

City of Surrey ADDITIONAL PLANNING COMMENTS Application No.: 7918-0419-00 7918-0419-01

Planning Report Date: January 11, 2021

#### **PROPOSAL:**

- NCP Amendment from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks and Riparian Setbacks and Buffers
- **Rezoning** from RA to RM-30
- Development Permit
- Development Variance Permit

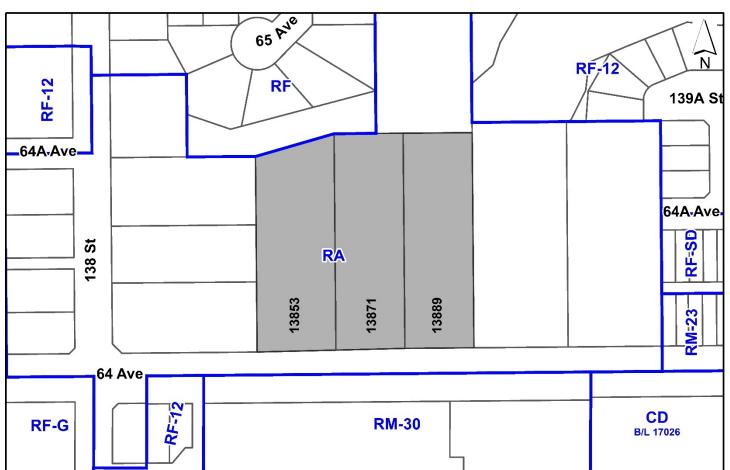
to permit the development of 39 townhouse units.

**LOCATION:** 13853, 13871, 13889 – 64 Avenue

ZONING: RA
OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (15 upa max), Creeks &

Riparian Setbacks, and Buffers



#### **RECOMMENDATION SUMMARY**

- Council set additional Public Hearing date for Bylaw No. 20164.
- Council authorize staff to draft revised Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.
- Cancel Development Variance Permit No. 7918-0419-00.
- Approval for Development Variance Permit No. 7918-0419-01 to proceed to Public Notification.

#### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from Townhouses (15 upa max.), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max.), Creeks & Riparian Setbacks, and Buffers.
- The applicant is proposing to reduce the minimum side yard (east and west), and rear yard (north) building setbacks of the RM-30 Zone and to permit visitor parking within the required building setbacks.

#### RATIONALE OF RECOMMENDATION

- In response to concerns raised by area residents at the October 5, 2020 Regular Council Public Hearing Meeting, Council passed the following motion (Council Resolution R20-1515): that application No. 7918-0419-00 be referred back to staff to address traffic concerns, riparian setbacks, and the projected student enrollment count.
- In response to Council's direction, staff worked with the applicant to increase the streamside setbacks in order to comply with the Zoning By-law requirements. The proposal now complies with the Zoning By-law streamside setbacks.
- The applicant is proposing to use the flex provision allowed under the Zoning By-law. By using this provision, no variances to the streamside setback are proposed.
- The School District re-reviewed the estimated student numbers resulting from the proposed development, including running alternative analyses but came to the same student projections as previously provided. A total of 10 elementary-aged students and 5 secondary-aged students are expected from this development.

- Transportation Engineering staff reviewed the traffic count data from 2017 for the intersection of 138 Street and 64 Avenue and determined that the subject development, although in close proximity to this intersection, only has direct access to 64 Avenue and is not anticipated to generate significant additional demand for turning movements at 138 Street. Transportation Engineering staff recommend a new count and warrant analysis be conducted once the residential units under Development Application No. 7911-0111-00 south of 64 Avenue, is fully occupied.
- The proposed reduced side yard (east and west) and rear yard (north) building setbacks are
  adjacent to riparian area and a side or rear yard condition and will not negatively impact the
  adjacent properties.
- Due to the revised variances proposed, Council is also requested to file Development Variance Permit No. 7918-0419-00 and approve Development Variance Permit No. 7918-419-01 to proceed to Public Notification.
- The revised proposal complies with the minimum required indoor and outdoor amenity areas.

#### RECOMMENDATION

The Planning & Development Department recommends that:

- 1. Based on the revised proposal a second Public Hearing be held for By-law No. 20164.
- 2. Council authorize staff to draft revised Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.
- 3. Council cancel Development Variance Permit No. 7918-0419-00.
- 4. Council approve Development Variance Permit No. 7918-0419-01 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the building face of Buildings 2 and 3;
  - (b) to reduce the minimum side yard (west) setback of the RM-30 Zone from 6.0 metres to 4.4 metres to the first storey and to 3.8 metres for the upper storeys of Building 4;
  - (c) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.ometres to 5.4 metres to the first storey and to 4.8 metres for the upper storeys of Building 3 and to 3.0 metres to the building face of Building 4; and
  - (d) to permit visitor parking within the required rear yard (north) setback for visitor parking spaces 7 and 8.
- 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;

- (h) conveyance of riparian areas to the City for conservation and protection purposes;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) 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;
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department and removal of structures from the riparian area to the satisfaction of the Parks, Recreation and Culture Department;
- (l) submission of an acoustical report for the units adjacent to 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (n) registration of a Section 219 Restrictive Covenant to ensure future construction is in accordance with the geotechnical report;
- (o) 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
- (p) 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 South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks & Riparian Setbacks, and Buffers, when the project is considered for final adoption.

#### ADDITIONAL PLANNING COMMENTS

• The subject site is comprised of three properties (13853, 13871, 13889 – 64 Avenue), which together are 1.3 hectares in size. The site is designated Urban in the Official Community Plan (OCP), Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers in the South Newton Neighbourhood Concept Plan (NCP) and zoned "One Acre Residential Zone (RA)".

- The initial application as originally submitted involved only two properties (13871 and 13889 64 Avenue). The resulting remnant property (13853 64 Avenue) on the west side, was to remain as a single family property without potential to develop under the Townhouses (15 upa max) land use designation in the South Newton NCP. This property is encumbered by Reedville Creek, a Class A watercourse. Future single family dwelling construction on 13853 64 Avenue would be required to provide a minimum 15 metre streamside setback for protection of the watercourse, without conveyance of this riparian area to the City for conservation purposes.
- The applicant worked with staff to include 13853 64 Avenue in the application in order to avoid a remnant property without development potential, and to ensure the streamside setback area is conveyed to the City, in perpetuity, for conservation purposes.
- Development Application No. 7918-0419-00 was initially considered by Council at the September 14, 2020 Regular Council Land Use Meeting (Appendix VI), where First and Second Reading of the associated by-law was granted.
- In response to concerns raised by areas residents at the October 5, 2020 Regular Council Public Hearing Meeting, Council passed the following motion (Council Resolution R20-1515), referring the application back to staff to work with the applicant to address community concerns regarding traffic, riparian setbacks, and projected student enrollment.
- Staff have worked with the applicant to address the concerns conveyed by Council, which have been addressed as outlined below.

#### **Traffic Concerns**

- Based on the traffic count data from 2017, the intersection of 138 Street and 64 Avenue was far below the warrant threshold for signalization. It is not anticipated that volumes on the Local road (138 Street) have increased significantly to warrant a signal at this time, as the development at the southeast corner (7911-0111-00) has not yet completed. From a Vision Zero perspective, the intersection does not currently rank highly on the unsafe intersection list.
- The subject development, although in close proximity to the intersection of 138 Street and 64 Avenue, only has direct access to 64 Avenue and is not anticipated to generate significant additional demand for turning movements at 138 Street, based on anticipated circulation on the surrounding road network. The development site is planned to ultimately connect to 140 Street through an internal drive-aisle connection when the adjacent property to the east at 13915 64 Avenue develops as townhouses, with full-movement ability at the intersection of 140 Street and 64 Avenue, which would further reduce site-generated demand on the intersection of 138 Street and 64 Avenue.
- A new traffic count and warrant analysis are recommended to be conducted once the residential units under Development Application No. 7911-0111-00 (directly opposite the subject site and south of 64 Avenue) is fully occupied and volumes are anticipated to increase on 138 Street.

## **Riparian Setbacks**

- Staff worked with the applicant to increase the streamside setbacks on the west property line in order to comply with the required streamside setbacks. The revised proposal complies with the streamside setbacks by utilizing the flex provision allowed under the Zoning By-law.
- The applicant was able to meet the streamside setback requirements by shifting the internal drive-aisle eastward, reducing the rear yard patios of Building 4 to 3.0 metres in depth, and shifting Building 4 eastward in order to achieve a minimum streamside setback of 25 metres on the west property line, increasing to greater than 30 metres in some locations. The proposal still retains the required 4.5 metre setback on private property from the building face to the streamside setback to provide for maintenance of the building.
- At the same time, the rear yard patios of Building 3 were also slightly reduced to 3.0 metres, with an additional 1.5 metre perimeter pathway within the required 4.5 metre setback between the building face and the streamside setback. In doing so, the applicant has increased the streamside setback on the north property line beyond the required 30 metres.
- To summarize, the applicant proposes to utilize the flex provision allowed under the Zoning By-law in order to decrease the streamside setback from 30 metres to 25 metres on the west property line and increase the streamside setback from 30 metres to 37 metres on the north property line resulting in a net riparian habitat gain of 0.8 square metres. The flex provisions permit a reduction to the streamside setback by no more than 5 metres and an increase of no more than 10 metres, provided there is no net loss in riparian habitat area. In this case, the applicant proposed to increase the overall riparian habitat area being protected.

#### **Projected Student Enrollment**

- Staff provided the School District with a more detailed break-down of the units and unit sizes.
   School District staff re-reviewed the student projections resulting from the proposed development, including running alternative analyses based on different scenarios but came to the same student projections as previously provided.
- A total of 10 elementary-aged students and 5 secondary-aged students are expected from this development.
- The construction of the proposed townhouses is targeted for completion in December 2022 which aligns with the opening of the 700 seat expansion to Sullivan Heights Secondary in 2021. Two other school projects on the 2021/2022 Five Year Capital Plan are waiting for approval from the Ministry: the projects include an addition to Frank Hurt Secondary and building a new 1200 capacity secondary school in the area.

Application No.: 7918-0419-00

#### **Additional Public Hearing**

- An additional Public Hearing is being sought as a result of the revised proposal. The revised proposal increases the amount of land proposed to be conveyed to the City for conservation purposes, thereby decreasing the net site area and therefore, increasing the proposed net density. The revised proposal complies with the maximum density under the "Multiple Residential (30) Zone (RM-30)"; however, under the *Local Government Act* Council cannot consider adopting a by-law after a public hearing has been held if the density is proposed to be increased without holding an additional public hearing.
- Furthermore, Council cannot receive new information after the public hearing. Due to the
  revisions requested by Council under Council Resolution R20-1515, holding an additional
  Public Hearing will ensure that Council does not receive new information following a Public
  Hearing.
- For these reasons, an additional Public Hearing for By-law No. 20164 is being sought.

#### **DEVELOPMENT PROPOSAL**

• Due to the revisions to the streamside setbacks as requested by Council, portions of the site plan have changed, however the overall number of units has not changed. Below outlines the revised proposal.

#### **Planning Considerations**

• The applicant is proposing to amend the South Newton NCP from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks & Riparian Setbacks, and Buffers; to rezone the subject site from "One Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)"; a Development Permit for Form and Character, Hazard Lands (Steep Slopes), and Sensitive Ecosystems (Streamside Areas); and a Development Variance Permit to reduce yard setbacks, in order to permit the development of 39 townhouse units.

	Proposed		
Lot Area			
Gross Site Area:	13,087 square metres		
Road Dedication:	162 square metres		
Undevelopable Area:	7,614 square metres		
Net Site Area:	5,173 square metres		
Number of Lots:	1		
Building Height:	12.2 metres		
Unit Density:	Gross: 29 u.p.h / Net: 75.3 u.p.h		
Floor Area Ratio (FAR):	Gross: 0.37 / Net: 0.95		
Floor Area			
Residential:	4,940 square metres		
Total:	4,940 square metres		
Unit Breakdown			
2-Bedroom:	17		
3-Bedroom:	22		
Total:	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 provided the following projections for the

number of students from this development:

10 Elementary students at Hyland Elementary School 5 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 December

2022.

Parks, Recreation &

Culture:

No concerns.

Surrey Fire Department: No concerns.

Advisory Design Panel: The application was not referred to the Advisory Design Panel

(ADP) but was reviewed by staff and found satisfactory.

No concerns.

#### Parkland and/or Natural Area Considerations

- Under the Sensitive Ecosystem Development Permit Guidelines, applicants have the choice of
  protecting the riparian streamside setback area through a combined statutory right-ofway/restrictive covenant or by conveying the land to the City for conservation purposes in
  perpetuity. Under the previous proposal considered by Council at the September 14, 2020
  Regular Council Land Use Meeting, the applicant proposed Minimum Safeguarding with a
  combination of conveyance and streamside setback relaxation.
- Following Council's direction at the October 5, 2020 Regular Council Public Hearing Meeting, the applicant revised the proposal to comply with the Zoning By-law Streamside Setbacks and therefore, proposes Maximum Safeguarding. The applicant has chosen to convey the entirety of the required streamside areas to the City at no cost, representing approximately 0.76 hectares of riparian habitat that is to be protected. This land will be protected with a 1.2 metre-high split-rail wooden fence and will be the responsibility of the City to maintain in perpetuity.

## **POLICY & BY-LAW CONSIDERATIONS**

## **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 dwelling units per	75 dwelling units per
	hectare	hectare
Floor Area Ratio:	1.00 FAR	o.95 FAR
Lot Coverage:	45%	44%
Yards and Setbacks		
North:	6.0 metres	4.5 metres (Building 3) 3.0 metres (Building 4)
East:	6.0 metres	3.0 metres (Building 2 and 3)
South:	4.5 metres	4.5 metres (Building 1)
West:	6.0 metres	4.4 metres (Building 4)
Height of Buildings	•	
Principal buildings:	13 metres	12.2 metres
Accessory buildings:	11 metres (indoor amenity building) 4.5 metres (other accessory buildings)	7.5 metres (indoor amenity building)
Amenity Space	- Dunungs)	
Indoor Amenity:	3 m² per unit = 117 m²	The proposed 131 m <sup>2</sup> exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	3 m² per unit = 117 m²	The proposed 132 m <sup>2</sup> exceeds the Zoning Bylaw requirement.
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	30 metres	30 metres (through flex provisions, resulting in a net habitat gain of 0.8 square metres)
Parking (Part 5)	Required	Proposed
Number of Stalls		

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Residential:	78 (2 spaces per dwelling)	78
Residential Visitor:	8	8
Total:	86'	86
Tandem (%):	50% (39 spaces)	44% (34 spaces)

#### **Setback and Parking Variances**

- The applicant is requesting the following variances:
  - (a) to reduce the minimum side yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the building face of Buildings 2 and 3;
  - (b) to reduce the minimum side yard (west) setback of the RM-30 Zone from 6.0 metres to 4.4 metres to the first storey and to 3.8 metres for the upper storeys of Building 4;
  - (c) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 5.4 metres to the first storey and to 4.8 metres for the upper storeys of Building 3 and to 3.0 metres to the building face of Building 4; and
  - (d) to permit parking within the required rear yard (north) setback for visitor parking spaces 7 and 8.
- The reduced setback to the first storey and upper storeys on the rear yard (north) is considered reasonable as the buildings are well outside the required streamside setbacks and the land to the north is to be conveyed to the City for conservation purposes. No public access will be permitted through this conveyed land, so there are no impacted properties.
- The reduced setback to the building face on the side yard (east) for Buildings 2 and 3 is considered reasonable as it is a side yard condition and should not negatively impact future development to the east, which is planned to be similar to the type of development proposed on the subject property.
- Similarly, the reduced setback to the first storey and upper storeys on the side yard (west) for Building 4 is considered reasonable as it is a side yard condition and is adjacent to riparian area with no public access meaning there are no impacted properties.
- The proposed visitor parking within the required rear yard (north) setback will be screened from the adjacent properties to the north by the large riparian area that is proposed to be conveyed to the City through this application. These visitor parking spaces are fully outside the required streamside setbacks and will have no impact on the adjacent riparian area.
- Staff support the requested variances to proceed for consideration.

#### **PUBLIC ENGAGEMENT**

- Prior to consideration by Council at the September 14, 2020 Regular Council Land Use Meeting, staff received one phone call and one email response from neighbouring residents. See Appendix VI for summary of those comments.
- At the October 5, 2020 Regular Council Public Hearing Meeting, seven speakers spoke in opposition to the proposal, with an additional nine on table correspondence noting opposition (some of whom also spoke). The concerns raised by residents were reiterated by Council and staff were directed to address traffic impacts, riparian setbacks, and projected student enrollment.
- Staff received an additional letter from a resident who submitted correspondence in opposition at the October 5, 2020 Regular Council Public Hearing Meeting, reiterating concerns related to the proposed streamside setback variance.
- Staff addressed the concerns expressed by residents in the section above entitled "Additional Planning Comments".
- The applicant engaged the Pooni Group to conduct a mail-out to residences within 400 metres of the subject site, detailing how the revised application addresses the concerns of residents and Council that were expressed at the October 5, 2020 Regular Council Public Hearing Meeting. The letters were mailed out on December 21, 2020 and at the time of writing this report, staff had not received any responses.

#### **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 (red-coded) watercourse which flows west to east at the northern and western boundaries of the 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 (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks comply with the requirements through the use of the flex provisions outlined in the Zoning By-law.
- The applicant proposes to reduce the streamside setback at two points along the western property line, from 30 metres down to 25 metres and 29 metres, respectively. The streamside setback at two points along this property line is also increased to approximately 37 metres and 39 metres respectively. Additional streamside setbacks increases are proposed on the northern property line, increasing from 30 metres to a maximum of 38 metres. Together, there is a net riparian habitat gain of 0.8 square metres, which complies with the flex provisions under the Zoning By-law.
- 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 Cindy Lipp *R.P. Bio.*, of McElhanney Ltd. and dated December 14, 2020 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

## 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 South Newton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Newton Neighbourhood Concept Plan (NCP).

#### **Indoor Amenity**

- The proposed indoor amenity area is a large two-storey multi-purpose building adjacent to Building 2. Previously, the applicant was only proposing 97 square metres of indoor amenity space with cash-in-lieu to cover the amenity area shortfall.
- The revised proposal added a second storey to the amenity building resulting in a more functional amenity space that also meets the Zoning By-law with a total of 131 square metres of amenity space.

#### **Outdoor Amenity**

- The outdoor amenity area is situated in the southwest corner of the property fronting 64 Avenue and includes the retention of one large tree. When this project was initially presented to Council at the September 14, 2020, Regular Council Land Use Meeting, the outdoor amenity area was larger, encompassing some of the riparian setback area. Due to the revised streamside setbacks, the outdoor amenity area has decreased in size (197 square metres previously, 132 square metres proposed) but still exceeds the Zoning By-law outdoor amenity area requirements.
- There are two (2) benches and a nature play structure that are situated amongst retained trees and a bark mulch pathway through the amenity area.

## **Outstanding Items**

- There are a limited number of minor Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include the resolution of the fencing treatment along the front yard, clarification, and design of the soffit and hand-rail treatment, and for clarification of the roofing material on Building 2.
- 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 subject application be supported by Council.

#### **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	16	16	0			
<b>Decid</b> (excluding Alder	luous Trees and Cottonwo	ood Trees)				
Pear	1	1	0			
Paper Birch	1	1	0			
Cherry	1	1	0			
Red Oak	3	0	3			
Norway Maple	2	0	2			
Sweet Gum 'Worplesdon'	3	1	2			
Conife	erous Trees					
Douglas-Fir	2	1	1			
Lawson Falsecypress	2	2	0			
Norway Spruce	1	1	0			
Sitka Spruce	1	1	0			
Western Hemlock	2	2	0			
Western Red Cedar	22	22	0			
<b>Total</b> (excluding Alder and Cottonwood Trees)	41	33	8			
Additional Trees in the proposed Riparian Area	59	11	48			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)						
Total Retained and Replacement Trees	56					
Contribution to the Green City Program	gram \$13,600					

• The Arborist Assessment states that there is a total of forty-one (41) mature trees on the site, excluding Alder and Cottonwood trees. Sixteen (16) existing trees, approximately 28% of the total trees on the site, are Alder and Cottonwood trees. It was determined that eight (8) 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.

- Table 1 includes an additional forty-eight (48) protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. In consultation with the Parks, Recreation and Culture Department, the applicant's Registered Professional Forester (RPF) determined that 11 trees within the riparian area are required for removal due to their existing hazardous condition.
- 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 eighty-two (82) replacement trees on the site. Since only forty-eight (48) replacement trees can be accommodated on the site, the deficit of thirty-four (34) replacement trees will require a cash-in-lieu payment of \$13,600 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 Fraser Fir, Paperbark Maple, and Japanese Snowbell.
- In summary, a total of fifty-six (56) trees are proposed to be retained or replaced on the site with an additional forty-eight trees retained in the riparian area and a contribution of \$13,600 to the Green City Fund.

#### 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. School District Comments

Appendix III. Summary of Tree Survey and Tree Preservation

Appendix IV. NCP Plan

Appendix V. Development Variance Permit No. 7918-0419-01

Appendix VI. Initial Planning Report No. 7918-0419-00 dated September 14, 2020

approved by Shawn Low

Jean Lamontagne General Manager Planning and Development

KS/cm

# PROPOSED TOWNHOUSE DEVELOPMENT

13853,13871 & 13889 - 64th AVE, SURREY, BRITISH COLUMBIA





#### **ARCHITECTURAL**

A-001 COVER PAGE A-002 PROJECT DATA A-003 BASE PLAN

A-100 SITE PLAN

A-200 TO 209 BUILDING FLOOR PLANS A-220 TO 231 UNIT FLOOR PLANS

A-401 TO 404 ELEVATIONS A-501 SECTIONS

A-601 STREETSCAPE A-602 STREET INTERFACE 1 CONTEXT PLAN

#### PROJECT DIRECTORY

CLIENT:
SKYLION CONSTRUCTION LTD.
13853, 13871 & 13889 - 64th AVE,
SURREY, BC
CONTACT: PAWAN SANDHU
pawan@lionestateconstruction.com

ARCHITECTURAL:
DF ARCHITECTURE INC.
1205 -4871 SHELL ROAD,
Richmond, B.C. V6X 3Z6
CONTACT: JESSIE ARORA
T 604 284 5194
jessie@dfarchitecture.ca
info@dfarchitecture.ca

SURVEYOR:
CAMERON LAND SURVEYING LTD.
UNIT 206 - 16055 FRASER HIGHWAY
SURREY, B.C.
CONTACT: KEN SCHUURMAN
T 604-597-3777
ken@cameronlandsurveying.com

ENVIRONMENTAL:
MCELHANNEY LTD. (QEP)
SUITE 100, 8837 201 STREET
LANGLEY, B.C. V2Y0C8
CONTACT: CINDY LIPP
T 604-596-0391
clipp@mcelhanney.com

LANDSCAPE ARCHITECT:
M2 LANDSCAPE ARCHITECTURE
26 Lorne Mews, 220,
New Westminster, BC. V3M3L7
CONTACT: MEREDITH MITCHELL
T 604-553-0044 EXT. 102
meredith.mitchell@m2la.com

CIVIL:
HUB ENGINEERING INC.
#212, 12992 - 76 AVE
Surrey, BC
CONTACT: MIKE KOMPTER
T 604-572-4328
mail@hub-inc.com

ARBORIST:
MIKE FADUM AND ASSOCIATES LTD.
#105, 8277-129 STREET
SURREY, BC
CONTACT: MIKE FADUM
T 778-593-0300
office@fadum.ca

Н	
Н	
ε	REVISION TO DP APPLICATION
D	REVISION
С	REVISION TO DP APPLICATION
8	DP APPLICATION
A	PRELIMINARY LAYOUT
3	
蔥	
	D C B



RICHMOND, BRITISH COLUMBIA CANADA V6X 3Z6 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

OVECT:

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

CUENT:

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE

COPYRIGHT RESERVED. THIS TIMES REMAIN THE EXCLUSIVE NC. AND CANNOT BE USED O MRCHITECT'S WRITTEN CONSEN	
DRAWN: EG	
CHECKED: YA	
SCALE: NTS.	
J08 No.1 SUR- 078	
DATE: DEC 2017	
CUEST TO S	•

**COVER PAGE** 

PROJECT INFO					
CIVIC ADDRESS :	13853, 13871 & 13889 - 64th AV	ENUE, SURREY, BRITISH	COLUMBIA		
LEGAL DESCRIPTION :	LOT F BLOCK B SECTION 16 TOWN	NSHIP 2 PLAN NWP1992	0 NWD EXCEPT PLAN PAR	T DEDICATED ROAD	
	ON BCP18691.LOT E SECTION 16	TOWNSHIP 2 PLAN NW	P19920 NWD EXCEPT PLAI	N BCP16219. LOT D	
	BLOCK B SECTION 16 TOWNSHIP 2 PLAN NWP19920 NWD EXCEPT PLAN PART DEDICATED ROAD ON				
	BCP18827.				
LOT INFO					
GROSS SITE AREA		141,217.0 SQFT	13,119.4 SQM	1.31 HA	
ROAD DEDICATION FOR 64TH	AVE	1,744.0 SQFT	162.0 SQM	0.02 HA	
STREAM SIDE PROTECTION		81,959.2 SQFT	7,614.2 SQM	0.76 HA	
LAND COMPENSATION AREA		1,824.4 SQFT	169.5 SQM	0.02 HA	
NET AREA		55,689.4 SQFT	5,173.7 SQM	0.52 HA	

ZONING	PROPOSED
EXISTING	RA
PROPOSED	CD - BASED ON RM-30
NCP	SOUTH NEWTON
OCP	URBAN

ALLOWED

PROPOSED

SETBACKS	PROPOSED
NORTH (FROM SPEA)	3.00 m , 4.5 m
SOUTH (64th Ave.)	4.50 m
EAST (Neighboring Lot)	3.00 m
WEST	4.5 m, 14.5 m

HEIGHT			
ALLOWED		43'/ 13	.0 M
PROPOSED		40'/ 12.	19 M

DENSITY

PROPOSED (ON NET)		75.00 UPH	75.38 UPH	
SITE COVERAGE		ALLOWED	PROPOSED	
NET			45.0%	43.8%

FAR		ALLOWED	PROPOSED
NET		1	0.95

OFF	STREET F	PARKING		
	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
RESIDENTIAL REQUIRED	39	2	78	78
VISITORS CAR PARK (REQUIRED)	39	0.2	7.8	8
TOTAL NO. OF PARKING REQUIRED				86 86

AMENITY CALCULATIONS						
	NO. OF UNITS	AREA PER UNIT	AREA PER UNIT	AREA		
INDOOR AMENITY						
REQUIRED	39	3.0 SQM	32.00 Sq.Ft.	1248.0 SQFT		
PROVIDED				1410.2 SQFT		
OUTDOOR AMENITY	NO. OF UNITS		AREA PER UNIT	AREA		
REQUIRED	39	3.0 SQM	32.00 Sq.Ft.	1248.0 SQFT		
PROVIDED TOTAL				2628.0 SQFT		
PROVIDED (excluding yard setbacks)				1423.4 SQFT		
PROVIDED (excluding setbacks & TPZs)				936.8 SQFT		

BUILDING FLOOR AREA									
UNIT TYPE	GARAGE	LVL 1 INC. GARAGE	LVL 1 EXC. GARAGE	LVL 2	LVL 3	ROOF TOP	UNIT AREA	NO. OF UNITS	TOTAL FLOOR AREA
TYPE 'A'	426.27 Sq.Ft.	613.90 Sq.Ft.	187.63 Sq.Ft.	622.34 Sq.Ft.	655.53 Sq.Ft.	-	1,465.50 Sq.Ft.	3	4,396.49 Sq.Ft.
TYPE 'A1'	426.27 Sq.Ft.	613.90 Sq.Ft.	187.63 Sq.Ft.	666.46 Sq.Ft.	700.27 Sq.Ft.	-	1,554.36 Sq.Ft.	2	3,108.71 Sq.Ft.
TYPE 'A2'	426.27 Sq.Ft.	613.90 Sq.Ft.	187.63 Sq.Ft.	665.46 Sq.Ft.	699.96 Sq.Ft.	-	1,553.04 Sq.Ft.	1	1,553.04 Sq.Ft.
TYPE 'A3'	426.27 Sq.Ft.	613.90 Sq.Ft.	187.63 Sq.Ft.	621.34 Sq.Ft.	655.16 Sq.Ft.	-	1,464.13 Sq.Ft.	3	4,392.38 Sq.Ft.
TYPE 'A4'	426.27 Sq.Ft.	613.90 Sq.Ft.	187.63 Sq.Ft.	638.27 Sq.Ft.	671.59 Sq.Ft.	-	1,497.49 Sq.Ft.	2	2,994.97 Sq.Ft.
TYPE 'A5'	426.27 Sq.Ft.	613.90 Sq.Ft.	187.63 Sq.Ft.	622.34 Sq.Ft.	655.57 Sq.Ft.	-	1,465.54 Sq.Ft.	10	14,655.35 Sq.Ft.
TYPE 'A6'	426.27 Sq.Ft.	613.90 Sq.Ft.	187.63 Sq.Ft.	666.26 Sq.Ft.	700.10 Sq.Ft.	-	1,553.99 Sq.Ft.	1	1,553.99 Sq.Ft.
TYPE 'B'	276.19 Sq.Ft.	357.00 Sq.Ft.	80.81 Sq.Ft.	527.50 Sq.Ft.	527.49 Sq.Ft.	59.32 Sq.Ft.	1,195.11 Sq.Ft.	13	15,536.47 Sq.Ft.
TYPE 'B1'	279.69 Sq.Ft.	360.50 Sq.Ft.	80.81 Sq.Ft.	543.58 Sq.Ft.	543.57 Sq.Ft.	59.25 Sq.Ft.	1,227.21 Sq.Ft.	1	1,227.21 Sq.Ft.
TYPE 'B2'	261.69 Sq.Ft.	360.50 Sq.Ft.	98.81 Sq.Ft.	558.48 Sq.Ft.	561.67 Sq.Ft.	57.29 Sq.Ft.	1,276.25 Sq.Ft.	1	1,276.25 Sq.Ft.
TYPE 'B3'	276.19 Sq.Ft.	387.83 Sq.Ft.	111.64 Sq.Ft.	527.50 Sq.Ft.	527.49 Sq.Ft.	59.32 Sq.Ft.	1,225.95 Sq.Ft.	1	1,225.95 Sq.Ft.
TYPE 'B4'	279.69 Sq.Ft.	391.33 Sq.Ft.	111.64 Sq.Ft.	543.58 Sq.Ft.	543.57 Sq.Ft.	59.25 Sq.Ft.	1,258.04 Sq.Ft.	1	1,258.04 Sq.Ft.
TOTAL BUILDING FLOOR AREA 39								53,178.82 Sq.Ft.	
							FAR PROPOSED O	N NET SITE AREA	0.95

	П	
	Н	
2020-12-17	ε	REVISION TO DP APPLICATION
2020-08-06	D	REVISION
2020-08-04	С	REVISION TO DP APPLICATION
2019-09-19	8	DP APPLICATION
2019-08-07	A	PRELIMINARY LAYOUT



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 325
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.

TIMES REA	MAN THE E	CUSED O	PROPERTY REPRODU	DESIGN ARE, OF DF AR CED WITHOU	CHITECTUR
DRAWN:	EG				

CHECKED: YA JOB No.: SUR- 078 DATE: DEC 2017 SHEET TITLE:

PROJECT DATA

A-002

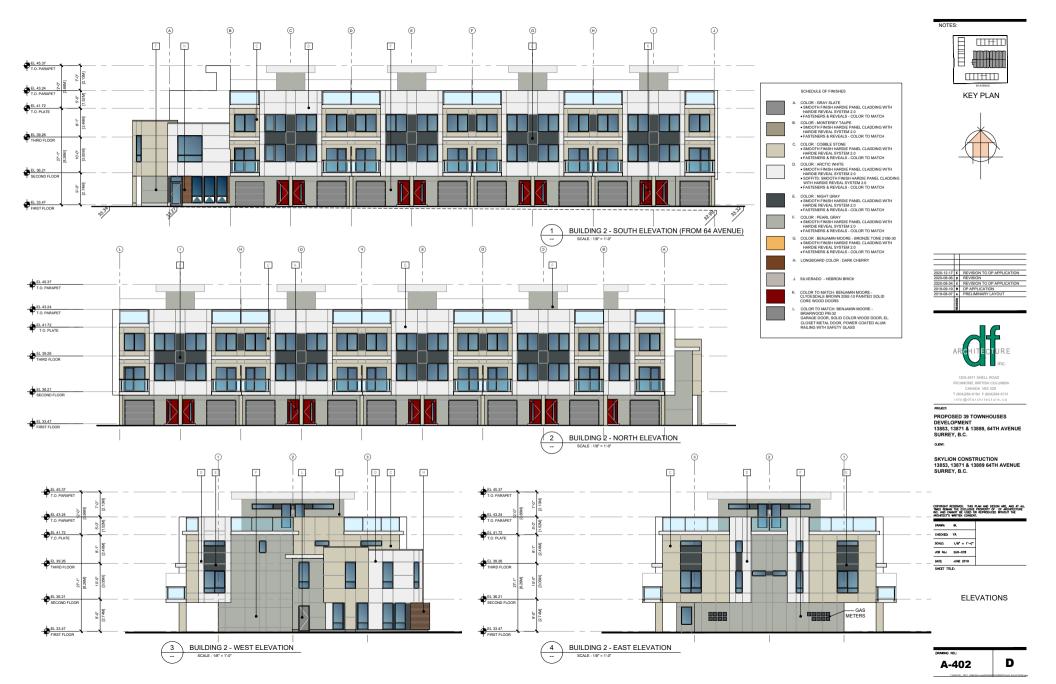
D







A-401 D





NOTES:



KEY PLAN



2020-12-17	Ε	REVISION TO DP APPLICATION
2020-08-06	٥	REVISION
2020-08-04	С	REVISION TO DP APPLICATION
2019-09-19	в	DP APPLICATION
2019-08-07	A	PRELIMINARY LAYOUT
	HOISI	



1205-4871 SHELL ROAD CANADA V6X 3Z6 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.



**ELEVATIONS** 

D A-403



NOTES:



KEY PLAN



	Н	
2020-12-17	Ε	REVISION TO DP APPLICATION
2020-08-06	٥	REVISION
2020-08-04	С	REVISION TO DP APPLICATION
2019-09-19	8	DP APPLICATION
2019-08-07	A	PRELIMINARY LAYOUT
	X	



1205-4871 SHELL ROAD RICHMOND, BRITISH COLUMBIA CANADA V6X 3Z5 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

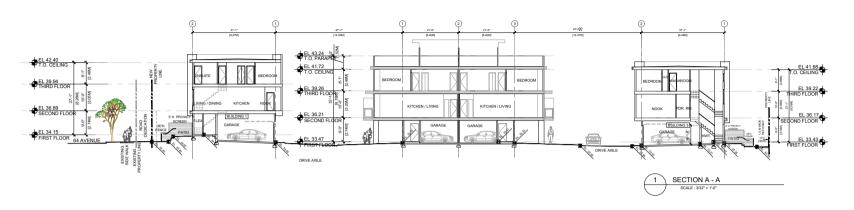
CUENT:

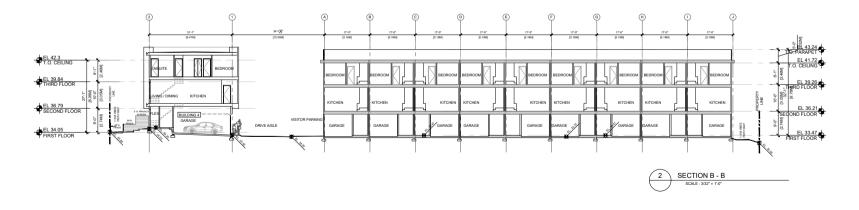
SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.

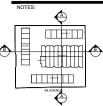


**ELEVATIONS** 

A-404 D







#### KEY PLAN



	_	
	Н	
	Н	
2020-12-17	Ε	REVISION TO DP APPLICATION
2020-08-06	٥	REVISION
2020-08-04	С	REVISION TO DP APPLICATION
2019-09-19	в	DP APPLICATION
2019-08-07	A	PRELIMINARY LAYOUT
	ž	
	۱ø	



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA VEX 325
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

MECT:

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

....

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.



SECTIONS

RAWING NO.:	
A-501	D





1 BUILDING 1 & 4 - STREETSCAPE ALONG 64 AVE.

	1	
	I	
2020-12-17	εŢ	REVISION TO DP APPLICATION
2020-08-06	٥	REVISION
2020-08-04	٥Ī	REVISION TO DP APPLICATION
2019-09-19	•	DP APPLICATION
2019-08-07	۸Ì	PRELIMINARY LAYOUT
;	χį	



1205-4871 SHELL ROAD RICHMOND, BRITISH COLUMBIA CANADA VEX 325 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

ECT:

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

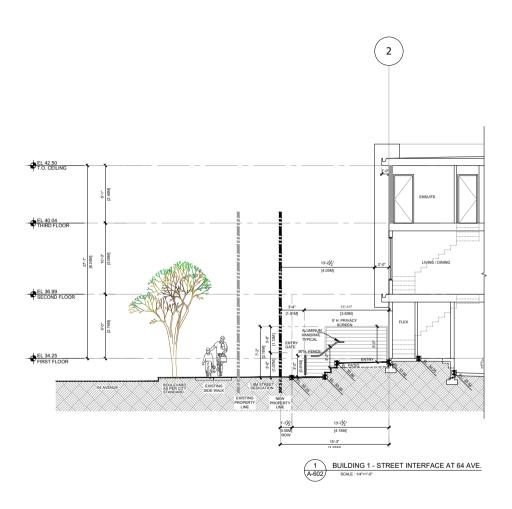
....

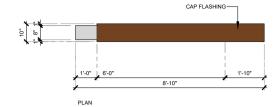
SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.

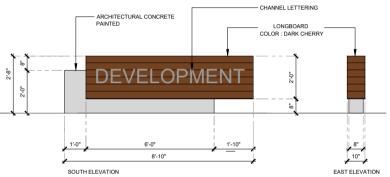
TIMES REMAI	IN THE EXCLUSIVE	PLAN AND DESIGN ARE, AND E PROPERTY OF DF ARCHTE OR REPRODUCED WITHOUT TH CT.
DRAWN:	BL.	
CHECKED	YA	1
SCALE:		1
JOB Ne.:	SUR-078	1
DATE	JUNE 2019	1
SHEET TIT	LE:	

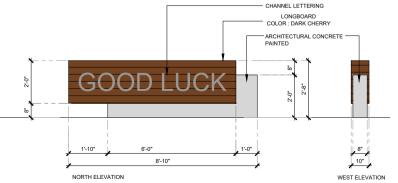
STREETSCAPE

NO.:	
-601	D















1205-4871 SHELL ROAD RICHMOND, BRITISH COLUMBIA CANADA VEX 326 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

ROJECT:

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

....

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.

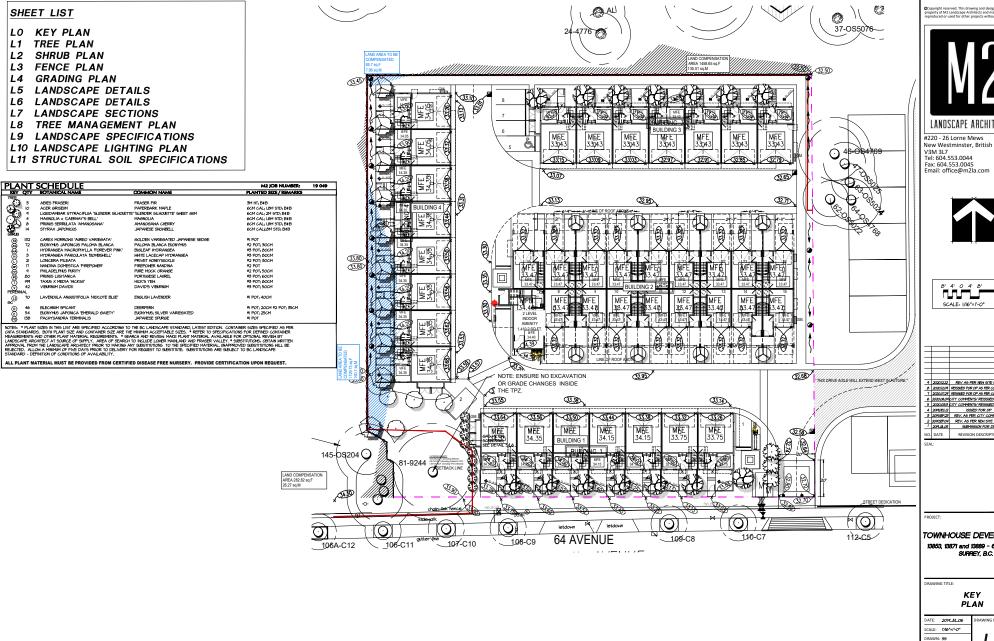
TIMES REMAI	N THE EXCLUSIVE	PLAN AND DESIGN ARE, AND AT A PROPERTY OF DF ARCHITECTURE R REPRODUCED WITHOUT THE F.
DRAWN:	BL.	
CHECKED	YA	
SCALE:	AS NOTED	
108 Nevi	SUR-078	
DATE	JUNE 2019	
SHEET TIT	LE:	

STREET INTERFACE AT 64 th AVENUE

2 FREE STANDING SIGN

SCALE: 3/4"=1'-0"

A-602 D





New Westminster, British Columbia





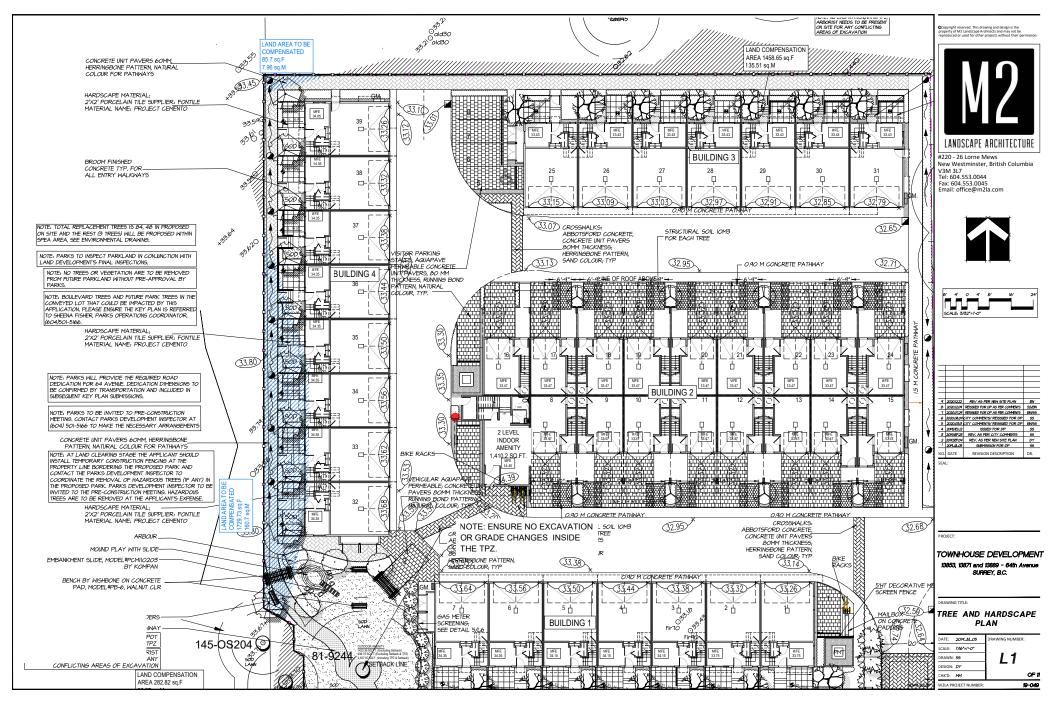
4	202012.22	REV AS PER NEN SITE PLAN	BN
8	202012.04	RESSUED FOR DP AS PER COMMENTS	55/BN
7	2020.0124	RESSUED FOR DP AS PER COMMENTS	BN/55
6	2020.06.04	CITY COMMENTS/ REISSUED FOR DP	55
5	2020.03.13	CITY COMMENTS/ REISSUED FOR DP	BN/55
4	20MDECJ2	ISSUED FOR DP	55
3	20M5EP.23	REV. AS PER CITY COMMENTS	55
2	2014.5EP.04	REV. AS PER NEW SITE PLAN	DY
1	2014.JL.05	SUBMISSION FOR DP	55
10.	DATE	REVISION DESCRIPTION	DR.
FΔ	I:		

TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue

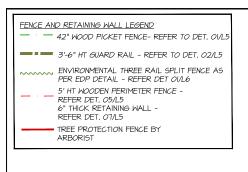
RAWING NUMBER: LOCHK'D: MM

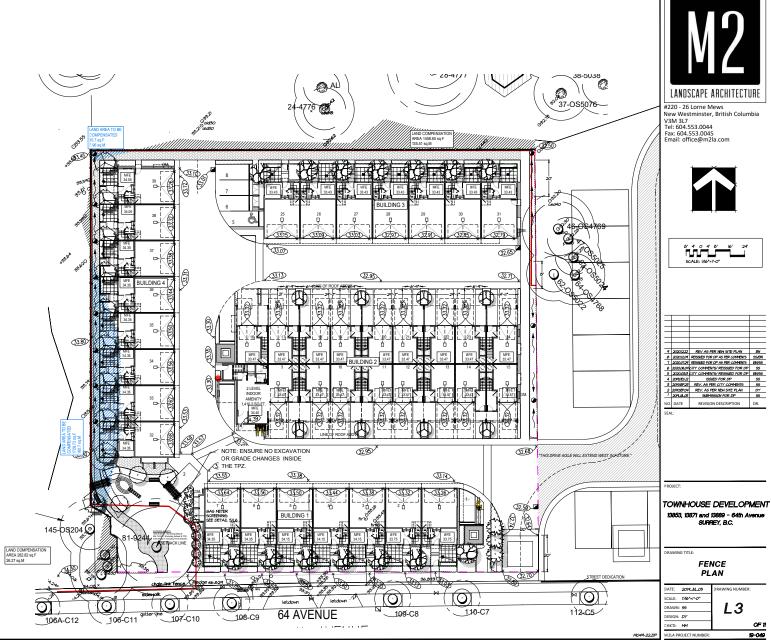
19-049

M 2LA PROJECT NUMBER









Ocopyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their pr

13853, 13871 and 13889 - 64th Avenue

#### GRADING LEGEND (IN METERS)

(10.98)+

PROPOSED GRADE (CIVIL) PROPOSED FINISHED GRADE (LAND)

MFE 34.25

FINISHED GRADE (ARCH)

#### FENCE AND RETAINING WALL LEGEND

- 42" WOOD PICKET FENCE- REFER TO DET. OI/L5

3'-6" HT GUARD RAIL - REFER TO DET. 02/L5

ENVIRONMENTAL THREE RAIL SPLIT FENCE AS PER EDP DETAIL - REFER DET OI/L6

5' HT WOODEN PERIMETER FENCE -

REFER DET. 05/L5

6" THICK RETAINING WALL -

REFER DET. 07/L5

TREE PROTECTION FENCE BY

ARBORIST



OCopyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their p



#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044

Fax: 604.553.0045 Email: office@m2la.com





_	_		
_			
=			
4	202012.22	REV AS PER NEW SITE PLAN	BN
8	202012.04	REISSUED FOR DP AS PER COMMENTS	55/E
7	2020,0124	RESSUED FOR DP AS PER COMMENTS	BNVS
6	2020,06,04	CITY COMMENTS/ REISSUED FOR DP	55
- 5	2020.03.13	CITY COMMENTS/ REISSUED FOR DP	BNVS
4	20MDECJ2	ISSUED FOR DP	99
3	20M5EP.25	REV. AS PER CITY COMMENTS	99
2	2014.569.04	REV. AS PER NEW SITE PLAN	DY
7	2014.JL.05	SUBMISSION FOR DP	99
NO	DATE	REVISION DESCRIPTION	DR

PROJECT:

TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue SURREY, B.C.

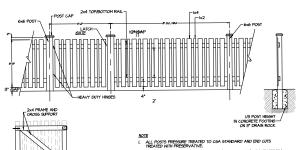
DRAWING TITLE:

GRADING PLAN

DATE: 2019.JUL.05 RAWING NUMBER: SCALE: 1/16"=1'-0" DRAWN: 55 L4 CHK'D: MM

M 2LA PROJECT NUMBER

19-049



2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM. 3. ALL HARDWARE HOT DIPPED GALVANIZED.

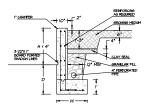
 APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION, FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12\*-18\* STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3-6\*.

- MAX. 8° O.C. -- 3 13/16° 3 15/16" --NOTES: 1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. FOOTING WIDTH TO BE (4)X POST WIDTH. 3. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
4. 1/3RD POST HT IN CONC.FOOTING ON 75MM OF DRAIN ROCK

42" HT GUARDRAIL SCALE : 1/2" = 1'-0"

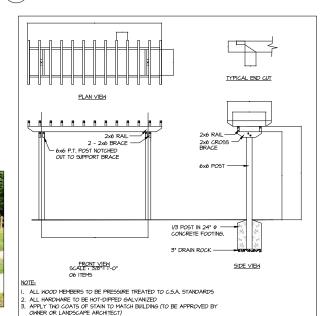
NOTE: - INSTALLATION AS PER MANUFACTURING SPECIFICATION - DRAINAGE NEEDS TO COORDINATED WITH CIVIL ENGINEER AQUA PAVERS CONCRETE EDGE RESTRAINT - 5MM (½\*) CLEAR CRUSH OPEN GRADED BEDDING COURSE - GEOTEXTILE- INBITEX 20MM (\$\*) CLEAR CRUSH OPEN GRADED AGGREGATE SUB-BASE - AP SCIOOO WOVEN GEOTEXTILE ON BOTTOM AND SIDES OF OPEN GRADED BASE

PERMEABLE UNIT PAVER @ VISITOR PARKING SCALE : 3/4"= 1'-0"



CAST IN PLACE CONCRETE RETAINING WALL

COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

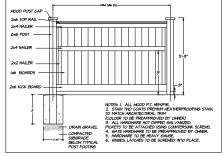


42" HT WOOD PICKET FENCE

L5 / SCALE : 1/2" = 1'-0"

3" COMPACTED-GRANLAR FILL

BACK OF GATE DETAIL



5' PRIVACY WOOD FENCE SCALE : 1/2"= 1'-0'

DRIP STRIP /SCALE : 1/2" = 1'-0"

OTE:
PAYERS TO BE INSTALLED TO HANLFACTURERS SPECIFICATION
USE HOLLAND PAYERS-COLOUR TO BE SELECTED
BY OWNER.

/ SCALE : I"= I'-0"

CONCRETE UNIT PAVER ON GRADE

8 WOODEN LOGS SNAGS DIFFERENT SIZES



NATURAL STEPPING STONES



NATURAL PLAY STRUCTURE 10

\ARBOUR

Ocopyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their p

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044

Fax: 604.553.0045 Email: office@m2la.com



PROJECT:

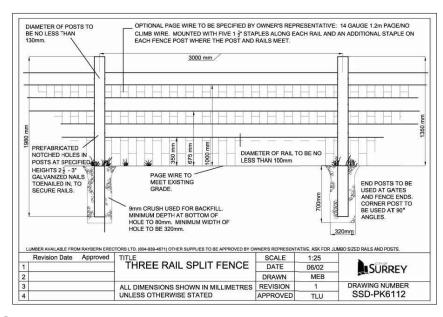
TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue SURREY, B.C.

DRAWING TITLE:

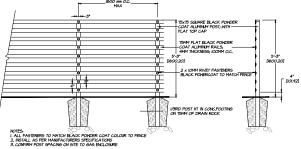
LANDSCAPE DETAILS(1)

DATE: 2019.JUL.05 RAWING NUMBER: SCALE: NTS L5 DRAWN: 55 DESIGN: DY OF # CHK'D: MM M 2LA PROJECT NUMBER

19-049



SPLIT RAIL FENCE BY EDP SCALE : 1/2"= 1'-0"



4 5' HT. METAL RAIL FENCE AT GAS METRES

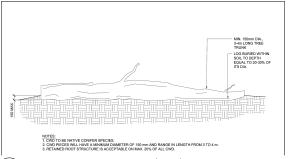


BENCH BY WISHBONE, MODEL#PB-6, WALNUT CLR

L6



EMBANKMENT SLIDE, MODEL #PCMIIO 203 BY KOMPAN



COARSE WOODY DEBRIS (CWD)

SCALE : NTS

OCopyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their p



#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044

Fax: 604.553.0045 Email: office@m2la.com

Ξ			
_			
4	202012.22	REV AS PER NEW SITE PLAN	BN
8	202012.04	RESSUED FOR DP AS PER COMMENTS	55/BN
7	2020.01.24	RESSUED FOR DP AS PER COMMENTS	BN/55
6	2020.06.04	CITY COMMENTS/ REISSUED FOR DP	56
5	2020.03.13	CITY COMMENTS/ REISSUED FOR DP	BN/55
4	20MDEGJ2	ISSUED FOR DP	56
3	20M5EP.25	REV. AS PER CITY COMMENTS	56
2	2014.5EP.04	REV. AS PER NEW SITE PLAN	DY
	2014.JL.05	SUBMISSION FOR DP	56
NO.	DATE	REVISION DESCRIPTION	DR.
NU.	DATE	REVISION DESCRIPTION	L

SEAL:

PROJECT:

TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue SURREY, B.C.

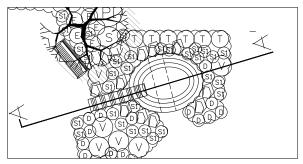
DRAWING TITLE:

LANDSCAPE DETAILS (2)

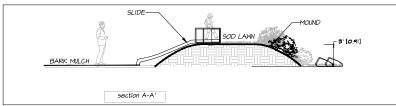
DATE:	2019.JUL.05	DRAWING NUMBE
SCALE:	NTS	
DRAWN:	55	16
DESIGN:	DY	
CHK'D:	мм	

M 2LA PROJECT NUMBER: 19-049

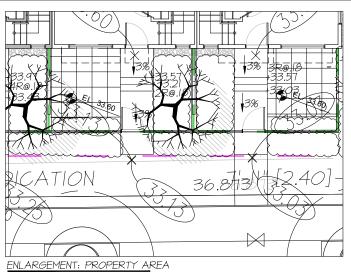
OF #



ENLARGEMENT: AMENITY AREA



SECTION A-A' SCALE : 1/4"= 1'-0"



SCALE : I/4"= I'-0"

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their pr



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

4	2020/222	REV AS PER NEW SITE PLAN	BN
9	202012.04	RESSUED FOR DP AS PER COMMENTS	SS/BN
7	2020,0124	REISSUED FOR DP AS PER COMMENTS	BN/55
5	2020,06,04	CITY COMMENTS/ REISSUED FOR DP	55
5	2020.03.13	CITY COMMENTS/ REISSUED FOR DP	BN/55
4	20MDEGJ2	ISSUED FOR DP	55
3	20M5EP.25	REV. AS PER CITY COMMENTS	96
2	2014589.04	REV. AS PER NEW SITE PLAN	DY
ı	2014.JL.05	SUBMISSION FOR DP	99
0	DATE	REVISION DESCRIPTION	DR.

PROJECT:

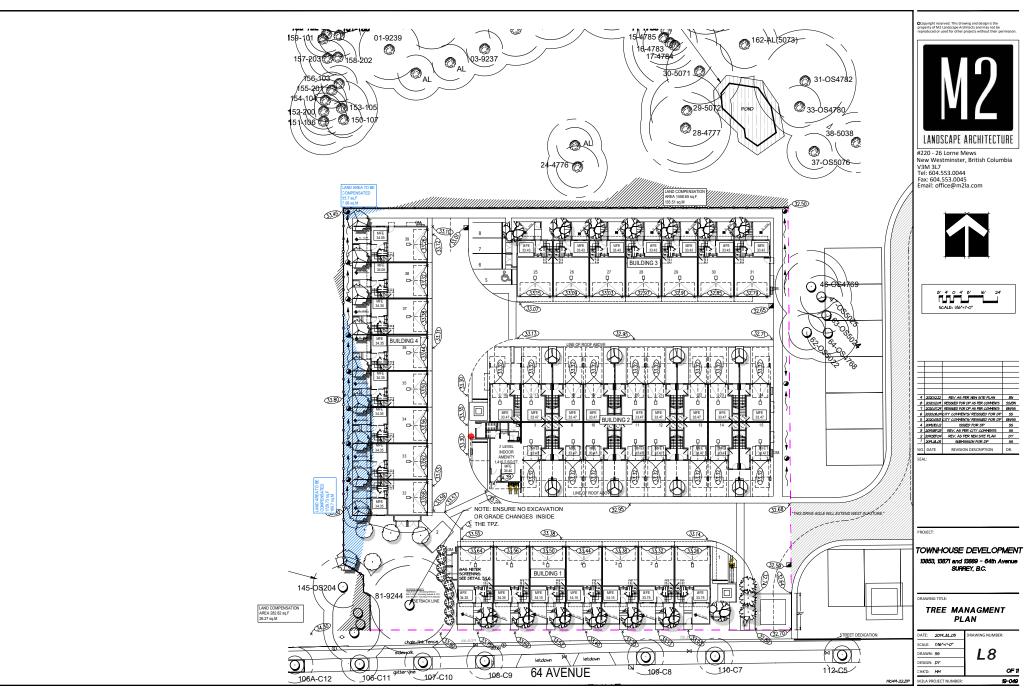
TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue SURREY, B.C.

DRAWING TITLE:

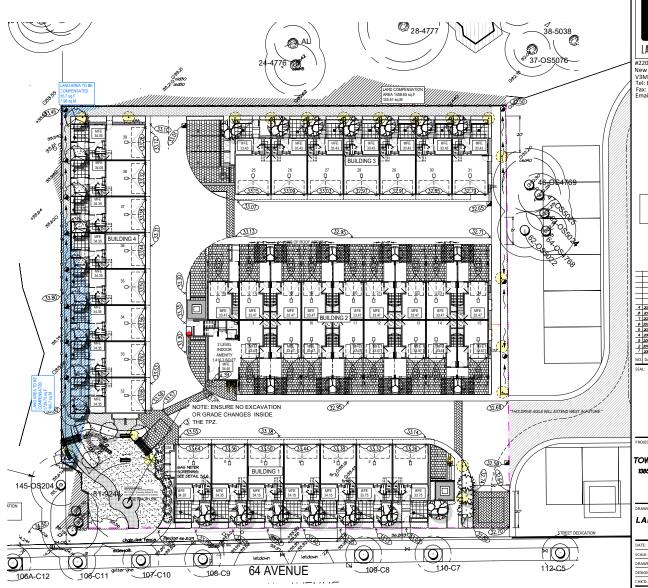
LANDSCAPE SECTIONS

ATE: 2019.JUL.05	DRAWING NUMBER:
CALE: NTS	
RAWN: 55	l 17
ESIGN: DY	

OF # 19-049







Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their pr



#220 - 26 Lorne Mews New Westminster, British Columbia

V3M 3L7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com





νn	DATE	REVISION DESCRIPTION	DR.
ī	2014.JL.05	SUBMISSION FOR DP	96
2	2014.5EP.04	REV. AS PER NEW SITE PLAN	DY
3	20M5EP.23	REV. AS PER CITY COMMENTS	96
4	20MDEGJ2	ISSUED FOR DP	56
5	2020.03.13	CITY COMMENTS/ REISSUED FOR DP	BN/55
6	2020,06,04	CITY COMMENTS/ REISSUED FOR DP	56
7	2020.01.24	RESSUED FOR DP AS PER COMMENTS	BN/55
8	202012.04	RESSUED FOR DP AS PER COMMENTS	SS/SN
4	202012.22	REV AS PER NEW SITE PLAN	BN
_			_

TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue SURREY, B.C.

LANDSCAPE LIGHTING PLAN

DATE: 2019.ML.05 RAWING NUMBER: SCALE: 1/16\*=1'-0\* L9 DRAWN: 95 CHK'D: MM M 2LA PROJECT NUMBER: 19-049



December 7, 2020

#### **Planning**

#### **THE IMPACT ON SCHOOLS**

**APPLICATION #:** 18 0419 00

#### SUMMARY

Hyland Flementary

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:	10
Secondary Students:	5

#### September 2020 Enrolment/School Capacity

inylana Lienientary	
Enrolment (K/1-7):	59 K + 401
Operating Capacity (K/1-7)	38 K + 443
Sullivan Heights Secondary	
Enrolment (8-12):	1604
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

Projected population of school-age children for this development: 19

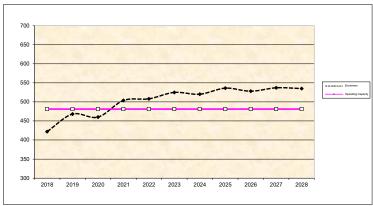
#### School Enrolment Projections and Planning Update:

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

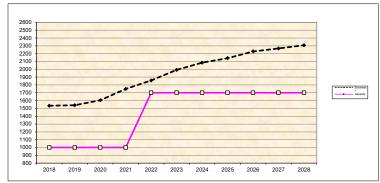
Hyland Elementary enrolment is expected to grow modestly peaking around 2027. The enrolment projections have not taken into account potential density changes being contemplated in revisions to the Newton Town Center plan. The District will continue to monitor these areas to watch how growth and development evolve in the area.

A 700 capacity addition for Sullivan Heights Secondary is currently in construction and is targeted to be open for September 2021. This is one of 3 projects that are planned to address the overcrowding at the secondary level in the Newton area. The two other projects, on the 2021/2022 Five Year Capital Plan, are waiting for approval from the Ministry: the projects include for an addition to Frank Hurt Secondary and building a new 1200 capacity secondary school in the area.

#### **Hyland Elementary**



Sullivan Heights Secondary



<sup>\*</sup> Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.

Maximum operating capacity is estimated by multipying the number of enrolling spaces by 27 students.

## **Tree Preservation Summary**

Surrey Project No: 18-0149-00

Address: 13853 / 13871 / 13889 - 64 Avenue, Surrey, BC

**Registered Arborist: Corey Plester** 

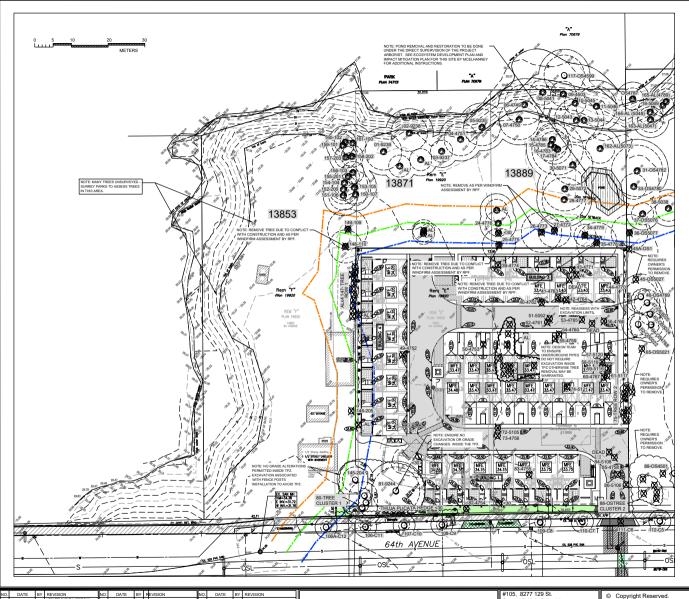
On-Site Trees	Number of Trees
Protected Trees Identified	
(on-site and shared trees, including trees within boulevards and proposed streets	57
and lanes, but excluding trees in proposed open space or riparian areas)	
Protected Trees to be Removed	49
Protected Trees to be Retained	8
(excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required:	
<ul> <li>Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</li> </ul>	
16 X one (1) = 16	82
- All other Trees Requiring 2 to 1 Replacement Ratio	
33 X two (2) = 66	
Replacement Trees Proposed	48
Replacement Trees in Deficit	34
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	48

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	8
Total Replacement Trees Required:	
<ul> <li>Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio         1 X one (1) = 1</li> <li>All other Trees Requiring 2 to 1 Replacement Ratio         7 X two (2) = 14</li> </ul>	15
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by	: Mike Fadum and Associates Ltd.
Signature of Arborist:	Date: December 29, 2020











TREE TO BE RETAINED

TREE TO BE REMOVED

NON BY-LAW TREE

MINIMUM NO DISTURBANCE ZONE

1.5m NO-BUILD ZONE



REMOVAL OR RETENTION TO BE DETERMINED BY SURREY PARK'S REC. AND CULTURE DEPT.



PARKS TREE - CUT TO WILDLIFE SNAG (FINAL RECOMMENDATION TO BE MADE BY SURREY PARK'S REC. AND CULTURE DEPT.

NOTE: ALL SPEA TREES TO BE ASSESSED BY SURREY'S PARKS RECREATION AND CULTURE DEPARTMENT. ALL RECOMMENDATIONS IN THIS AREA WILL BE COMPLETED BY SURREY STAFF.

CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES.
REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS

NO.	DATE	BY	REVISION	NO.	DATE	BY	F	EVISION	NO.	DATE	BY	REVISION
1	MAY22/19	MK	UPDATED SURVEY/ ADDITIONAL PROPERTY & NEW SITE PLAN	6	DEC20/19	MK	F	EVISED SITE PLAN	11	DEC17/20	MK	REVISED SITE PLAN
2	JUN29/19	MK	REVISED SITE PLAN	7	MAR10/20	MK	F	EVISIONS	12	DEC21/20	MK	REVISED GRADING PLAN
3	AUG30/19	MK	REVISED SITE PLAN	8	JUL15/20	MK	F	EVISED SITE PLAN	Г			
4	SEPT04/19	MK	REVISIONS	9	NOV10/20	MK	F	EVISED SITE PLAN				
5	OCT31/19	MK	REVISED SITE PLAN	10	DEC10/20	MK	F	EVISED SITE PLAN				

MIKE FADUM AND ASSOCIATES LTD. **VEGETATION CONSULTANTS** 

Surrey, British Columbia V3W 0A6 Ph: (778) 593-0300 Fax: (778) 593-0302

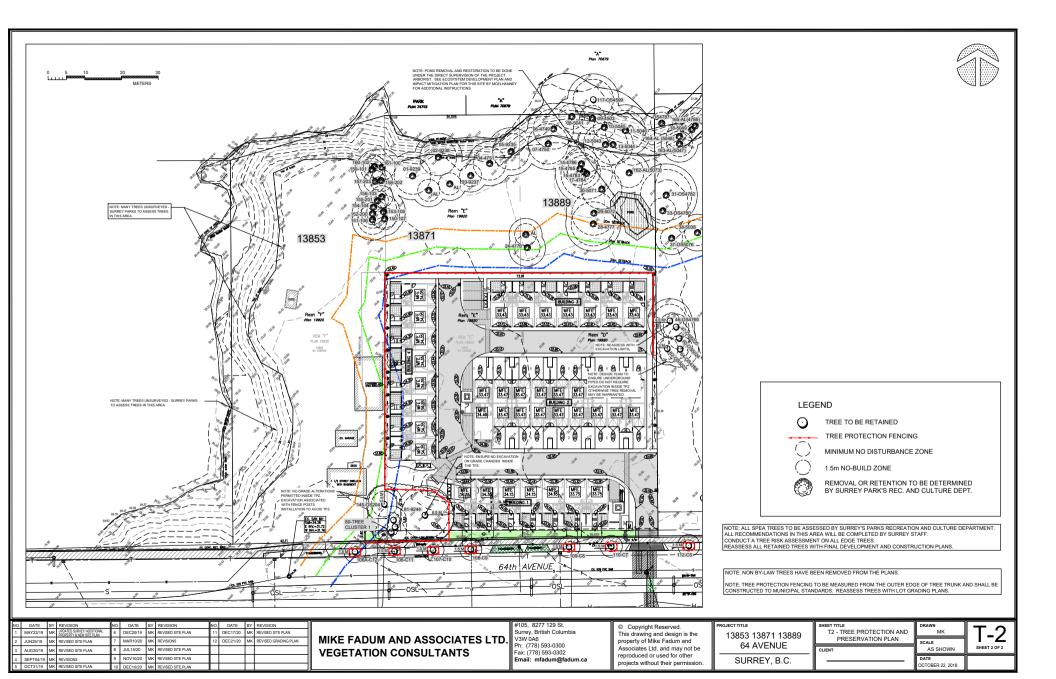
Email: mfadum@fadum.ca

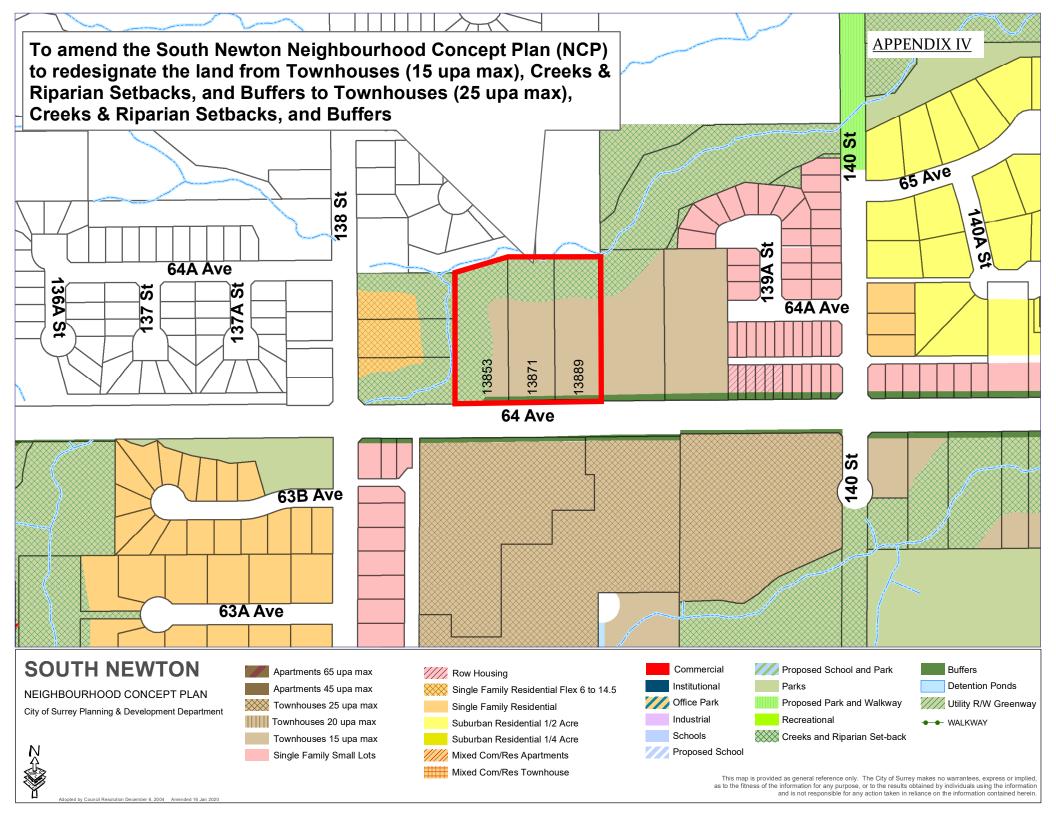
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

13853 13871 13889 64 AVENUE SURREY, B.C.

SHEET TITLE T1 - TREE REMOVAL AND	DRAWN 1
PRESERVATION PLAN	SCALE
CLIENT	ASS
	DATE
	OCTOBER

MK	T_1
SHOWN	SHEET 1 OF 2
R 22. 2018	





#### **CITY OF SURREY**

(the "City")

#### **DEVELOPMENT VARIANCE PERMIT**

NO.: 7918-0419-01

Issued To:		
Address of Owner:		
Issued To:		
Address of Owner:		
	(collectively referred to as the "Owner")	

- 1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-635-769 Lot "D" Except: Part Dedicated Road on Plan BCP18827, Section 16 Township 2 New Westminster District Plan 19920

13889 - 64 Avenue

Parcel Identifier: 010-635-785 Lot E Except: Part Dedicated Road on Plan BCP16219 Section 16 Township 2 New

Westminster District Plan 19920

13871 - 64 Avenue

Parcel Identifier: 010-635-793

Lot "F" Except: Part on Plan BCP18691, Section 16 Township 2 New Westminster District Plan 19920

13853 - 64 Avenue

(the "Land")

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

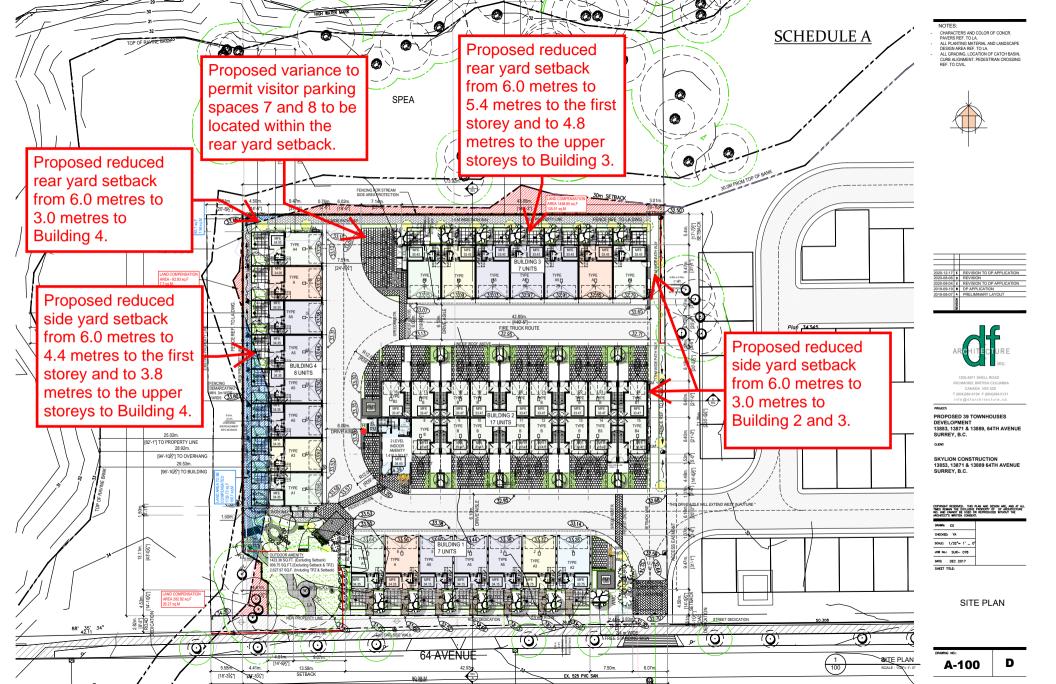
Parcel Identifier:

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

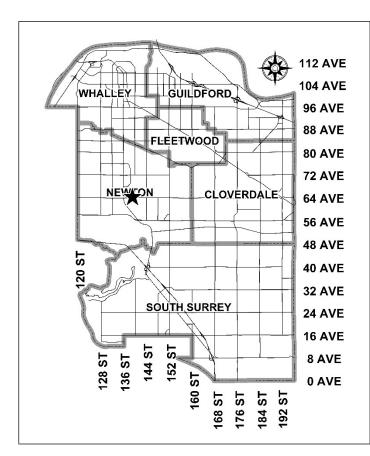
\_\_\_\_\_

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard (east) setback is reduced from 6.0 metres to 3.0 metres to the building face of Buildings 2 and 3;
  - (b) In subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum rear yard (north) setback is reduced from 6.0 metres to 5.4 metres to the first storey of Building 3 and to 4.8 metres for the upper storeys of Building 3, and from 6.0 metres to 3.0 metres to Building 4;
  - (c) In subsection F. Yard and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard (west) setback is reduced from 6.0 metres to 4.4 metres to the first storey and to 3.8 metres to the upper storeys of Building 4.
  - (d) In subsection H. Off-Street Parking and Loading/Unloading of Part 22 Multiple Residential 30 Zone, parking within the required rear yard (north) setback is permitted for visitor parking spaces 7 and 8; and
- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8.	The terms of this development variance perm persons who acquire an interest in the Land.	it or any amendment to it, are binding on all
9.	This development variance permit is not a bu	ilding permit.
	ORIZING RESOLUTION PASSED BY THE COL O THIS DAY OF , 20 .	UNCIL, THE DAY OF , 20 .
		Mayor – Doug McCallum
		City Clerk – Jennifer Ficocelli



#### APPENDIX VI



# City of Surrey PLANNING & DEVELOPMENT REPORT Application No.: 7918-0419-00

Planning Report Date: September 14, 2020

#### **PROPOSAL:**

- NCP Amendment from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks and Riparian Setbacks and Buffers
- **Rezoning** from RA to RM-30
- Development Permit
- Development Variance Permit

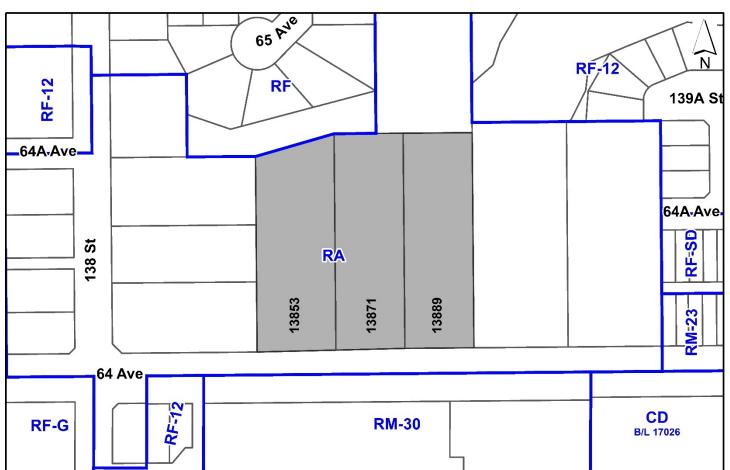
to permit the development of 39 townhouse units.

**LOCATION:** 13853, 13871, 13889 – 64 Avenue

ZONING: RA
OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (15 upa max), Creeks &

Riparian Setbacks, and Buffers



#### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

#### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks & Riparian Setbacks, and Buffers.
- The applicant is proposing to reduce the minimum streamside setback for a Class A (red-coded) watercourse from 30 metres to a minimum of 20 metres, as measured from top-of-bank, on a portion of the site.
- The applicant is proposing to reduce the minimum side yard (east), and rear yard (north) setbacks of the RM-30 Zone.

#### RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP) which allows for densities up to 72 units per hectare (30 units per acre) on the subject property as it is within an approved Secondary Plan Area.
- The South Newton NCP was adopted by Council in June 1999 and is reflective of the form of development that was appropriate at that time. Since 1999, densities have steadily increased due to increased cost of land, changing market conditions including housing affordability, and to reflect the form of housing that is appropriate in an urbanizing City. For these reasons, it is necessary to amend the NCP land use designation to accommodate this proposal.
- The proposed density and building form are appropriate for this part of South Newton. The proposed development is within 500 metres of a Frequent Transit Development Permit Area (FTDA) on King George Boulevard, and there is a high-frequency bus service on 64 Avenue with a bus stop 170 metres away from the subject site.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2
  Capital Projects Community Amenity Contributions (CACs), in support of the requested
  increased density.
- The increase in density allows for greater retention of the riparian streamside areas, which will be conveyed to the City for conservation purposes.

- While the applicant proposes to reduce the minimum streamside setback for a portion of the site, staff worked with the applicant to include 13853 64 Avenue in the application. That property is almost entirely encumbered by a streamside setback and the applicant proposes to convey approximately 0.72 hectares of riparian land to the City for conservation purposes.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes) and for Form and Character.
- The proposed reduced side yard (east) and rear yard (north) setbacks are adjacent to riparian area and a side yard and will not negatively impact the adjacent properties.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed buildings and the public realm.

#### RECOMMENDATION

The Planning & Development Department recommends that:

- 1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
- 2. Council authorize staff to draft Development Permit No. 7918-0419-00 generally in accordance with the attached drawings (Appendix I).
- 3. Council approve Development Variance Permit No. 7918-0419-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the building face of Buildings 2 and 3;
  - (b) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 5.1 metres to the first floor of Building 3 and to 4.5 metres for the upper storeys of Building 3, and from 6.0 metres to 3.0 metres to Building 4;
  - (c) to permit parking within the required rear yard (north) setback for visitor parking spaces 7 and 8; and
  - (d) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a minimum of 20 metres for a portion of the site.
- 4. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (h) the applicant satisfy the requirements for a P-15 agreement;

- (i) conveyance of riparian areas to the City for conservation and protection purposes;
- (j) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (k) 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;
- (l) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (n) submission of an acoustical report for the units adjacent to 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
- (o) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (p) registration of a Section 219 Restrictive Covenant to ensure future construction is in accordance with the geotechnical report;
- (q) 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
- (r) 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.
- 5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks & Riparian Setbacks, and Buffers, when the project is considered for final adoption.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Three acreage single family properties.	Townhouses (15 upa max), Creeks and Riparian Setbacks, and Buffers.	RA
North:	Hyland Creek Park, single family residences.	OCP: Urban	RF, RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Acreage single family property.	Townhouses (15 upa max), Creeks and Riparian Setbacks, and Buffers.	RA
South (Across 64 Avenue):	Townhouses under construction under Development Application No. 7911-0111-00, which was granted Final Adoption on November 7, 2016.	Townhouses (25 upa max)	RM-30
West:	Acreage single family properties.	Single Family Residential Flex 6- 14 upa	RA

#### **Context & Background**

- The subject site is comprised of three properties (13853, 13871, 13889 64 Avenue), which together are 1.3 hectares in size. The site is designated Urban in the Official Community Plan (OCP), Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers in the South Newton Neighbourhood Concept Plan (NCP) and zoned "One Acre Residential Zone (RA)".
- The initial application as originally submitted involved only two properties (13871 and 13889 64 Avenue). The resulting remnant property (13853 64 Avenue) on the west side, was to remain as a single family property without potential to develop under the Townhouses (15 upa max) land use designation in the South Newton NCP. This property is encumbered by Reedville Creek, a Class A watercourse. Future single family dwelling construction on 13853 64 Avenue would be required to provide a minimum 15 metre streamside setback for protection of the watercourse, without conveyance of this riparian area to the City for conservation purposes.
- The applicant worked with staff to include 13853 64 Avenue in the application in order to avoid a remnant property without development potential, and to ensure the streamside setback area is conveyed to the City, in perpetuity, for conservation purposes. See the Sensitive Ecosystem Development Permit and Development Variance Permit sections for further discussion on the proposed variance to the streamside setback.

#### **DEVELOPMENT PROPOSAL**

#### **Planning Considerations**

• The applicant is proposing to amend the South Newton NCP from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks & Riparian Setbacks, and Buffers; to rezone the subject site from "One Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)"; a Development Permit for Form and Character, Hazard Lands (Steep Slopes), and Sensitive Ecosystems (Streamside Areas); and a Development Variance Permit to reduce the streamside setbacks and yard setbacks, in order to permit the development of 39 townhouse units.

Proposed		
Lot Area		
Gross Site Area:	13,087 square metres	
Road Dedication:	159.9 square metres	
Undevelopable Area:	7,303.7 square metres	
Net Site Area:	5,523.4 square metres	
Number of Lots:	1	
Building Height:	12.5 metres	
Unit Density:	Gross: 29 u.p.h/12 u.p.a / Net: 69 u.p.h/28 u.p.a	
Floor Area Ratio (FAR):	Gross: 0.37 / Net: 0.88	
Floor Area		
Residential:	4,940 square metres	
Total: 4,940 square metres		
Residential Units:		
ı-Bedroom: o		
2-Bedroom:	17	
3-Bedroom:	22	
Total:	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 provided the following projections for the

number of students from this development:

10 Elementary students at Hyland Elementary School

5 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 December

2022.

Parks, Recreation &

Culture:

No concerns.

Surrey Fire Department: No concerns.

Advisory Design Panel: The application was not referred to the Advisory Design Panel

(ADP) but was reviewed by staff and found satisfactory.

#### **Transportation Considerations**

- Should the proposal be supported by Council, the applicant would be required to dedicate a varying amount of land between 1.5 to 2.8 metres in width along 64 Avenue for road dedication.
- The site is to be accessed via a single driveway off 64 Avenue. This access point is to be shared with a future townhouse development on the abutting lot to the east (13915 64 Avenue). A sign will be erected at the boundary of that property to inform future property owners that the access point will be shared with future development to the east.
- The drive-aisle of the future townhouse development to the east will connect to a new cul-de-sac (at 64A Avenue) that is proposed under Development Application No. 7916-0258-00, which received Third Reading on April 1, 2019. An easement will be registered over this drive-aisle in favour of the subject development (Application No. 7918-0419-00) to provide full-movement access for vehicles to access the traffic light at 140 Street and 64 Avenue.
- Currently, the subject site is served by public transit with the 364 route bus, which has a stop approximately 170 metres from the site on 64 Avenue. The site is also less than 500 metres from King George Boulevard, which is considered part of the Frequent Transit Network (FTN).
- Painted bike lanes are also available on both the north and south sides of 64 Avenue.

#### Parkland and/or Natural Area Considerations

- Under the Sensitive Ecosystem Development Permit Guidelines, applicants have the choice of
  protecting the riparian streamside setback area through a combined statutory right-ofway/restrictive covenant or by conveying the land to the City for conservation purposes in
  perpetuity.
- The applicant has chosen to convey approximately 0.72 hectares of riparian streamside setback area to the City. This land will be protected with a 1.2 metre-high split-rail wooden fence and will be the responsibility of the City to maintain in perpetuity. In support of the requested Development Variance Permit, the applicant will be responsible for restoration works within the riparian area. See the Sensitive Ecosystem Development Permit section further on in this report for more discussion.

#### **Sustainability Considerations**

• The applicant has met all 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 land use designation in the Metro Vancouver Regional Growth Strategy.

## Official Community Plan

#### Land Use Designation

• The proposal complies with the Urban land use designation in the Official Community Plan.

#### Themes/Policies

- A1.3 Accommodate urban land development according to the following order of growth management priorities:
  - Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

(The proposed development is located in a well-serviced area and will help to create a compatible transition between the row-houses/duplexes to the east and the higher density townhouses south of 64 Avenue.)

 A<sub>3.5</sub> – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The proposed development is comparable in scale and density to recently approved and proposed developments in the immediate vicinity.)

• B4.24 – Protect and retain significant trees, forest stands and other natural features within new and existing neighbourhoods.

(The proposed development preserves approximately 0.72 hectares of riparian habitat that is to be conveyed to the City for conservation purposes.)

#### **Secondary Plans**

### **Land Use Designation**

• The applicant proposes an amendment to the South Newton NCP to redesignate the site from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks & Riparian Setbacks, and Buffers.

#### Amendment Rationale

- The South Newton NCP was adopted by Council in June 1999 and is reflective of the form of development that was appropriate at that time. Since 1999, densities have steadily increased due to increased cost of land, changing market conditions including housing affordability, and to reflect the form of housing that is appropriate in an urbanizing City. For these reasons, it is necessary to amend the NCP land use designation to accommodate this proposal.
- The initial application submitted involved only two properties (13871 and 13889 64 Avenue). The resulting remnant property (13853 64 Avenue) on the west side, was to remain as a single family property without potential to develop under the Townhouses (15 upa max) land use designation in the South Newton NCP. This property is encumbered by Reedville Creek, a Class A watercourse. Future single family dwelling construction on 13853 64 Avenue would be required to provide a minimum 15 metre streamside setback for protection of the watercourse, without conveyance of this riparian area to the City for conservation purposes.
- Staff worked with the applicant to include 13853 64 Avenue as part of the application. Now that 13853 64 Avenue is included in the application, the applicant proposes to convey the entirety of the streamside setback area, approximately 0.72 hectares of land, to the City for conservation purposes. In doing so, this also improves the site efficiency and unit yield while preserving riparian area in perpetuity.
- A portion of the riparian area would be considered "undevelopable," as defined by the Zoning By-law, which is considered to be that area measured 5 metres inland from the top-of-bank. The remaining riparian area could be included in the net site area if the riparian area was not proposed to be conveyed to the City. In this scenario, the net density would be 43 units per hectare (17 units per acre), well below the maximum 75 units per hectare (30 units per acre) permitted under the RM-30 Zone. Similarly, the intent of the Townhouse (25 UPA) designation in the NCP is being achieved, as the proposed density should the lands not be conveyed, would be less than the maximum density that is permitted.
- 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.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff who are satisfied with the proposed 75% land lift contribution value of \$866,250, to satisfy the proposed Secondary Plan Amendment. The applicant has agreed to pay this amount.

#### Themes/Objectives

 Provide a mix of housing densities and types ranging from small lot, compact single family lots to well-designed townhouses and multi-storey apartments, to accommodate a range of needs.

(The proposed development will add townhouses to the mix of different housing options in South Newton, which range from single family small lots to townhouses and apartment units.)

• 1.2 – Encourage the development of a comprehensively designed, aesthetically pleasing community to live, work, shop and play.

(The proposed development is designed with a high-degree of coordination between buildings, landscaping and hardscape features that creates an aesthetically pleasing townhouse development.)

• 4.10 – Multi-family developments should be designed to be pedestrian accessible from the public sidewalks.

(The townhouse units adjacent to 64 Avenue are proposed to front directly onto that street with active rooms and windows.)

#### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 units per hectare	29 units per acre (gross)/69 units per hectare (net)
Floor Area Ratio:	1.0	0.88
Lot Coverage:	45%	41%
Yards and Setbacks		
North:	6.o m	5.14 m to first storey and 4.5 m to upper storeys of Building 3; 3.0 m to Building 4
East:	6.o m	3.0 m
South:	4.5 m	4.5 m
West:	6.o m	6.1 m
Height of Buildings		-
Principal buildings: Accessory buildings:	13 m 11 m (indoor amenity building) 4.5 m (other accessory buildings)	12.5 5.0 m
Amenity Space		

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed		
Indoor Amenity:		The proposed 97 m <sup>2</sup> + CIL		
		of \$10,500 meets the		
	3 m² per unit = 117 m²	Zoning By-law		
		requirement.		
Outdoor Amenity:		The proposed 197 m <sup>2</sup>		
Cataon finemy.	3 m² per unit = 117 m²	exceeds the Zoning By-law		
	J F	requirement.		
Streamside (Part 7A)	Required	Proposed		
Streamside Setbacks				
Class A (red-coded) Stream:	30 m	20 - 30 m (DVP required)		
Parking (Part 5)	Required	Proposed		
Number of Stalls				
Residential:	78 (2 spaces per dwelling)	78		
Residential Visitor:	8	8		
Total:	86	86		
Tandem (%):	50%	44%		

#### Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum side yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the building face of Buildings 2 and 3;
  - (b) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 5.1 metres to the first floor of Building 3 and to 4.5 metres for the upper storeys of Building 3, and from 6.0 metres to 3.0 metres to Building 4; and
  - (c) to permit parking within the required rear yard (north) setback for visitor parking spaces 7 and 8.
- The reduced setback to the building face on the rear yard (north) is considered reasonable as the land to the north is to be conveyed to the City for conservation purposes. No public access will be permitted through this conveyed land meaning there are no impacted properties. Similarly, the reduced setback to the building face on the side yard (east) for Buildings 2 and 3 is considered reasonable as it is a side yard condition and should not negatively impact future development to the east, which is planned to be similar to the type of development proposed on the subject application.
- The proposed parking within the required rear yard (north) setback will be screened from the adjacent properties to the north by the large riparian area that is proposed to be conveyed to the City through this application. Therefore, there should be minimal impact to adjacent properties.

#### Streamside Variance

- The applicant is also requesting the following streamside variance:
  - (a) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a minimum of 20 metres for a portion of the site.
- The original development application only included two properties: 13871 and 13889 64 Avenue. In this scenario, 13853 64 Avenue to the west would be left as a remnant lot without development potential under the Townhouse (15 upa max) land use designation in the South Newton NCP, as almost the entire portion of 13853 64 Avenue is within the required 30 metre streamside setback. As a remnant parcel, future development on this property would be restricted to a single family dwelling with a minimum 15 metre streamside setback. Conveyance of the riparian area could not be sought under this scenario, meaning maintenance of the riparian area would be the responsibility of that property owner.
- To facilitate the build-out of the South Newton NCP and avoid a remnant property, staff worked with the applicant to include 13853 64 Avenue in the subject development. To encourage that scenario, staff support a small variance to the streamside setback, from 30 metres to a minimum of 20 metres at its closest point, increasing to 25 metres across most of the west boundary property line. Even with the reduced streamside setback of 20 metres, the protection for the watercourse is greater under this scenario than if the property were not included in the development application.
- In recognition of the constraints noted above, staff support the requested variance to proceed for consideration.

#### **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 rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Building Permit issuance.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff who are satisfied with the proposed 75% land lift contribution value of \$866,250 in order to satisfy the proposed Secondary Plan Amendment.

#### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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.

#### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 9, 2019 and the Development Proposal Signs were installed on October 9, 2019. Staff received one phone call and one email response from neighbouring residents (staff comments in italics):
  - One resident expressed concern that the proposed reduced streamside setback will negatively impact the adjacent fish-bearing streams. The same resident also expressed concern with the proposed density, despite being supportive of the townhouse form.

(The proposed reduced streamside setback of a minimum of 20 metres and increasing to an average of 25 metres, as measured from top-of-bank on the west property line, far exceeds the Provincial Riparian Area Protection Regulation requirement for a 10.9 metre Streamside Protection and Enhancement Area setback, as measured from high-water-mark. The applicants Qualified Environmental Professional confirmed that the proposed variance will not have any direct impact on the watercourse, its water quality or quantity, or habitat value for fish and wildlife.

The proposed increase in density is consistent with similar townhouse developments in South Newton, and reflects the steadily increasing density to account for to increased cost of land, changing market conditions including housing affordability, and to reflect the form of housing that is appropriate in an urbanizing City).

• Another resident who resides nearby expressed concerns regarding a) crime and unsightliness on the property; and b) increase in traffic on 64 Avenue.

(While the vacant land may have been subject to crime and deterioration, the proposal would develop the site with townhouses, which would remove any unsightliness of the property.

As part of development applications, developers are required to upgrade roads fronting the development site, with the exception of arterial-classified roads (such as 64 Avenue). This is due to the function of arterial roads as major corridors throughout the city which typically carry the highest traffic volumes. As such, the City's practice is to construct larger sections of arterial roads all at one time, rather than in an ad-hoc manner through development, in order to maximize the benefits from the improvements and to minimize interruptions and delays to traffic. Although developers are not typically required to upgrade arterial roads as part of an application, they are required to provide Development Cost Charges (DCC's), which are used to fund improvements to roads, drainage, water, and sewer services, as set out in the City's 10-Year Servicing Plan.

At this time, 64 Avenue has two travel lanes in each direction and separated left turn bays, which is consistent with the ultimate arterial road cross section. Any further improvements to walking and cycling infrastructure on 64 Avenue are not currently within the 10-Year Servicing Plan.

The proposal for 39 townhouse units will generate approximately 22 trips in the peak hour. This does not meet the City's threshold for a Traffic Impact Assessment and the development is not anticipated to have a significant impact to traffic volumes along 64 Avenue).

• The subject development application was referred to the Newton Community Association. No comments were provided.

#### **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 (red-coded) watercourse which flows west to east at the northern and western boundaries of the 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 (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks partially comply with the requirements outlined in the Zoning By-law.
- 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. In support of the requested Development Variance Permit, the applicant will be responsible for restoration works within the riparian area. The restoration works include restoring existing disturbed areas, including existing homes, a man-made pond, and invasive species.
- An Ecosystem Development Plan, prepared by Cindy Lipp *R.P. Bio.*, of McElhanney Ltd. and dated July 14, 2020 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. 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 property is currently vacant and mostly flat with an elevation of approximately 32 metres. Reedville Creek is located along the north and west portions of the property and flows from west to east. Along the south side of the watercourse there is a 4.0 metre-high bank, with a slope of approximately 20 degrees down to the north.
- A geotechnical report, prepared by Rajinder Bains, *P. Eng.*, of Western Geotechnical Ltd. and dated August 26, 2019 was peer reviewed by Tegbir Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible, provided that the recommendations in their report are incorporated into the overall design of the site, including the placement of structural fill, installing footing drains and that all site preparation is to be conducted in dry weather.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required 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.

#### 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 South Newton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Newton Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff on several issues to improve the overall design, including:
  - o decreasing the depth of the back-to-back units to ensure these unit types receive sufficient natural light and are livable;

- o implement a perimeter pathway adjacent to the riparian setbacks to improve pedestrian circulation and provide visibility to this natural area;
- increase the size of the outdoor amenity area to account for the large tree protection areas that are non-programmable. The increased amenity area now allows for a programmable amenity space.
- The site consists of four buildings comprised of 17 two-bedroom townhomes and 22 three-bedroom townhomes. The two-bedroom units are contained within the centre Building 2, which are back-to-back units with tandem parking (one garage space and one parking pad per unit). The three-bedroom units have side-by-side two-car garages.
- The two-bedroom back-to-back units are proposed to have roof-top decks whereas the three-bedroom units have either rear or front yards.
- The buildings at the perimeter are oriented towards the riparian area to enhance the connection between the development and this environmental feature, as well as improving the visibility and CPTED aspect of the riparian area.
- Building materials include hardie panel cladding in a variety of colours, including light gray
   ("Gray Slate"), taupe ("Monterey Taupe"), beige ("Cobble Stone"), white ("Arctic White"), dark
   gray ("Night Gray"), and bronze ("Bronze Tone"). Garages are to be constructed of solid wood
   in dark gray ("Briarwood") and solid core wood front doors are to be painted dark red/brown
   ("Clydesdale Brown").
- The buildings have a modern style and are proposed with a flat roof.

#### Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover.
- 40 trees are proposed to be planted within the project, including a mixture of Fraser Fir, Paperbark Maple, and Japanese Snowbell.
- Other plantings include a variety of shrubs, grasses and ground covers that are used to soften the hard surfaces on the site and help define the transitions between private and semi-private spaces.
- Decorative pavers are proposed at the site's entrance, at each individual unit entry and within the visitor parking spaces.
- A 1.5 metre-wide perimeter walkway is proposed around the entire site to give better visibility to the adjacent riparian area.

#### **Indoor Amenity**

• The proposed indoor amenity area is a large one-storey multi-purpose building adjacent to Building 2

#### **Outdoor Amenity**

- The outdoor amenity area is situated in the southwest corner of the property fronting 64 Avenue and includes the retention of 4 trees.
- There are two (2) benches and a nature play structure that are situated amongst retained trees and a bark mulch pathway through the amenity area.

#### **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 the resolution of the fencing treatment along the front yard, clarification, and design of the soffit and hand rail treatment and for clarification of the roofing material on Building 2.
- 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 subject application be supported by Council.

#### **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:

Table 1: Summary of Tree Preservation by Tree Species:						
Tree Species	Existing	Remove	Retain			
Alder and Cottonwood Trees						
Alder/Cottonwood	16	16	0			
Deciduous Trees (excluding Alder and Cottonwood Trees)						
Pear	1	1	0			
Paper Birch	1	1	0			
Cherry	4	1	3			
Red Oak	3	0	3			
Oak	2	1	1			
Norway Maple	2	0	2			
Sweet Gum 'Worplesdon'	3	1	2			
Coniferous Trees						
Douglas Fir	2	1	1			
Lawson Falsecypress	2	2	0			
Norway Spruce	1	1	0			
Sitka Spruce	1	1	0			

Tree Species	Ex	isting	Remove	Retain	
Western Hemlock	2		2	0	
Western Red Cedar		22	22	0	
<b>Total</b> (excluding Alder and Cottonwood Trees)	46		34	12	
Additional Trees in the Riparian Area		54	10	44	
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			40		
Total Retained and Replacement Trees		96			
Contribution to the Green City Program		\$17,600			

- The Arborist Assessment states that there is a total of forty-six (46) mature trees on the site, excluding Alder and Cottonwood trees. Sixteen (16) existing trees, approximately 26% of the total trees on the site, are Alder and Cottonwood trees. It was determined that twelve (12) 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.
- Table 1 includes an additional fifty-four (54) protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. In consultation with the Parks, Recreation and Culture Department, the applicant's Registered Professional Forester (RPF) determined that 10 trees within the riparian area are required for removal due to their existing hazardous condition.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- 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 eighty-four (84) replacement trees on the site. Since only forty (40) replacement trees can be accommodated on the site, the deficit of forty-four (44) replacement trees will require a cash-in-lieu payment of \$17,600 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 Fraser Fir, Paperbark Maple, and Japanese Snowbell.
- In summary, a total of fifty-two (52) trees are proposed to be retained or replaced on the site and an additional forty-four trees retained in the riparian area and a contribution of \$17,600 to the Green City Fund.

#### 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. NCP Plan

Appendix VI. Development Variance Permit No. 7918-0419-00

approved by Shawn Low

Jean Lamontagne General Manager

Planning and Development

KS/cm

13853,13871 & 13889 - 64th AVE, SURREY, BRITISH COLUMBIA



#### **ARCHITECTURAL**

A-001 COVER PAGE
A-002 PROJECT DATA
A-003 BASE PLAN

A-100 SITE PLAN

A-200 TO 207 BUILDING FLOOR PLANS A-220 TO 229 UNIT FLOOR PLANS

A-401 TO 404 ELEVATIONS A-501 SECTIONS

A-601 STREETSCAPE
A-602 STREET INTERFACE



#### PROJECT DIRECTORY

CLIENT

SKYLION CONSTRUCTION LTD.

13853, 13871 & 13889 - 64th AVE,
SURREY, BC
CONTACT: PAWAN SANDHU
pawan@lionestateconstruction.com

ARCHITECTURAL:
DF ARCHITECTURE INC.
1205 -4871 SHELL ROAD,
Richmond, B.C. V6X 326
CONTACT: JESSIE ARORA
T 604 284 5194
jessie@dfarchitecture.ca
info@dfarchitecture.ca

SURVEYOR:
CAMERON LAND SURVEYING LTD.
UNIT 206 - 16055 FRASER HIGHWAY
SURREY, B.C.
CONTACT: KEN SCHUURMAN
T 604-597-3777
ken@cameronlandsurveying.com

ENVIRONMENTAL:
MCELHANNEY LTD. (QEP)
SUITE 100, 8837 201 STREET
LANGLEY, B.C. V2Y0C8
CONTACT: CINDY LIPP
T 604-596-0391
clipp@mcelhanney.com

LANDSCAPE ARCHITECT:
M2 LANDSCAPE ARCHITECTURE
26 Lorne Mews, 220,
New Westminster, BC. V3M3L7
CONTACT: MEREDITH MITCHELL
T 604-553-0044 EXT. 102
meredith.mitchell@m2la.com

CIVIL:
HUB ENGINEERING INC.
#212, 12992 - 76 AVE
Surrey, BC
CONTACT: MIKE KOMPTER
T 604-572-4328
mail@hub-inc.com

ARBORIST:
MIKE FADUM AND ASSOCIATES LTD.
#105, 8277-129 STREET
SURREY, BC
CONTACT: MIKE FADUM
T 778-593-0300
office@fadum.ca





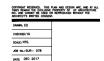
RICHMOND, BRITISH COLUMBIA CANADA V6X 326 T (604)284-5194 F (604)284-5131

ROJECT:

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

CLIENT

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURPEY R.C.



COVER PAGE



OFF STREET PARKING	

011	SINLLII	AITHING		
	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
RESIDENTIAL REQUIRED	39	2	78	78
VISITORS CAR PARK (REQUIRED)	39	0.2	7.8	8
TOTAL NO. OF PARKING REQUIRED				86
NO OF PARKING PROVIDED				86

TOTAL BUILDING FLOOR AREA

NET AREA			60,530.7 SQFT	5,623.4 SQM	1.39 AC
ZONING				PROPOS	SED
EXISTING				RA	
PROPOSED			CD - BASED ON RM-30		
NCP			SOUTH NEV	NTON	
OCP				URBAN	N

**PROJECT INFO** 

13853, 13871 & 13889 - 64th AVENUE, SURREY, BRITISH COLUMBIA

BCP18827.

LOT F BLOCK B SECTION 16 TOWNSHIP 2 PLAN NWP19920 NWD EXCEPT PLAN PART DEDICATED ROAD ON BCP18691.LOT E SECTION 16 TOWNSHIP 2 PLAN NWP19920 NWD EXCEPT PLAN BCP16219. LOT D BLOCK B SECTION 16 TOWNSHIP 2 PLAN NWP19920 NWD EXCEPT PLAN PART DEDICATED ROAD ON

13,087.0 SQM

159.9 SQM

7,303.7 SQM

3.24 AC

0.04 AC

1.80 AC

140,868.6 SQFT

1,721.4 SQFT

78,616.5 SQFT

CIVIC ADDRESS :

LOT INFO GROSS SITE AREA

LEGAL DESCRIPTION :

ROAD DEDICATION FOR 64TH

STREAM SIDE PROTECTION

SETBACKS	PROPOSED
NORTH (FROM SPEA)	3.04 M , 5.17M
SOUTH (64th Ave.)	4.50 M
EAST (Neighboring Lot)	3.00 M
WEST	6.27 M

HEIGHT	
ALLOWED	43'/ 13.0 M
PROPOSED	41'/ 12.5 M

DENSITY		ALLOWED	PROPOSED
PROPOSED (ON NET)		30.0 UPA	28 UPA

SITE COVERAGE		ALLOWED	PROPOSED
NET		45.0%	40.8%
GROSS		45.0%	17.5%

FAR	ALLOWED	PROPOSED
NET	1	0.88
GROSS	1	0.38

AMENITY CALCULATIONS						
	NO. OF UNITS	AREA PER UNIT	AREA PER UNIT	AREA		
INDOOR AMENITY						
REQUIRED	39	3.0 SQM	32.00 Sq.Ft.	1248.0 SQFT		
PROVIDED				1047.0 SQFT		
OUTDOOR AMENITY	NO. OF UNITS		AREA PER UNIT	AREA		
REQUIRED	39	3.0 SQM	32.00 Sq.Ft.	1248.0 SQFT		
PROVIDED				2356.5 SQFT		
PROVIDED (EXCLUDING TPZs)				1484.6 SQFT		

53,179.86 Sq.Ft.

39

FAR PROPOSED ON NET SITE AREA

BUILDING FLOOR AREA									
UNIT TYPE	GARAGE	LVL 1 INC. GARAGE	LVL 1 EXC. GARAGE	LVL 2	LVL 3	ROOF TOP	UNIT AREA	NO. OF UNITS	TOTAL FLOOR AREA
TYPE 'A'	426.26 Sq.Ft.	613.89 Sq.Ft.	187.63 Sq.Ft.	622.34 Sq.Ft.	655.25 Sq.Ft.	-	1,465.22 Sq.Ft.	3	4,395.66 Sq.Ft.
TYPE 'A1'	426.26 Sq.Ft.	613.89 Sq.Ft.	187.63 Sq.Ft.	665.45 Sq.Ft.	699.95 Sq.Ft.	-	1,553.03 Sq.Ft.	3	4,659.09 Sq.Ft.
TYPE 'A2'	426.26 Sq.Ft.	613.89 Sq.Ft.	187.63 Sq.Ft.	665.43 Sq.Ft.	700.14 Sq.Ft.	-	1,553.20 Sq.Ft.	1	1,553.20 Sq.Ft.
TYPE 'A3'	426.26 Sq.Ft.	613.89 Sq.Ft.	187.63 Sq.Ft.	621.34 Sq.Ft.	655.31 Sq.Ft.	-	1,464.28 Sq.Ft.	3	4,392.84 Sq.Ft.
TYPE 'A4'	426.48 Sq.Ft.	613.89 Sq.Ft.	187.41 Sq.Ft.	638.26 Sq.Ft.	671.25 Sq.Ft.	-	1,496.92 Sq.Ft.	2	2,993.84 Sq.Ft.
TYPE 'A5'	426.28 Sq.Ft.	613.89 Sq.Ft.	187.61 Sq.Ft.	621.34 Sq.Ft.	655.35 Sq.Ft.	-	1,464.30 Sq.Ft.	10	14,643.00 Sq.Ft.
TYPE 'B'	276.19 Sq.Ft.	357.00 Sq.Ft.	80.81 Sq.Ft.	527.50 Sq.Ft.	527.49 Sq.Ft.	59.25 Sq.Ft.	1,195.05 Sq.Ft.	13	15,535.61 Sq.Ft.
TYPE 'B1'	261.69 Sq.Ft.	360.50 Sq.Ft.	98.81 Sq.Ft.	543.58 Sq.Ft.	543.57 Sq.Ft.	59.28 Sq.Ft.	1,245.23 Sq.Ft.	1	1,245.23 Sq.Ft.
TYPE 'B2'	261.69 Sq.Ft.	360.50 Sq.Ft.	98.81 Sq.Ft.	558.48 Sq.Ft.	558.48 Sq.Ft.	57.29 Sq.Ft.	1,273.05 Sq.Ft.	1	1,273.05 Sq.Ft.
TYPE 'B3'	276.19 Sq.Ft.	387.83 Sq.Ft.	111.64 Sq.Ft.	527.50 Sq.Ft.	527.49 Sq.Ft.	59.25 Sq.Ft.	1,225.88 Sq.Ft.	1	1,225.88 Sq.Ft.
TYPE 'B4'	276.19 Sq.Ft.	392.22 Sq.Ft.	116.02 Sq.Ft.	543.58 Sq.Ft.	543.57 Sq.Ft.	59.28 Sq.Ft.	1,262.45 Sq.Ft.	1	1,262.45 Sq.Ft.



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info @ dfarchitecture.ca

NOTES:

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE

SCALE:NTS. J08 No.: SUR- 078 DATE: DEC 2017 SHEET TITLE:

PROJECT DATA

A-002 Α





#### NOTES:

- CHARACTERS AND COLOR OF CONCR.
- CHARACTERS AND COLOR OF CONCR.
  PAVERS REF. TO LA.
  ALL PLANTING MATERIAL AND LANDSCAPE
  DESIGN AREA REF. TO LA.
  ALL GRADING, LOCATION OF CATCH BASIN, CURB ALIGNMENT, PEDESTRIAN CROSSING REF. TO CIVIL.







CANADA V6X 3Z6 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

CUENT:

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE

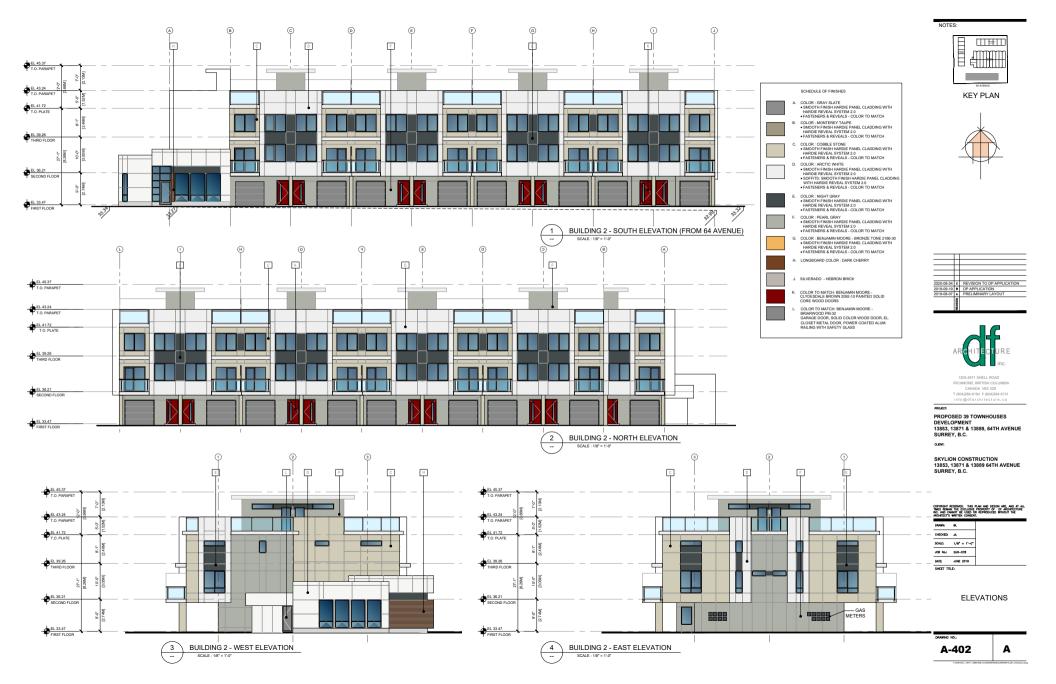
#### COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DI ARCHITECTURE INC. AND CHINOT SE USED OR REPRODUCED WITHOUT THE ADMINISTRATIVE MORTHLY MORTHLY AND ARCHITECTURE.

WOUNDERS WITH CONSE	
DRAWN EG	
CHECKED: YA	
SCALE: 1/32"= 1" _ 0"	1
JOB No.: SUR- 078	1
DATE: DEC 2017	
SHEET TITLE:	•

SITE PLAN

A-100 Α







NOTES:



KEY PLAN







1205-4871 SHELL ROAD RICHMOND, BRITISH COLUMBIA CANADA V6X 3Z5 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

....

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY. B.C.



**ELEVATIONS** 

A-403 A



NOTES:



KEY PLAN







1205-4871 SHELL ROAD RICHMOND, BRITISH COLUMBIA CANADA VEX 325 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

T:

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE

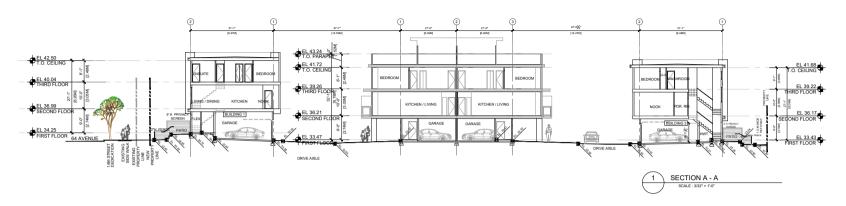
SURREY, B.C.

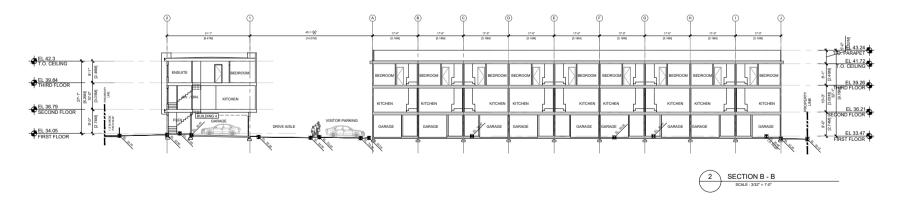
SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.

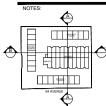


**ELEVATIONS** 

A-404 A







KEY PLAN







1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA VEX 3Z5
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

ECT:

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

....

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.



SECTIONS

DRAWING NO.:	
A-501	A





NEIGHBORING LOT SUBJECT LOT NEIGHBORING LOTS 138 ST



BUILDING 1 & 4 - STREETSCAPE ALONG 64 AVE.

2020-08-04 c REVISION TO DP APPLICATION 2019-08-07 A PRELIMINARY LAYOUT 3			
2019-09-19 8 DP APPLICATION		Н	
2019-09-19 8 DP APPLICATION			
2019-09-19 8 DP APPLICATION			
2019-09-19 8 DP APPLICATION		Ш	
	2020-08-04	c	REVISION TO DP APPLICATION
2019-08-07 A PRELIMINARY LAYOUT	2019-09-19	8	DP APPLICATION
	2019-08-07	A	PRELIMINARY LAYOUT
		ž	



1205-4871 SHELL ROAD RICHMOND, BRITISH COLUMBIA CANADA VEX 325 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

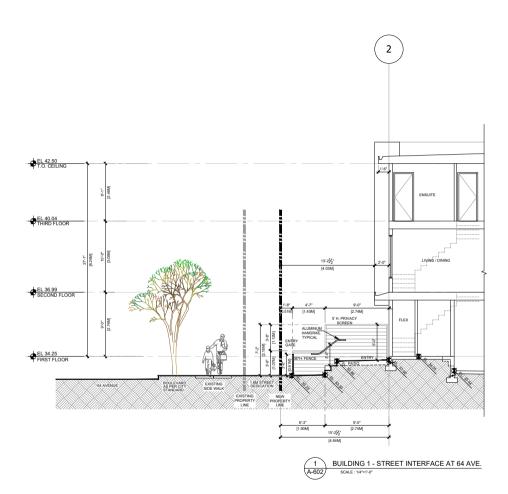
PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

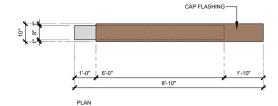
SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.

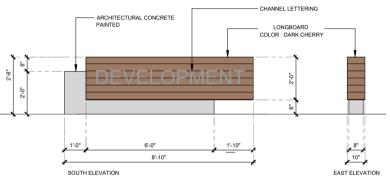
imes remai ic. and ca		TAN AND DESIGN ARE, AND AT PROPERTY OF DF ARCHITECTUR REPRODUCED WITHOUT THE
DRAWN:	BL.	
CHECKED	м	
SCALE:	AS NOTED	
108 He/:	SUR-078	
DATE	JUNE 2019	
SHEET TIT	LE:	

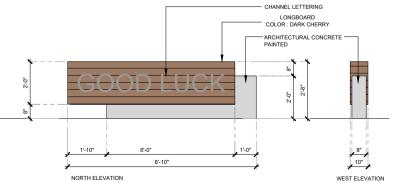
STREETSCAPE

DRAWING NO.:	
A-601	A















1205-4871 SHELL ROAD RICHMOND, BRITISH COLUMBIA CANADA VEX 325 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

ECT:

PROPOSED 39 TOWNHOUSES DEVELOPMENT 13853, 13871 & 13889, 64TH AVENUE SURREY, B.C.

.....

SKYLION CONSTRUCTION 13853, 13871 & 13889 64TH AVENUE SURREY, B.C.

	WRITTEN CONSEI	OR REPRODUCED WITHOUT THE IT.
DRAWN:	BL.	
CHECKED	ж	1
SCALE:	AS NOTED	1
108 Nevi	SUR-078	1
DATE	JUNE 2019	1

STREET INTERFACE AT 64 th AVENUE

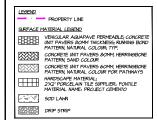
A-602 A

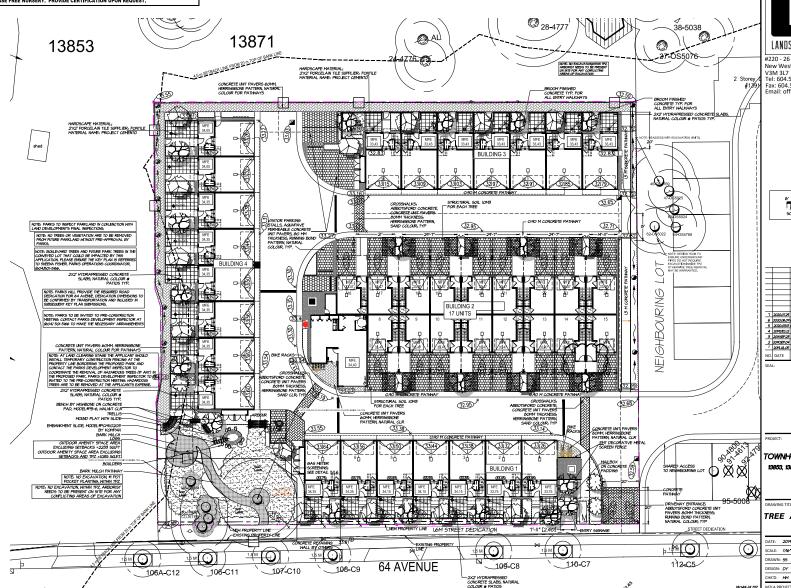




TOTIS: "IF ANT GREEN IT THIS LIST ARE SPECIFIED ACCORDING TO THE DIC LARGEAGE STANDARD, LATEST EDITION, CONTAINERS QUEST SPECIFIED, AS THE ARM SHE ADDRESS AND FER HARM SHE AND CONTAINERS QUEST SPECIFIED AS THE ARM SHE ADDRESS AND FER HARM SHE ARE THE HARM AND CHEFFIELD SPECIFICATIONS FOR DEPTHIC CONTAINERS HEADERPORTS AND OTHER FRANT HARDRAL PROPERTY AND FER HARM SHE HART HARDRAL AVAILABLE FOR OPTIONAL REVIEW BY LARGEACH AND DEPTHIC AT SECRET OF SHAPE, AND SHE HARM SHE HART HARDRAL AVAILABLE FOR OPTIONAL REVIEW BY LARGEACH TO CHEFFIELD CHEFF HARM CONTAINED AND AVAILABLE FOR OPTIONAL REVIEW BY THE ADDRESS AND AVAILABLE

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.





Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their p



#220 - 26 Lorne Mews New Westminster, British Columbia

Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com



7	2020.01.24	REISSUED FOR DP AS PER COMMENTS	BN/56
0	2020,06,01	CITY COMMENTS/ REISSUED FOR DP	55
- 5	2020.03.8	CITY COMMENTS/ REISSUED FOR DP	BN/56
4	20MUECJ2	ISSUED FOR DP	55
3	20MSEP.25	REV. AS PER CITY COMMENTS	55
2	20H5EP.04	REV. AS PER NEW SITE PLAN	DY
7	2011.ML05	SUBMISSION FOR DP	55
NO.	DATE	REVISION DESCRIPTION	DR.
SEA	L:		

TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue SURREY, B.C.

DRAWING TITLE:

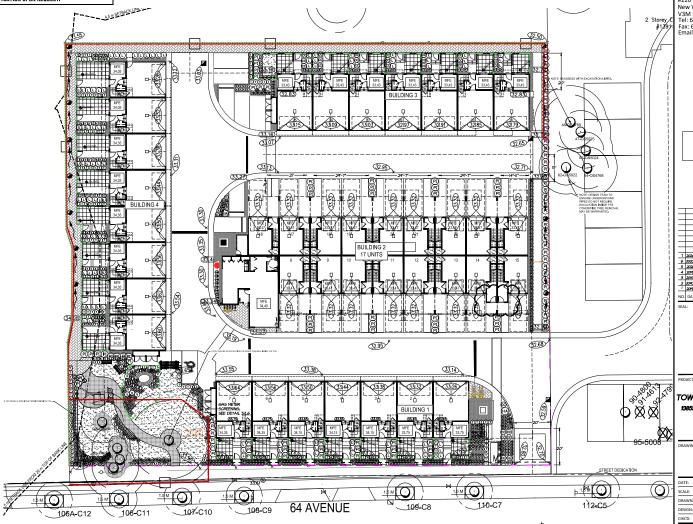
TREE AND HARDSCAPE PLAN

DATE:	2014.JUL.05	DRAWING NUMBER:
SCALE:	1716"=1"-0"	
DRAWN	: 55	l <i>l</i> 1
DESIGN:	DY	·
CHK'D:	мм	) of

	OTY	SCHEDULE BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(3)	206	CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIEGATED JAPANESE SEDGE	#I POT
3866	2	HYDRANGEA MACROPHYLLA 'FOREVER PINK'	BIGLEAF HYDRANGEA	#3 POT; 80CM
×	100	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 30CM
8	54	PHILADELPHUS PURITY	PURE MOCK ORANGE	#2 POT; 50CM
8	113	PRUNUS LUSITANICA	PORTUGESE LAUREL	#3 POT; 60CM
×	35	SKIMMA REEVESIANA	DWARF SKIMMIA	#2 POT, 25CM
ଞ	1	SPIRAEA X JAPONICA "LITTLE PRINCESS"	LITTLE PRINCESS SPIRAEA, PINK	#2 POT; 40CM
(E)	154	TAXUS X MEDIA "HICKSII"	HICK'S YEM	#3 POT; 80CM
ø	Ю	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT, 50CM
(0)	124	BLECHNUM SPICANT	DEERFERN	#I POT; 20CM #2 POT; 35CM
9	31	CORNUS CANADENSIS	BUNCHBERRY	#I POT; 20CM
×	175	BJONYMUS JAPONICA "EMERALD GAIETY"	BLONYMUS; SILVER VARIEGATED	#I POT; 25CM

NOTES - "PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE EX LANGSCAPE SYMPACH, LATEST ENTITION, CONTAINES SIZES SPECIFIED AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECIFIED AS SPECIFIED AS SPECIFIED AS SPECIFIED AS SPECIFIED ASSESSMENT AS SPECIFIED ASSESSMENT AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECI

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permiss



#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044

Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com





6 2020.06.01 CITY COMMENTS/ REISSUED FOR DP	BN/95 95 BN/95
6 2020/06/07 CITY COMMENTS/ REISSUED FOR DP 5 2020/08/8 CITY COMMENTS/ REISSUED FOR DP 4 2040/EC/2 ISSUED FOR DP	55
6 2020/06/07 CITY COMMENTS/ REISSUED FOR DP 5 2020/08/8 CITY COMMENTS/ REISSUED FOR DP 4 2040/EC/2 ISSUED FOR DP	55
6 2020/06/07 CITY COMMENTS/ REISSUED FOR DP 5 2020/08/8 CITY COMMENTS/ REISSUED FOR DP 4 2040/EC/2 ISSUED FOR DP	55
6 2020/06/07 CITY COMMENTS/ REISSUED FOR DP 5 2020/08/8 CITY COMMENTS/ REISSUED FOR DP 4 2040/EC/2 ISSUED FOR DP	55
6 2020/06/07 CITY COMMENTS/ REISSUED FOR DP 5 2020/08/8 CITY COMMENTS/ REISSUED FOR DP 4 2040/EC/2 ISSUED FOR DP	55
5 2020,08,8 CITY COMMENTS/ REISSUED FOR DP 4 20NDECI2 ISSUED FOR DP	
4 20HDECJ2 ISSUED FOR DP	marked
	55
	55
2 20HSEP.04 REV. AS PER NEW SITE PLAN	DY
20KLILOS SUBMISSION FOR DP	55
NO. DATE REVISION DESCRIPTION	DR.
SEAL:	

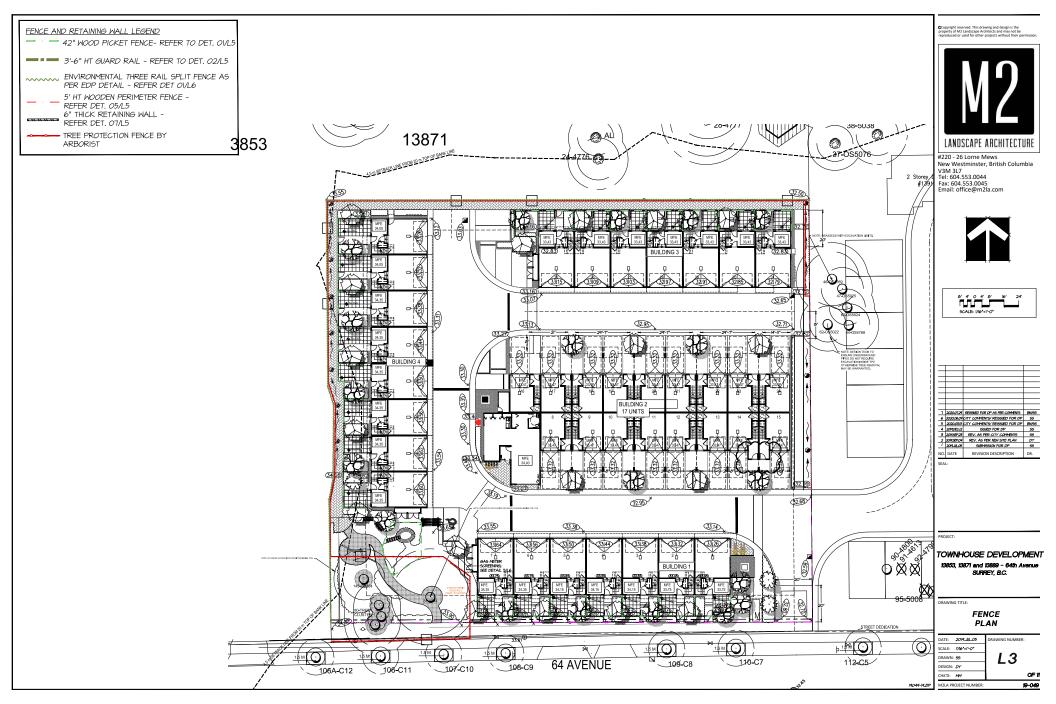
ECT:

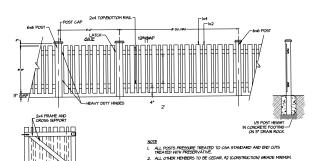
TOWNHOUSE DEVELOPMENT 19853, 19871 and 19889 - 64th Avenue SURREY, B.C.

DRAWING TITLE:

SHRUB PLAN

DATE: 2014.UL.05	DRAWING NUMBER:
SCALE: 1/16"=1"-0"	1
DRAWN: 55	112
DESIGN: DY	1 <b></b>
CHK'D: MM	] of:
M2LA PROJECT NUMBER	19-049





3. ALL HARDWARE HOT DIPPED GALVANIZED.

APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

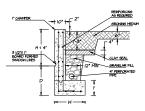
ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12'-10' STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3-6'.

MAX. 8' O.C. -FACE TO FACE 3 13/16\* 3 15/16" ---NOTES: 1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. FOOTING WIDTH TO BE (4)X POST WIDTH. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
 1/3RD POST HT IN CONC.FOOTING ON 75MM OF DRAIN ROCK

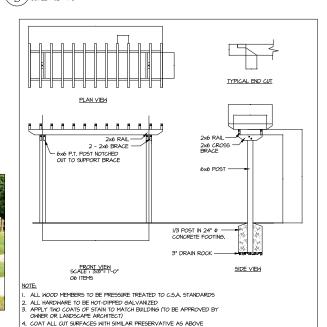
42" HT GUARDRAIL SCALE : 1/2" = 1'-0"

NOTE: - INSTALLATION AS PER MANUFACTURING SPECIFICATION - DRAINAGE NEEDS TO COORDINATED WITH CIVIL ENGINEER - AQUA PAVERS CONCRETE EDGE RESTRAINT - 5MM (Å") CLEAR CRUSH OPEN GRADED BEDDING COURSE - GEOTEXTILE- INBITEX 20MM (\$\*) CLEAR CRUSH OPEN GRADED AGGREGATE SUB-BASE - AP SCIOOO WOVEN GEOTEXTILE ON BOTTOM AND SIDES OF OPEN GRADED BASE

PERMEABLE UNIT PAVER @ VISITOR PARKING SCALE : 3/4"= 1'-0"



CAST IN PLACE CONCRETE RETAINING WALL



42" HT WOOD PICKET FENCE

NOTE:
PAYENS TO BE INSTALLED TO HAMPACTURERS SPECIFICATIONS
USE HOLLAND PAYENS-COLOUR TO DE SELECTED
BY OWNERS
ALL COMPACTION TO 98% PROCTOR DENSITY

CONCRETE UNIT PAVER ON GRADE

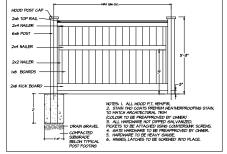
L5 SCALE : 1/2" = 1'-0"

5" COMPACTED-

L5 / SCALE : I"= I'-0"

تتصصيصيط

BACK OF GATE DETAIL



5' PRIVACY WOOD FENCE SCALE : 1/2"= 1'-0"

DRIP STRIP /5CALE : 1/2" = 1'-0"

WOODEN LOGS SNAGS DIFFERENT SIZES



NATURAL STEPPING STONES



NATURAL PLAY STRUCTURE 10

\ARBOUR

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their p

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044

Fax: 604.553.0045 Email: office@m2la.com

1 2020.012M RESSUED FOR DP AS PER COMMENTS BINSS 6 2020.08.0M CITY COMMENTS/ REISSUED FOR DP 56 REVISION DESCRIPTION

PROJECT-

TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue SURREY, B.C.

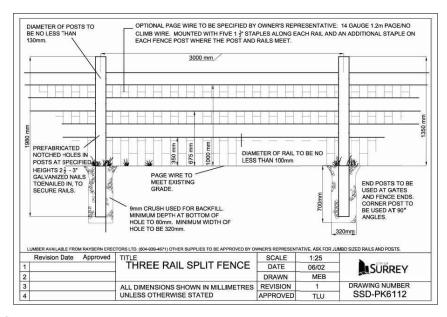
DRAWING TITLE:

LANDSCAPE DETAILS(1)

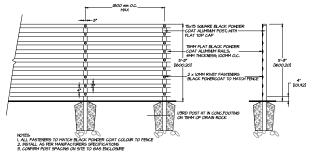
DATE: 2019.JUL.05 RAWING NUMBER: SCALE: NTS L5 DRAWN: 55 DESIGN: DY OF #

M2LA PROJECT NUMBER

19-049



SPLIT RAIL FENCE BY EDP SCALE : 1/2"= 1'-0"



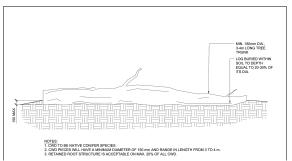
4 5' HT. METAL RAIL FENCE AT GAS METRES



BENCH BY WISHBONE, MODEL#PB-6, WALNUT CLR



EMBANKMENT SLIDE, MODEL #PCMIIO 203 BY KOMPAN



COARSE WOODY DEBRIS (CWD) SCALE: NTS

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their p



#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044 Fax: 604.553.0045

Email: office@m2la.com

7 2020.012M REISSIED FOR DP AS FER COMMENTS BN/55 6 2020.06.0M CITY COMMENTS/ REISSIED FOR DP 55 | 2002000 | 11 COMMENTS RESISTED FOR P | BMSS | 1 2002000 | 11 COMMENTS RESISTED FOR P | BMSS | 4 200200 | 2 SSEED FOR DP | 55 | 3 20029720 | REV. AS FER CITY COMMENTS | 55 | 2 20029720 | REV. AS FER DESIGN FOR DP | 55 | 2002000 | 2 SSEEMSSICK FOR DP | 55 | 2002000 | 55 | 2002000 | 2 COMMENTS | 55 | 2 COMMENTS | 2 COMENTS | 2 COMMENTS | 2 COMMENTS | 2 COMMENTS | 2 COMMENTS | 2 COMENTS | 2 COMMENTS | 2 COMMENTS | 2 COMMENTS | 2 COMMENTS | 2 COMENTS | 2 COMMENTS | 2 COMMENTS | 2 COMMENTS | 2 COMMENTS | 2 COME

REVISION DESCRIPTION

PROJECT:

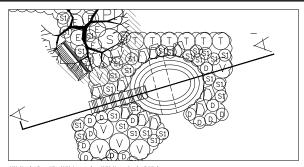
TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue SURREY, B.C.

DRAWING TITLE:

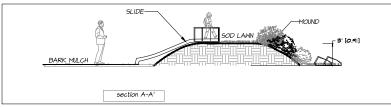
LANDSCAPE DETAILS (2)

DATE: 2019.JUL.05 DRAWING NUMBER: SCALE: NTS DRAWN: 55 L6 DESIGN: DY M2LA PROJECT NUMBER: 19-049

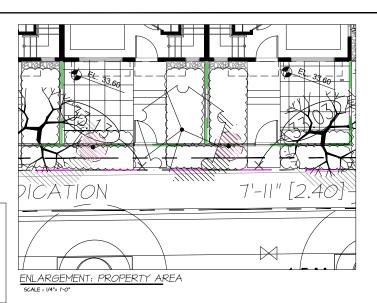
OF #



ENLARGEMENT: AMENITY AREA



SECTION A-A' 96ALE: 1/4"= 1'-0"



Copyright reserved. This drawing and design is the property of MZ Landscape Architects and may not be reproduced or used for other projects without their pr



#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com

7 2000/XI REMARD FOR IP AS FER COMMISS.

6 2000/AS FER IP AS FER COMMISS.

9 2000/AS FER IP COMMISS FOR IP AS FOR ON IP AS FOR COMMISS.

4 2000/AS FER IP COMMISS FOR IP AS FOR

PROJECT:

TOWNHOUSE DEVELOPMENT 13853, 13871 and 13889 - 64th Avenue SURREY, B.C.

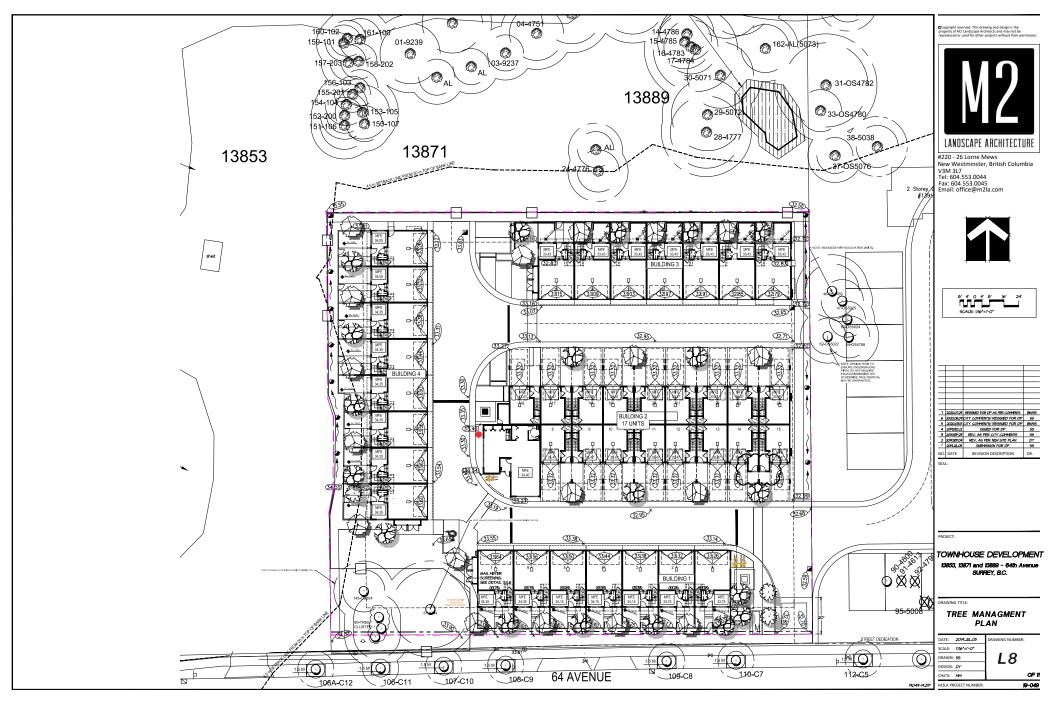
DRAWING TITLE:

LANDSCAPE SECTIONS

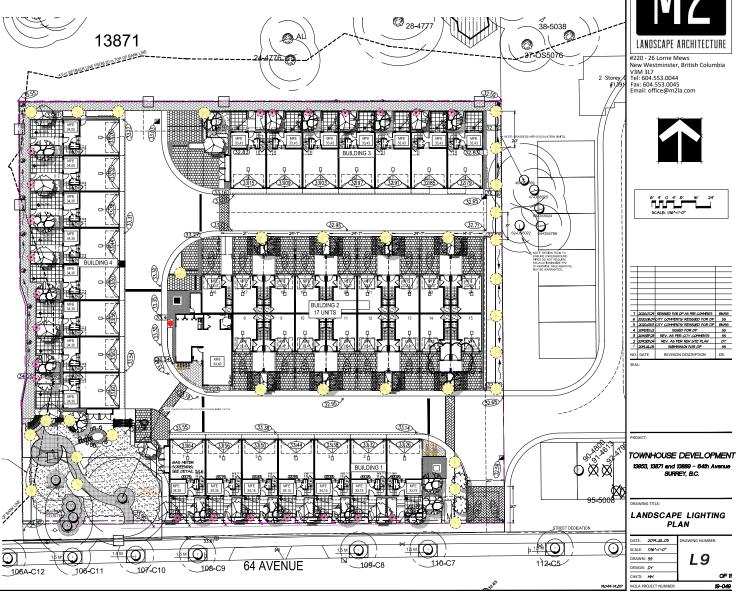
DATE: 2019.JUL.05 DRAWING NUMBER: SCALE: NTS DRAWN: 55 DESIGN: DY OF #

19-049

M2LA PROJECT NUMBER:



N. BOLLARD LIGHT Hinkley Lighting -. <sup>l</sup>55607BK - Shelter - 30° 8Ñ I LÉD Bollard 2. WALL LIGHT Hinkley Lighting - 1320BK -Shelter - 16" 18W LED FOR TRELLIS



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their pr





# APPENDIX II INTER-OFFICE MEMO

TO: Manager, Area Planning & Development

- South Surrey Division

**Planning and Development Department** 

FROM: Development Services Manager, Engineering Department

DATE: May 15, 2020 PROJECT FILE: 7818-0419-00

**RE:** Engineering Requirements

Location: 13871 64 Avenue

# NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

# **REZONE AND SUBDIVISION**

# Property and Right-of-Way Requirements

- Dedicate varying widths from 2.136m to 1.548m along 64 Avenue; and
- Register a 0.5m statutory right-of-way along 64 Avenue.

# **Works and Services**

- Construct a 7.3m wide concrete letdown along 64 Avenue;
- Remove existing driveway letdowns along 64 Avenue and reinstate to City Standards;
- Provide on-site sustainable drainage features to meet the Hyland Creek Integrated Stormwater Management Plan requirements and register all applicable restrictive covenants as determined through detailed design;
- Provide a sanitary, storm and water connection to service the development;
- Abandon all existing service connections no longer required to City Standards; and
- Register a restrictive covenant for reciprocal assess with 13915 & 13949 64 Avenue.

A Servicing Agreement is required prior to Rezone and Subdivision.

#### **DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT**

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

Tommy Buchmann, P.Eng.

Development Services Manager

SC



September 2, 2020

# **Planning**

#### **THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0419 00

#### **SUMMARY**

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

#### Projected # of students for this development:

Elementary Students:	10
Secondary Students:	5

# September 2019 Enrolment/School Capacity

September 2013 Emolinent/School Capa	acity
Hyland Elementary	
Enrolment (K/1-7):	49 K + 419
Operating Capacity (K/1-7)	38 K + 372
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

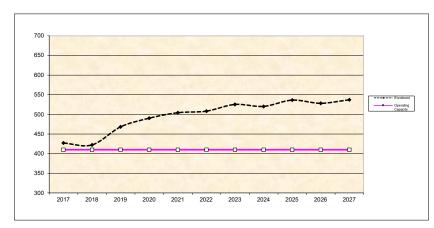
#### School Enrolment Projections and Planning Update:

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

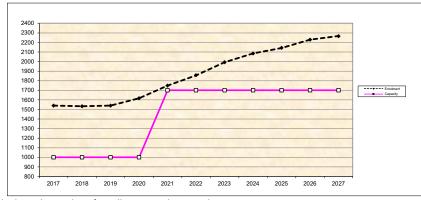
Hyland Elementary enrolment is expected to grow modestly peaking around 2027. The enrolment projections have not taken into account potential density changes being contemplated in revisions to the Newton Town Center plan. The District will continue to monitor these areas to watch how growth and development evolve in the area.

A 700 capacity addition for Sullivan Heights Secondary is currently in construction and is targeted to be open for September 2021. This is one of 3 projects that are planned to address the overcrowding at the secondary level in the Newton area. The two other projects, on the 2021/2022 Five Year Capital Plan, are waiting for approval from the Ministry: the projects include for an addition to Frank Hurt Secondary and building a new 1200 capacity secondary school in the area.

# **Hyland Elementary**



### Sullivan Heights Secondary



<sup>\*</sup> Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multipying the number of enrolling spaces by 27 students.

# **Tree Preservation Summary**

Surrey Project No: 18-0149-00

Address: 13853 / 13871 / 13889 - 64 Avenue, Surrey, BC

**Registered Arborist: Corey Plester** 

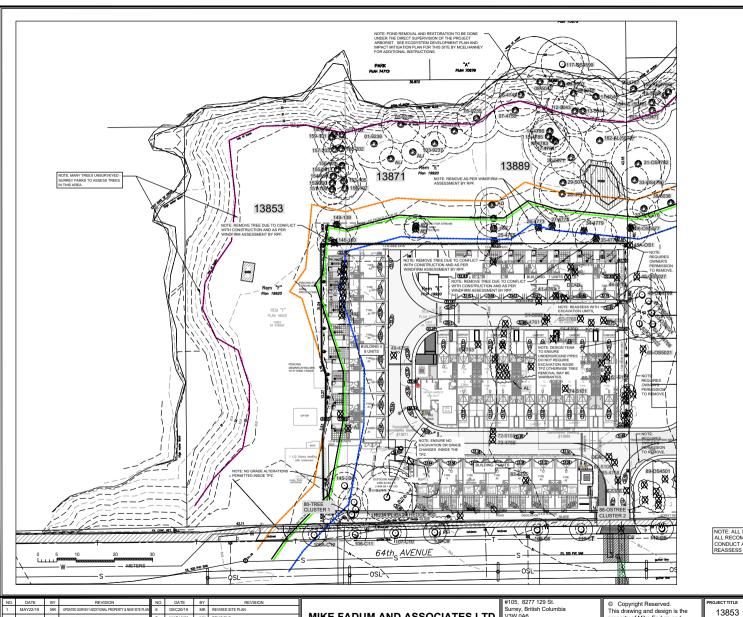
On-Site Trees	Number of Trees
Protected Trees Identified	
(on-site and shared trees, including trees within boulevards and proposed streets	62
and lanes, but excluding trees in proposed open space or riparian areas)	
Protected Trees to be Removed	50
Protected Trees to be Retained	12
(excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
16 X one (1) = 16	84
- All other Trees Requiring 2 to 1 Replacement Ratio	
34 X two (2) = 68	
Replacement Trees Proposed	40
Replacement Trees in Deficit	44
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	44

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	8
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	15
- All other Trees Requiring 2 to 1 Replacement Ratio	
7 X two (2) = 14	
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.			
Signature of Arborist:	Date: July 15, 2020		











TREE TO BE RETAINED

TREE TO BE REMOVED

NON BY-LAW TREE

MINIMUM NO DISTURBANCE ZONE

1.5m NO-BUILD ZONE

REMOVAL OR RETENTION TO BE DETERMINED BY SURREY PARK'S REC. AND CULTURE DEPT.



PARKS TREE - CUT TO WILDLIFE SNAG (FINAL RECOMMENDATION TO BE MADE BY SURREY PARK'S REC. AND CULTURE DEPT.

NOTE: ALL SPEA TREES TO BE ASSESSED BY SURREY'S PARKS RECREATION AND CULTURE DEPARTMENT. ALL RECOMMENDATIONS IN THIS AREA WILL BE COMPLETED BY SURREY STAFF.

CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES.
REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	MAY22/19	MK	UPDATED SURVEY/ ADDITIONAL PROPERTY & NEW SITE PLAN	6	DEC20/19	MK	REVISED SITE PLAN
2	JUN29/19	MK	REVISED SITE PLAN	7	MAR10/20	MK	REVISIONS
3	AUG30/19	MK	REVISED SITE PLAN	8	JUL15/20	MK	REVISED SITE PLAN
4	SEPT04/19	MK	REVISIONS				

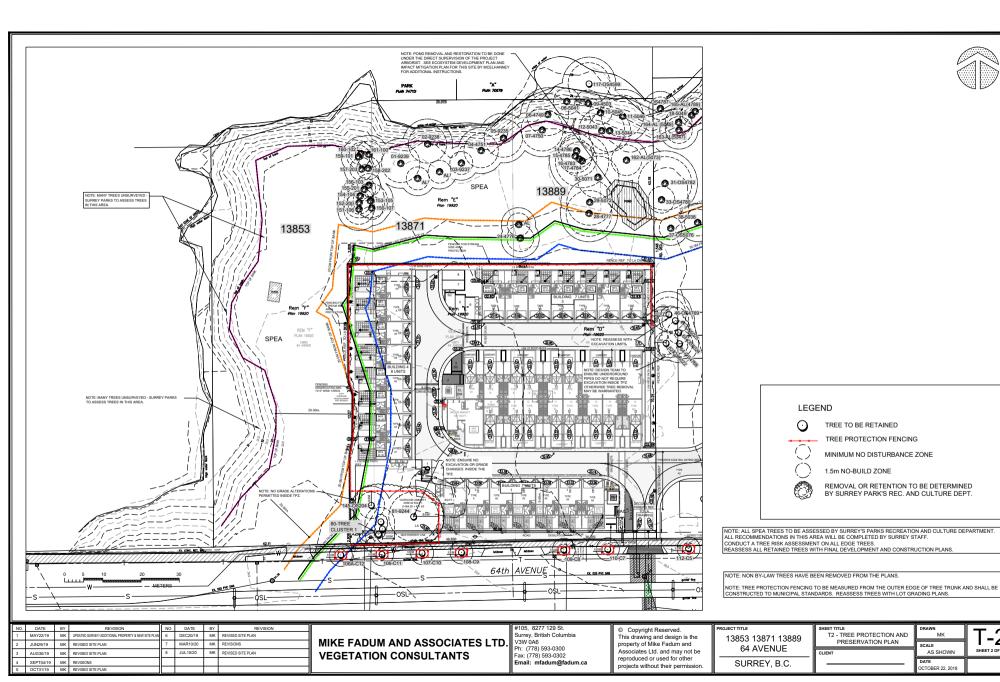
MIKE FADUM AND ASSOCIATES LTD. **VEGETATION CONSULTANTS** 

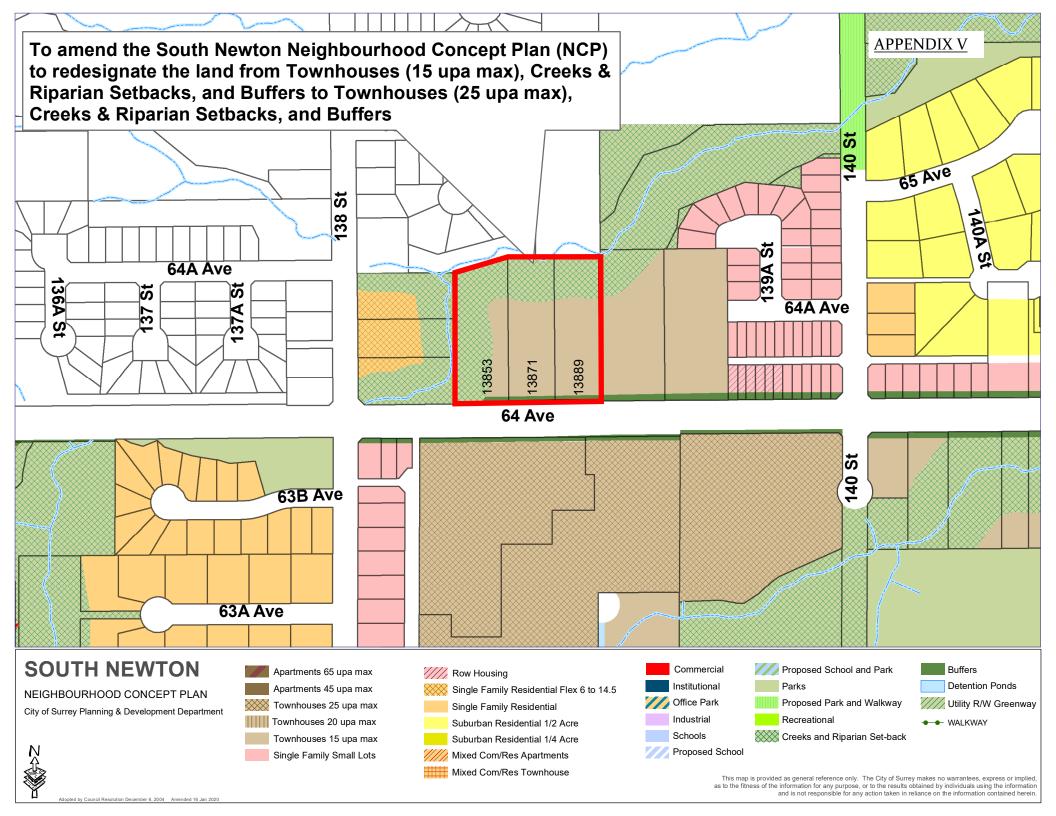
V3W 0A6 Ph: (778) 593-0300 Fax: (778) 593-0302

Email: mfadum@fadum.ca

property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission. 13853 13871 13889 64 AVENUE SURREY, B.C.

SHEET TITLE T1 - TREE REMOVAL AND	DRAWN MK	
PRESERVATION PLAN	SCALE	
CLIENT	AS SHOWN	
	OCTOBER 22, 2018	





(the "City")

# **DEVELOPMENT VARIANCE PERMIT**

NO.: 7918-0419-00

Issued To:		
Address of Owner:		
Issued To:		
Address of Owner:		
	(collectively referred to as the "Owner")	

- 1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-635-769 Lot "D" Except: Part Dedicated Road on Plan BCP18827, Section 16 Township 2 New Westminster District Plan 19920

13889 - 64 Avenue

Parcel Identifier: 010-635-785 Lot E Except: Part Dedicated Road on Plan BCP16219 Section 16 Township 2 New Westminster District Plan 19920

13871 - 64 Avenue

Parcel Identifier: 010-635-793

Lot "F" Except: Part on Plan BCP18691, Section 16 Township 2 New Westminster District Plan 19920

13853 - 64 Avenue

(the "Land")

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

Parcel Identifier:

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

\_\_\_\_\_

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard (east) setback is reduced from 6.0 metres to 3.0 metres to the building face of Buildings 2 and 3;
  - (b) In subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum rear yard (north) setback is reduced from 6.0 metres to 5.1 metres to the first floor of Building 3 and to 4.5 metres for the upper storeys of Building 3, and from 6.0 metres to 3.0 metres to Building 4;
  - (c) In subsection H. Off-Street Parking and Loading/Unloading of Part 22 Multiple Residential 30 Zone, parking within the required rear yard (north) setback is permitted for visitor parking spaces 7 and 8; and
  - (d) In subsection B. Streamside Setback Areas of Part 7A Streamside Protection, the minimum distance from top-of-bank for a Class A watercourse is reduced from 30 metres to a minimum of 20 metres.
- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8.	The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.			
9.	This development variance permit is not a but	ilding permit.		
	ORIZING RESOLUTION PASSED BY THE COL O THIS DAY OF , 20 .	UNCIL, THE DAY OF , 20 .		
		Mayor – Doug McCallum		
		City Clerk – Jennifer Ficocelli		

