONS |
| A10.8 | END ELEVATION |
| A10.9 | SECTIONS |

TYPE B1 CENTER UNIT

| | |
|--------|------------------------|
| A10.10 | 1ST/2ND/3RD FLOOR PLAN |
| A10.11 | ROOF DECK/ ROOF PLAN |
| A10.12 | ELEVATIONS |
| A10.13 | SECTIONS |

TYPE B2 END UNIT

| | |
|---------|------------------------|
| A.10.14 | 1ST/2ND/3RD FLOOR PLAN |
| A.10.15 | ROOF DECK/ ROOF PLAN |
| A.10.16 | FRONT/ REAR ELEVATIONS |
| A.10.17 | END ELEVATION |
| A.10.18 | SECTIONS |

TYPE C1 CENTER UNIT

| | |
|---------|------------------------|
| A.10.19 | 1ST/2ND/3RD FLOOR PLAN |
| A.10.20 | ROOF DECK/ ROOF PLAN |
| A.10.21 | ELEVATIONS |
| A.10.22 | SECTIONS |

TYPE C2 END UNIT

| | |
|--------|------------------------|
| A10.23 | 1ST/2ND/3RD FLOOR PLAN |
| A10.24 | ROOF DECK/ ROOF PLAN |
| A10.25 | FRONT/ REAR ELEVATION |
| A10.26 | END ELEVATION |
| A10.27 | SECTIONS |

TYPE D1 CENTER UNIT

| | |
|---------|------------------------|
| A.10.28 | 1ST/2ND/3RD FLOOR PLAN |
| A.10.29 | ROOF DECK/ ROOF PLAN |
| A.10.30 | ELEVATIONS |
| A.10.31 | SECTIONS |

TYPE D2 END UNIT

| | |
|---------|------------------------|
| A.10.32 | 1ST/2ND/3RD FLOOR PLAN |
| A.10.33 | ROOF DECK/ ROOF PLAN |
| A.10.34 | FRONT/ REAR ELEVATION |
| A.10.35 | END ELEVATION |
| A.10.36 | SECTIONS |

TYPE E1 CENTER UNIT

| | |
|---------|------------------------|
| A.10.37 | 1ST/2ND/3RD FLOOR PLAN |
| A.10.38 | ROOF DECK/ ROOF PLAN |
| A.10.39 | ELEVATIONS |
| A.10.40 | SECTIONS |

TYPE E2 END UNIT

| | |
|---------|------------------------|
| A.10.41 | 1ST/2ND/3RD FLOOR PLAN |
| A.10.42 | ROOF DECK/ ROOF PLAN |
| A.10.43 | FRONT/ REAR ELEVATIONS |
| A.10.44 | END ELEVATION |
| A.10.45 | SECTIONS |

TYPE F

| | |
|---------|------------------------|
| A.10.46 | 1ST/2ND/3RD FLOOR PLAN |
| A.10.47 | ROOF DECK/ ROOF PLAN |
| A.10.48 | FRONT/ REAR ELEVATIONS |
| A.10.49 | END ELEVATION |
| A.10.50 | SECTIONS |

TYPE G

| | |
|---------|------------------------|
| A.10.51 | 1ST/2ND/3RD FLOOR PLAN |
| A.10.52 | ROOF DECK/ ROOF PLAN |
| A.10.53 | FRONT/ REAR ELEVATIONS |
| A.10.54 | END ELEVATION |
| A.10.55 | SECTIONS |

LANDSCAPE

| DWG. NO. | DRAWING TITLE |
|----------|---------------|
|----------|---------------|

| | |
|------|-------------------------------------|
| L-1 | OVERALL SITE |
| L-2 | SOUTHWEST SECTOR |
| L-3 | NORTHWEST SECTORS |
| L-4 | SOUTHEAST SECTOR |
| L-5 | NORTHEAST SECTOR |
| L-6 | OUTDOOR AMENITY SPACE ENLARGEMENT |
| L-7 | OUTDOOR AMENITY SPACE PLANTING PLAN |
| L-8 | SOIL VOLUME PLAN FOR PROPOSED TREES |
| L-9 | LANDSCAPE DETAILS |
| L-10 | LANDSCAPE DETAILS |
| L-11 | LANDSCAPE DETAILS |

CIVIL

| DWG. NO. | DRAWING TITLE |
|----------|---------------|
|----------|---------------|

| | |
|------|----------------|
| KP01 | SERVICING PLAN |
| C01 | GRADING PLAN |



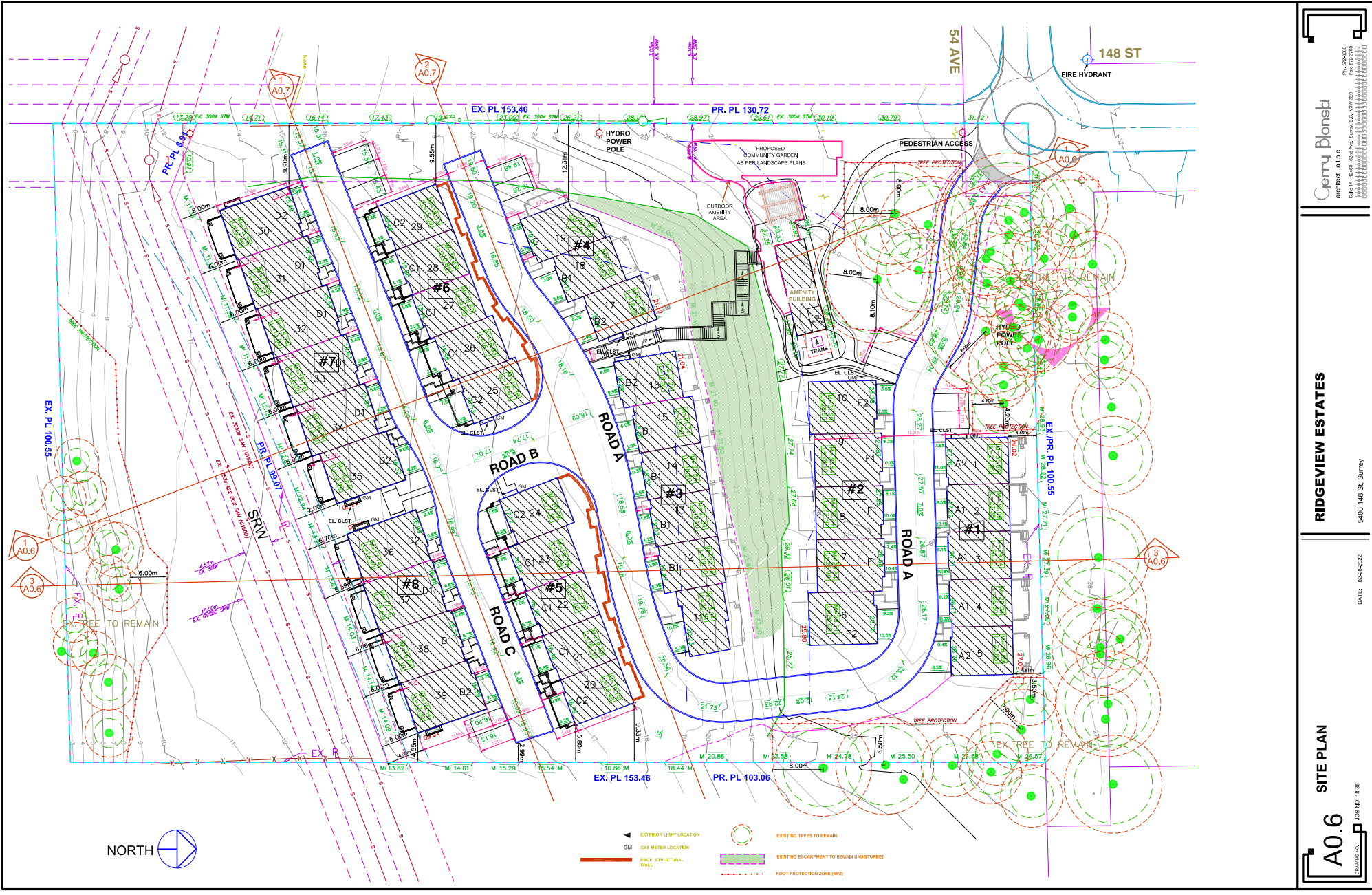
RIDGEVIEW ESTATES

RIDGEVIEW ESTATES

5400 148 ST SURREY BC

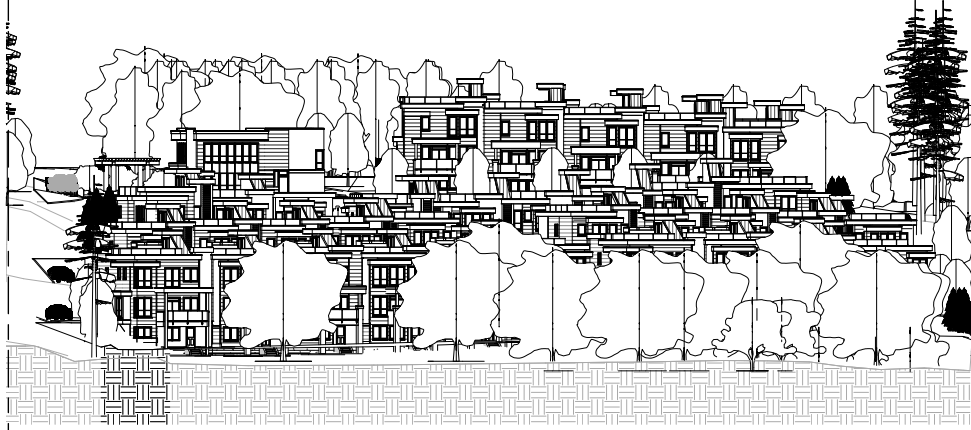
| | | | | | |
|---|--|---|--|---|---|
| Owner: | Architectural: | Surveyor: | Civil: | Arborist: | Landscape: |
| BEECH WESTGARD DEVELOPMENT 201-15272 Croydon Drive, SURREY, BC E-mail: sean@beechwestgard.ca Phone: 604-538-3525 | GERRY BLONSKI ARCHITECT 1A - 12468 82nd AVE, SURREY, BC E-mail: gerry@gerryblonskiarchitect.com Phone: 604-572-3608 | MURRAY & ASSOCIATES 201 - 12468 82nd AVE, SURREY, BC E-mail: gerry@murrayandassociates.com Phone: 604-597-9189 | APLIN MARTIN Consultants Ltd. 1818-1177 W. Hastings St, Vancouver, BC E-mail: general@aplmartin.com Phone: 604-678-9434 | ACI GROUP #145-12051 Horseshoe Way, Richmond, BC E-mail: nck@acigroup.ca Phone: 604-275-3484 | MARUYAMA & Associates 680 C Leg in Boot Sq, Vancouver, BC E-mail: maruyama@telus.net Phone: 604-674-6967 |

P: 677-8908
 Suite 14 - 12468 82nd Ave. Surrey, B.C. V3W 1K6
Gerry Blonski
 architect a.l.b.c.



EX. WEST P.L.

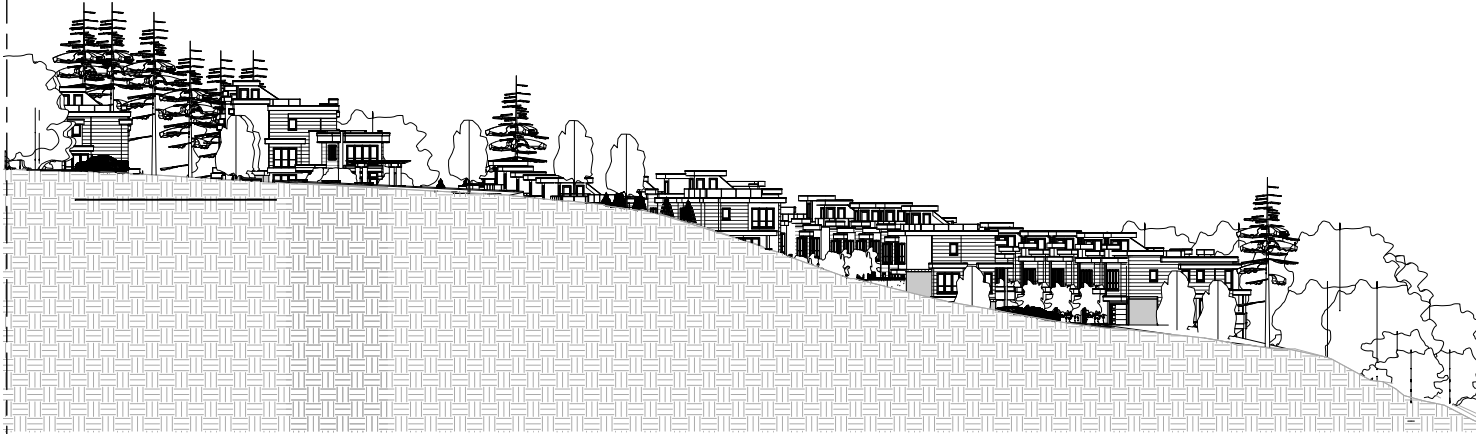
EX. EAST P.L.



① South
1:240

EX. NORTH P.L.

EX. EAST P.L.



② West
1:240

A0.9

PROJECT ELEVATIONS

RIDGEVIEW ESTATES

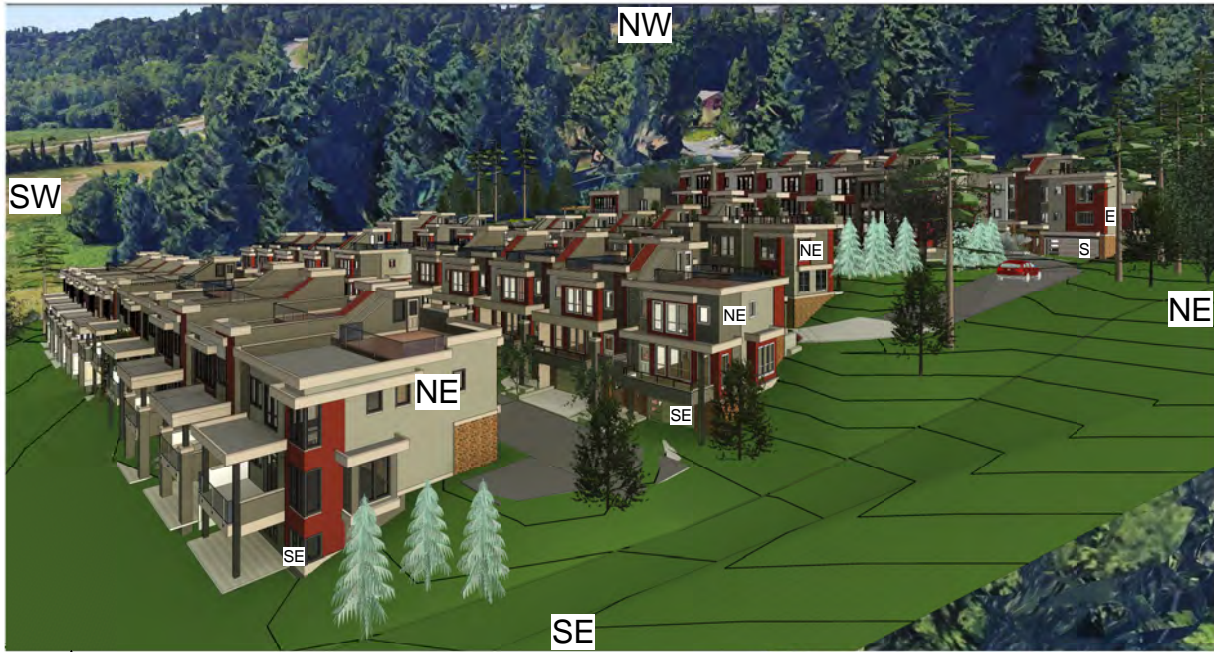
5400 148 ST SURREY BC

JOB NO. 18-35

DATE: January 27, 2022

Cherry Plonets
architect a.i.b.c.

Suite 111 - 13469 82nd Ave. Surrey, B.C. V3W 1B9
Ph: 572-5088



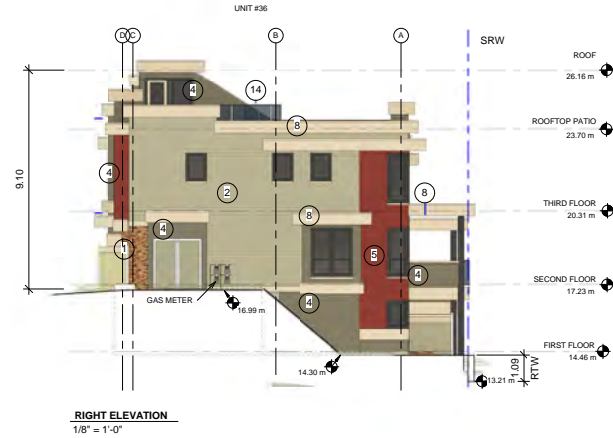
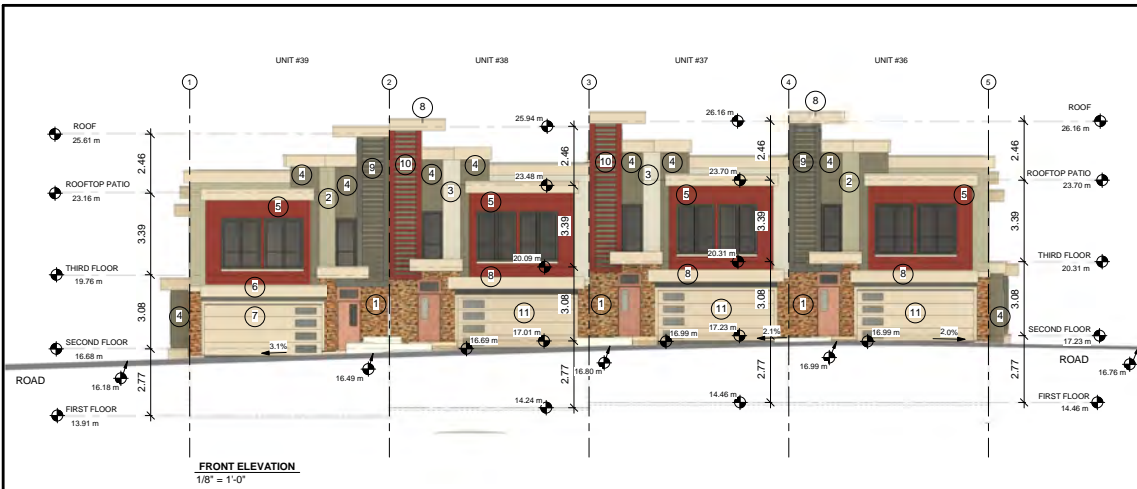
3

VIEW FROM SOUTH / EAST LOOKING NORTH / WEST



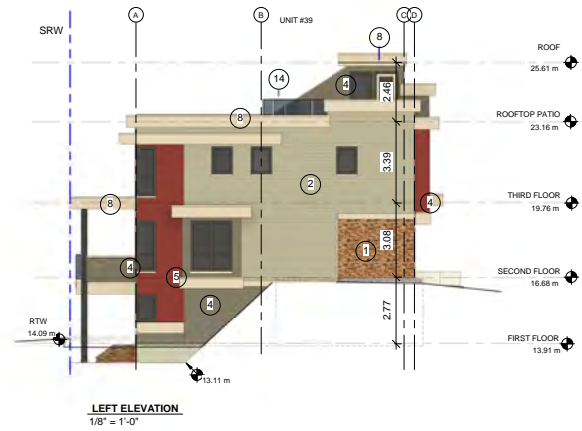
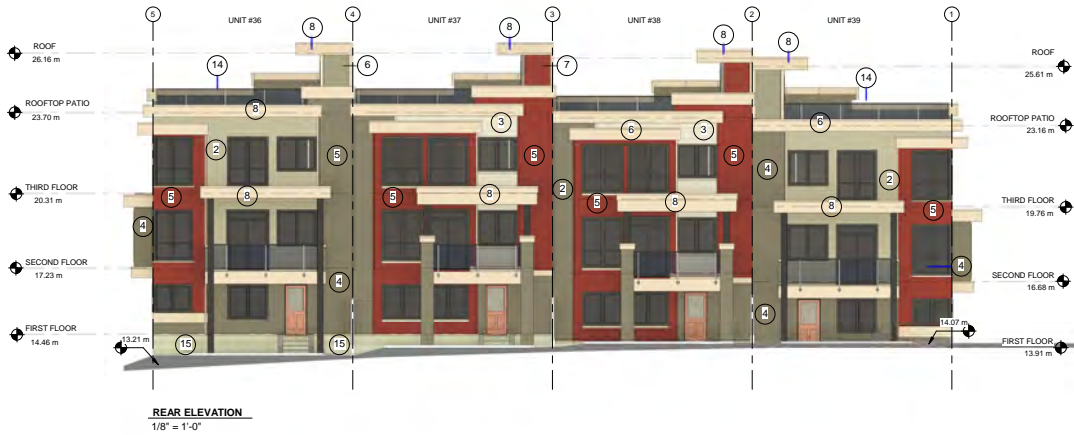
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VIEW FROM NORTH / EAST LOOKING SOUTH / WEST



EXTERIOR MATERIALS SCHEDULE

| LOCATION | MATERIAL | FINISH/COLOUR | LOCATION | MATERIAL | FINISH/COLOUR |
|----------|-------------|---|----------|--------------|---|
| ① | WALLS | CULTURED STONE ELDORADO PINETOP RUSTIC LEDGE | ⑩ | TRIM | CEMENT BOARD 3 1/2" @ 8 1/2" CC DARK GARY TIMBER BARK JH40-30 |
| ② | WALLS | CEMENT BOARD HORIZONTAL SIDING 6" EXPOSURE HARDIE WOODSTOCK BROWN JH30-30 | ⑪ | CEMENT BOARD | |
| ③ | WALLS | CEMENT BOARD HORIZONTAL SIDING 6" EXPOSURE HARDIE COBBLE STONE JH40-10 | ⑫ | TRIM | CEMENT BOARD 3 1/2" @ 8 1/2" CC SANGRIA 2006-20 TIMBER BARK JH40-30 |
| ④ | WALLS | CEMENT BOARD HORIZONTAL SIDING 6" EXPOSURE HARDIE TIMBER BARK JH40-30 | ⑬ | BACKGROUND | HARDIE PANEL |
| ⑤ | WALLS | CEMENT BOARD HORIZONTAL SIDING 6" EXPOSURE BENJAMIN MOORE SANGRIA 2006-20 | ⑭ | GARAGE DOOR | MATCH HARDIE MONTEREY TAUPE JH40-20 |
| ⑥ | ROOF | METAL ROOF HARDIE TIMBER BARK JH40-30 | ⑮ | ENTRY DOOR | PAINT BENJAMIN MOORE 2094-30 |
| ⑦ | ROOF | METAL ROOF BENJAMIN MOORE SANGRIA 2006-20 | ⑯ | WINDOWS | VINYL WHITE |
| ⑧ | FASCIA/TRIM | CEMENT BOARD HARDIE COPPER PENNY | ⑰ | DECK RAILS | ALUMINUM BLACK |
| | | | ⑱ | FOUNDATION | CONCRETE NATURAL |



January 27, 2022

BUILDING #8 ELEVATIONS

A8.3

Job No. 18-35

Drawn: YV & DB

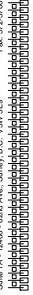
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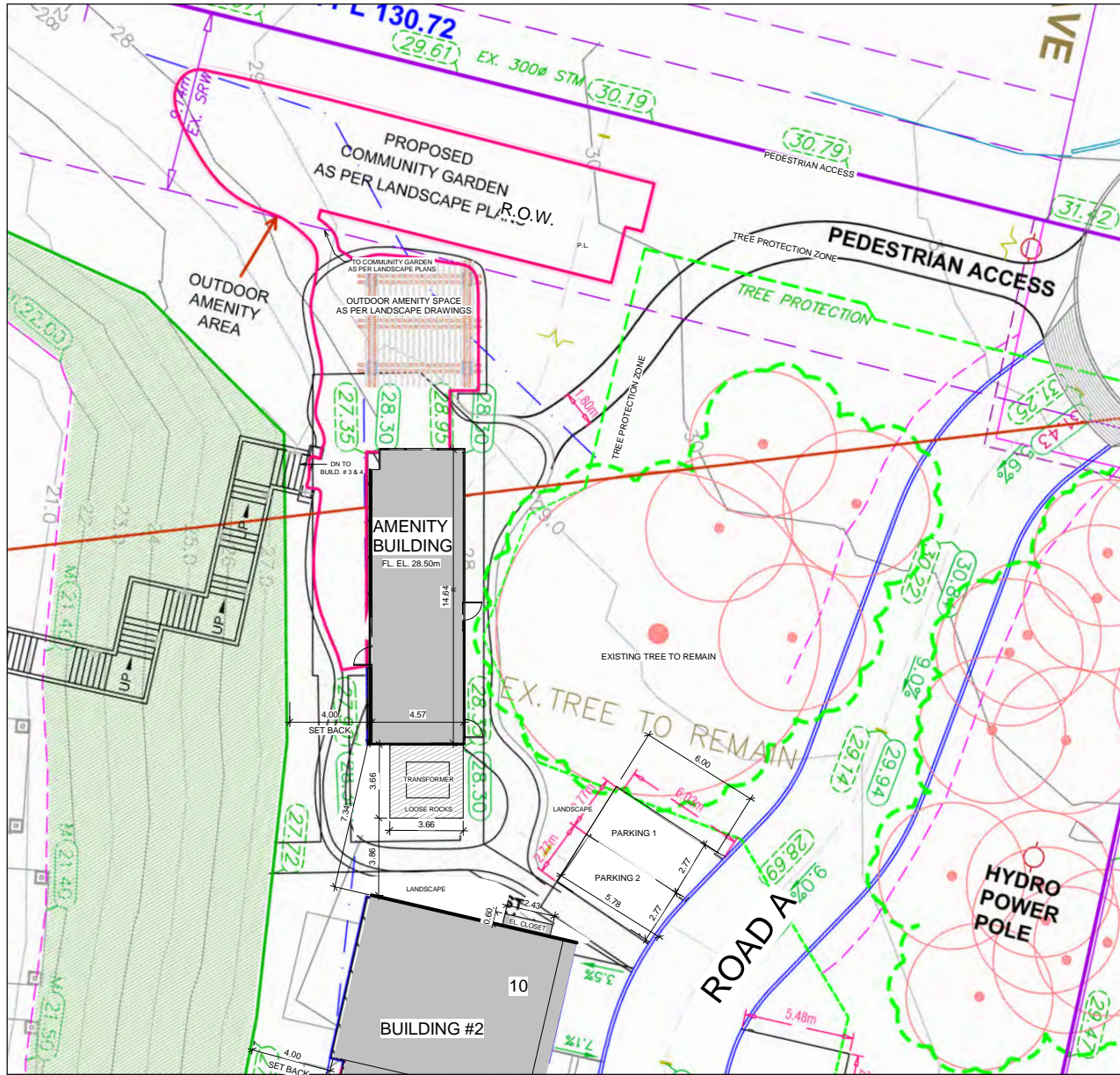
RIDGEVIEW ESTATES
39-UNIT TOWNHOUSE DEVELOPMENT
5400 148 ST. SURREY, BC

Cherry Plans
architect a.i.b.c.

Pl. 272-9008

Suite 111, 13488 82nd Ave. Surrey, B.C. V3V 8J9





NORTH
1/8" = 1'-0"

SITE PLAN
1:86

January 27, 2022

AMENITY SITE PLAN

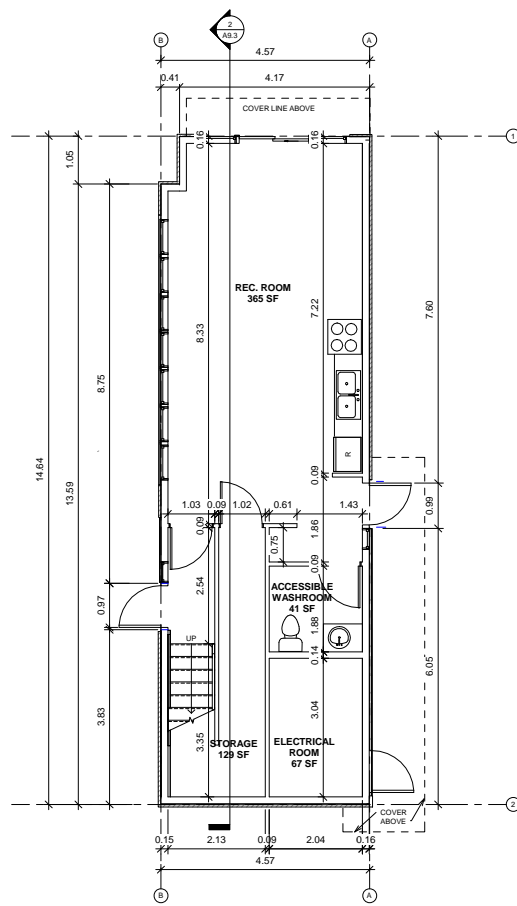
PANORAMA RIDGE 39-UNIT
TOWNHOUSE DEVELOPMENT
5400 148 STREET, SURREY, B.C.

Gerry Plonsted
architect a.i.b.c.
Suite 15, 1298, 3707 Ave. Surrey, B.C. V3V 3E9

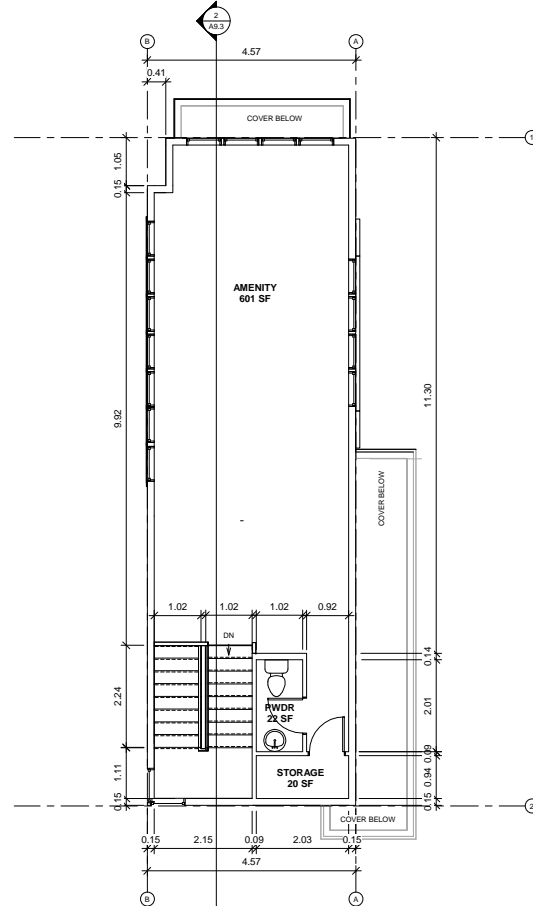
A9.0

Job No. 18-35
Drawn: YV
Checked: GB

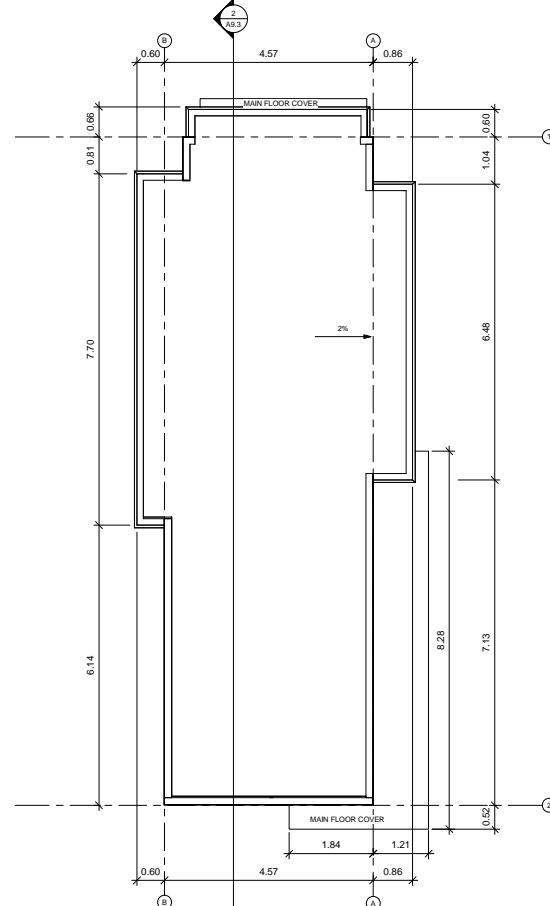




FIRST FLOOR
1/4" = 1'-0"



SECOND FLOOR
1/4" = 1'-0"



ROOF
1/4" = 1'-0"

January 27, 2022

A9.1

AMENITY FLOOR PLANS

PANORAMA RIDGE 39-UNIT
TOWNHOUSE DEVELOPMENT
5400 148 STREET, SURREY, B.C.

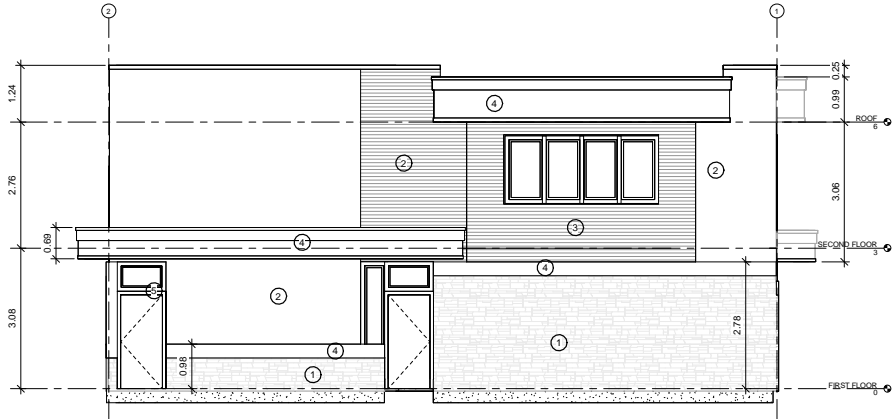
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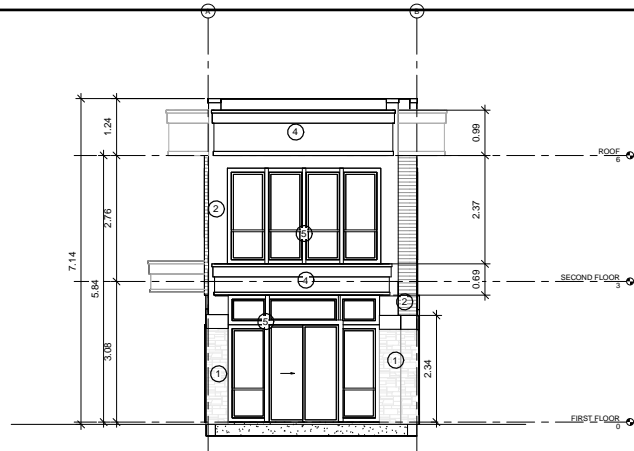
Cherry Plonsted
architect a.i.b.c.

Suite 15, 1266, 3702 Ave. S, Surrey, B.C. V0V 5E9
Ph: 672-3898



NORTH / FRONT ELEVATION

1/4" = 1'-0"



WEST / RIGHT ELEVATION

1/4" = 1'-0"

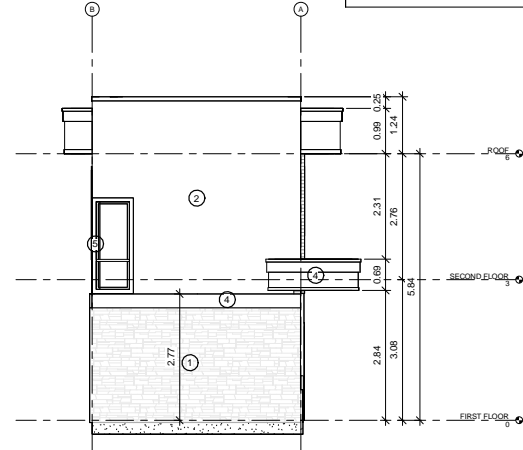
EXTERIOR MATERIAL SCHEDULE

| LOCATION | MATERIAL | FINISH/COLOUR |
|----------|---|--------------------------------------|
| ① | WALLS CULTURED STONE | ELDORADO PINE TOP RUSTIC LEDGE |
| ② | WALLS CEMENT BOARD HORIZONTAL SIDING 6" EXPOSURE | HARDIE WOODSTOCK BROWN JH0-30 |
| ③ | WALLS CEMENT BOARD HORIZONTAL SIDING 6" EXPOSURE | BENJAMIN MOORE SANGRIA 2006-20 |
| ④ | FASCIA/TRIM CEMENT BOARD | HARDIE COPPER PENNY |
| ⑤ | WINDOWS | VINYL BLACK |



SOUTH / REAR ELEVATION

1/4" = 1'-0"



EAST / LEFT ELEVATION

1/8" = 1'-0"

January 27, 2022

AMENITY ELEVATIONS

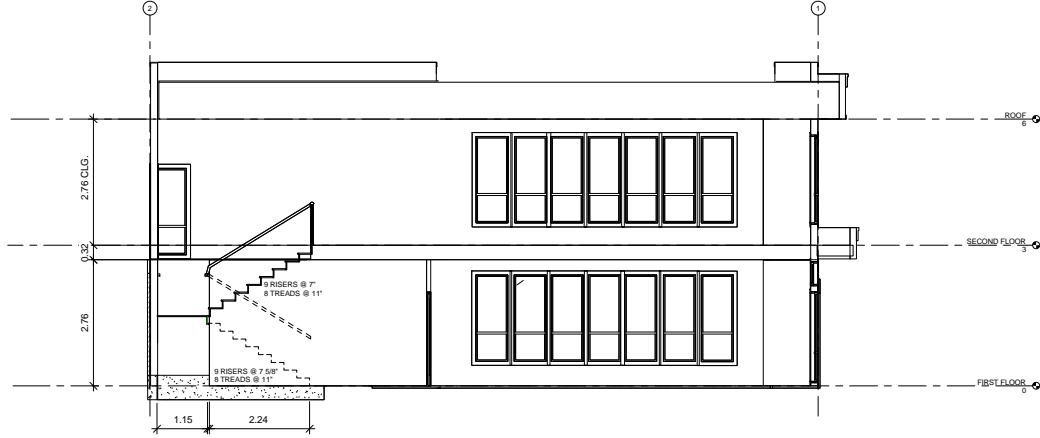
PANORAMA RIDGE 39-UNIT
TOWNHOUSE DEVELOPMENT
5400 148 STREET, SURREY, B.C.

Cherry Blomst
architect a.i.b.c.

Ph: 672-3688
Suite 15, 1266, 3702 Ave. Smead, Surrey, B.C. V0W 5E9

Job No. 18-35 Drawn: YV & DB Checked: GB

A9.2



Section 2
1/4" = 1'-0"

January 27, 2022

A9.3

AMENITY SECTIONS

Job No. 18-35

Drawn:

YV Checked: GB

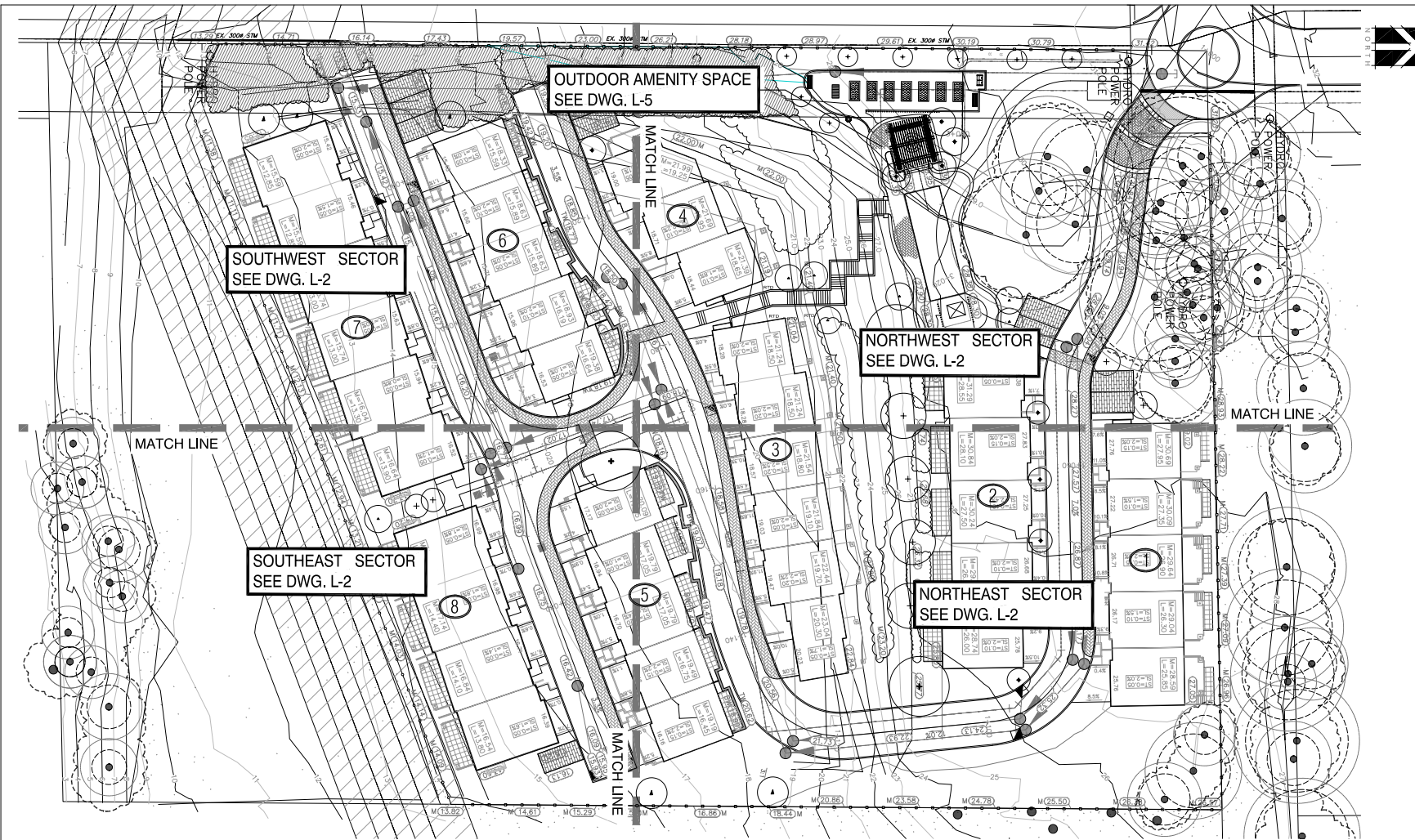
**PANORAMA RIDGE 39-UNIT
TOWNHOUSE DEVELOPMENT**
5400 148 STREET, SURREY, B.C.

Cerry Blonski
architect a.i.b.c.

Ph: 672-3898

Fax: 672-3898

Suite 15, 12665 2304 Ave. Surrey, B.C. V3W 2E9



1 LANDSCAPE PLAN - OVERALL SITE
SCALE 1:250

LANDSCAPE STATISTICS (TREES):

BYLAW PROTECTED TREES TO BE REMOVED: 72
REPLACEMENT TREE REQUIRED: 144
REPLACEMENT TREE PROPOSED: 83

DRAWING LIST:

| DWG NO. | DWG TITLE | DWG NO. | DWG TITLE |
|---------|-------------------------------------|---------|-------------------------------------|
| L-1 | LANDSCAPE PLAN OVERALL SITE | L-8 | SOIL VOLUME PLAN FOR PROPOSED TREES |
| L-2 | LANDSCAPE PLAN SOUTHWEST SECTOR | L-9 | LANDSCAPE DETAILS |
| L-3 | LANDSCAPE PLAN NORTHWEST SECTOR | L-10 | LANDSCAPE DETAILS |
| L-4 | LANDSCAPE PLAN SOUTHEAST SECTOR | L-11 | LANDSCAPE DETAILS |
| L-5 | LANDSCAPE PLAN NORTHEAST SECTOR | | |
| L-6 | OUTDOOR AMENITY SPACE | | |
| L-7 | OUTDOOR AMENITY SPACE PLANNING PLAN | | |

REVISIONS ISSUED
 1. DATE: 09.20.2010 - HIGHLIGHTING
 2. DATE: 10.01.2010 - HIGHLIGHTING
 3. DATE: 10.01.2010 - HIGHLIGHTING
 4. DATE: 10.01.2010 - HIGHLIGHTING

PROJECT
RIDGE VIEW
 MULTI UNIT TOWNHOUSE DEVELOPMENT
 5400 148 STREET, SURREY, B.C.
 CLIENT: BEECH WESTGARD DEVELOPMENTS LTD.
 ARCHITECT: GERRY BLONSKI - ARCHITECT
 LANDSCAPE ARCHITECTS: BPC, INC. 15150 FORD ROAD, VANCOUVER, B.C. V2C4S4, P.O. BOX 642601, F.V. (604) 645-8801, ERM@bpcplandscape.com

SHEET TITLE
LANDSCAPE PLAN OVERALL SITE
 SHEET NO.
L-1

DATE: 09.20.2010
 DESIGN: BPC
 DRAWN: BPC
 CHECKED: BPC
 SCALE: AS SHOWN
 JOB NO.: 10100

ABRYAMA
 LANDSCAPE ARCHITECTS



INTER-OFFICE MEMO

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

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

DATE: **March 1, 2022** PROJECT FILE: **7818-0088-00**

RE: **Engineering Requirements
Location: 5400 148 Street**

OCP AMENDMENT/NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the proposed OCP Amendment/NCP Amendment/Development Permit, except for the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying widths on 148 Street and 54 Avenue to secure the traffic button.
- Provide SRW for sanitary and drainage purposes.

Works and Services

- Construct traffic button at 148 Street/54 Avenue.
- Provide SWCP downstream of subject application up to the culvert at Colebrook Road; upgrade the drainage system as required.
- Demonstrate that there will be no negative impacts to the hydrology of the protected downstream wetlands and watercourses.
- Provide onsite mitigation to ensure no net increase in volume of runoff and flows up to the 5-yr return period and provide safe conveyance of 100-yr major flows prior to discharging offsite to the 148 Street system.
- Provide onsite water quality/sediment control inlet chamber.
- Provide Fire flow analysis to confirm the extent of the water network upgrade required to service the proposed development; upgrade the water system as required.
- Provide meter and service connection sizing calculation.
- Construct 250mm sanitary sewer main.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file

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.

Sullivan Elementary along with Goldstone Park, Woodward Hill and Cambridge Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are contained within these barriers. The District opened an eight-classroom addition to Sullivan Elementary in September 2021. This provided the space required to meet future space needs over the next 10 years.

June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodland and Cambridge.

Sullivan Heights Secondary is currently undergoing construction; a new 700 capacity of addition will be open in the winter of 2022.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0088 00 (Updated Feb 2022)

SUMMARY

The proposed 39 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

| | |
|----------------------|---|
| Elementary Students: | 8 |
| Secondary Students: | 4 |

September 2021 Enrolment/School Capacity

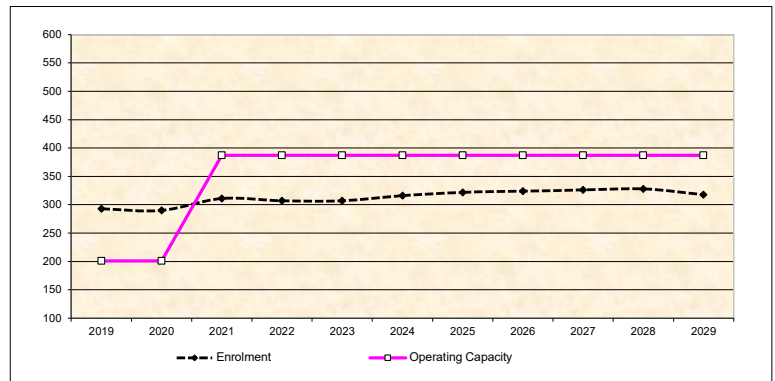
| | |
|-----------------------------------|------------|
| Sullivan Elementary | |
| Enrolment (K/1-7): | 42 K + 269 |
| Operating Capacity (K/1-7) | 38 K + 349 |
| Sullivan Heights Secondary | |
| Enrolment (8-12): | 1646 |
| Capacity (8-12): | 1000 |
| Addition Capacity (8-12) 2022: | 1700 |

| | |
|--|----|
| Projected population of school-age children for this development: | 16 |
|--|----|

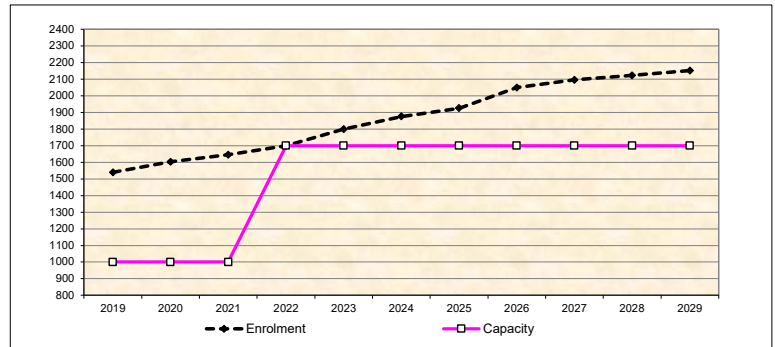
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

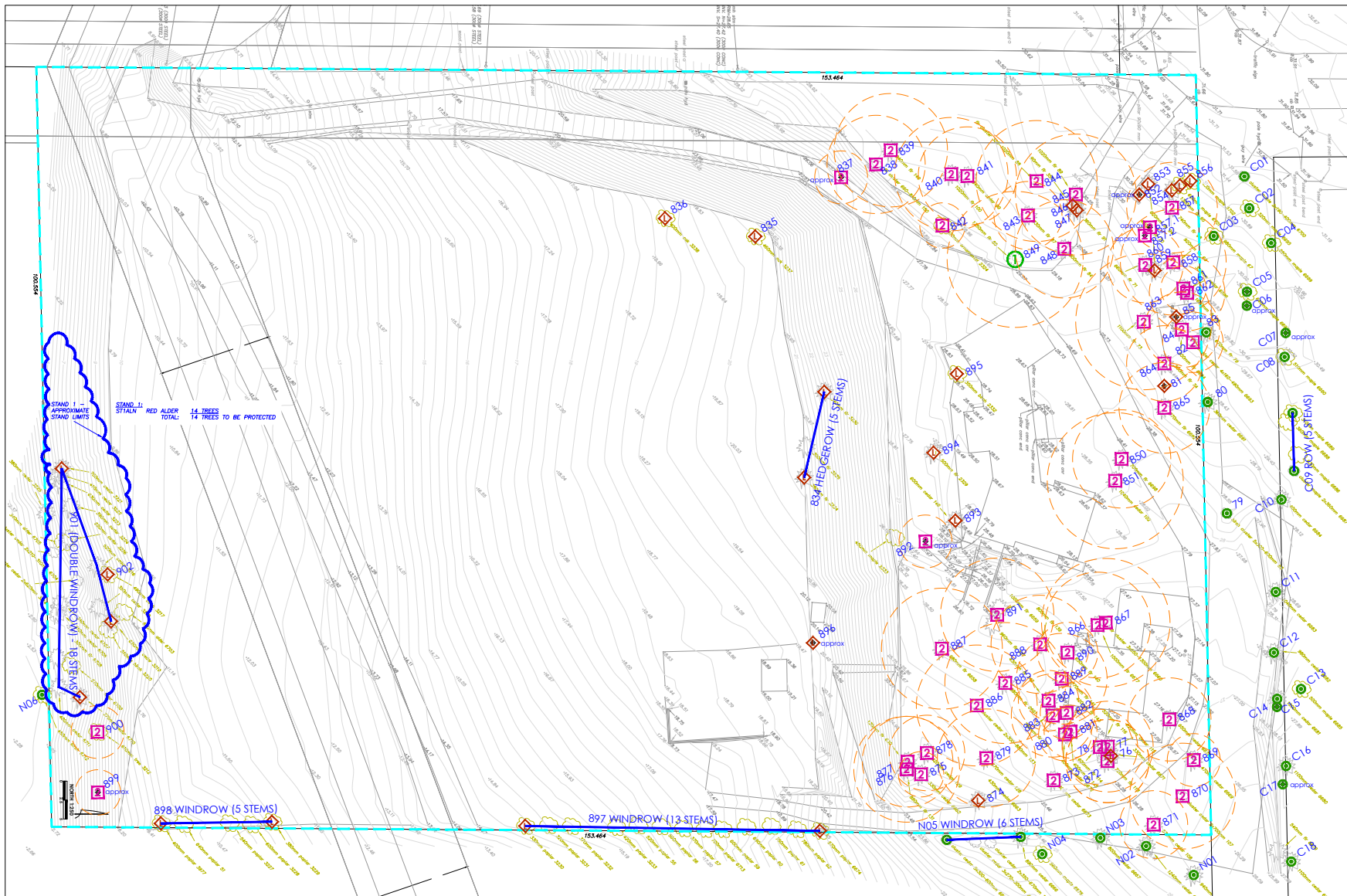
Sullivan Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.



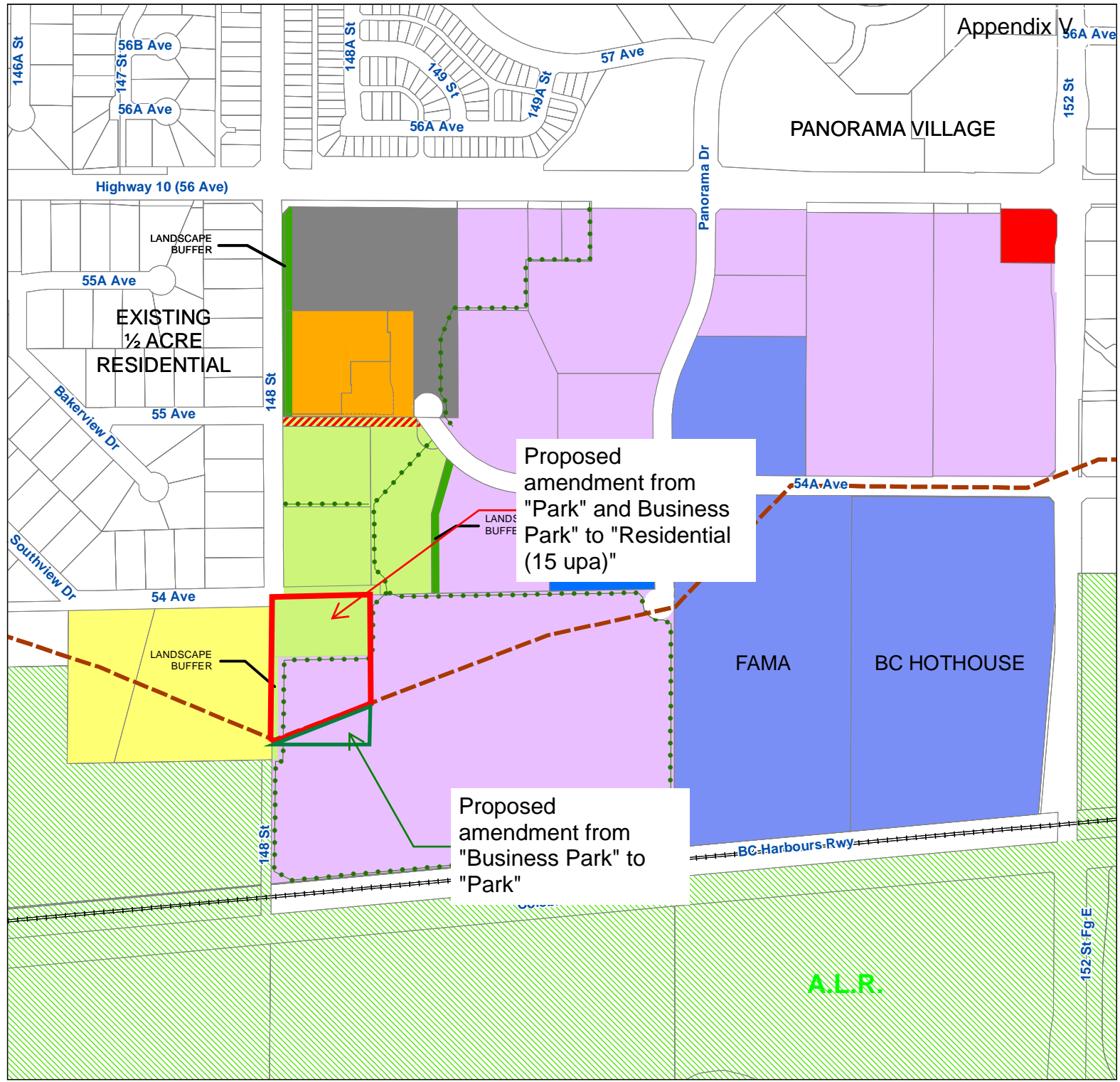
Legend: TREE ASSESSMENT

- 100% (Green circle) - TREE IN EXCELLENT HEALTH
- 75% (Yellow circle) - TREE IN GOOD HEALTH
- 50% (Orange circle) - TREE IN FAIR HEALTH
- 25% (Red circle) - TREE IN POOR HEALTH
- 0% (Black circle) - TREE DEAD
- 100% (Green diamond) - TREE IN EXCELLENT HEALTH
- 75% (Yellow diamond) - TREE IN GOOD HEALTH
- 50% (Orange diamond) - TREE IN FAIR HEALTH
- 25% (Red diamond) - TREE IN POOR HEALTH
- 0% (Black diamond) - TREE DEAD
- 100% (Green square) - TREE IN EXCELLENT HEALTH
- 75% (Yellow square) - TREE IN GOOD HEALTH
- 50% (Orange square) - TREE IN FAIR HEALTH
- 25% (Red square) - TREE IN POOR HEALTH
- 0% (Black square) - TREE DEAD
- 100% (Green circle) - TREE IN EXCELLENT HEALTH
- 75% (Yellow circle) - TREE IN GOOD HEALTH
- 50% (Orange circle) - TREE IN FAIR HEALTH
- 25% (Red circle) - TREE IN POOR HEALTH
- 0% (Black circle) - TREE DEAD

TREE ASSESSMENT DETAIL
APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1

ARBORTECH CONSULTING
 10145 - 120th HORSBURG WAY RICHMOND, BC V7A 4H4 604.275.1044

| | |
|-----------|----------------------------------|
| PROJECT: | PROPOSED TOWNHOUSE DEVELOPMENT |
| ADDRESS: | 5400 148 STREET, SURREY |
| CLIENT: | BECH WESTGARD - APLIN AND MARTIN |
| CITY REF: | ACIL FILE 17381 |
| LOT SIZE: | 22'x34' REV #17 |
| DATE: | FEB 28, 2022 |

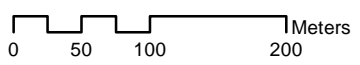


Proposed amendment from "Park" and Business Park to "Residential (15 upa)"

Proposed amendment from "Business Park" to "Park"

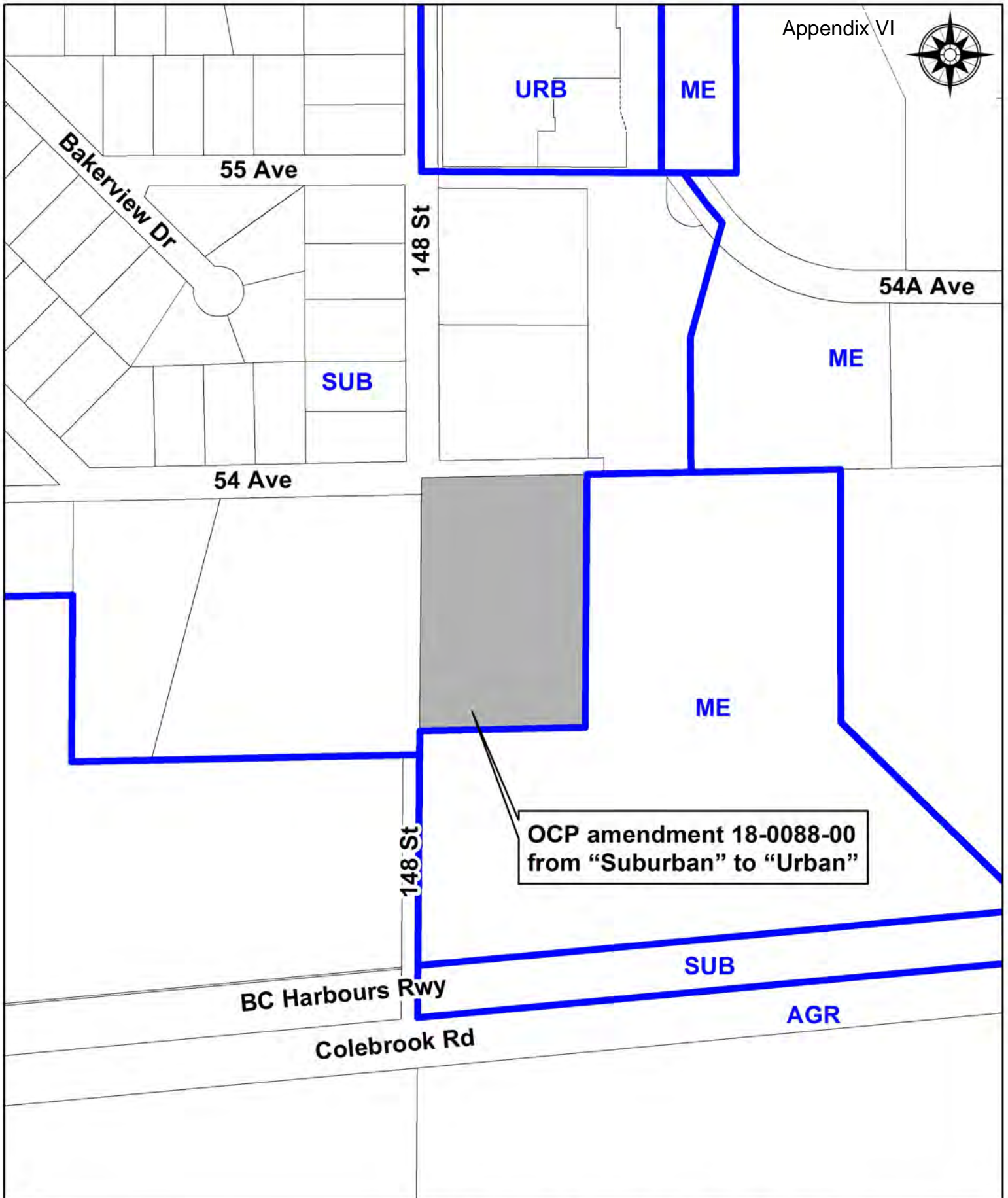
- EXISTING BUSINESS PARK
- GAS STATION
- PROPOSED BUSINESS PARK
- RESIDENTIAL STYLE BUSINESS PARK (SPECIAL DESIGN RESTRICTIONS WILL APPLY)
- FLOOD PLAIN (APPROX.) BUILDING RESTRICTIONS APPLY
- INSTITUTIONAL AND RECREATION
- Assembly Hall
- SUBURBAN RESIDENTIAL (½ acre)
- RESIDENTIAL (10 upa)
- PARK
- BUFFER
- EMERGENCY/PEDESTRIAN ACCESS
- INTERNAL ACCESS CONNECTION
- RAIL SYSTEM
- GVRD TRUNK
- WALKWAY

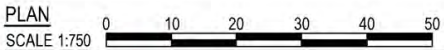
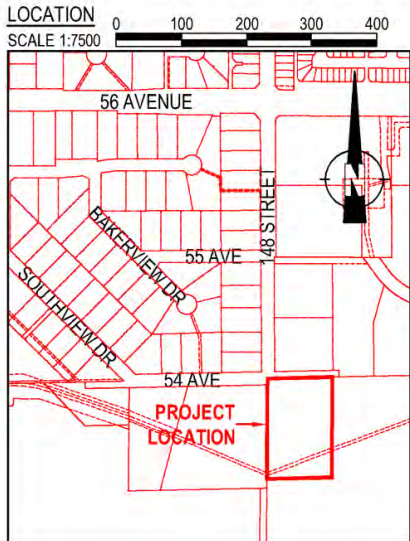
EAST PANORAMA RIDGE CONCEPT PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



ADOPTED BY COUNCIL RESOLUTION ON MARCH 4, 2002
(CORPORATE REPORT L003) Amended 9 March 2020

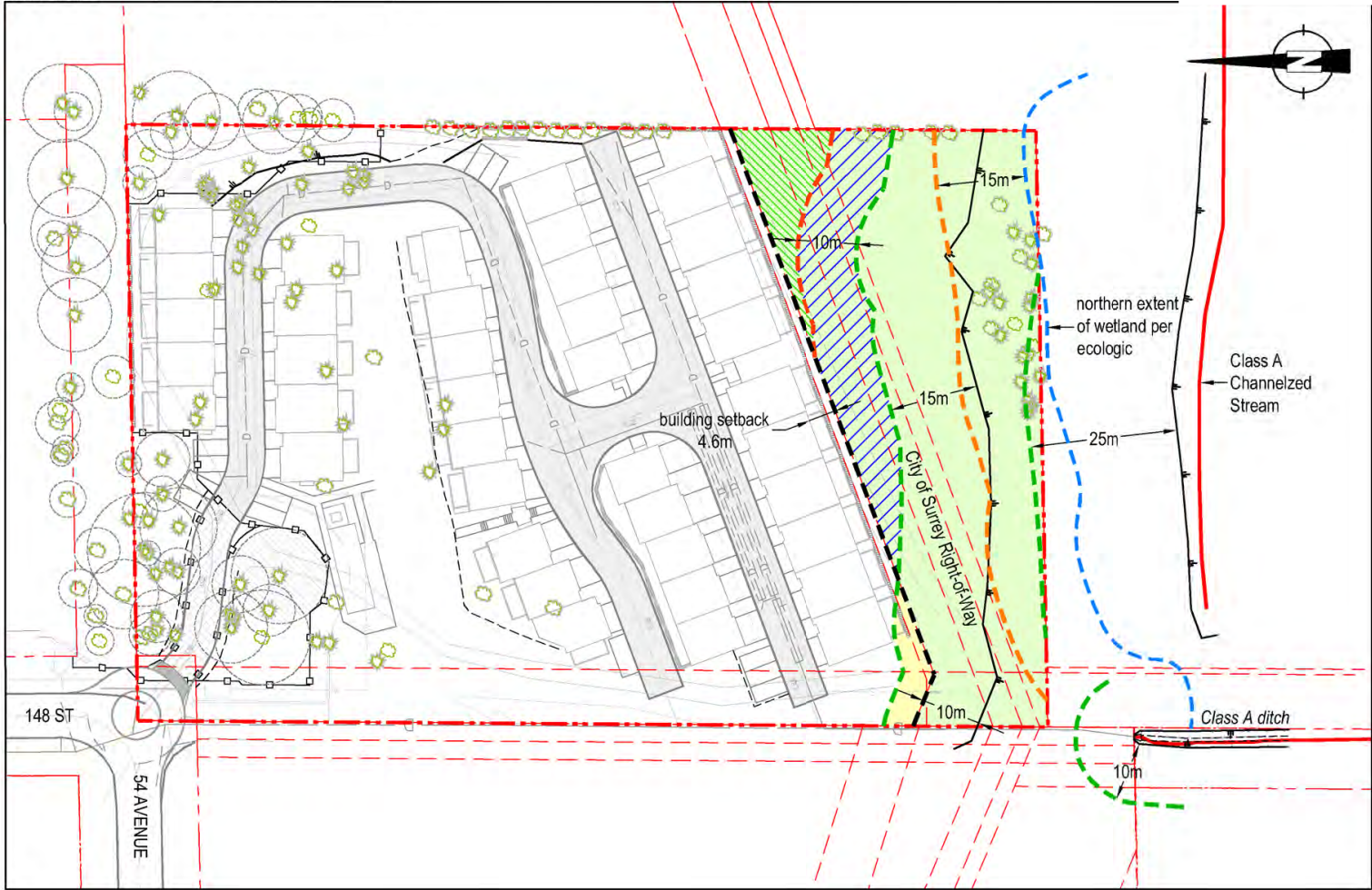
This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information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





LEGEND

- - - Property Line (Site)
- - - Bylaw Setback
- - - Proposed Setback / Fence
- - - RAPR SPEA
- Proposed Environmental Dedication (3,418 m²)
- Setback Increase Area (647 m²)
- Additional SPEA Area (244 m²)
- Setback Reduction Area (99 m²)



DATE: 2021-07-21 - 4:03pm
 PATH: N:\MVA\S-M\A\envirowest\res\2021\Surrey-White Rock\2476-01\14803-CAD\Final\2476-01-01\14803-02R04.GIN and Setbacks.dwg
 LAYOUT: 2476-01-02-SETBACKS

REFERENCE DRAWINGS

1. Email: 17-537 - Site Plan (Outbound) - 2019-08-28.dwg Received October 08, 2019; Aplin and Martin.
2. Email: 10499-01 topo C3D 2019 12 03.dwg. Received December 04, 2019; Aplin and Martin.
3. Email: 17-537- Civil Base Plan (2021 June 04).dwg. Received June 09, 2021; Aplin and Martin.
4. 2019 Legal Base from City of Surrey.

RIDGEVIEW PANORAMA ESTATES LTD.

5400 - 148 STREET
 Surrey, BC



www.envirowest.ca



envirowest consultants inc.
 Suite 101 - 1515 Broadway Street
 Port Coquitlam, British Columbia
 Canada V3C 6M2

office: 604-944-0502
 facs/mile: 604-944-0507
 saper-vedere@envirowest.ca

SETBACKS

| | | | | |
|---------------------------|------------------|----------------|------------------------------|--------------------------------|
| DESIGN CP/IWW | DRAWN CEV/SCM | CHECKED IWW | REVISION D4 | REVISION DATE June 29, 2021 |
| SCALE As Shown | | | DRAWING NUMBER 2476-01-02 | |
| DATE December 18, 2019 | | | | |