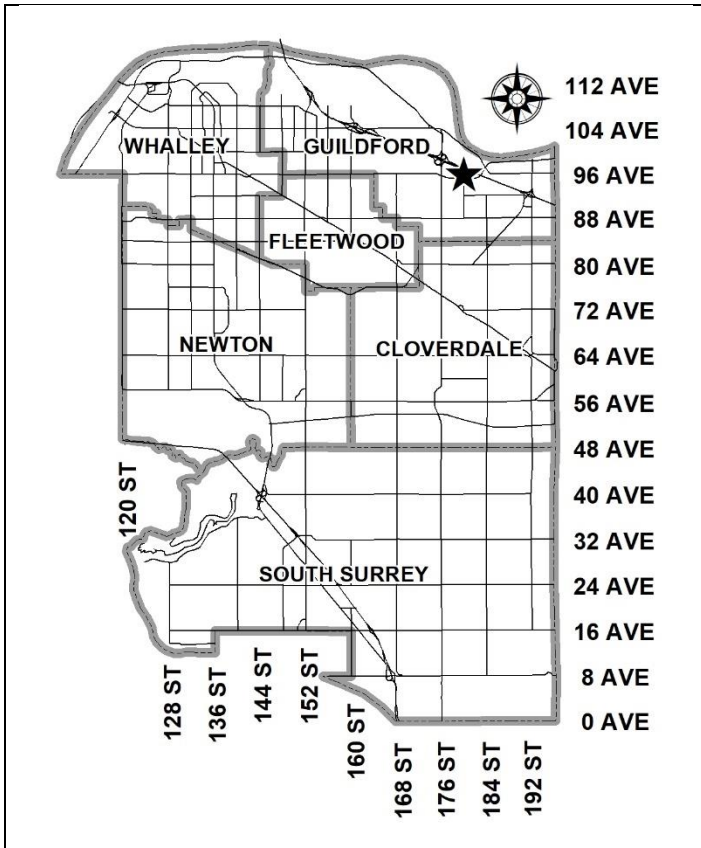


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0251-00

Planning Report Date: January 11, 2021



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **LAP Amendment** from Low Density Townhouse 12-15 UPA Gross to Townhouse 15-20 UPA Gross
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

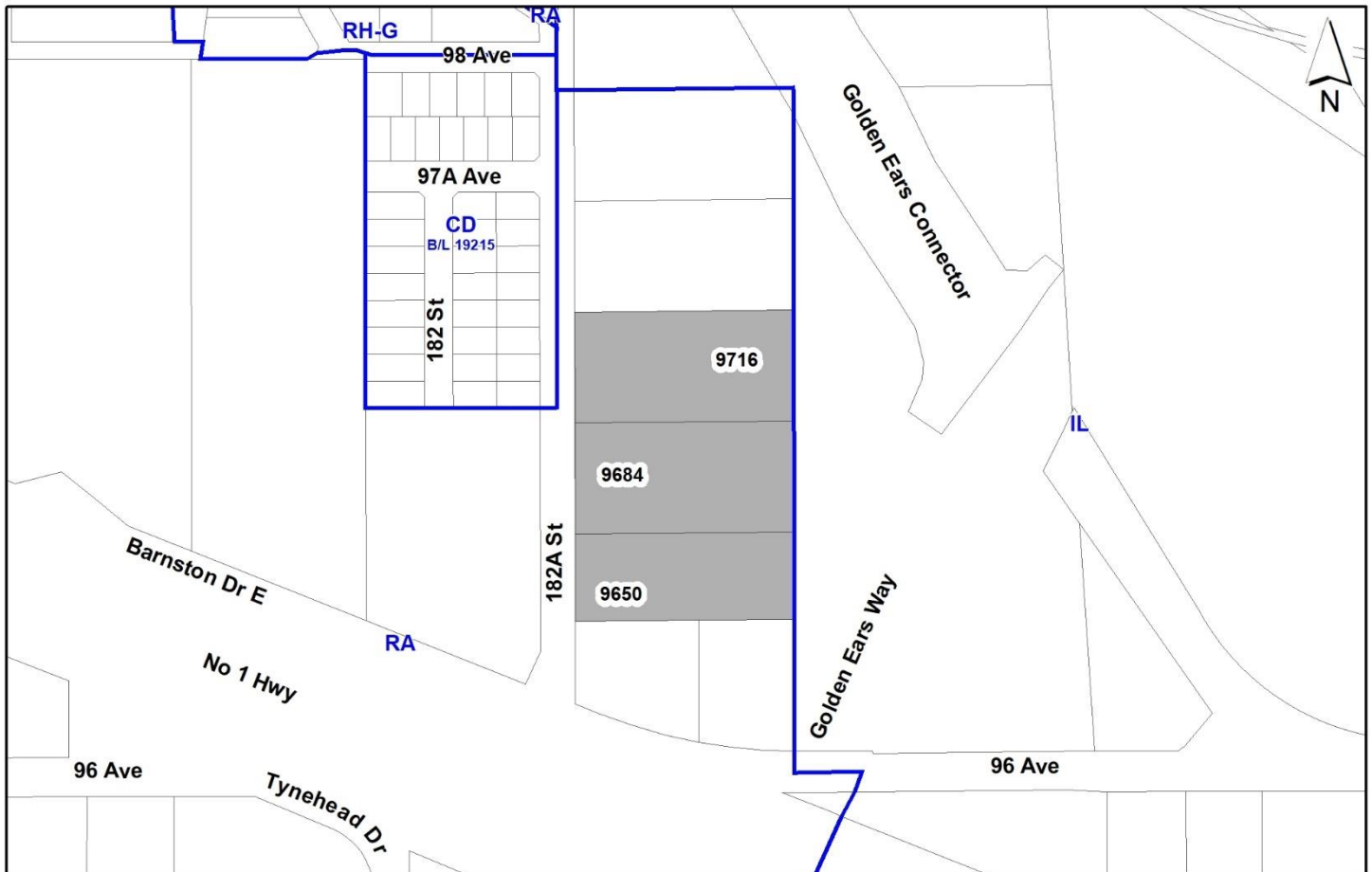
to permit the development of 94 townhouse units.

LOCATION: 9650 - 182A Street
 9684 - 182A Street
 9716 - 182A Street

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Low Density Townhouse 12-15 UPA Gross, Landscape Buffer and Tree Retention Area



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Proposing an amendment to the Abbey Ridge Local Area Plan (LAP) from Low Density Townhouse 12-15 UPA Gross to Townhouse 15-20 UPA Gross.

RATIONALE OF RECOMMENDATION

- The proposed amendment to the Official Community Plan (OCP) to redesignate the subject site from "Suburban" to "Urban" is consistent with the Abbey Ridge Local Area Plan's anticipated land use designation for this area.
- The proposed amendment to the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" will accommodate 94 townhouse units at a gross density of 17 UPA. The proposed increase in density accommodates a more efficient site plan, while still being consistent with the land use intent of the Abbey Ridge LAP, by providing ground-oriented multifamily residences, with appropriate density transition and tree retention.
- The applicant has worked with staff and the Fraser Heights Community Association (FHCA) to ensure appropriate interface treatment, tree retention, and additional visitor parking. The FHCA has indicated that they have no objection to the proposal.
- The proposed density and building form are appropriate for this part of Fraser Heights.
- All of the proposed townhouse units feature double side-by-side garages. No tandem parking is proposed. Up to a total of 45 visitor parking stalls are identified, which exceeds the 19 stalls required under the Zoning Bylaw.
- The proposed architectural design of the project is intended to complement the emerging residential character developing through new single-family homes and townhouses in the Abby Ridge neighbourhood.
- The proposal retains a substantial grove of trees within a central location on the development site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw 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 Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0251-00 generally in accordance with the attached drawings (Appendix I).
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) final approval from TransLink;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) 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;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (k) submission of an acoustical report for the units adjacent to the Golden Ears Connector and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (l) registration of a statutory right-of-way and Section 219 Restrictive Covenant to ensure maintenance and monitoring of the tree grove for a minimum of 3 years, to the satisfaction of the General Manager, Planning & Development Services;
- (m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate at the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross", as shown in Appendix VI, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Large acreage single family lots	Low Density Townhouses 12-15 UPA Gross	RA
North:	Large acreage single family lot	Low Density Townhouses 12-15 UPA Gross	RA
East (Across Excess TransLink Owned Land and Golden Ears Connector/Highway):	Vacant industrial lots	Landscape Buffer and Industrial in OCP	IL
South:	Single family lots	Low Density Townhouses 12-15 UPA Gross	RA
West (Across 182A Street):	Recently created vacant small single family lots and large vacant acreage lot	Urban Residential 8-10 UPA	CD (Bylaw No. 19215) and RA

Context & Background

- The 2.23-hectare (5.57-acre) subject site is comprised of 3 large acreage lots located at 9650, 9684 and 9716 – 182A Street in Fraser Heights.

- The subject properties are designated Suburban in the Official Community Plan (OCP), Low Density Townhouse 12-15 UPA Gross in the Abbey Ridge Local Area Plan (LAP) and are zoned "One-Acre Residential (RA) Zone".
- The properties contain significant treed areas, and the Abbey Ridge LAP designates the site as a tree retention area.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order permit the development of 94 townhouse units:
 - OCP Amendment from Suburban to Urban;
 - Abbey Ridge LAP Amendment from Low Density Townhouse 12-15 UPA Gross to Townhouse 15-20 UPA Gross;
 - Rezoning from RA to a CD Zone based on the RM-15 Zone; and
 - Development Permit for Form and Character.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	22,500 square metres
Road Dedication:	0 square metres
Undevelopable Area:	0 square metres
Net Site Area:	22,500 square metres
Number of Lots:	1
Building Height:	11 metres
Unit Density:	17 UPA
Floor Area Ratio (FAR):	0.73
Floor Area	
Residential:	16,761 square metres
Commercial:	0 square metres
Total:	16,761 square metres
Residential Units:	
3-Bedroom:	94
Total:	94

Referrals

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

The applicant must complete all servicing requirements outlined in the Land Development Engineering Review prior to Final Adoption. The applicant is reminded that moving forward to the Design Review phase does not guarantee acceptance of the layout. The development application is dependent on the applicant securing various third-party approvals. Should these approvals not be achieved the application and layout may need to be amended. The applicant is proceeding at their own risk based on the requirements of the Land Development Engineering Review.

School District: **The School District has provided the following projections for the number of students from this development:**

24 Elementary students at Bothwell Elementary School
12 Secondary students at Fraser 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 January 2023.

Parks, Recreation & Culture: The applicant is required to pay the amenity contribution on a per unit basis in keeping with the Abbey Ridge LAP.

Ministry of Transportation & Infrastructure (MOTI): MOTI has granted preliminary approval of the proposed drainage plan.

Surrey Fire Department: No concerns.

Transportation Considerations

- The applicant will be required to construct the east side of 182A Street to the Through Local Standard, which will provide driveway access to the site.
- Given the proposed secondary plan amendment, the applicant provided a Transportation Impact Study (TIS). Based on the proposed size, the development is expected to generate 45 to 55 two-way vehicle movements in the morning and afternoon peak-hour periods, respectively.

- The project architect has identified 45 potential locations for visitor parking on the site. This is substantially higher than the 19 parking spaces required under the Zoning By-law (at a rate of 0.2 parking spaces per units) and the 28 parking spaces that would be required at a ratio of 0.3 parking spaces per unit, as typically requested by the Fraser Heights Community Association (FHCA) on other similar townhouse projects in the area. City staff have suggested that the visitor parking be reduced somewhat to allow for additional open space, permeability, and landscaping on the site. City staff will work with the applicant, and the FHCA, prior to Final Adoption to confirm an appropriate final number of visitor parking spaces, with the expectation that a minimum of 28 spaces will be provided on the site.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the General Urban Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is designated Suburban in the OCP, and the applicant proposes to redesignate the site to Urban.

Amendment Rationale

- The proposed Urban OCP designation is consistent with the proposed land use in the Abbey Ridge LAP.
- As described in Corporate Report No. R243; 2015, it is anticipated that individual OCP Amendment applications will be brought forward, where applicable, with the companion rezoning applications, in the Abbey Ridge LAP area.

Public Notification for Proposed OCP Amendment

- 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.

- The proposed development is supported by the following policies of the Official Community Plan:
 - Growth Management
 - Growth Priorities: Comprehensively-planned new neighbourhoods within approved Secondary Plan areas.
 - Centres, Corridors and Neighbourhoods:
 - Healthy Neighbourhood: Design housing units to front directly onto public streets in order to facilitate a safe, welcoming, public streetscape and public realm.
 - Healthy Neighbourhood: Protect and retain significant trees, forest stands and other natural features within new and existing neighbourhoods.
 - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
 - Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The subject site is designated Low Density Townhouses 12-15 UPA Gross in the Abbey Ridge Local Area Plan. The LAP also designates the site as a Tree Retention area and identifies a 12-metre-wide landscape buffer along the east property line.
- The applicant is proposing an amendment from Low Density Townhouse 12-15 UPA Gross to Townhouse 15-20 UPA Gross (see Appendix VI) and to remove the requirement for a landscape buffer along the east property line.
- The applicant is proposing to retain a significant stand of forest on the site, which satisfies the requirement for additional tree retention, per the LAP.

Amendment Rationale

- The applicant is proposing to redesignate portions of the site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross."

- The proposed amendment to the Abbey Ridge Local Area Plan (LAP) to redesignate the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" will accommodate 94 townhouse units at a gross density of 17 UPA. The proposed increase in density accommodates a more efficient site plan, while still being consistent with the land use intent of the Abbey Ridge LAP, by providing ground-oriented multifamily residences, with appropriate density transition and tree retention.
- The applicant has worked with staff and the Fraser Heights Community Association (FHCA) to ensure appropriate interface treatments and a desirable streetscape particularly along 182A Street, along with additional visitor parking.
- The proposed density of 17 UPA is identical to that of other townhouse developments in the Abbey Ridge area previously under the same land use designation. These projects were endorsed by Council in 2018, 2019 and 2020 (Application Nos. 7917-0067-00, 7918-0313-00 and 7919-0192-00, respectively) with a similar consultation process with the FHCA.
- The proposed 94 townhouse project provides a mix of housing options within the Abbey Ridge LAP.
- The removal of the requirement for a 12-metre-wide landscape buffer along the east property line has merit given the extended distance between the east lot line and the nearest vehicular travel lane on Golden Ears Way/Golden Ears Connector.
- The proposed development will be subject to the 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.

Themes/Objectives

- The proposed development is consistent with the following planning objectives:
 - Provide an appropriate interface between new and established neighbourhoods through compatible density, form and scale of housing, and through landscaped and natural buffers.
 - Protect environmental areas by retaining significant stands of trees where feasible on development sites.

CD Bylaw

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a 94-unit townhouse development on the subject site. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 15 Zone (RM-15)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-15 Zone and the proposed CD Bylaw is illustrated in the following table:

	RM-15 Zone	Proposed CD Zone
Unit Density:	37 uph / 15 upa	42 uph / 17 upa
Floor Area Ratio:	.70 FAR	.75 FAR
Lot Coverage:	45%	45%
Yards and Setbacks		
North:	7.5 m	3.5 m
East:	7.5 m	3.5 m
South:	7.5 m	3.0 m
West:	7.5 m	4.5 m
Height of Buildings		
Principal buildings:	11 m	11 m
Accessory buildings:	4.5 m	4.5 m
Amenity Space		
Indoor Amenity:	3 square metres per unit.	The proposed 283 m ² exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	3 square metres per unit.	The proposed 3,667 m ² exceeds the Zoning Bylaw requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial:		
Industrial:		
Residential:	188	188
Residential Visitor:	19	45
Total:	207	233
Tandem (%):		

- The proposed CD bylaw increases the allowable unit density from 15 units per acre in the RM-15 Zone to 17 units per acre, and the floor area ratio (FAR) has been increased from 0.7 to 0.75 to accommodate the proposed development.
- The proposed setbacks have been reduced from 7.5 metres to 3.5 metres along the north and east lot lines, and to 3.0 metres along the south lot line, in a side-of-unit condition, and 4.5 metres along the front (west) lot line to create a more urban streetscape along 182A Street.

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 (\$1,500 per unit if completed by December 31, 2021; and \$2,000 per unit if completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide a cash contribution in order to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed in accordance with the Density Bonus Policy prior to Rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

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.
- Affordable Housing and Public Art contributions are payable at building permit.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 16, 2019, and the Development Proposal Signs were installed on January 4, 2021. Staff received 1 email and 1 letter from neighbouring residents (*staff comments in italics*):
- The proposed density is too high.
(The proposed increase in density accommodates a more efficient site plan, while still being consistent with the land use intent of the Abbey Ridge LAP, by providing ground-oriented multifamily residences, with appropriate density transition and tree retention.)
- There are a lack of schools and parks in the neighbourhood.
*(Two large parks are located adjacent to the Abbey Ridge Local Area Plan with Surrey Bend Regional Park located to the north and Tynehead Park located to the south. There is also a future park identified within the middle of the Abbey Ridge plan area close to Lyncean Drive.

The subject site is within the catchment areas of Bothwell Elementary and Fraser Heights Secondary School. School District comments are attached to this report in Appendix III.)*
- Existing infrastructure will not be able to support the increased density.
(The proposal will be required to upgrade fronting infrastructure to meet infrastructure demands.)
- Along 182A Street, there is insufficient lighting as well as ditches which make it dangerous especially when accessing transit.
(As part of the rezoning and subdivision process developers are responsible for completing road frontage upgrades at no cost to the City. For the subject application the developer will be responsible for pavement widening, sidewalk construction, street lighting, and street trees along the east side of 182A Street for the extent of their property. Similarly, as future development occurs along 182A Street there will be road frontage upgrades completed.)
- Barnston Drive needs to be upgraded with a pedestrian crosswalk for residents connecting to 96 Avenue on foot.
(Pedestrian crosswalks are installed on warrant basis, at the request of residents. The City would evaluate factors such as traffic volume, pedestrian volume, and geometry of the road in consideration of a particular location.)
- Concerns that the proposed development will impact local well water due to construction and digging vibration.
(The developer has been made aware of the resident's concern of local wells potentially being impacted during construction.)
- The subject development application was reviewed by the Fraser Heights Community Association. The Fraser Heights Community Association indicated that they do not object to this proposal moving forward for Council's consideration.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Abbey Ridge Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Abbey Ridge Local Area Plan (LAP).
- The proposed townhouse development consists of 94 townhouse units (all 3 bedroom) in 25 buildings. All of the units feature double side-by-side garages, no tandem parking is proposed. Several of the units include full length driveways, which can accommodate additional parking, and a total of 45 visitor parking stalls are proposed, which exceeds the 19 stalls required under the Zoning Bylaw.
- The applicant has worked with staff to address the topography of the site which has a 15% slope in some locations. To address the grade changes, the applicant has proposed the larger driveway aprons with retaining walls.
- The applicant also worked with staff to ensure that the proposed units along 182A Street appropriately interface with the single-family character on the west side of 182A Street. This was achieved by providing duplex-style units with a 2-storey appearance along this frontage.
- The applicant has worked with staff to address interfacing issues with the existing single-family character on the west side of 182A Street as follows:
 - Buildings fronting 182A Street have been designed with 'sunken' garages accessed from the internal drive aisle. Pedestrian access to these units is provided from 182A Street at the second floor living level. These buildings have 3 storeys facing the internal driveway and only 2 levels exposed to 182A Street.
 - Buildings along 182A Street have been broken into duplex-style buildings.
 - The proposed architectural design of the project is intended to complement the emerging residential character developing through new single-family homes and townhouses in the Abby Ridge neighbourhood. The cladding materials include fibre cement siding and shingles.

Landscaping and Tree Grove

- Landscaping consisting of coniferous and deciduous trees such as Japanese Maple, Beech and Magnolia, interspersed with a wide variety of shrubs, grasses and perennials will be planted throughout the development.
- The applicant proposes to retain tree grove approximately 2,700 square metres in size. The applicant has focused on retaining stands of high quality trees as identified by the arborist and have confirmed that the newly established edge will remain windfirm. The perimeter of the tree grove will be enhanced with additional landscaping, including low and mid-growth shrubbery.

- The proposed tree grove will be protected in perpetuity through a statutory right-of-way and restrictive covenant to ensure maintenance and monitoring for a minimum period of 3 years.

Indoor Amenity

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 282 square metres of indoor amenity space to serve the residents of the proposed 94 townhouse units.
- The applicant proposes 283 square metres of indoor amenity space, which meets the minimum indoor amenity space requirement for the project.
- The proposed 2-level indoor amenity building is located near the site entrance, adjacent to Building 17. The space provides a lounge, meeting room, yoga, gym and kitchen facilities. The indoor amenity space can be accessed directly from the outdoor amenity area.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 282 square metres of outdoor amenity space to serve the residents of the proposed 94 units.
- The applicant proposes 3,667 square metres of outdoor amenity space centrally located on the subject site. The amenity area features a variety of programming including casual seating, dining areas, a children's play area, and a substantial grove of trees.

TREES

- Corey Plester, 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/Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Beech	2	0	2
Bigleaf Maple	5	5	0
Cherry	11	10	1
English Oak	1	1	0
Horse Chestnut	1	1	0
Little Leaf Linden	1	1	0
Magnolia	1	1	0
Maple	1	1	0
Mountain Ash	2	2	0
Weeping Willow	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Cypress Lawson	2	2	0
Deodar Cedar	1	1	0
Douglas Fir	126	93	33
Giant Sequoia	1	1	0
Sitka Spruce	1	1	0
Western Hemlock	5	3	2
Western Red Cedar	37	26	11
Total (excluding Alder and Cottonwood Trees)	199	150	49
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		161	
Total Retained and Replacement Trees		210	
Contribution to the Green City Program		\$57,200	

- The Arborist Assessment states that there is a total of 199 mature trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 2% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 49 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 304 replacement trees on the site. Since only 161 replacement trees can be accommodated on the site, the deficit of 143 replacement trees will require a cash-in-lieu payment of \$57,200.00, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In addition to the replacement trees, boulevard street trees will be planted on 182A Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Beech and Magnolia.
- In summary, a total of 210 trees are proposed to be retained or replaced on the site with a contribution of \$57,200.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

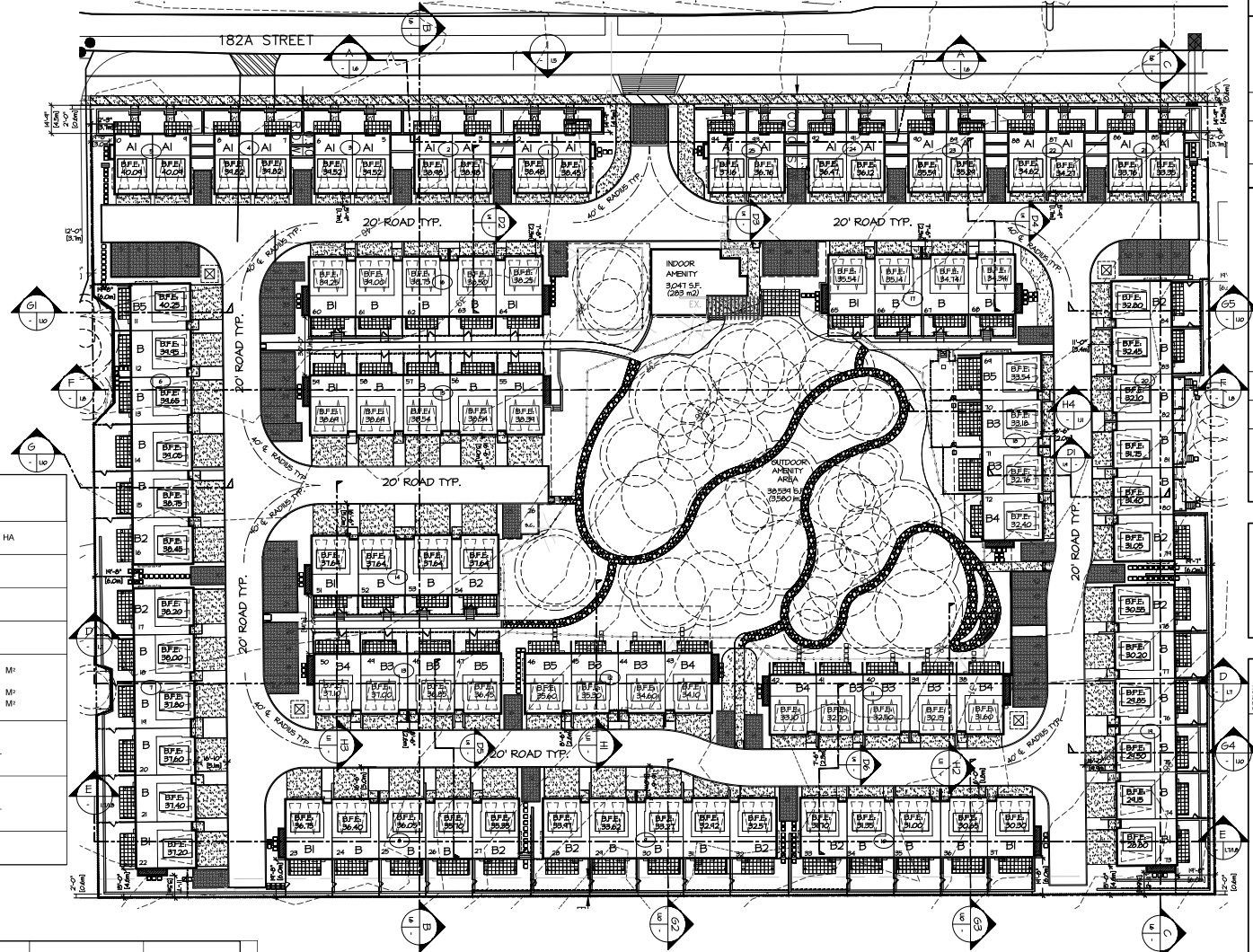
The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. LAP Plan and Proposed Amendment
- Appendix VI. OCP Redesignation Map
- Appendix VII. Aerial Photos

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/cm



DEVELOPMENT DATA

GROSS SITE AREA:	242,726 S.F.	22,550 M ²	5.572 AC	2,255 HA
DENSITY:	16.87 UPA	41.69 UPH	94 UNITS	
F.A.R.	0.743 FAR	180,416 S.F.	16,761 M ²	
SITE COVERAGE:	34.53%	83,811 S.F.	7,786 M ²	
AMENITY:	REQUIRED:	32.3 SF/UNIT =	3,036 S.F.	282.1 M ²
	PROVIDED:	INDOOR AMENITY:	3,047 S.F.	283.1 M ²
		OUTDOOR AMENITY:	39,488 S.F.	3,666.7 M ²
PARKING REQUIRED:	94 UNITS X	2.00 =	188 SPACES	
	VISITOR X	0.20 =	19 SPACES	
	TOTAL		207 SPACES	
PARKING PROVIDED:	DOUBLE GARAGE		188 SPACES	
	VISITOR SPACES		45 SPACES	
	TOTAL		233 SPACES	
BUILDING HEIGHT PROVIDED (MAX.):	BUILDING HEIGHT: 10.94m			

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	BSMT S.F.	MAIN S.F.	UPPER S.F.	GARAGE S.F.	TOTAL S.F. PER UNIT EXCLUDING GARAGE	TOTAL S.F. EXCLUDING GARAGE
UNIT A1	3 Bedrooms	20	229	604	699	416	1,532	30,640
UNIT B	3 Bedrooms	35	364	796	809	411	1,969	68,915
UNIT B1	3 Bedrooms	11	366	801	819	414	1,986	21,846
UNIT B2	3 Bedrooms	10	366	801	820	414	1,987	19,870
UNIT B3	3 Bedrooms	9	364	796	809	411	1,969	17,721
UNIT B4	3 Bedrooms	5	366	801	819	414	1,986	9,930
UNIT B5	3 Bedrooms	4	366	801	820	414	1,987	7,948
ELECTRICAL CLOSETS		16					55	880
TOTAL		94 UNITS						177,750

CONCEPTUAL SITE PLAN
SCALE: 1:360

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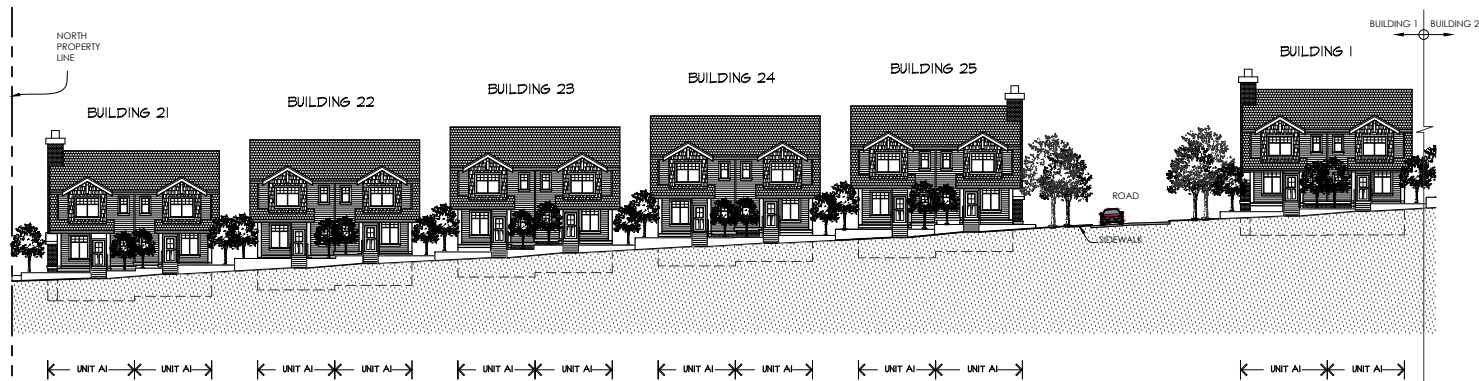
ISSUED FOR:	BY:	DATE:
REVISION:	DATE:	DATE:

DESIGN: SUECH PANDER
PROJECT: LUXURY DEVELOPMENT
9650, 9684 & 4716 182A ST., SURREY, B.C.
SHEET CONTENTS:
CONCEPTUAL SITE PLAN

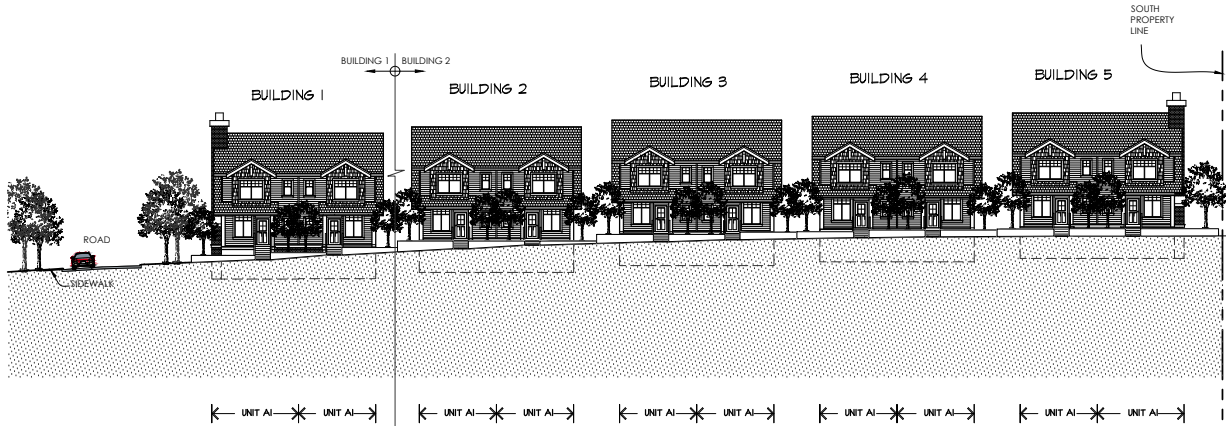
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PHONE: (604) 597-7100
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EMAIL: mail@barnett.com

CURT NO.	SHEET NO.
17023	AC-10

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STREETSCAPE - 182A STREET



STREETSCAPE - 182A STREET - CONTINUED

ISSUE	DATE	BY	ISSUED FOR

DESIGN : L.P.Z.	DRAWN : L.P.Z.
CLIENT : SARAH PANDER	PROJECT : LUXURY DEVELOPMENT 4650, 4604 & 4716 182A ST., SURREY, B.C.
SCALE : 1/500	SHEET CONTENTS : STREETSCAPE

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17023	AC-15

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ISSUED FOR	
BY	L.P.A.
DATE	NOV. 2024
ISSUE	1
REV. NO.	
DATE	
DRN	
QCD	

DESIGN :	L.P.A.
DRAWN :	DATE
CHECKED :	SCALE :
DATE :	1:500

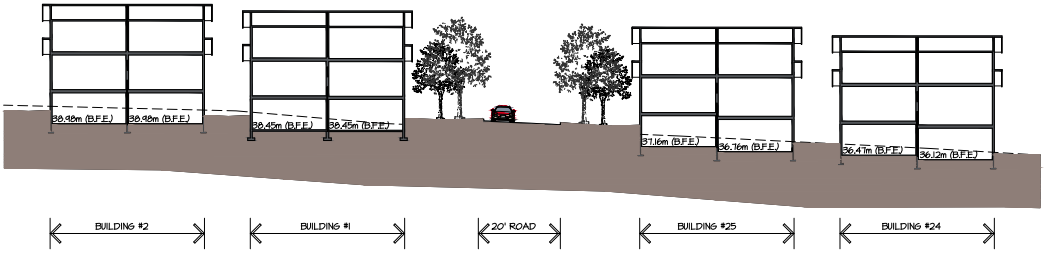
CLIENT : SACH PANDER
 PROJECT : LUXURY RESIDENTIAL DEVELOPMENT
 4650, 4604 & 4716 B2/A ST., SURREY, B.C.
 SHEET CONTENTS : SITE SECTIONS



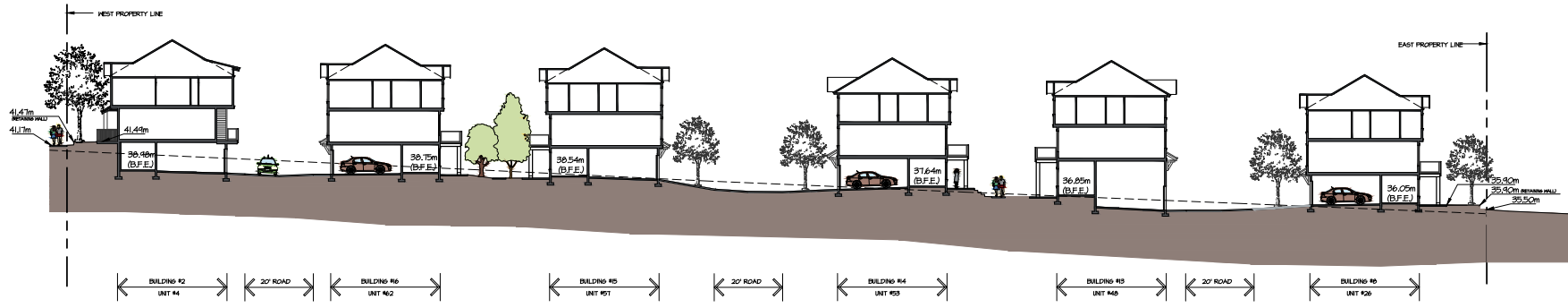
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

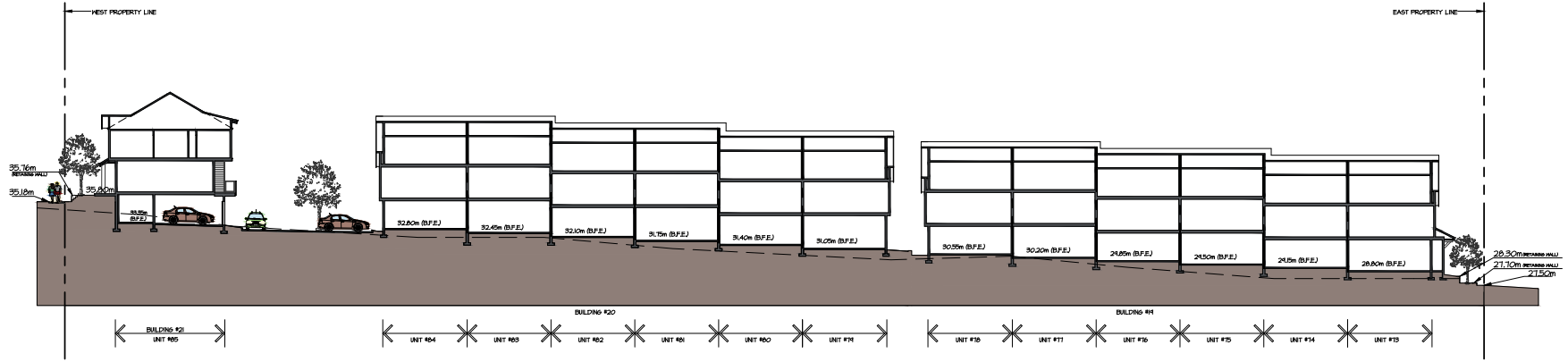
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-16
17023	REV. NO.



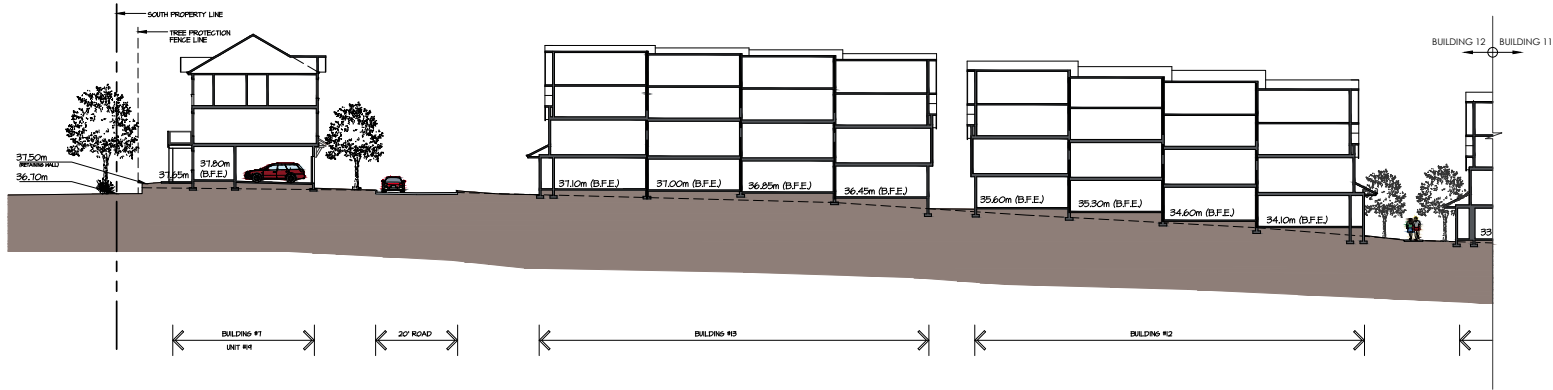
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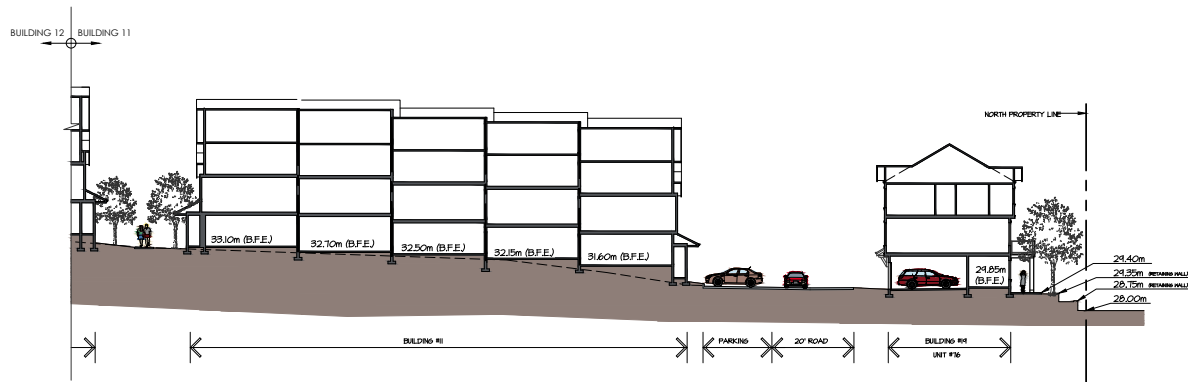
SECTION B-B



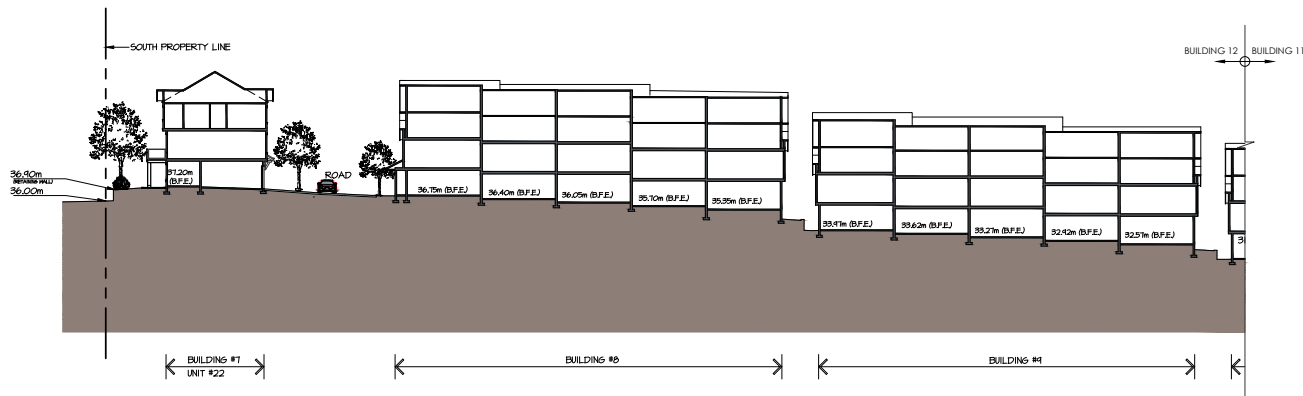
SECTION C-C



SECTION D-D



SECTION D-D (CONTINUED)



SECTION E-E

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REV#	DATE	DRN	CD	ISSUE	RE	INDY. DRAWING	DATE	BY	L.P.A.	ISSUED FOR

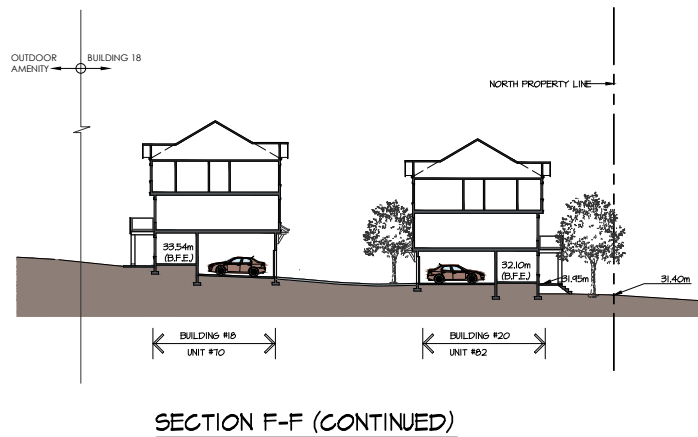
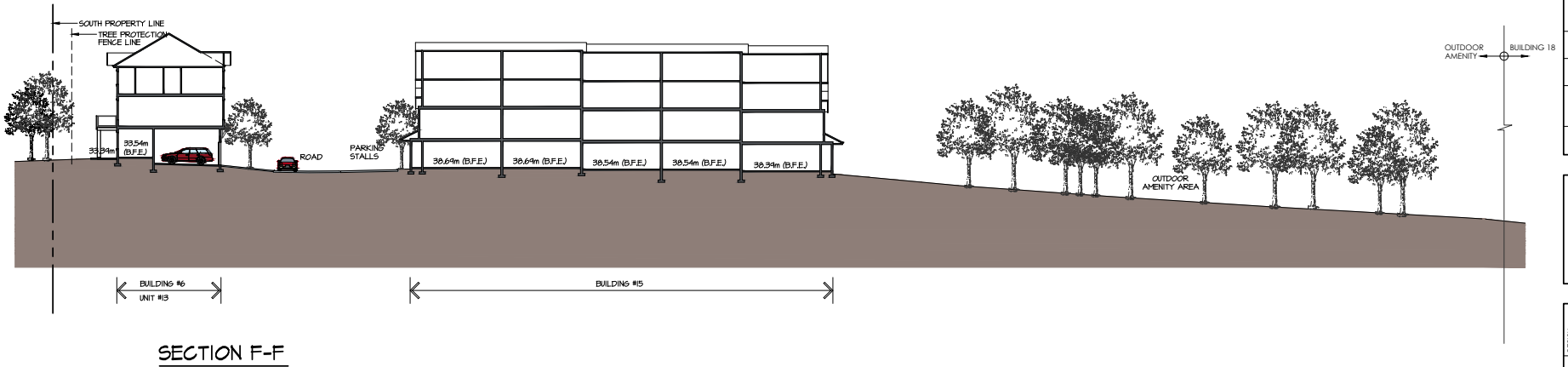
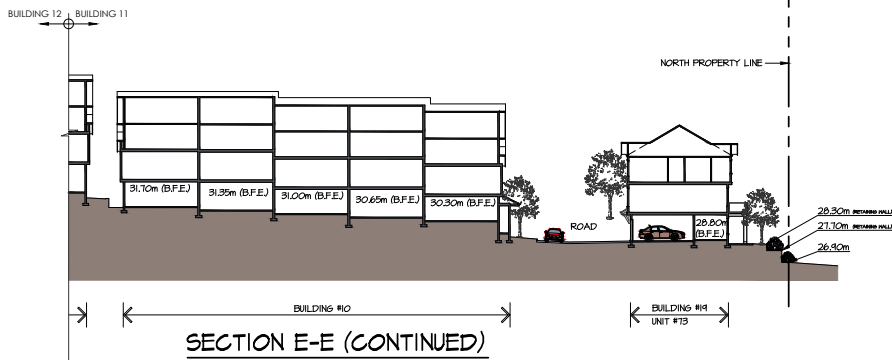
DESIGN : L.P.A.	DRAWN : DATE : SCALE : 1/8" = 1'-0"
CLIENT : S&K FANDER	PROJECT : LOCKHE DRIVEL OPENIT 4650, 4684 & 4716 102A ST., SURREY, B.C.
SHEET CONTENTS : SITE SECTIONS	

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
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V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-17
17023	REV. NO.



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ISSUE	NO.	DATE	BY	FOR



DESIGN : L.P.Z.	DRAWN : L.P.Z.	CHECKED : L.P.Z.	SCALE : 1/4" = 1'-0"
CLIENT : SUECH PANDER	PROJECT : HOUSE DEVELOPMENT	NO. : 4650, 4664 & 4716 102A ST., SURREY, B.C.	SHEET CONTENTS : SITE SECTIONS



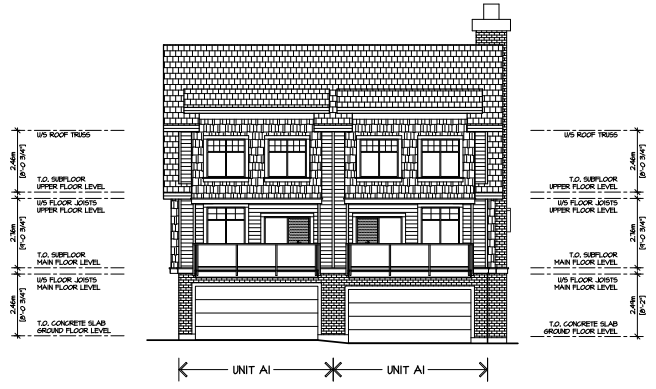
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17023	AC-1B

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REV. NO.	DATE	BY	ISSUED FOR

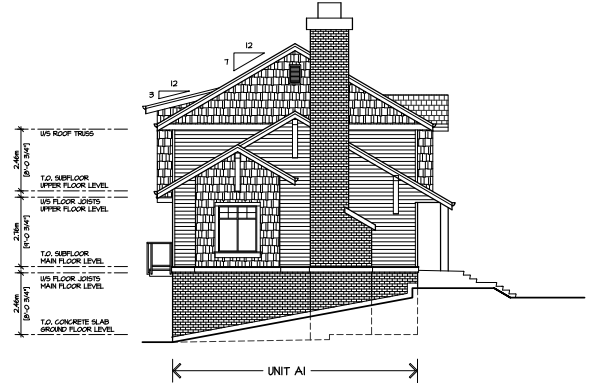


EAST ELEVATION

SCALE : 1/100

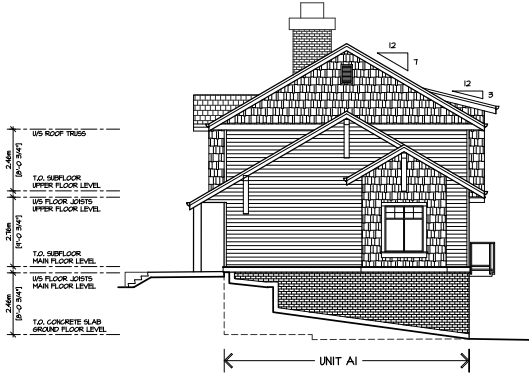
SCHEDULE OF FINISHES

- ① ASPHALT SHINGLES
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 WOOD FASCIA
- ③ FIBRE-CEMENT PLANK LAP SIDING
- ④ FIBRE-CEMENT SHINGLE SIDING
- ⑤ 2x6 WOOD TRIM
- ⑥ 2x8 WOOD TRIM
- ⑦ 2x4 ON 2x6 WOOD TRIM
- ⑧ VINYL FRAMED WINDOW C/M 2x6 WOOD TRIM
- ⑨ THRU-MALL FLASHING @ FLOORS
- ⑩ PREFINISHED ALUMINUM GUARDRAIL C/M TEMPERED GLAZING PANELS
- ⑪ 12x12 BUILT UP COLUMN C/M FIBRE-CEMENT PANEL FINISH ON 24x24 BASE C/M FIBRE-CEMENT PLANK LAP SIDING
- ⑫ STRUCTURAL WOOD KNEE BRACE
- ⑬ CORNER TRIM - AS PER SIDING MATERIAL



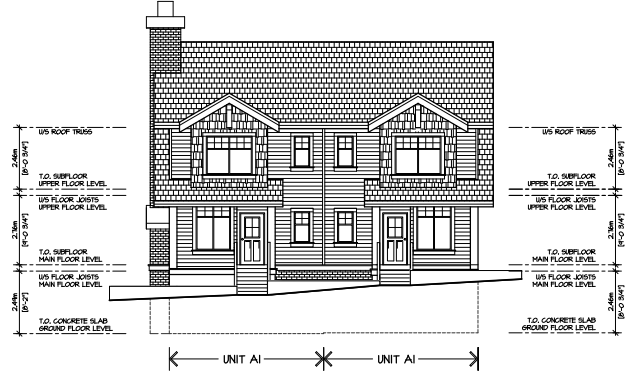
NORTH ELEVATION

SCALE : 1/100



SOUTH ELEVATION

SCALE : 1/100



WEST ELEVATION

SCALE : 1/100

DESIGN :	L.P.F.	DRAWN :	L.P.F.
CLIENT :	S/ARCH FANDER	DATE :	Apr. 19 11/00
PROJECT :	TOWNHOUSE DEVELOPMENT	SCALE :	1/100
	8820, 1604 & 1716 102A ST., SURREY, B.C.		
	BUILDING ELEVATIONS		

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-41
REV. NO.	17023

BUILDING #1

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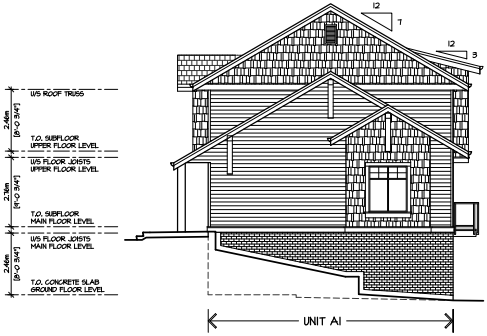
REV#	DATE	BY	ISSUED FOR
		L.P.R.	ISSUED FOR ICP



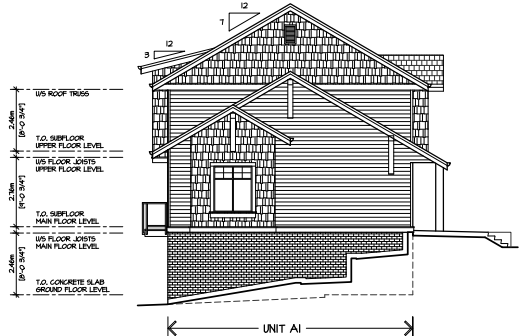
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SCALE : 1/100

SCHEDULE OF FINISHES

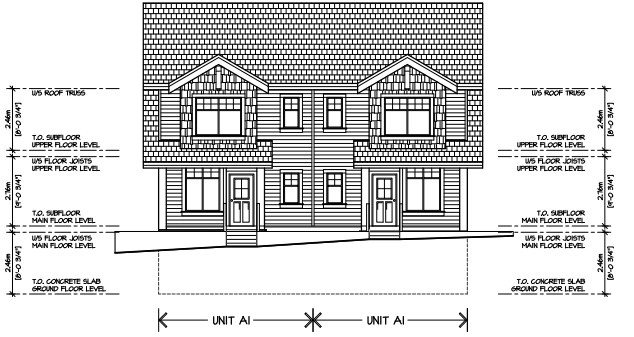
- ① ASPHALT SHINGLES
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 WOOD FASCIA
- ③ FIBRE-CEMENT PLANK LAP SIDING
- ④ FIBRE-CEMENT SHINGLE SIDING
- ⑤ 2x6 WOOD TRIM
- ⑥ 2x8 WOOD TRIM
- ⑦ 2x4 ON 2X6 WOOD TRIM
- ⑧ VINYL FRAMED WINDOW C/M 2x6 WOOD TRIM
- ⑨ THRU-WALL FLASHING @ FLOORS
- ⑩ PREFINISHED ALUMINUM GUARDRAIL C/M TEMPERED GLAZING PANELS
- ⑪ 12x12 BUILT UP COLUMN C/M FIBRE-CEMENT PANEL FINISH ON 24x24 BASE C/M FIBRE-CEMENT PLANK LAP SIDING
- ⑫ STRUCTURAL WOOD KNEE BRACE
- ⑬ CORNER TRIM - AS PER SIDING MATERIAL



SOUTH ELEVATION
SCALE : 1/100



NORTH ELEVATION
SCALE : 1/100



WEST ELEVATION
SCALE : 1/100

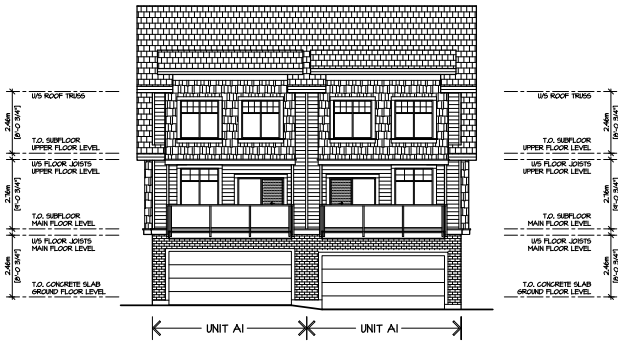
DESIGN :	CLIENT :
L.P.R.	SUNSH FINDER
DRAWN :	
DATE :	PROJECT :
APR 15 H	TOWNHOUSE DEVELOPMENT
SCALE :	2650, 4684 & 5716 BSA ST., SURREY, B.C.
1/100	SHEET CONDITIONS :
	BUILDING ELEVATIONS

barnett dembek
ARCHITECTS

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
17023	AC-4.2
REV. NO.	

BUILDING #2

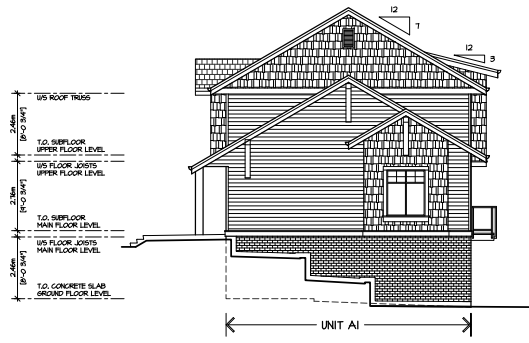


EAST ELEVATION

SCALE : 1/100

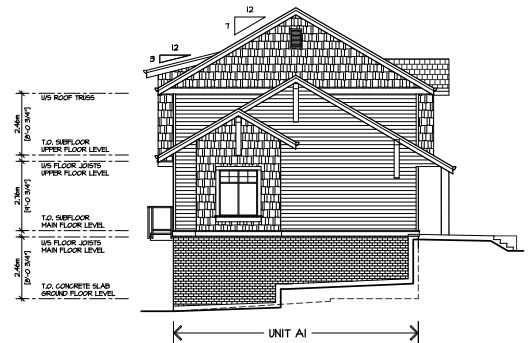
SCHEDULE OF FINISHES

- ① ASPHALT SHINGLES
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 WOOD FASCIA
- ③ FIBRE-CEMENT PLANK LAP SIDING
- ④ FIBRE-CEMENT SHINGLE SIDING
- ⑤ 2x6 WOOD TRIM
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- ⑫ STRUCTURAL WOOD KNEE BRACE
- ⑬ CORNER TRIM - AS PER SIDING MATERIAL



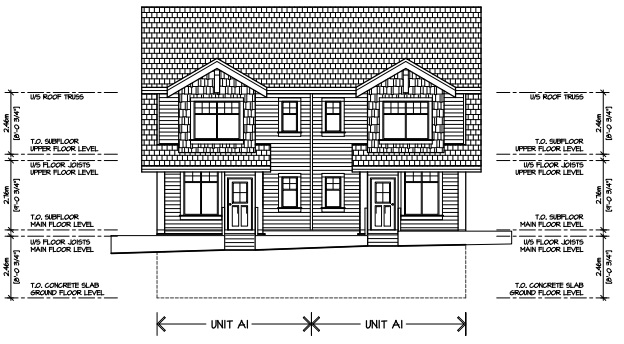
SOUTH ELEVATION

SCALE : 1/100



NORTH ELEVATION

SCALE : 1/100



WEST ELEVATION

SCALE : 1/100

ISSUED FOR	BY	DATE	ISSUE NO.
	L.P.A.	NOV. 2008	1

REV	DATE	BY	CD

DESIGN :	
L.P.A.	
DRAWN :	
DATE :	Apr. 19 11
SCALE :	1/100
CLIENT :	SUECH PANDER
PROJECT :	1000 1500 DR DEVELOPMENT
SHEET NO. :	0650, 0604 & 0716 @2A, ST. SURREY, B.C.
SHEET CONTENTS :	BUILDING ELEVATIONS

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

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

CLIENT NO.	SHEET NO.
	AC-43
PROJECT NO.	SHEET NO.
17023	REV. NO.

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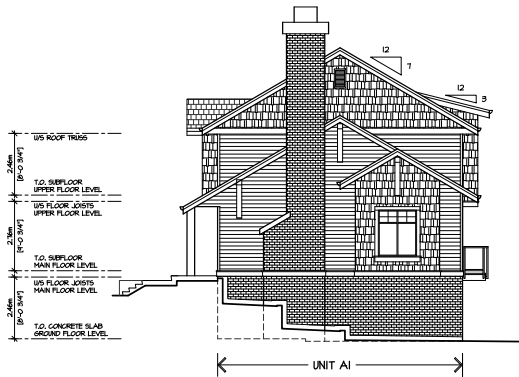
UNIT A1 * UNIT A1

EAST ELEVATION

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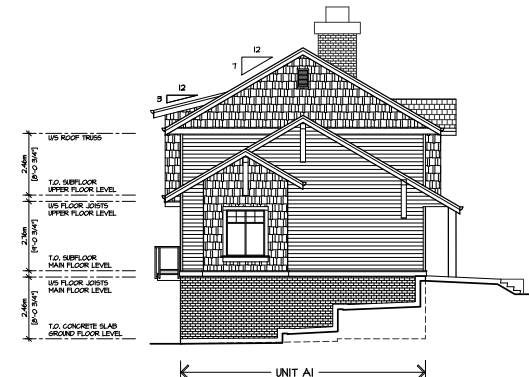
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- ① ASPHALT SHINGLES
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- ③ FIBRE-CEMENT PLANK LAP SIDING
- ④ FIBRE-CEMENT SHINGLE SIDING
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- ⑫ STRUCTURAL WOOD KNEE BRACE
- ⑬ CORNER TRIM - AS PER SIDING MATERIAL



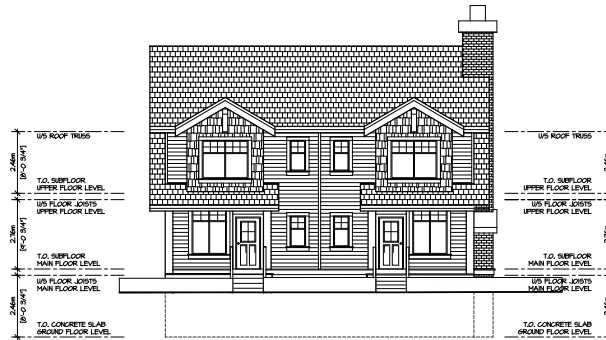
SOUTH ELEVATION

SCALE : 1/100



NORTH ELEVATION

SCALE : 1/100



UNIT A1 * UNIT A1

WEST ELEVATION

SCALE : 1/100

DESIGN :	L.F.B.	DRAWN :	L.F.B.	DATE :	APR 18	SCALE :	1/100
CLIENT :	SUKH PANDER	PROJECT :	TOWNHOUSE DEVELOPMENT	SHEET CONTENTS :	1650, 1654 & 1716 162A ST., SURREY, B.C.	BUILDING ELEVATIONS	

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17023	AC-45

BUILDING #5

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
18		ACER CIRCINATUM	VINE MAPLE	6CM CAL. 2.5M HT. B&B
19		ACER PALMATUM 'OSAKAZUKI'	JAPANESE MAPLE	6CM CAL. 2M HT. B&B
20		ACER RUBRUM 'ARMSTRONG'	COLUMBIAN ARMSTRONG MAPLE	6CM CAL. 2M STD. B&B
21		CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE	6CM CAL. 1.8M STD. B&B
22		CORNUS MAS	CORNELIUM CHERRY	5CM CAL. 1.8M HT. B&B
23		FAGUS SYLVATICA 'DAMVOYK GOLD'	DAMVOYK GOLD BEECH	6CM CAL. 1.8M STD. B&B
24		MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2M HT. B&B STD
25		PICEA ABIES 'CUPRESSINA'	COLUMBIAN NORWAY SPRUCE	2.5M HT. B&B
26		PICEA OMOROKA 'BONING'	BONING SERRIAN SPRUCE	2.5M HT. B&B
9		PRUNUS CERASIFERA	SLIM CHERRY	6CM CAL. 1.5M STD. B&B
12		PRUNUS YEDOENSIS 'AKBONO'	DAYBREAK CHERRY	6CM CAL. 1.5M STD. B&B

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. *SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BID SOLICIT NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES: **SEE CIVIL DRAWINGS FOR SUBSURFACE DRAINAGE OF STRUCTURAL SOIL, DRAINAGE AND INSTALLATION OF PERMEABLE PAVERS.

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Sill Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604 294-0111, f. 604 294-0022



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	20 OCT 21	BIDD GRADING	JH
7	28 JUL 21	NEW SITE PLAN COORDINATION	JH
6	25 JUL 21	NEW SITE GRADING	JH
5	19 NOV 20	SITE PLAN COORDINATION	MM
4	19 OCT 21	NEW SITE PLAN COORDINATION	MM
3	18 SEP 21	REVIEW PER COMMENTS	JH
2	18 SEP 20	ADDING TWO BIRD BATHS	JH
1	19 MAY 20	NEW SITE / GRADING	DO

CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT

9650, 9684 & 9716 182A ST.,
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 19 JAN 30 DRAWING NUMBER:
SCALE: 1:300
DRAWN: YR
DESIGN:
CHKD: MCV OF 12



INTER-OFFICE MEMO

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

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

DATE: **October 19, 2020** PROJECT FILE: **7818-0251-00**

RE: **Engineering Requirements
Location: 9650/9684/9716 182A Street**

OCP AMENDMENT AND NCP AMENDMENT

There are no engineering additional engineering requirements relative to the OCP and NCP Amendments beyond those mentioned below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide a 0.5m Statutory Right-of-Way along 182A Street.

Works and Services

- Construct the east side of 182A Street to the through local road standard.
- Construct a 7.3m wide concrete driveway letdown.
- Provide water, storm, and sanitary service connections along 182A Street.
- Provide an acceptable drainage strategy to service the site.
- Construct on-lot stormwater management features as required.
- Provide hydrological and geotechnical studies.
- Obtain all necessary Environmental and third-party approvals.
- Register applicable restrictive covenants as determined through detailed design.
- Pay all applicable charges against the property.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no additional engineering requirements relative to issuance of the Development Permit beyond those mentioned above.



Tommy Buchmann, P.Eng.
Development Services Manager

CE4

June 9, 2020

Planning

School Enrolment Projections and Planning Update:

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

Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2020/2021 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 5 years: followed by, building a new elementary school sometime around 2028. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is currently operating at 114% capacity. The school's 10 year projections show enrolment to continue to grow as the Bothwell and Abbey Ridge communities continue to build out. As a result, the District has requested as part of their 2020/2021 Capital Plan submission to the Ministry a 300 capacity addition for the school, targeted to open in 2024. There has been no Ministry funding approval for this project.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0251 00

SUMMARY

The proposed 94 townhouse units are estimated to have the following impact on the following schools:

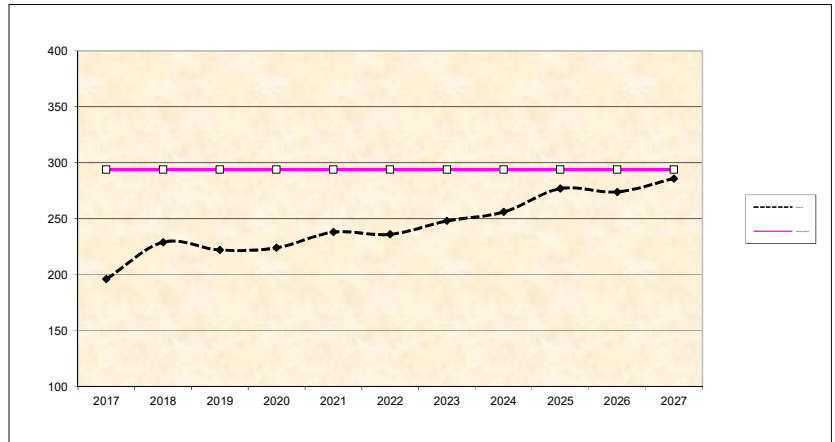
Projected # of students for this development:

Elementary Students:	24
Secondary Students:	12

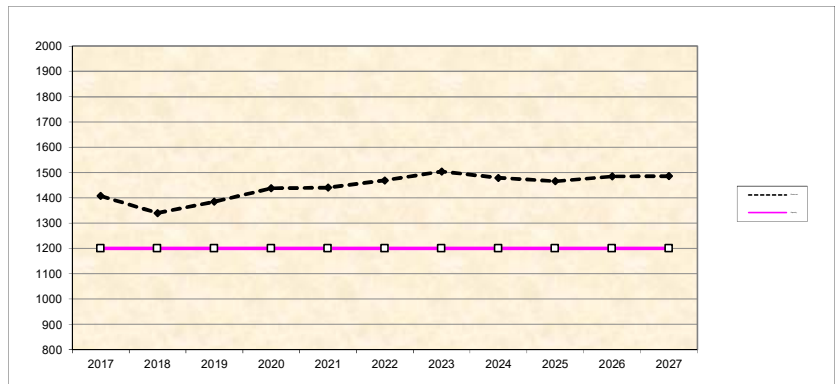
September 2019 Enrolment/School Capacity

Bothwell Elementary	
Enrolment (K/1-7):	29 K + 193
Operating Capacity (K/1-7)	38 K + 256
Fraser Heights Secondary	
Enrolment (8-12):	1385
Capacity (8-12):	1200

Bothwell Elementary



Fraser 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.

APPENDIX IV MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN

9716, 9684, 9650
182A STREET
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUN11/18	MK	SITE PLAN
2	JUN20/18	MK	SITE PLAN
3	JUN28/18	MK	SITE PLAN
4	SEPT13/18	MK	SITE PLAN
5	JAN07/19	MK	SITE PLAN
6	JAN11/19	MK	SITE PLAN
7	FEB01/19	MK	SITE PLAN
8	MAY02/19	MK	SITE & GRADING PLAN
9	JUL30/19	MK	SITE PLAN
10	SEPT18/19	MK	SITE PLAN
11	SEPT27/19	MK	SITE PLAN
12	OCT16/19	MK	SITE PLAN
13	MAR26/20	MK	SITE PLAN

INDIVIDUAL TREE REMOVAL OR CANOPY MODIFICATIONS MAY BE REQUIRED FROM WITHIN TREE RETENTION GROUP.

- GENERAL NOTES:
- PROJECT ARBORIST TO DETERMINE STUMPS TO REMAIN IN GROUND AT TIME OF TREE REMOVAL.
 - AGGREGATE / WOOD MULCH PATH TO BE CONSTRUCTED ABOVE GRADE WITHOUT EXCAVATION. NO GRUBBING OR COMPACTION INSIDE THE TPZ AND NOT TO ALTER SITE HYDROLOGICAL CHANGES.
 - CONSTRUCT WALKWAYS ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZS. ALIGNMENT CHANGES AT TIME OF CONSTRUCTION MAY BE NECESSARY TO MINIMIZE IMPACTS.
 - FINAL PATHWAY ALIGNMENT AND CONSTRUCTION METHOD MUST BE IDENTIFIED IN FIELD BY THE LA AND PROJECT ARBORIST.
 - ALL BENCHES TO BE LOCATED OUTSIDE TPZS.
 - NO MACHINERY IS PERMITTED INSIDE THE TREE RETENTION AREA UNLESS LOAD DISTRIBUTION SYSTEMS ARE IN PLACE TO PREVENT SOIL COMPACTION AND UNDER THE DIRECTION OF THE PROJECT ARBORIST.
 - WHERE LAWN OVERLAPS TPZ WE RECOMMEND NO MORE THAN 4" OF WELL DRAINING TOP SOIL.

SHEET TITLE
KEY - TREE PRESERVATION
AND PROTECTION PLAN

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DRAWN SGL

SCALE AS SHOWN

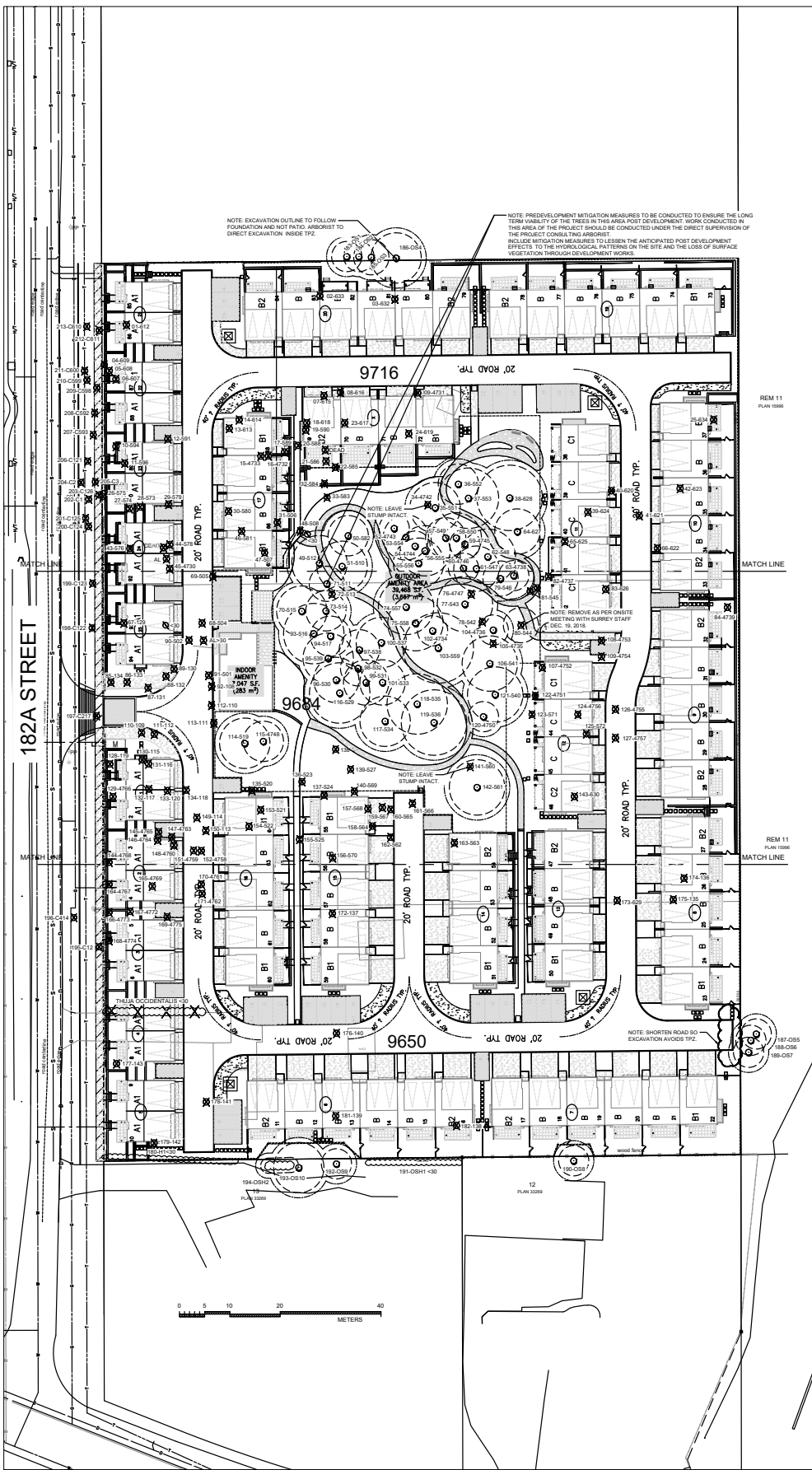
DATE JANUARY 02, 2018

KEY
SHEET 1 OF 7

NOTE: EXCAVATION OUTLINE TO FOLLOW FOUNDATION AND NOT PAVT. ARBORIST TO DIRECT EXCAVATION INSIDE TPZ.

NOTE: PREDEVELOPMENT MITIGATION MEASURES TO BE CONDUCTED TO ENSURE THE LONG TERM VIABILITY OF THE TREES IN THIS AREA. POST DEVELOPMENT WORK CONDUCTED IN THIS AREA OF THE PROJECT SHOULD BE CONDUCTED UNDER THE DIRECT SUPERVISION OF THE PROJECT CONSULTING ARBORIST. INCLUDE MITIGATION MEASURES TO LESSEN THE ANTICIPATED POST DEVELOPMENT EFFECTS TO THE HYDROLOGICAL PATTERNS ON THE SITE AND THE LOSS OF SURFACE VEGETATION THROUGH DEVELOPMENT WORKS.

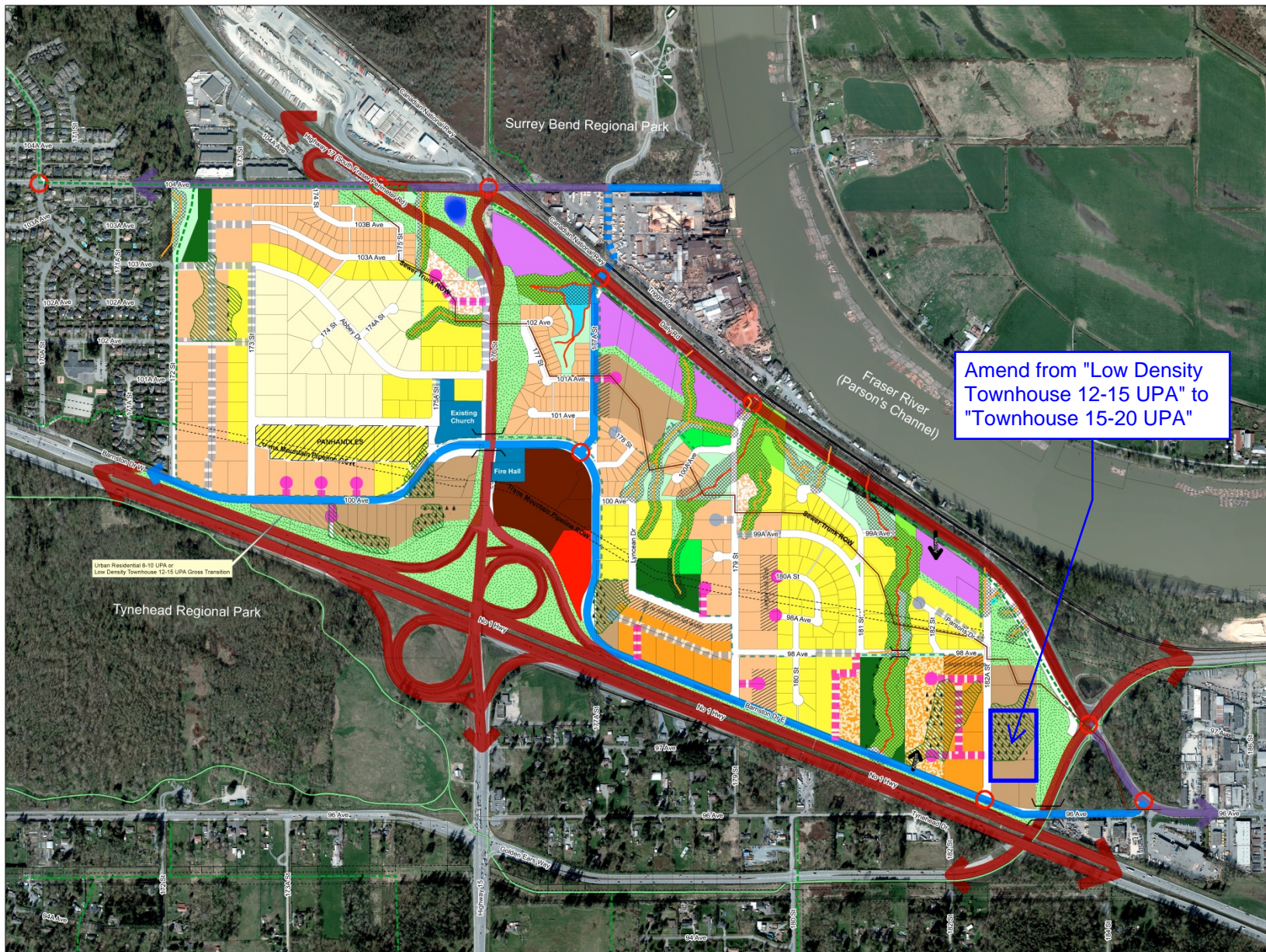
182A STREET



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- MINIMUM NO-DISTURBANCE ZONE
- 1.0m NO-BUILD ZONE
- TREE STUMP





LEGEND

Land Use Designations

- Acreage Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA Transition
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15 UPA Gross Transition
- Low Density Townhouse 12-15 UPA Gross
- High Density Multiple Residential 30-45 UPA
- Neighbourhood Commercial
- Industrial
- Institutional
- Existing Natural Area
- Future Natural Area
- Existing Neighbourhood Park
- Future Neighbourhood Park
- Landscape Buffer
- Storm Water Pond
- Wet Land
- Tree Retention Area

Transportation Network

- Proposed City Greenway
- Railway
- Signalized Intersection
- Cul De Sac
- Flex Cul De Sac
- Provincial Highway
- Arterial 30m
- Collector 24m
- Future Collector 24m
- Proposed Local 20m
- Proposed Flex Local Road
- Proposed Local Lane 6m
- Proposed Greenways 4m
- In Service Greenways 4m

Utilities & Other

- SanitaryTrunkSewer_ROW_10m_AbbyRidge
- SanitaryTrunkSewer_AbbyRidge
- Significant Tree Stand
- Trans Mountain Pipeline ROW (18.6m)
- Stream Class A
- Stream Class B
- Buffer of Fishclass A and AO 30m
- Buffer of Fishclass B 15m

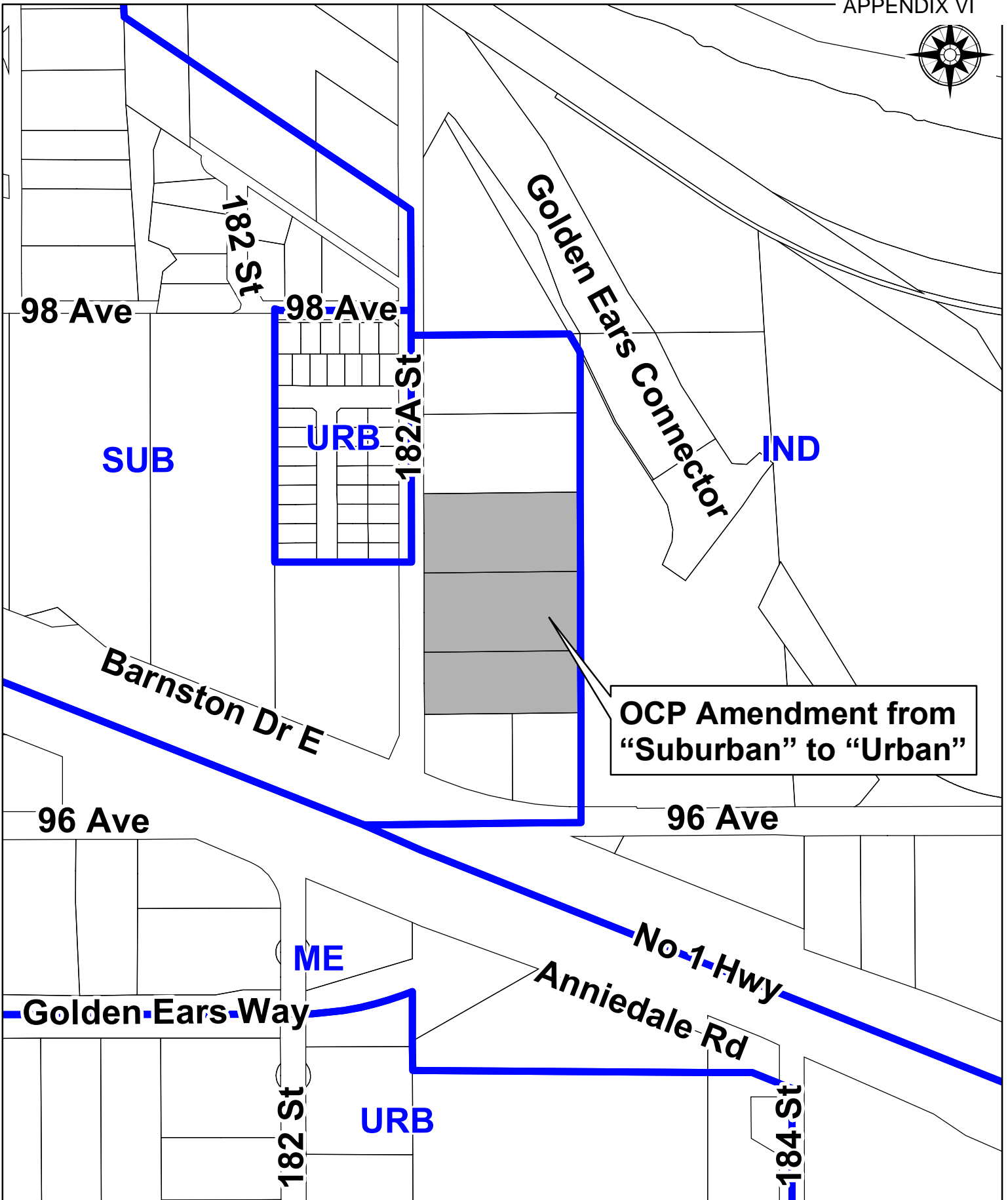
**Abbey Ridge
Stage 2 - Land Use Concept Plan**

Approved by Council at its Regular Council Meeting of February 6, 2017 - Resolution RES R_____

V:\Policy&Long Range\GIS_ANALYSIS\FRASER_HEIGHTS\East_Fraser_Height_Abby_Ridge\LAND_USE_PLAN\Abby_Ridge_STAGE_II

City of Surrey Planning and Development Department





OCP Amendment

Proposed amendment
from "Suburban" to "Urban"

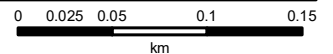




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