

PROPOSAL:

- **NCP Amendment** from Single Family Small Lots and Townhouses 15 upa max to Townhouses 25 upa max.
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

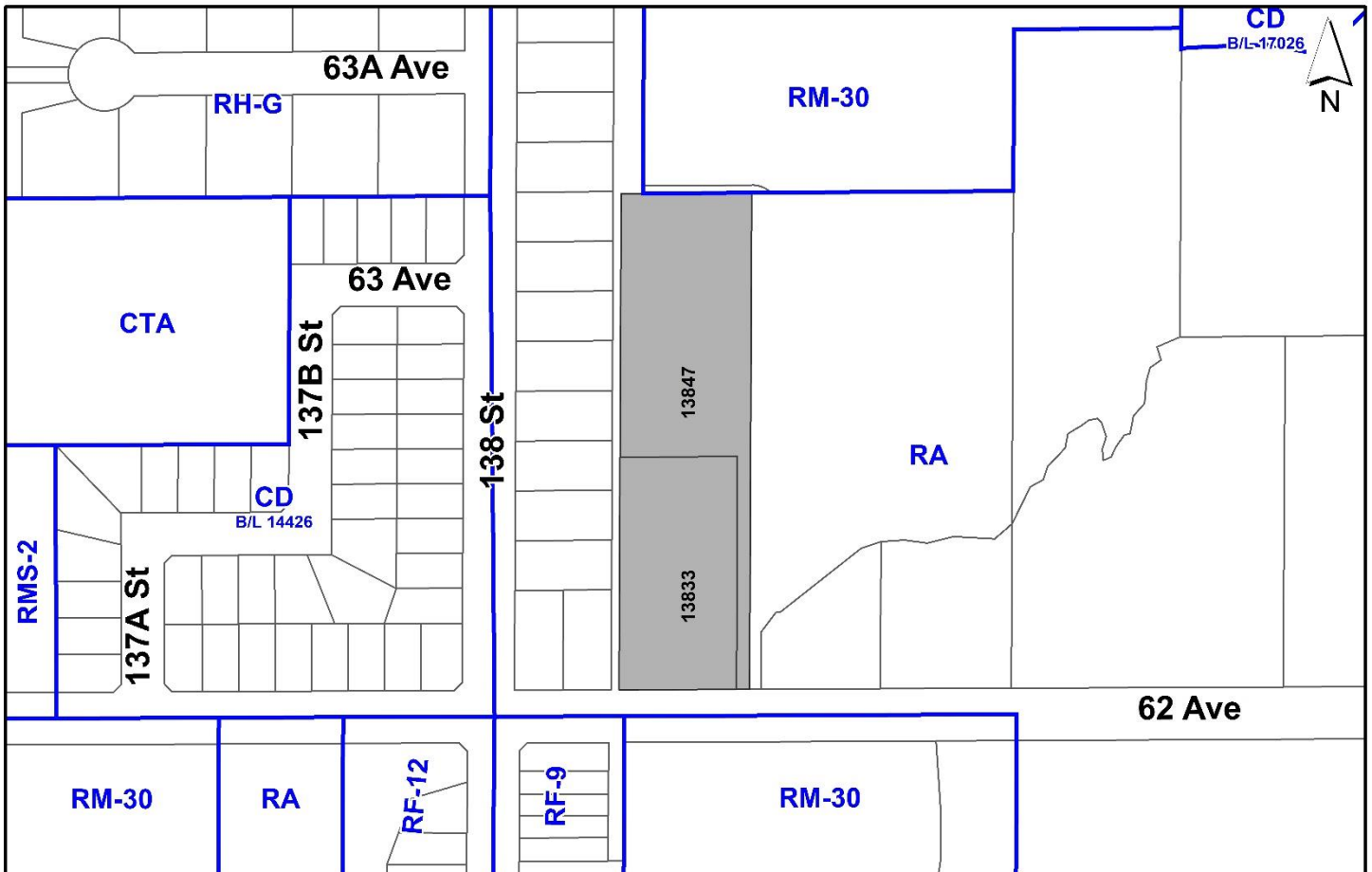
to permit the development of 38 townhouse units.

LOCATION: 13833 - 62 Avenue
 13847 - 62 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots,
 Townhouses 15 upa max and
 Creeks and Riparian Setback



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from Single Family Small Lots and Townhouses 15 upa max to Townhouses 25 upa max.
- Proposing a reduction to building setbacks and visitor parking location requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of the South Newton Neighbourhood Concept Plan (NCP).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposal achieves the long-term protection of riparian lands along Archibald Creek through the conveyance of 1,694 square metres of riparian land to the City.
- 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.

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 approve the applicant's request to reduce the amount of required outdoor amenity space from 114 square metres to 57 square metres.
3. Council authorize staff to draft Development Permit No. 7918-0426-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
4. Council approve Development Variance Permit No. 7918-0426-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.6 metres to the principal building face; and
 - (c) to permit visitor parking within the required east side yard setback for visitor parking space #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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) conveyance of riparian areas to the City and provision of cash-in-lieu payment to Parks, Recreation and Culture Department for replanting the disturbed areas of the removed structures and impervious surfaces;
 - (f) 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;
 - (g) provision of a 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;

- (h) provision of a cash-in-lieu contribution to satisfy the outdoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) 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;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, the Affordable Housing Strategy, and Tier 1 CACs to the satisfaction of the General Manager, Planning & Development Services; and
 - (l) provision of cash-in-lieu payment to Parks, Recreation and Culture Department for replanting the disturbed areas of the removed structures and impervious surfaces.
6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Single Family Small Lots and Townhouses 15 upa max to Townhouses 25 upa max when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwellings	Townhouses 15 upa max, Single Family Small Lots, and Creeks and Riparian Setback	RA
North:	Townhouse complex	Townhouses 25 upa max	RM-30
East:	City-owned riparian area	Townhouses 15 upa max and Creeks and Riparian Setback	RA
South (Across 62 Avenue):	Townhouse complex	Townhouses 25 upa max	RM-30
West (Across a lane):	Single family dwellings	Single Family Small Lots	RA

Context & Background

- The subject site is 0.96 hectares in area and consists of 2 properties located at 13833 and 13847 – 62 Avenue. The site contains two houses which are proposed to be demolished, a number of trees and a small portion of Archibald Creek.
- The two properties are zoned "One-Acre Residential Zone" (RA). The site is designated Urban in the Official Community Plan (OCP) and Single Family Small Lots, Townhouses 15 upa max and Creeks and Riparian Setback in the South Newton Neighbourhood Concept Plan (NCP).

- The subject site is bordered to the north by a recently completed townhouse development. Across the lane to the west there are single family lots, and across 62 Avenue to the south there is a townhouse complex. To the east is a City-owned riparian area.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - A Neighbourhood Concept Plan (NCP) amendment from Single Family Small Lots and Townhouses 15 upa max to Townhouses 25 upa max;
 - A rezoning from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30);
 - A Form and Character Development Permit to permit 38 townhouse units; and
 - A Sensitive Ecosystem Development Permit to ensure appropriate interface with Archibald Creek.
- The applicant is also proposing a subdivision to create 1 townhouse lot and 1 City-owned riparian lot.

	Proposed
Lot Area	
Gross Site Area:	9,581 sq.m.
Road Dedication:	1,741 sq.m.
Riparian Area:	1,694 sq.m.
Net Site Area:	6,146 sq.m.
Number of Lots:	2 (1 townhouse lot, 1 riparian lot)
Building Height:	11.6 metres
Unit Density:	62 units per hectare (25 units per acre)
Floor Area Ratio (FAR):	0.90
Floor Area	
Residential:	5,526 sq.m.
Residential Units:	
3-Bedroom:	38 units

Referrals

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

School District: **The School District has advised that there will be approximately 15 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

7 Elementary students at Woodward Hill Elementary School
6 Secondary students at Sullivan Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Winter 2023.

Parks, Recreation & Culture: Parks will accept the voluntary conveyance of the riparian area, without compensation. A cash-in-lieu payment is to be provided to Parks prior to final adoption for replanting the disturbed areas of the removed structures and impervious surfaces.

Surrey Fire Department: No concerns.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is required to dedicate and construct a north-south lane on the western portion of the site. Vehicular access to the subject site will be from this new lane.
- The applicant is conveying a 3-metre wide dedication along the north property line to facilitate a pedestrian connection from the north-south lane to the City-owned Park area east of the subject site.

Parkland and/or Natural Area Considerations

- The applicant is proposing to convey the 1,694 square metre Archibald Creek riparian area to the City, at no cost, for the purposes of riparian protection.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated as Urban in the Official Community Plan (OCP). The proposed development complies with the OCP land use designation.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided in italics):
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS) (2011).
(The proposed development complies with the RGS designation.)
 - A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where possible.
(The proposed development retains 31 trees in the riparian protection area to be conveyed to the City.)
 - A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - provide housing options.
(The proposed development will provide townhouse living options in the South Newton Neighbourhood Concept Plan area.)
 - C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.
(The proposed development is of a sufficient density to utilize existing infrastructure efficiently and is located on an infill site.)
 - 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 is compatible with surrounding land uses.)

- A3.5 – 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.)

Secondary Plans

Land Use Designation

- The subject site is designated as Single Family Small Lots, Townhouses 15 upa max, and Creeks and Riparian Setback in the South Newton Neighbourhood Concept Plan (NCP).
- The applicant proposes an amendment to the South Newton NCP from Single Family Small Lots and Townhouses 15 upa max to Townhouses 25 upa max.

Amendment Rationale

- The proposed NCP amendment to increase density is similar to the townhouse application to the north (Application No. 7911-0111-00) which was approved by Council in November 2016. The increased density is considered appropriate as:
 - The proposal is for ground-oriented townhouses, recognizing the general intent of the NCP, while allowing for an efficient use of land;
 - The increased density contributes to a larger inventory of relatively affordable units in the area; and
 - The applicant is proposing to convey 1,694 square metres of riparian land to the City, at no cost, for the purposes of riparian protection.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- 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.)

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	62 units per hectare
Floor Area Ratio:	1.0	0.90
Lot Coverage:	45 ⁰ %	42 ⁰ %
Yards and Setbacks		
North (rear):	6.0 metres	3.0 metres
East (side yard):	6.0 metres	4.7 metres
South (front):	4.5 metres	19.5 metres
West (flanking street):	4.5 metres	4.5 metres
Height of Buildings		
Principal buildings:	13 metres	11.6 metres
Accessory buildings:	11 metres	5.7 metres
Amenity Space		
Indoor Amenity:	114 sq.m.	The proposed 80 sq.m. + cash-in-lieu meets the Zoning By-law requirement.
Outdoor Amenity:	114 sq.m.	The proposed 57 sq.m. + cash-in-lieu meets the Zoning By-law requirement.
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	30 metres	30 metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	76	76
Residential Visitor:	8	8
Total:	84	84
Tandem (%):	53% (40)	47% (36)

- The applicant is proposing to provide 76 resident parking spaces and 8 visitor parking spaces, for a total of 84 residential parking spaces, which meets the Zoning By-law requirements of 84 residential and visitor total parking spaces.

VariANCES

- The applicant is requesting the following variances:
 - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.6 metres to the principal building face; and
 - (c) to permit visitor parking within the required east side yard setback for visitor parking space #8.
- The proposed reduced north rear setback is functionally a side yard interface with the townhouse complex to the north. The subject site is conveying a 3-metre wide walkway dedication at the north property line, to match the existing 3-metre dedication from the northern property, which creates a 6-metre wide buffer area between the two townhouse complexes.
- The proposed reduced east yard setback interfaces with a City-owned riparian area, so there is no interface with homeowners. The 4.6-metre setback allows for a landscaped yard area for the units along the east property line.
- A portion of visitor stall #8 is located within the required building setback on the east property line. The site is constrained by the riparian area dedication on the south portion of the site, and the small encroachment of the parking into the building setback area is considered reasonable.
- Staff support the requested variances 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 will be payable at the rate 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 South Newton NCP designation. The contribution will be payable at the rate applicable at the time of Final Adoption of the Rezoning By-law.

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 new 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 March 7, 2019 and again on September 3, 2021 and the Development Proposal Signs were installed at the end of 2020. Staff received no responses from area residents.

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 (Archibald Creek). The Sensitive Ecosystems Development Permit (Streamside Areas) 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 with the requirements outlined in Part 7A of 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 Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated August 2021 was reviewed by staff and found to be generally acceptable. 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).
- The applicant is proposing 6 townhouse buildings, containing a total of 38 three-bedroom townhouse units. Twenty (20) of the units have double-car garages while 18 units have tandem-car garages. All of the units have either a front yard or a rear yard.
- Given the site's location, the units most visible from the public realm are the units facing the proposed north-south lane. These lane-fronting units have ground-level habitable space which provides engagement with and casual surveillance of the public realm.
- The proposed development achieves an attractive built form using hardie-siding (gray slate, arctic white, pearl gray) with white trim/fascia and charcoal gray asphalt shingles.

Landscaping

- The landscaping includes a mix of trees and new trees, shrubs, and ground cover. The landscaping concept provides a combination of plantings that will provide visual interest throughout the year.
- Decorative paving is proposed at the site entrances. Permeable pavers are proposed for the visitor parking spaces.
- A small 1.2-metre high site identification sign is proposed at the southern vehicular entrance. A 1.06-metre high wood picket fence is proposed around the southern portion of the site. A 1.35-metre high 3-rail split fence, in keeping with City of Surrey standards, is proposed along the eastern (riparian) property line.

Indoor Amenity

- The Zoning By-law requires that a total of 114 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.
- The proposed 80 square metres of total indoor amenity is less than the minimum required of the Zoning By-law. The shortfall will be addressed through a cash-in-lieu payment following approved City Policy at the rate in effect at the time of final adoption.
- The proposed indoor amenity building is located on the south portion of the site, next to the riparian dedication area. The amenity building contains a washroom, a kitchen area, and a large lounge area. The indoor amenity space is located adjacent to the outdoor amenity area.

Outdoor Amenity

- The proposed 57 square metres of outdoor amenity area is less than the minimum required of the Zoning By-law. The shortfall will be addressed through a cash-in-lieu payment following approved City Policy at the rate in effect at the time of final adoption.
- The outdoor amenity area is located adjacent to the indoor amenity area, on the south portion of the site, adjacent to the riparian dedication area. The amenities include children's play structures, benches, and outdoor patio seating with tables.

TREES

- Vanessa Melney, 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	14	14	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	2	2	0
Cherry	3	3	0
Coniferous Trees			
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	6	0
Additional Trees in the proposed Riparian Area	31	0	31
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		44	

- The Arborist Assessment states that there is a total of 6 mature trees on the site, excluding Alder and Cottonwood trees. Fourteen existing trees, approximately 70 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as within the townhouse lot 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 31 protected trees that are located within the proposed riparian area. The trees within this area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 26 replacement trees on the site. The applicant is proposing 44 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including vine maples, Serbian spruce, katsura, beech and magnolias.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7918-0426-00
Appendix VI.	NCP Redesignation Map

approved by Shawn Low

Rémi Dubé
Acting General Manager
Planning and Development

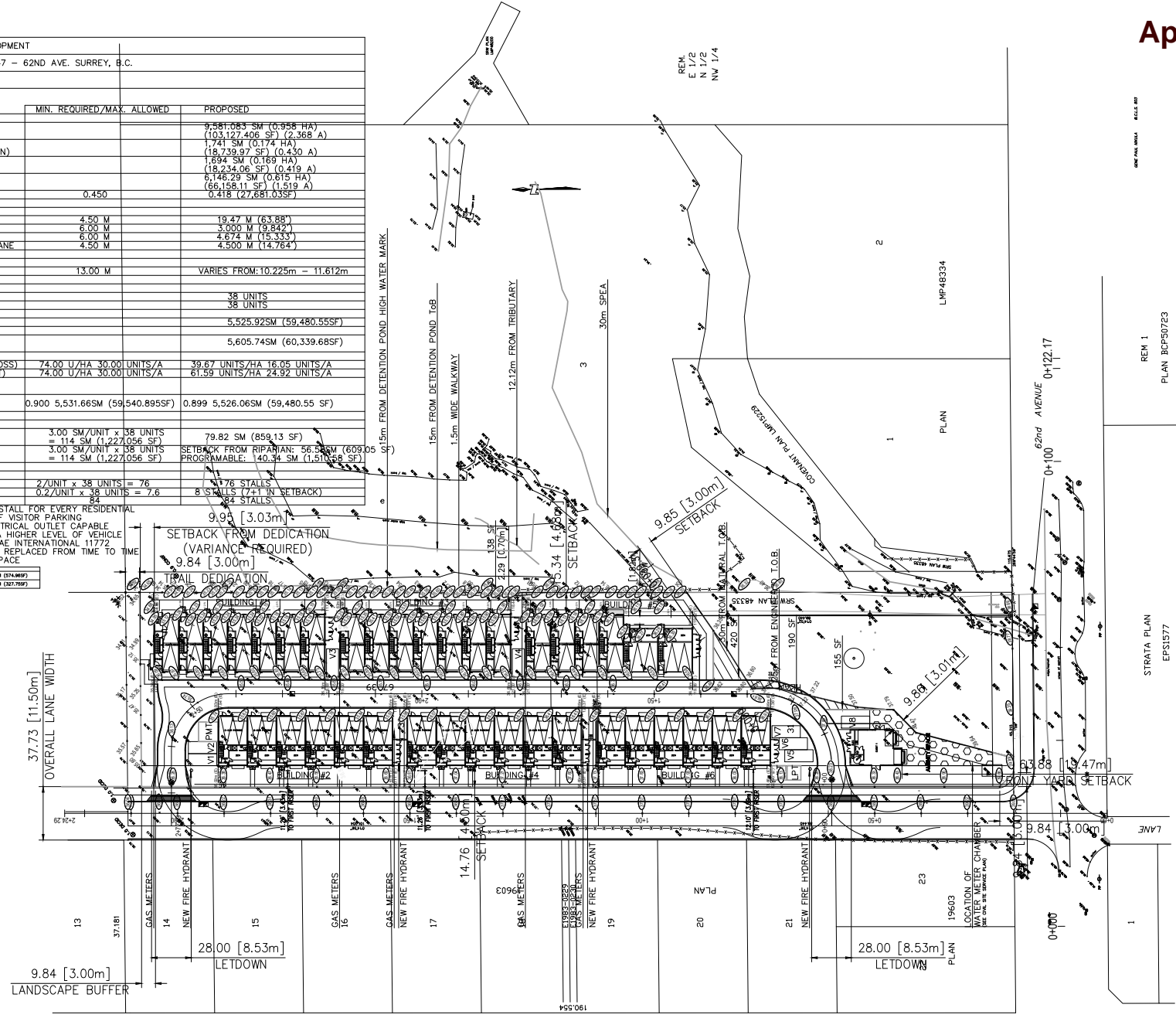
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PROJECT DATA

38 UNIT TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS: 13833-13847 - 62ND AVE. SURREY, B.C.		
LEGAL DESCRIPTION:		
PROPOSED ZONING: RM-30		
LOT AREA	MIN. REQUIRED/MAX. ALLOWED	PROPOSED
GROSS TOTAL		5,581.083 SM (0.858 HA) (103,127,406 SF) (2,368 A)
ROAD DEDICATED AREA (INCLUDING TRAIL DEDICATION)		1,741 SM (0.174 HA) (18,739.97 SF) (0.430 A)
RIPARIAN AREA		1,894 SM (0.189 HA) (18,234.06 SF) (0.419 A)
NET TOTAL		6,146.29 SM (0.815 HA) (66,158.11 SF) (1,519 A)
LOT COVERAGE	0.450	0.418 (27,881.03SF)
SETBACKS		
FRONT (62ND AVE)	4.50 M	19.47 M (63.88')
REAR (NORTH)	6.00 M	3,000 M (9,842')
SIDE #1 (EAST)	6.00 M	4,674 M (15,335')
SIDE #2 (WEST) FLANKING LANE	4.50 M	4,500 M (14,764')
BUILDING HEIGHT		
PRINCIPAL	13.00 M	VARIES FROM: 10.225m - 11.612m
NUMBER RESIDENTIAL UNITS		
THREE BEDROOM +		38 UNITS
TOTAL		38 UNITS
FLOOR AREA: RESIDENTIAL		
		5,525.92SM (59,480.55SF)
TOTAL BUILDING FLOOR AREA (INCLUDING AMENITY)		
		5,605.74SM (60,339.68SF)
DENSITY:		
# UNITS/HA # UNITS/A (GROSS)	74.00 U/HA 30.00 UNITS/A	39.67 UNITS/HA 16.05 UNITS/A
# UNITS/HA # UNITS/A (NET)	74.00 U/HA 30.00 UNITS/A	61.59 UNITS/HA 24.92 UNITS/A
F.A.R. (GROSS)		
F.A.R. (NET)	0.900 5,531.66SM (59,540.895SF)	0.899 5,526.06SM (59,480.55 SF)
AMENITY SPACE		
INDOOR	3.00 SM/UNIT x 38 UNITS = 114 SM (1,227,056 SF)	79.82 SM (859.13 SF)
OUTDOOR	3.00 SM/UNIT x 38 UNITS = 114 SM (1,227,056 SF)	SETBACK FROM RIPARIAN: 56.58M (609.05 SF) PROGRAMMABLE: 140.34 SM (1,511,663 SF)
PARKING (NUMBER OF STALLS)		
RESIDENTIAL: 3-BEDROOM	2/UNIT x 38 UNITS = 76	176 STALLS
RESIDENTIAL: VISITORS	0.2/UNIT x 38 UNITS = 7.6	8 STALLS (7+1 IN SETBACK)
TOTAL:	84	184 STALLS

NOTE: CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACE AND 50% OF VISITOR PARKING SPACES AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER LEVEL OF VEHICLE CHARGING AS DEFINED BY SAE INTERNATIONAL 11772 STANDARD, AS AMENDED OR REPLACED FROM TIME TO TIME FOR EACH SUCH PARKING SPACE

TRAIL DEDICATION	03-425M (0374.989SF)
"TRAIL" OUT AREA DEDICATED	30-405M (307.769SF)



Appendix I



MATTHEW CHENG ARCHITECT INC.

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VANCOUVER, BC V6A 2K9
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No Date Revision

Consultants

Project Title
TOWNHOUSE DEVELOPMENT
13833-13847-62 AVE.
SURREY, B.C.

Sheet Title
PROJECT DATA
SITE PLAN

Drawn:
HC, KK
Checked:
MC
Scale:
1/32" = 1'-0"
Project Number:

Revision Date:
JUN. 30, 2020
Print Date:
JUN. 30, 2020
Dwg. No.
D00

DATE PLOTTED: 06/30/2020 10:58:00 AM

REV 1
PLAN BCP50723

STRATA PLAN
EPS1577

13847 STREET



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Consultants

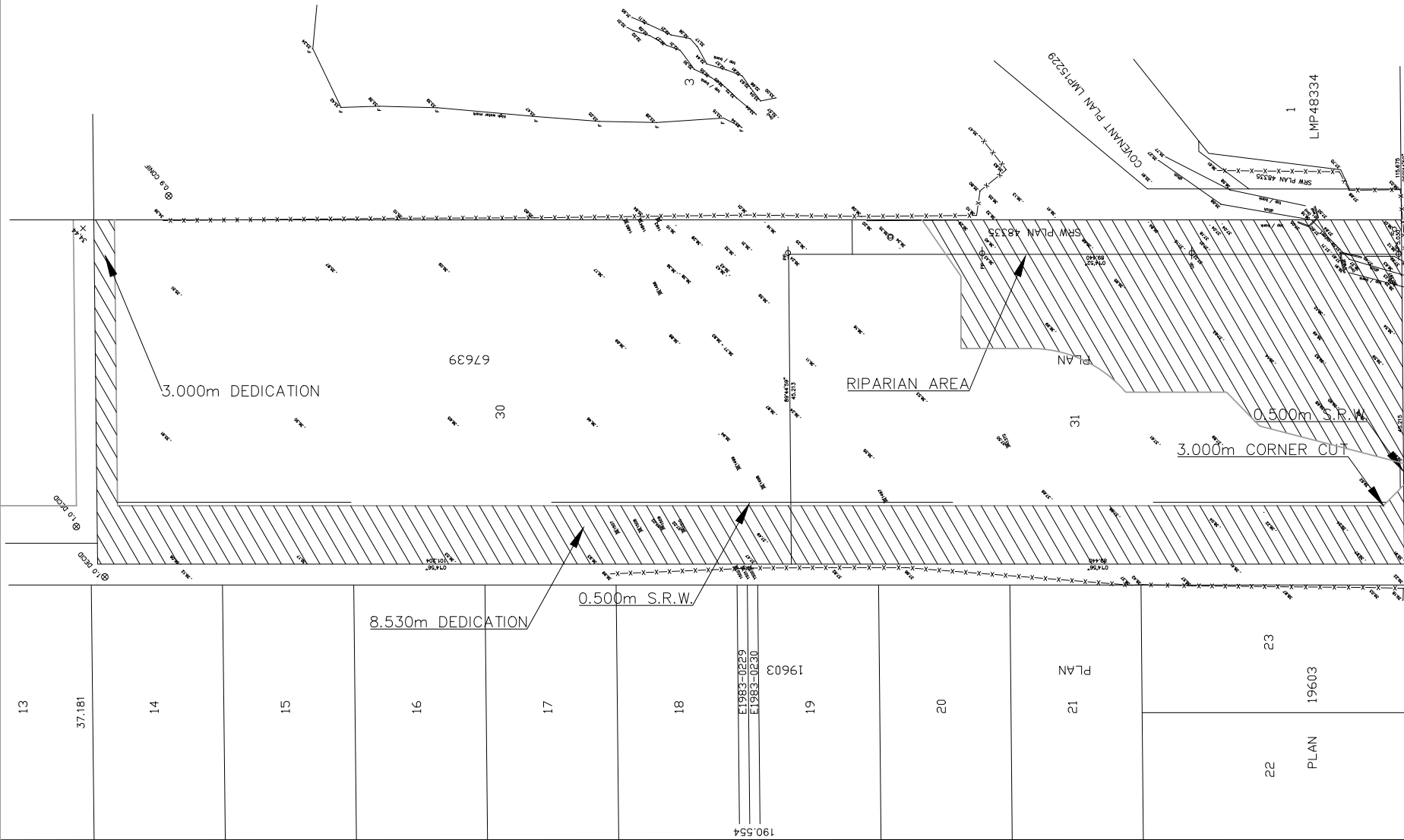
Project Title
TOWNHOUSE DEVELOPMENT
13833-13847-62 AVE.
SURREY, B.C.

Sheet Title
BASE PLAN

Drawn:
HC
Checked:
MC
Scale:
3/64" = 1'-0"
Project Number:

Revision Date:
JUN. 30, 2020
Print Date:
JUN. 30, 2020

Dwg. No.
D01



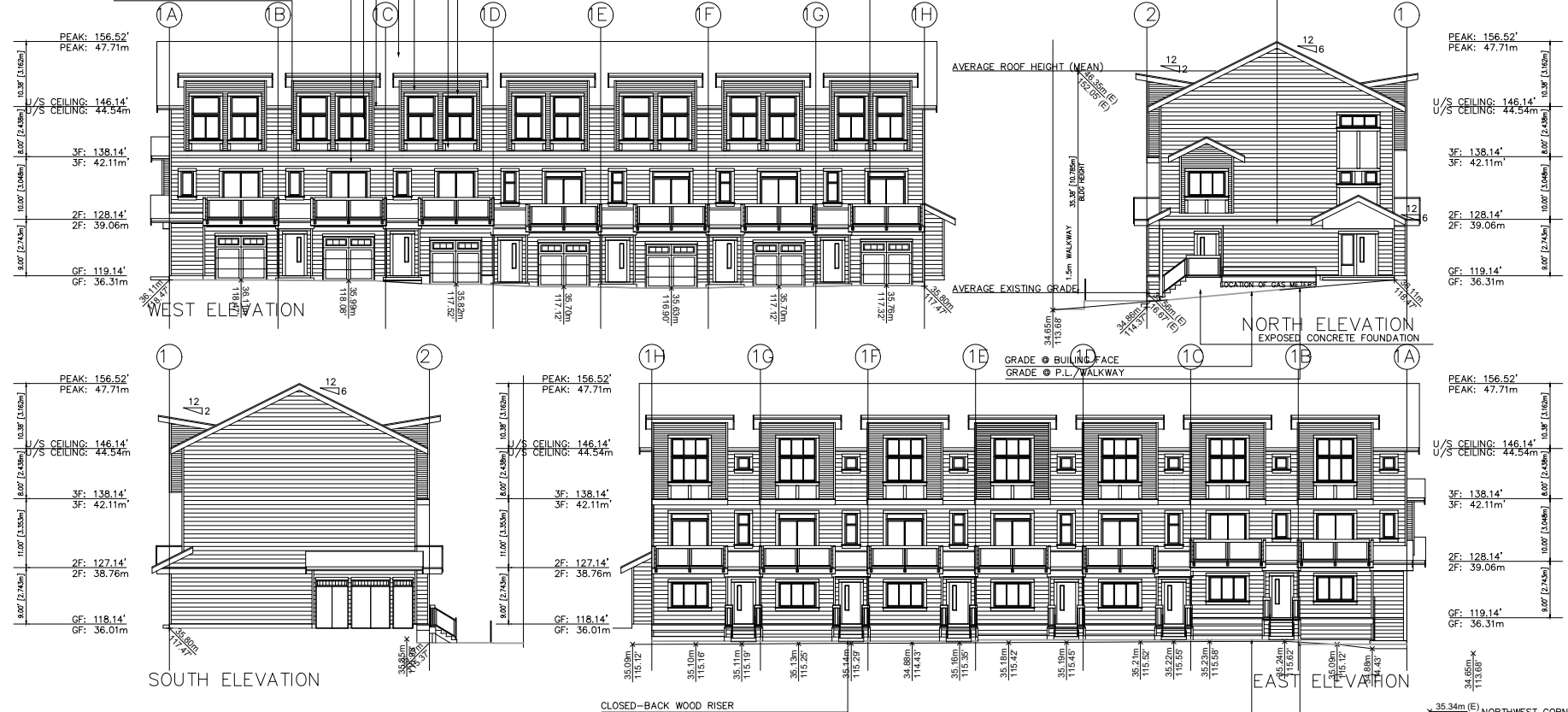
138th STREET



2x6 WOOD TRIM
HARDIE PANEL (SMOOTH FACE)
4" EXPOSED FACE HARRIE LAP SIDING
ASPHALT SHINGLES

ALUMINUM GUTTER ON
2x8 FASCIA BOARD
DOUBLE GLAZED VINYL WINDOW
8" EXPOSED FACE HARRIE LAP SIDING
4" CORNER TRIM

ALUMINUM RAILING
w/ GLASS INSERTS



MATERIAL FINISH/COLOR SCHEDULE "A"

DOUBLE GLAZED VINYL WINDOW "CONICAL"
ALUMINUM RAILING "CONICAL"
4" EXPOSED FACE HARRIE LAP SIDING "PEARL GRAY"
8" EXPOSED FACE HARRIE LAP SIDING (UPPER FLOORS) "PASTIC WHITE"
8" EXPOSED FACE HARRIE LAP SIDING (GROUND FLOOR) "PASTIC WHITE"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
2x6 WOOD TRIM "PURE WHITE"
2x8 FASCIA BOARD "PURE WHITE"
4" CORNER TRIM "PURE WHITE"
2x8 FASCIA BOARD "PURE WHITE"
FRONT DOOR - BENJAMIN MOORE 2112-10 "MINK"
OVERHEAD GARAGE DOOR - BENJAMIN MOORE 2112-10 "MINK"
ASPHALT SHINGLES NO. CHARBONE "CONICAL GRAY"

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No Date Revision

No Date Revision

Consultants

Project Title
TOWNHOUSE DEVELOPMENT
 13833-13847 - 62ND AVE.
 SURREY, B.C.

Sheet Title
ELEVATIONS BUILDING #1

Drawn: HC	Revision Date: JUN. 30, 2020
Checked: MC	Print Date: JUN. 30, 2020
Scale: 1/8" = 1'-0"	Dwg. No. D03a
Project Number:	

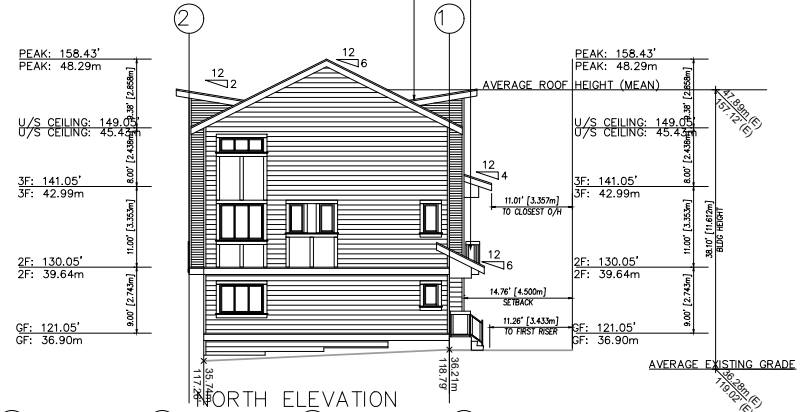
2x6 WOOD TRIM
HARDIE PANEL (SMOOTH FACE)
4" EXPOSED FACE HARIE LAP SIDING
ASPHALT SHINGLES

ALUMINUM GUTTER ON
2x8 FASCIA BOARD
DOUBLE GLAZED VINYL WNDOW
8" EXPOSED FACE HARIE LAP SIDING
4" CORNER TRIM

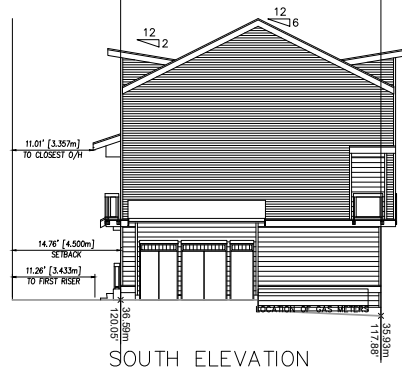


EAST ELEVATION

ALUMINUM RAILING
w/ GLASS INSERTS
2x12 FASCIA BOARD



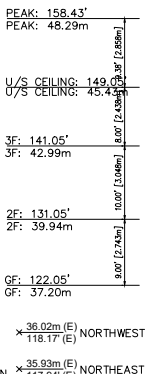
NORTH ELEVATION



SOUTH ELEVATION



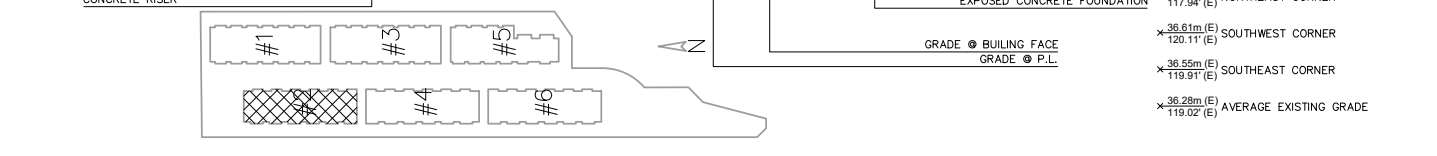
WEST ELEVATION (LANE)




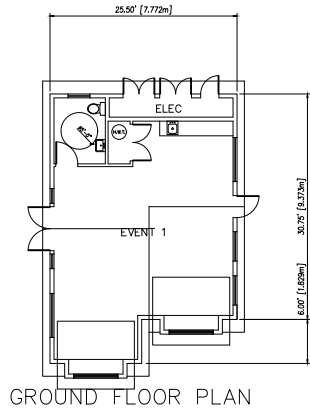
- × 36.02m (E) NORTHWEST CORNER
- × 118.17 (E)
- × 35.93m (E) NORTHEAST CORNER
- × 117.94 (E)
- × 36.61m (E) SOUTHWEST CORNER
- × 120.11 (E)
- × 36.55m (E) SOUTHEAST CORNER
- × 119.91 (E)
- × 36.28m (E) AVERAGE EXISTING GRADE
- × 119.02 (E)

MATERIAL FINISH/COLOR SCHEDULE "B"

DOUBLE GLAZED VINYL WINDOW "CONICAL"
ALUMINUM RAILING "CONICAL"
4" EXPOSED FACE HARIE LAP SIDING (UPPER FLOORS) "GRAY SLATE"
4" EXPOSED FACE HARIE LAP SIDING (GROUND FLOOR) "GRAY SLATE"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
2x6 WOOD TRIM "PURE WHITE"
2x12 FASCIA BOARD "PURE WHITE"
4" CORNER TRIM "PURE WHITE"
2x8 FASCIA BOARD "PURE WHITE"
FRONT DOOR - BENJAMIN MOORE 2112-10 "MINK"
OVERHEAD GARAGE DOOR - BENJAMIN MOORE 2112-10 "MINK"
ASPHALT SHINGLES NO. CHARBONE "CONICAL GRAY"



 <p>MATTHEW CHENG ARCHITECT INC. Unit 202 - 479 FINCH AVENUE VANCOUVER, BC V6A 2K0 Tel: (604) 731-3012 Fax: (604) 731-3008 Cell: (604) 649-0669 Email: matthew@mcarch.ca</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title TOWNHOUSE DEVELOPMENT 13833-13847 - 62ND AVE. SURREY, B.C.</p>	<p>Sheet Title ELEVATIONS BUILDING #2</p>	<p>Drawn: HC Checked: MC Scale: 1/8" = 1'-0" Project Number:</p>	<p>Revision Date: JUN. 30, 2020 Print Date: JUN. 30, 2020 Dwg. No. D04a</p>



ALUMINUM GUTTER ON
 2x8 FASCIA BOARD
 HARDIE PANEL (SMOOTH FACE)
 ASPHALT SHINGLES
 8" EXPOSED FACE HARIE LAP SIDING
 4" CORNER TRIM

4" EXPOSED FACE HARIE LAP SIDING
 2x6 WOOD TRIM
 DOUBLE GLAZED VINYL WINDOW

PEAK: 145.69'
 PEAK: 44.41m
 8.60' (2.609m)
 U/S CEILING: 137.00'
 U/S CEILING: 41.76m
 12.00' (3.658m)
 GF: 125.00'
 GF: 38.10m

PEAK: 145.69'
 PEAK: 44.41m
 8.60' (2.609m)
 U/S CEILING: 137.00'
 U/S CEILING: 41.76m
 12.00' (3.658m)
 GF: 125.00'
 GF: 38.10m



SOUTH ELEVATION (62ND AVE)



WEST ELEVATION (LANE)

AVERAGE ROOF HEIGHT (MEAN)
 18.34' (5.591m)
 12.50'
 14.50'
 AVERAGE EXISTING GRADE 37.75m (E)
 123.85' (E)



NORTH ELEVATION



EAST ELEVATION

× 37.61m (E) NORTHWEST CORNER
 123.39' (E)
 × 37.81m (E) NORTHEAST CORNER
 123.39' (E)
 × 37.89m (E) SOUTHWEST CORNER
 124.31' (E)
 × 37.89m (E) SOUTHEAST CORNER
 124.31' (E)
 × 37.75m (E) AVERAGE EXISTING GRADE
 123.85' (E)



HARDIE SIDING PEAL GRAY #01	HARDIE SIDING ARTIC WHITE #02	ENTRY DOOR, SOFFIT, DROP BEAM BENJAMIN MOORE 2112-10 MINK #03	TRIMS, FASCIA, CHARCOAL #04	TRIMS, FASCIA PURE WHITE #05	ASPHALT SHINGLES IKO CAMBRIDGE CHARCOAL GREY #06

No Date	Revision	No Date	Revision

Consultants

Project Title
 TOWNHOUSE
 DEVELOPMENT
 13833-13847 - 62ND AVE.
 SURREY, B.C.

Sheet Title
 AMENITY BUILDING
 FLOOR PLANS
 ELEVATIONS

Drawn: HC	Revision Date: JUN. 30, 2020
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Project Number:	



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
WEST ELEVATION (LANE)

- 
 HARDIE SIDING
PEAL GRAY
#01
- 
 HARDIE SIDING
ARTIC WHITE
#02
- 
 ENTRY DOOR, SOFFIT,
DROP BEAM
BENJAMIN MOORE
2112-10 MINK
#03
- 
 TRIMS, FASCIA,
CHARCOAL
#04
- 
 TRIMS, FASCIA
PURE WHITE
#05
- 
 ASPHALT SHINGLES
IKO CAMBRIDGE
CHARCOAL GREY
#06

COLOR SCHEME "A"



WEST ELEVATION (LANE)

- 
 HARDIE SIDING
GRAY SLATE
#01
- 
 HARDIE SIDING
ARTIC WHITE
#02
- 
 ENTRY DOOR, DROP BEAM
BENJAMIN MOORE
2112-10 MINK
#03
- 
 TRIMS, FASCIA,
CHARCOAL
#04
- 
 TRIMS, FASCIA, SOFFIT
PURE WHITE
#05
- 
 ASPHALT SHINGLES
IKO CAMBRIDGE
CHARCOAL GREY
#06

ALTERNATE COLOR SCHEME "B"



**MATTHEW CHENG
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No Date Revision

No Date Revision

Consultants

Project Title
TOWNHOUSE
DEVELOPMENT
13833-13847 - 62ND AVE.
SURREY, B.C.

Sheet Title
COLOR ELEVATION

Drawn:
HC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
JUN. 30, 2020
Print Date:
JUN. 30, 2020
Dwg. No.
D10



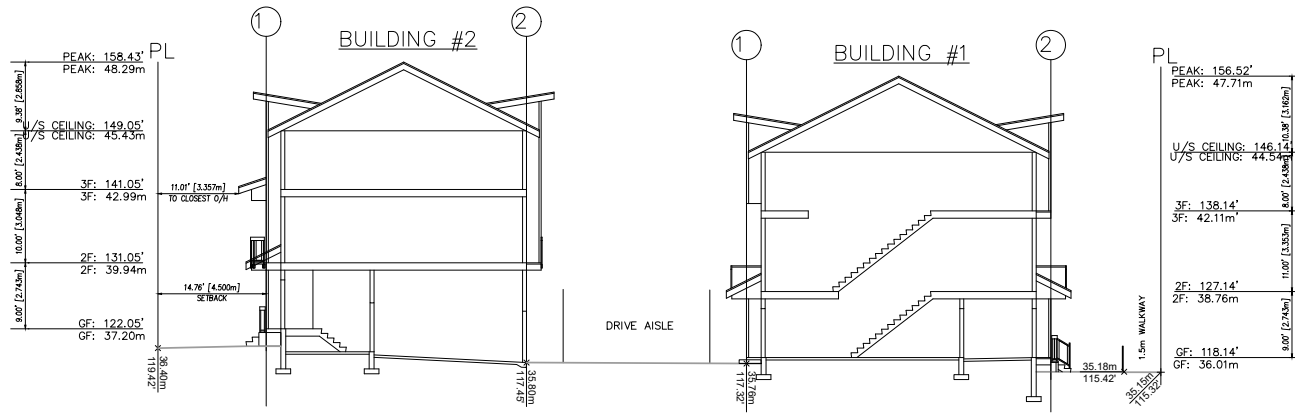
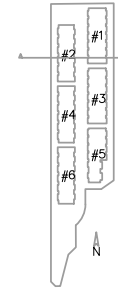
MATTHEW CHENG ARCHITECT INC.

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Tel: (604) 731-3015 Fax: (604) 731-3908
Cell: (604) 649-6669 Email: matthew@mcaai.ca

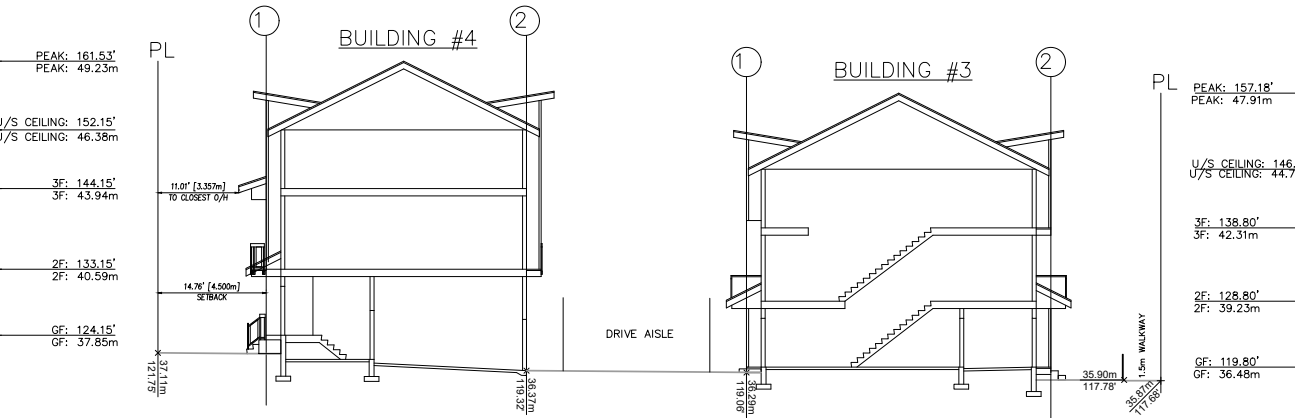
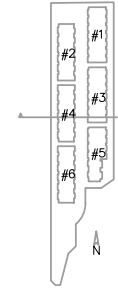
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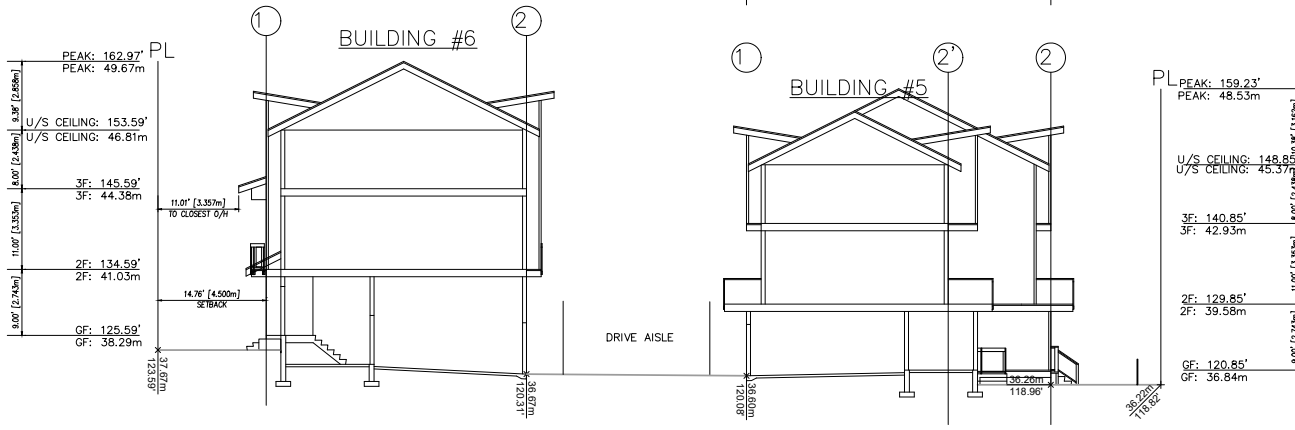
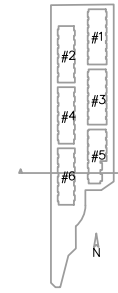
SECTION 1



SECTION 2



SECTION 3



Consultants

Project Title
TOWNHOUSE DEVELOPMENT
13833-13847-62 AVE.
SURREY, B.C.

Sheet Title
SITE SECTIONS

Drawn: HC, KK
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: JUN. 30, 2020
Print Date: JUN. 30, 2020
Dwg. No. **D11**

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	21 SEP 16	REV. PER CITY COMMENTS	CW
10	21 SEP 16	REV. PER NEW SITE PLAN	PC
9	21 SEP 16	REV. PER CITY COMMENTS	PC
8	21 AUG 16	REV. PER NEW SITE PLAN	PC
7	28 NOV 15	REV. PER NEW GRADING/LOFT PLAN	CW
6	20 JUL 15	REV. PER NEW SITE PLAN	CW
5	20 FEB 15	REV. PER NEW SITE PLAN/CITY COMMENTS	CW
4	19 SEP 17	NEW SITE PLAN	PC
3	19 SEP 17	PER NUMBER CHANGED	PC
2	19 AUG 15	REVISE PER COMMENTS	MC
1	19 JUL 15	NEW SITE PLAN	MC

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

38 UNIT TOWNHOUSE

13833-13847 62ND AVENUE
SURREY BC

CITY FILE NUMBER: 18-0426

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 18.JAN.17 DRAWING NUMBER:

SCALE: 1:200

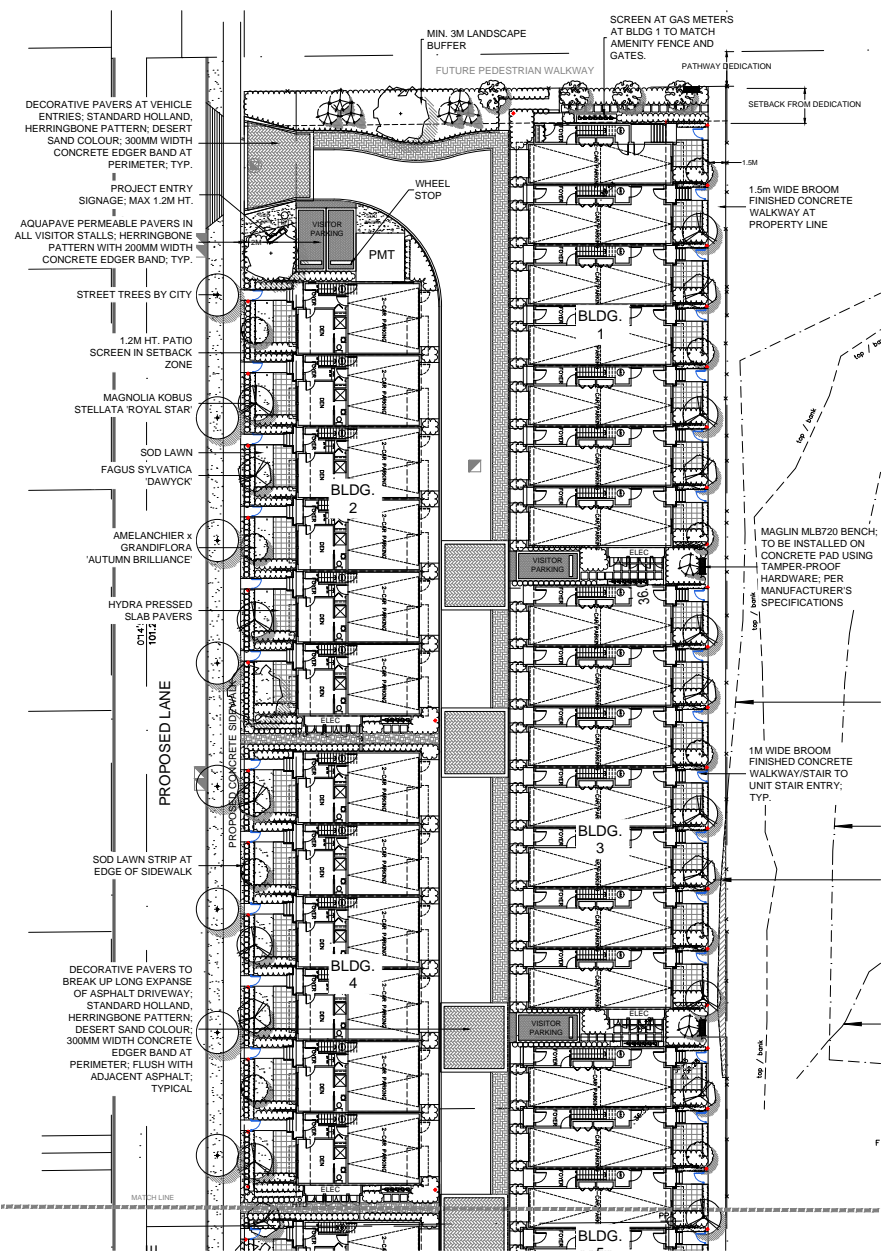
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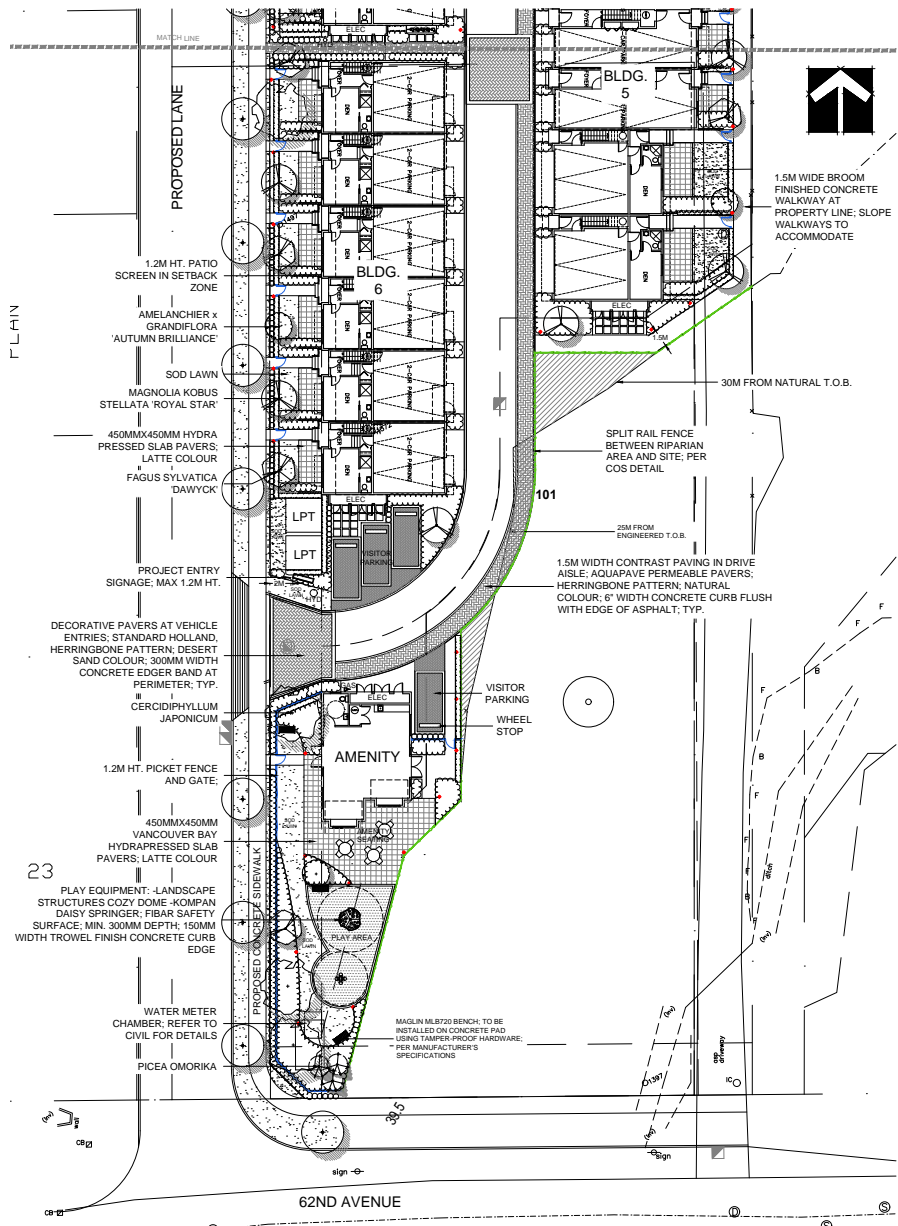
CHKD: PCM

PMG PROJECT NUMBER: 19-071

19071-10.2P



NORTH PORTION



SOUTH PORTION

- 42" HT. AMENITY PICKET FENCE
- COS THREE RAIL SPLIT FENCE
- GALAXY 32293BK LED BOLLARD LIGHT (NOTE: GLARE CUT-OFFS TO BE INCLUDED TO AVOID LIGHT SPILL INTO THE RIPARIAN AREA)





SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	21 SEP 16	REV. PER CITY COMMENTS	CW
10	21 SEP 16	REV. PER NEW SITE PLAN	PH
9	21 SEP 16	REV. PER CITY COMMENTS	PH
8	21 AUG 16	REV. PER NEW SITE PLAN	PH
7	28 NOV 15	REV. PER NEW GRADING/DRIFT PLAN	CW
6	20 JUL 15	REV. PER NEW SITE PLAN	CW
5	20 FEB 15	REV. PER NEW SITE PLAN/CITY COMMENTS	CW
4	19 SEP 17	NEW SITE PLAN	PH
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2	19 AUG 15	REVISE PER COMMENTS	MC
1	19 JUL 15	NEW SITE PLAN	MC

CLIENT:

PROJECT:

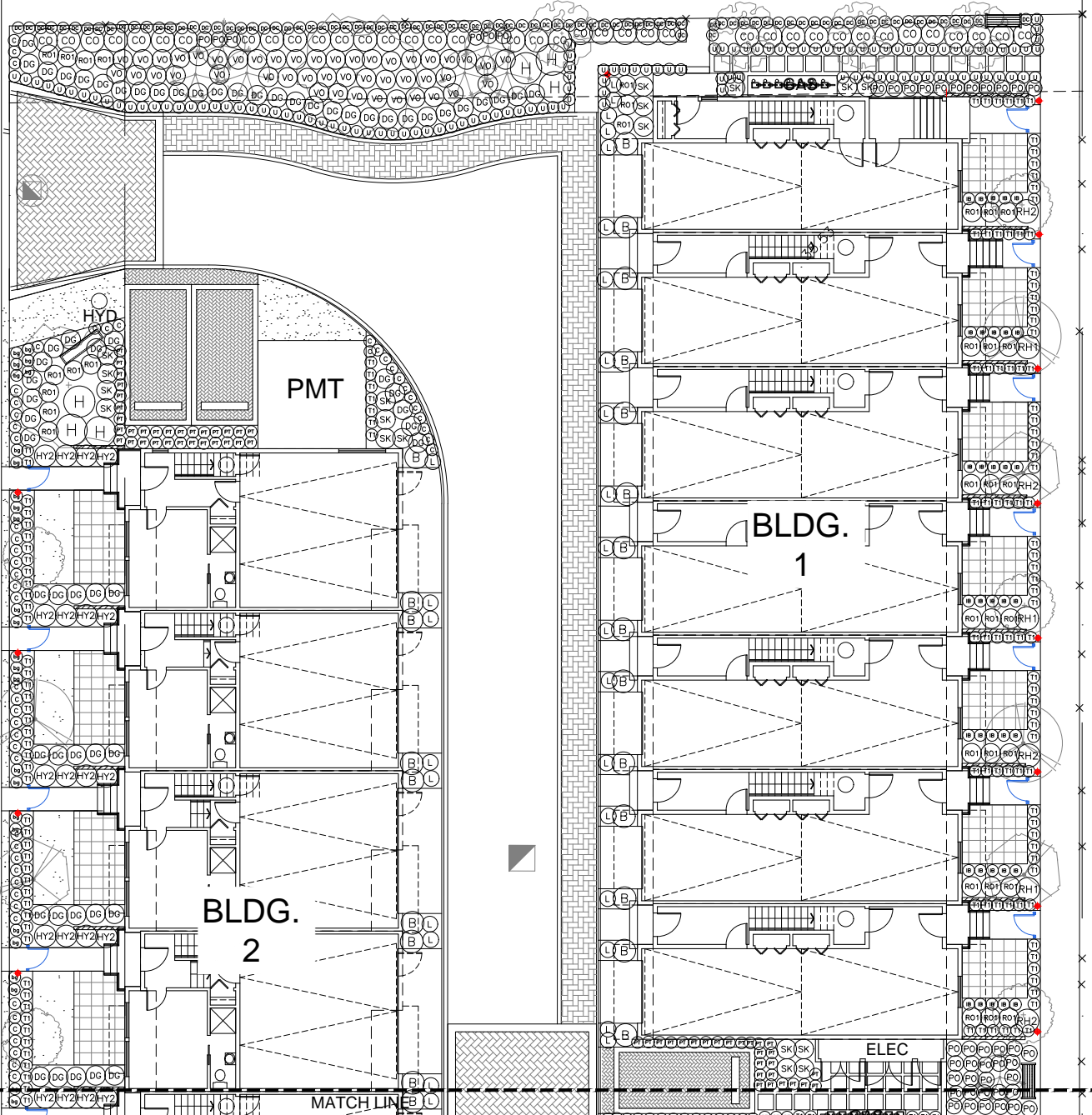
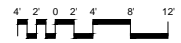
38 UNIT TOWNHOUSE
13833-13847 62ND AVENUE
SURREY BC
CITY FILE NUMBER: 18-0426

DRAWING TITLE:

SHRUB PLAN

DATE: 18 JAN 17 DRAWING NUMBER:
SCALE: 1/75
DRAWN: CW
DESIGN: CW
CHKD: PCM

L2
OF 8



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	21 SEP 16	REV. PER CITY COMMENTS	CW
10	21 SEP 16	REV. PER NEW SITE PLAN	DR
9	21 SEP 16	REV. PER CITY COMMENTS	DR
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4	19 SEP 17	NEW SITE PLAN	DR
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2	19 AUG 15	REVISE PER COMMENTS	MC
1	19 JUL 15	NEW SITE PLAN	MC

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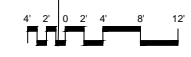
PROJECT:
38 UNIT TOWNHOUSE
13833-13847 62ND AVENUE
SURREY BC
CITY FILE NUMBER: 18-0426

DRAWING TITLE:
SHRUB PLAN

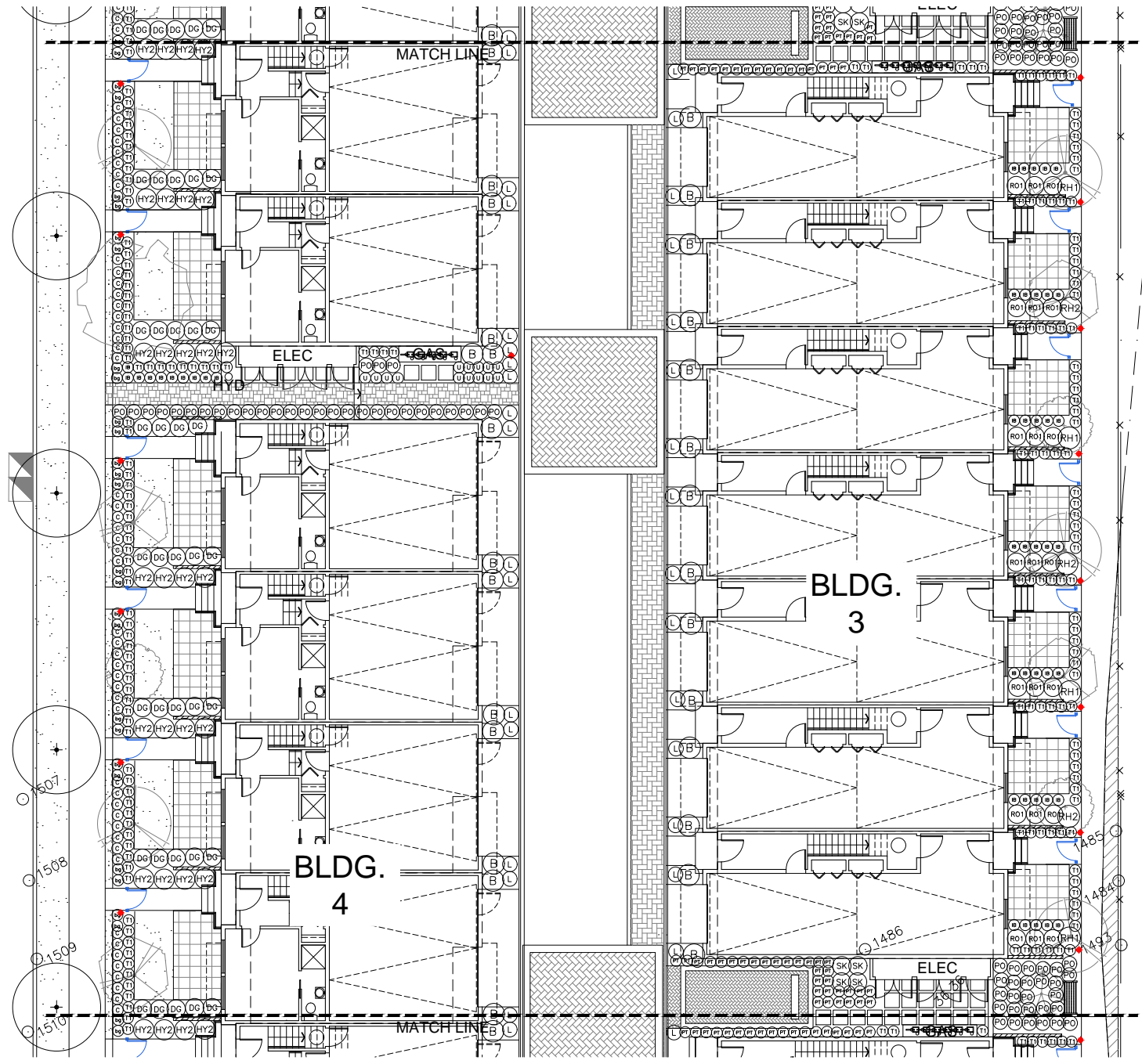
DATE: 18.JAN.17 DRAWING NUMBER:
SCALE: 1/75
DRAWN: CW
DESIGN: CW
CHKD: PCM



top / bank



bank



L3

OF 8

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	21 SEP 16	REV. PER CITY COMMENTS	CW
10	21 SEP 16	REV. PER NEW SITE PLAN	PH
9	21 SEP 16	REV. PER CITY COMMENTS	PH
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7	28 NOV 15	REV. PER NEW GRADING/LOFT PLAN	CW
6	20 JUL 15	REV. PER NEW SITE PLAN	CW
5	20 FEB 15	REV. PER NEW SITE PLAN; CITY COMMENTS	CW
4	19 SEP 17	NEW SITE PLAN	PH
3	19 SEP 17	PER NUMBER CHANGED	PH
2	19 AUG 15	REVISE PER COMMENTS	ML
1	19 JUL 15	NEW SITE PLAN	ML

CLIENT:

PROJECT:

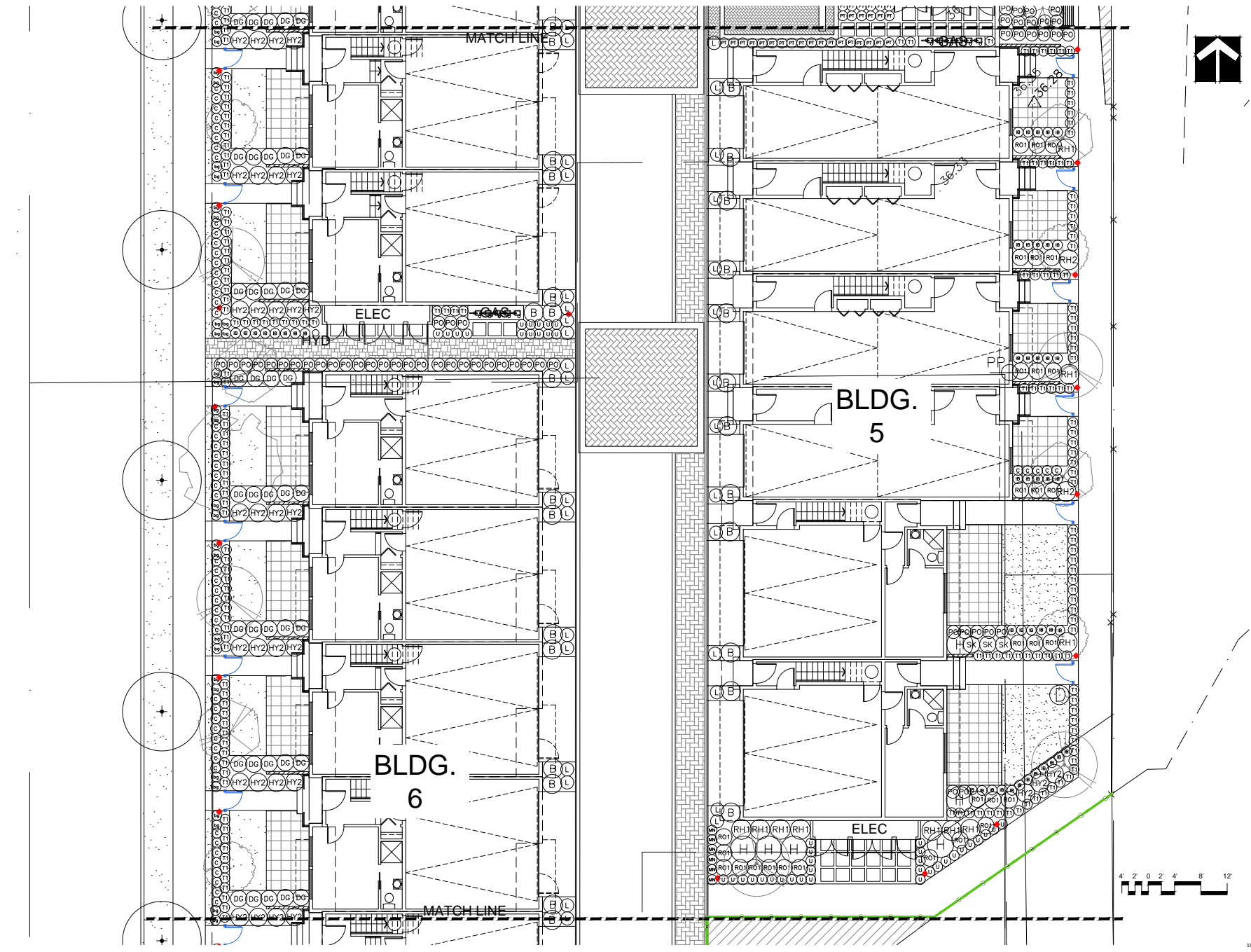
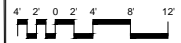
38 UNIT TOWNHOUSE
13833-13847 62ND AVENUE
SURREY BC
 CITY FILE NUMBER: 18-0426

DRAWING TITLE:

SHRUB PLAN

DATE: 18 JAN 17 DRAWING NUMBER:
 SCALE: 1:75
 DRAWN: CW
 DESIGN: CW
 CHKD: PCM

L4
 OF 8



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	21 SEP 16	REV. PER CITY COMMENTS	CW
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9	21 SEP 16	REV. PER CITY COMMENTS	PC
8	21 AUG 04	REV. PER NEW SITE PLAN	PC
7	28 NOV 16	REV. PER NEW GRADING/DRIFT PLAN	CW
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5	20 FEB 15	REV. PER NEW SITE PLAN/ CITY COMMENTS	CW
4	19 SEP 17	NEW SITE PLAN	PC
3	19 SEP 17	FILE NUMBER CHANGED	PC
2	19 AUG 15	REVISE PER COMMENTS	MC
1	19 JUL 15	NEW SITE PLAN	MC

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

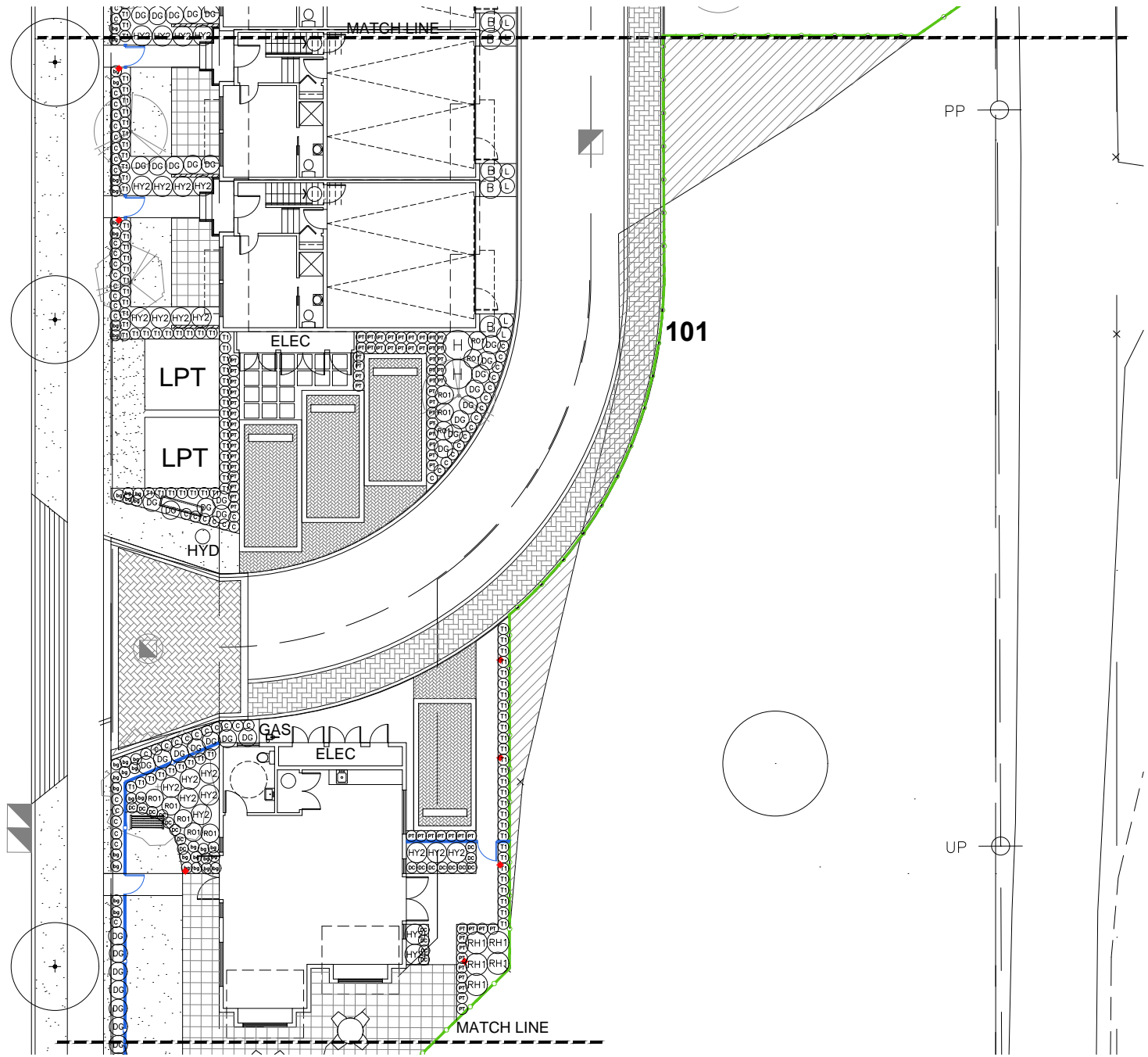
38 UNIT TOWNHOUSE
13833-13847 62ND AVENUE
SURREY BC
CITY FILE NUMBER: 18-0426

DRAWING TITLE:

SHRUB PLAN

DATE: 18 JAN 17 DRAWING NUMBER:
SCALE: 1:75
DRAWN: CW
DESIGN: CW
CHKD: PCM

L5
OF 8





SEAL:



PLANT SCHEDULE				PMG PROJECT NUMBER: 19-071
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(A)	4	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
(B)	13	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; B&B
(C)	7	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
(D)	13	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	6CM CAL; B&B
(E)	15	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2M HT; MULTI-STEM; B&B
(F)	11	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
SHRUB				
(B)	80	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
(C)	63	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	#2 POT; 50CM
(D)	199	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	#2 POT; 40CM
(H2)	92	HYDRANGEA MACROPHYLLA 'PIA'	DWARF BIGLEAF HYDRANGEA; PINK	#2 POT; 30CM
(H)	14	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
(RH)	22	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
(RH2)	17	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON; WHITE; L. MAY	#3 POT; 30CM
(M)	120	ROSA 'BONICA MEIDLAND'	BONICA MEIDLAND ROSE; PINK	#3 POT; 60CM
(SK)	25	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(T)	586	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.25M HT; B&B
(V)	45	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
(C)	240	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(CO)	131	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD TUFTED HAIR GRASS	#1 POT
PERENNIAL				
(B)	123	BERGENIA BRESSINGHAM WHITE	BERGENIA; WHITE	#1 POT
(B)	126	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	9CM POT
(L)	101	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT
GC				
(U)	188	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKKINKINICK	#1 POT; 20CM
(M)	6	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM
(PT)	192	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	#1 POT; 15CM
(P)	163	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

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

* ALL LANDSCAPED AREAS TO HAVE MINIMUM BARK MULCH DEPTH OF 50MM.

NO.	DATE	REVISION DESCRIPTION	DR.
11	21 SEP 16	REV. PER CITY COMMENTS	CW
10	21 SEP 16	REV. PER NEW SITE PLAN	DR
9	21 SEP 16	REV. PER CITY COMMENTS	DR
8	21 AUG 16	REV. PER NEW SITE PLAN	DR
7	20 NOV 15	REV. PER NEW GRADING/DRY PLAN	CW
6	20 JUL 15	REV. PER NEW SITE PLAN	CW
5	20 FEB 15	REV. PER NEW SITE PLAN/CITY COMMENTS	CW
4	19 SEP 14	NEW SITE PLAN	DR
3	19 SEP 14	FILE NUMBER CHANGED	DR
2	19 AUG 15	REVISE PER COMMENTS	MC
1	19 JUL 15	NEW SITE PLAN	MC

CLIENT:

PROJECT:
38 UNIT TOWNHOUSE
13833-13847 62ND AVENUE
SURREY BC
CITY FILE NUMBER: 18-0426

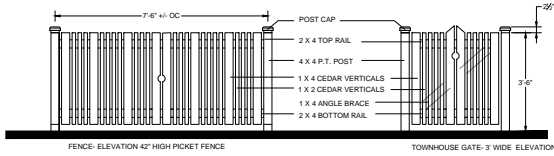
DRAWING TITLE:
SHRUB PLAN

DATE: 18 JAN 17 DRAWING NUMBER:
SCALE: 1/75
DRAWN: CW
DESIGN: CW
CHKD: PCM

L6
OF 8

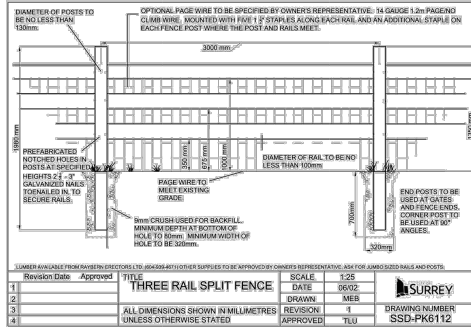
NOTES FOR ALL WOODWORK:

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO ARCH. SPEC. (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



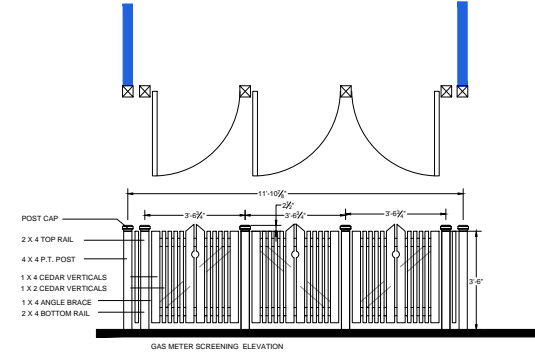
1 AMENITY AREA FENCE AND GATES

1:25



4 THREE RAIL SPLIT FENCE - CITY OF SURREY

1:25

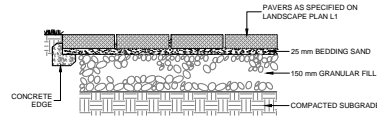


NOTES FOR ALL WOODWORK:

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO ARCH. SPEC. (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

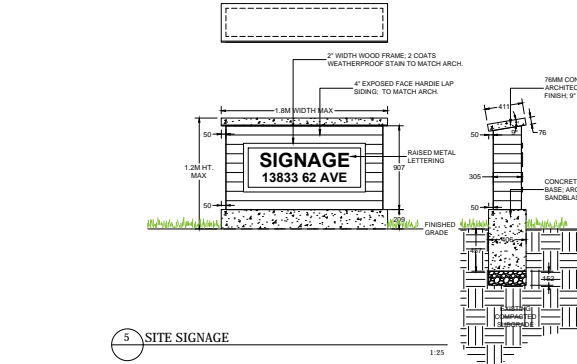
6 GAS METER SCREENING

1:25



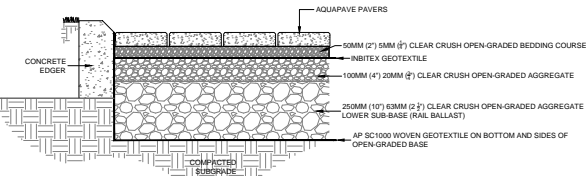
2 PAVERS ON GRADE

1:10



5 SITE SIGNAGE

1:25



3 PERMEABLE PAVERS ON GRADE

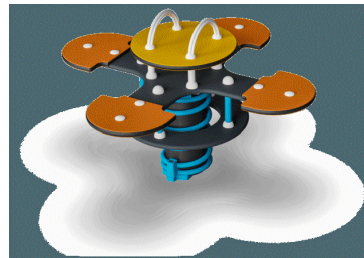
1:10



MAGLIN MLB720 BENCH
INSTALL USING TAMPER PROOF HARDWARE ON CONCRETE SLAB BASE PER MANUFACTURER'S SPECIFICATIONS



LANDSCAPE STRUCTURES COZY DOME MODEL #168099
TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS; ENSURE CORRECT SAFETY SURFACE DEPTH AND DISTANCES



KOMPAN DAISY SPINNER MODEL #12870
TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS; ENSURE CORRECT SAFETY SURFACE DEPTH AND DISTANCES



GALAXY 32923BK LED BOLLARD; BLACK POWDERCOAT
TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS; GLARE CUT-OFFS TO BE INCLUDED

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604-294-0011, f. 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
11	21 SEP 16	REV. PER CITY COMMENTS	CW
10	21 SEP 16	REV. PER NEW SITE PLAN	JE
9	21 SEP 16	REV. PER CITY COMMENTS	JE
8	21 AUG 04	REV. PER NEW SITE PLAN	JE
7	28 NOV 16	REV. PER NEW GRADING/DRY PLAN	CW
6	20 JUL 11	REV. PER NEW SITE PLAN	CW
5	20 FEB 16	REV. PER NEW SITE PLAN/CITY COMMENTS	CW
4	19 SEP 17	NEW SITE PLAN	JE
3	19 SEP 17	FILE NUMBER CHANGED	JE
2	19 AUG 15	REVISE PER COMMENTS	MC
1	19 JUL 15	NEW SITE PLAN	MC

CLIENT:

PROJECT:

38 UNIT TOWNHOUSE

**13833-13847 62ND AVENUE
SURREY BC**

CITY FILE NUMBER: 18-0426

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 18.JAN.17 DRAWING NUMBER:

SCALE: AS NOTED

DRAWN: CW

DESIGN: CW

CHKD: PCM

19071-10-2P PMG PROJECT NUMBER: 19-071

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

FROM: **Development Engineer, Engineering Department**

DATE: **September 15, 2021** PROJECT FILE: **7818-0426-00**

RE: **Engineering Requirements
Location: 13833 62 Ave**

NCP AMENDMENT

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

- The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints; and

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m statutory right-of-way along 62 Avenue;
- Dedicate 8.452 m along the west side of the subject property; and
- Dedicate required corner cuts.

Works and Services

- Construct the north side of 62 Avenue;
- Construct the lane;
- Construct a sanitary and storm main along the lane;
 - The applicant is to explore if the option of connecting sewer via gravity is viable.
- Provide an-adequately sized sanitary, storm and water service connection to service the development. Abandon all existing service connections no longer required;
- Register restrictive covenants for the installation and maintenance of on-site mitigation features and water quality/sediment control system as required through detailed design; and
- Pay sanitary latecomer #5809-0135-00-1.

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$25,735.50 is required.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Engineer

M51

NOTE: Detailed Land Development Engineering Review available on file

Appendix III



September 21, 2021

Planning

School Enrolment Projections and Planning Update:

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

Woodward Hill was open in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 6 classroom addition opened. Even with the new addition, school enrolment for this September was still larger than the “new” capacity and therefore, 4 portables were required to remain on site to accommodate additional enrolling divisions. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice, which started September 2017. This will make more regular stream space available to meet in-catchment demand.

Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2022/23 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a 250 capacity addition to McLeod Road School and run a dual stream program.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. In early summer 2018, the Ministry approved funding for a 700 addition to move into design and construction. The new addition will be open in the spring of 2022.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0426 00

SUMMARY

The proposed 38 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	7
Secondary Students:	6

September 2020 Enrolment/School Capacity

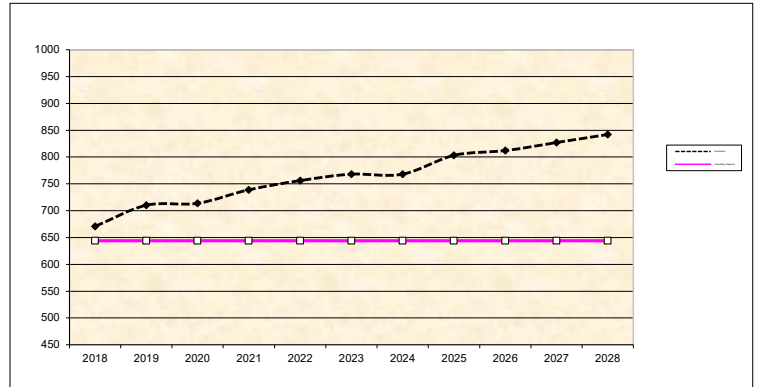
Woodward Hill Elementary	
Enrolment (K/1-7):	85 K + 629
Operating Capacity (K/1-7)	38 K + 606
Sullivan Heights Secondary	
Enrolment (8-12):	1604
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

Projected population of school-age children for this development:	15
--	----

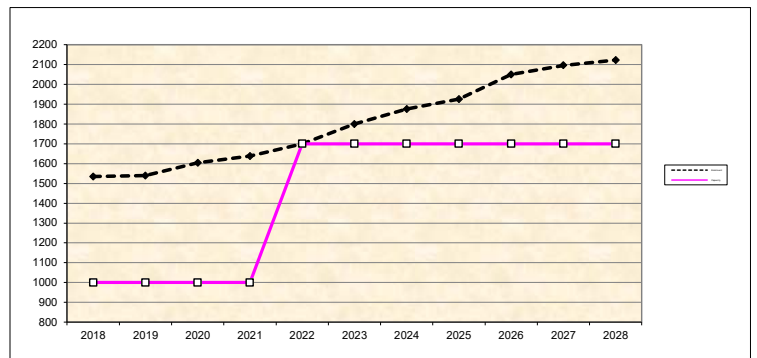
Population: The projected population of children aged 0-19 Impacted by the development.

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

Woodward Hill Elementary



Sullivan Heights Secondary



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

Tree Preservation Summary

Surrey Project No: 18-0426-00


Address: 13833 / 13847 - 62 Avenue

Registered Arborist: Vanessa Melney and Peter Mennel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	20
Protected Trees to be Removed	20
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 14 X one (1) = <u>14</u> - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = <u>12</u> 	26
Replacement Trees Proposed	44
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	31

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	15
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = 3 - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 24 	27
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist: 	Date: September 15, 2021
--	--------------------------



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
 TREE PRESERVATION
 AND PROTECTION PLAN

13833, 13847 62 AVENUE
 SURREY, B.C.
 NORTH END

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR29/16	SL	SPEA
2	OCT14/16	MK	SITE PLAN
3	AUG29/17	MK	REVISED SITE PLAN
4	OCT18/18	MK	REVISED SITE PLAN
5	JUN26/19	MK	REVISED SITE PLAN
6	JUL16/20	MK	REVISED SITE PLAN
7	AUG11/21	MK	GRADING/LANDSCAPE PLAN REVISED SITE PLAN

SHEET TITLE

**T1 - TREE PRESERVATION
 AND REMOVAL PLAN**

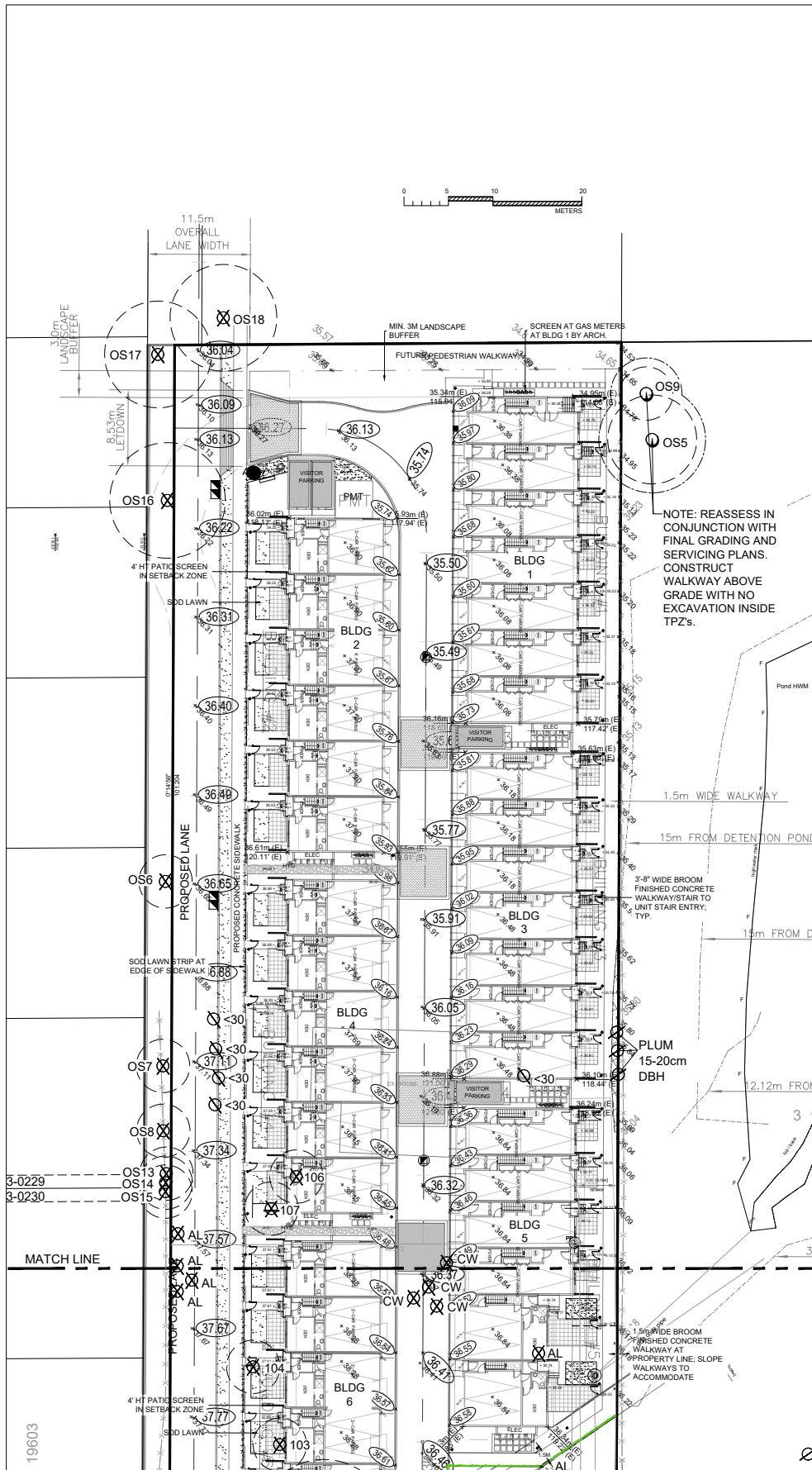
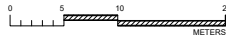
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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 NOVEMBER 21, 2015

T-1A
 SHEET 2 OF 5



LEGEND

- TREE TO BE RETAINED AND REASSESSED WITH DEVELOPMENT PLANS.
- TREE TO BE RETAINED AND REASSESSED BY SURREY'S PARKS REC & CULTURE DEPT.
- MINIMUM NO DISTURBANCE ZONE
- TREE TO BE REMOVED
- NON BY-LAW TREE
- 1M EXCAVATION OFFSET



19603

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN
13833, 13847 62 AVENUE
SURREY, B.C.
SOUTH END

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR29/16	SL	SPEA
2	OCT14/16	MK	SITE PLAN
3	AUG29/17	MK	REVISED SITE PLAN
4	OCT18/18	MK	REVISED SITE PLAN
5	JUN26/19	MK	REVISED SITE PLAN
6	JUL16/20	MK	REVISED SITE PLAN
7	AUG11/21	MK	GRADING/LANDSCAPE PLAN REVISED SITE PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

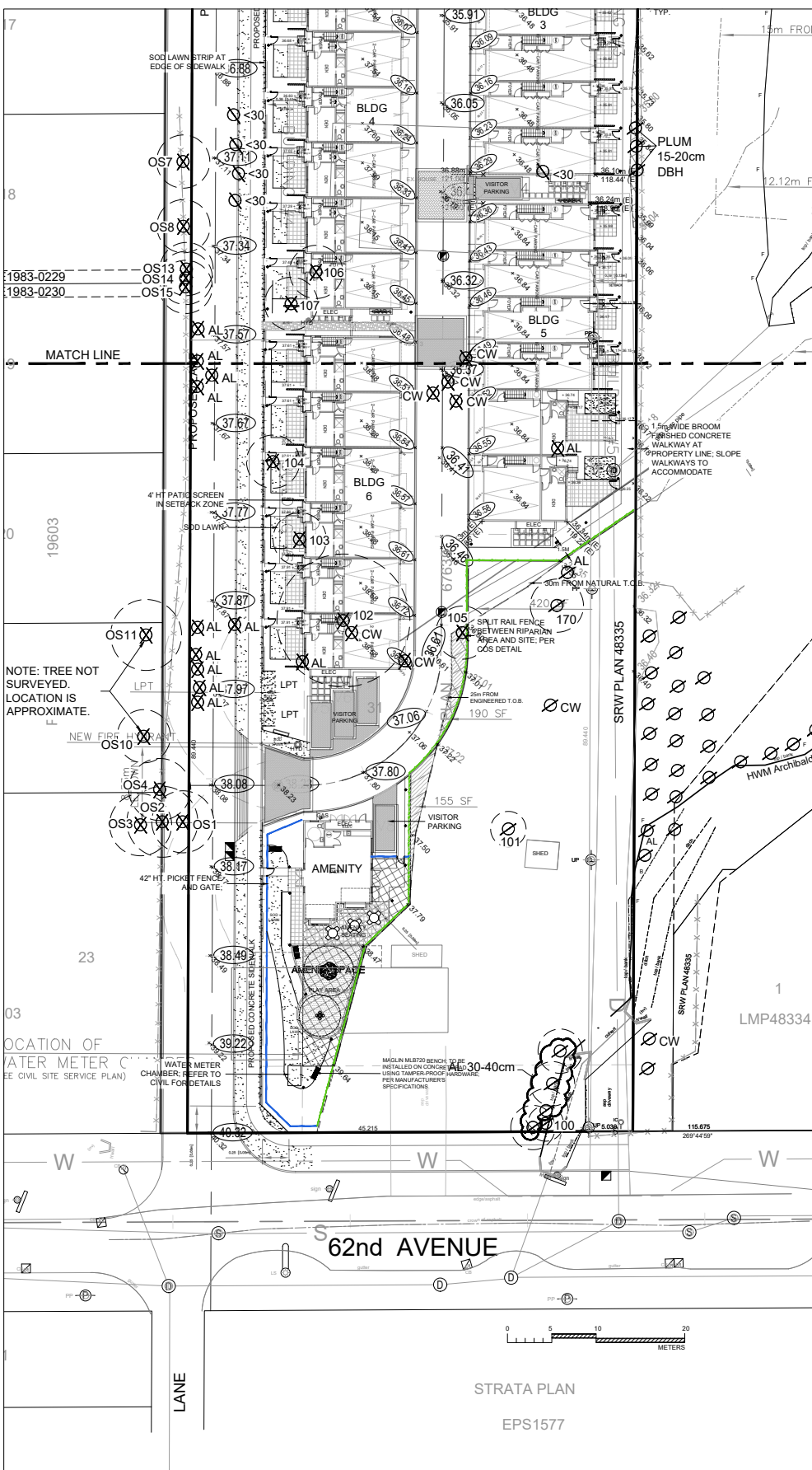
AS SHOWN

DATE

NOVEMBER 21, 2015

T-1B

SHEET 3 OF 5



LEGEND

- TREE TO BE RETAINED AND REASSESSED WITH DEVELOPMENT PLANS.
- TREE TO BE RETAINED AND REASSESSED BY SURREY'S PARKS REC & CULTURE DEPT.
- MINIMUM NO DISTURBANCE ZONE
- TREE TO BE REMOVED
- NON BY-LAW TREE
- 1M EXCAVATION OFFSET



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0426-00

Issued To:

(the Owner)

Address of 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: 000-491-314
Lot 30 Section 9 Township 2 New Westminster District Plan 67639
13847 - 62 Avenue

Parcel Identifier: 000-491-322
Lot 31 Section 9 Township 2 New Westminster District Plan 67639
13833 - 62 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) to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.6 metres to the principal building face; and
 - (c) to permit visitor parking within the required east side yard setback for visitor parking space #8.

5. This development variance permit applies to only the 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 building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

PROJECT DATA

38 UNIT TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS: 13833-13847 - 62ND AVE. SURREY, B.C.		
LEGAL DESCRIPTION:		
PROPOSED ZONING: RM-30		
LOT AREA	MIN. REQUIRED/MAX. ALLOWED	PROPOSED
GROSS TOTAL		8,581.083 SM (0.858 HA) (103,127,406 SF) (2,368 A)
ROAD DEDICATED AREA (INCLUDING TRAIL DEDICATION)		1,741 SM (0.174 HA) (18,739.97 SF) (0.430 A)
RIPARIAN AREA		1,894 SM (0.189 HA) (18,234.06 SF) (0.419 A)
NET TOTAL		6,146.29 SM (0.615 HA) (68,158.11 SF) (1,519 A)
LOT COVERAGE	0.450	0.418 (27,881.03SF)
SETBACKS		
FRONT (62ND AVE)	4.50 M	19.47 M (63.88')
REAR (NORTH)	6.00 M	3.00 M (9.842')
SIDE #1 (EAST)	6.00 M	4.674 M (15.333')
SIDE #2 (WEST) FLANKING LANE	4.50 M	4.500 M (14.764')
BUILDING HEIGHT		
PRINCIPAL	13.00 M	VARIES FROM: 10.225m - 11.612m
NUMBER RESIDENTIAL UNITS		
THREE BEDROOM +		38 UNITS
TOTAL		38 UNITS
FLOOR AREA: RESIDENTIAL		5,525.92SM (59,480.55SF)
TOTAL BUILDING FLOOR AREA (INCLUDING AMENITY)		5,605.74SM (60,339.68SF)
DENSITY:		
# UNITS/HA # UNITS/A (GROSS)	74.00 U/HA 30.00 UNITS/A	39.67 UNITS/HA 16.05 UNITS/A
# UNITS/HA # UNITS/A (NET)	74.00 U/HA 30.00 UNITS/A	61.59 UNITS/HA 24.92 UNITS/A
F.A.R. (GROSS)		
F.A.R. (NET)	0.900 5,531.66SM (59,540.895SF)	0.899 5,526.06SM (59,480.55 SF)
AMENITY SPACE		
INDOOR	3.00 SM / UNIT x 38 UNITS = 114 SM (1,227,056 SF)	79.82 SM (859.13 SF)
OUTDOOR	3.00 SM / UNIT x 38 UNITS = 114 SM (1,227,056 SF)	SETBACK FROM PROGRAMABLE:
PARKING (NUMBER OF STALLS)		
RESIDENTIAL: 3-BEDROOM	2/UNIT x 38 UNITS = 76	176 STA
RESIDENTIAL: VISITORS	0.2/UNIT x 38 UNITS = 7.6	8 STALLS (74 STA)
TOTAL:		84 STA

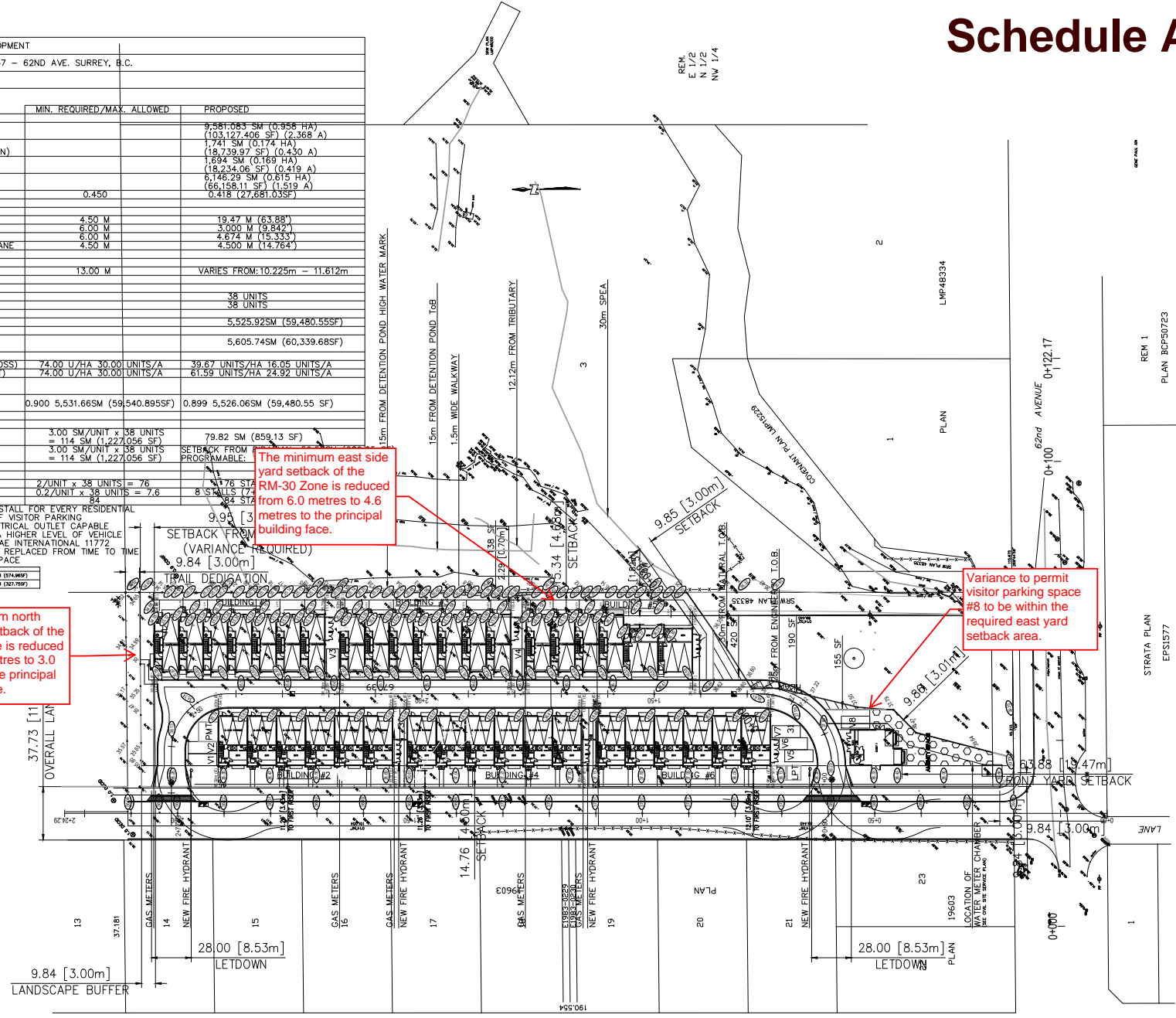
NOTE: CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACE AND 50% OF VISITOR PARKING SPACES AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER LEVEL OF VEHICLE CHARGING AS DEFINED BY SAE INTERNATIONAL 11772 STANDARD, AS AMENDED OR REPLACED FROM TIME TO TIME FOR EACH SUCH PARKING SPACE

TRAIL DEDICATION	
"TRAIL" OUT AREA DEDICATED	33.425M (109.685F)
"TRAIL" IN AREA NEEDED	30.405M (99.739F)

The minimum north rear yard setback of the RM-30 Zone is reduced from 6.0 metres to 3.0 metres to the principal building face.

The minimum east side yard setback of the RM-30 Zone is reduced from 6.0 metres to 4.6 metres to the principal building face.

Variance to permit visitor parking space #8 to be within the required east yard setback area.



REK.
E 1/2
N 1/2
NW 1/4

Schedule A



MATTHEW CHENG ARCHITECT INC.

Unit 302 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3025 Fax: (604) 731-3908
Cell: (604) 649-8669 Email: matthew@mcia.ca

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No Date Revision

Consultants

Project Title
TOWNHOUSE DEVELOPMENT
13833-13847-62 AVE.
SURREY, B.C.

Sheet Title
PROJECT DATA
SITE PLAN

Drawn:
HC, KK
Checked:
MC
Scale:
1/32" = 1'-0"

Project Number:

Revision Date:
JUN. 30, 2020
Print Date:
JUN. 30, 2020

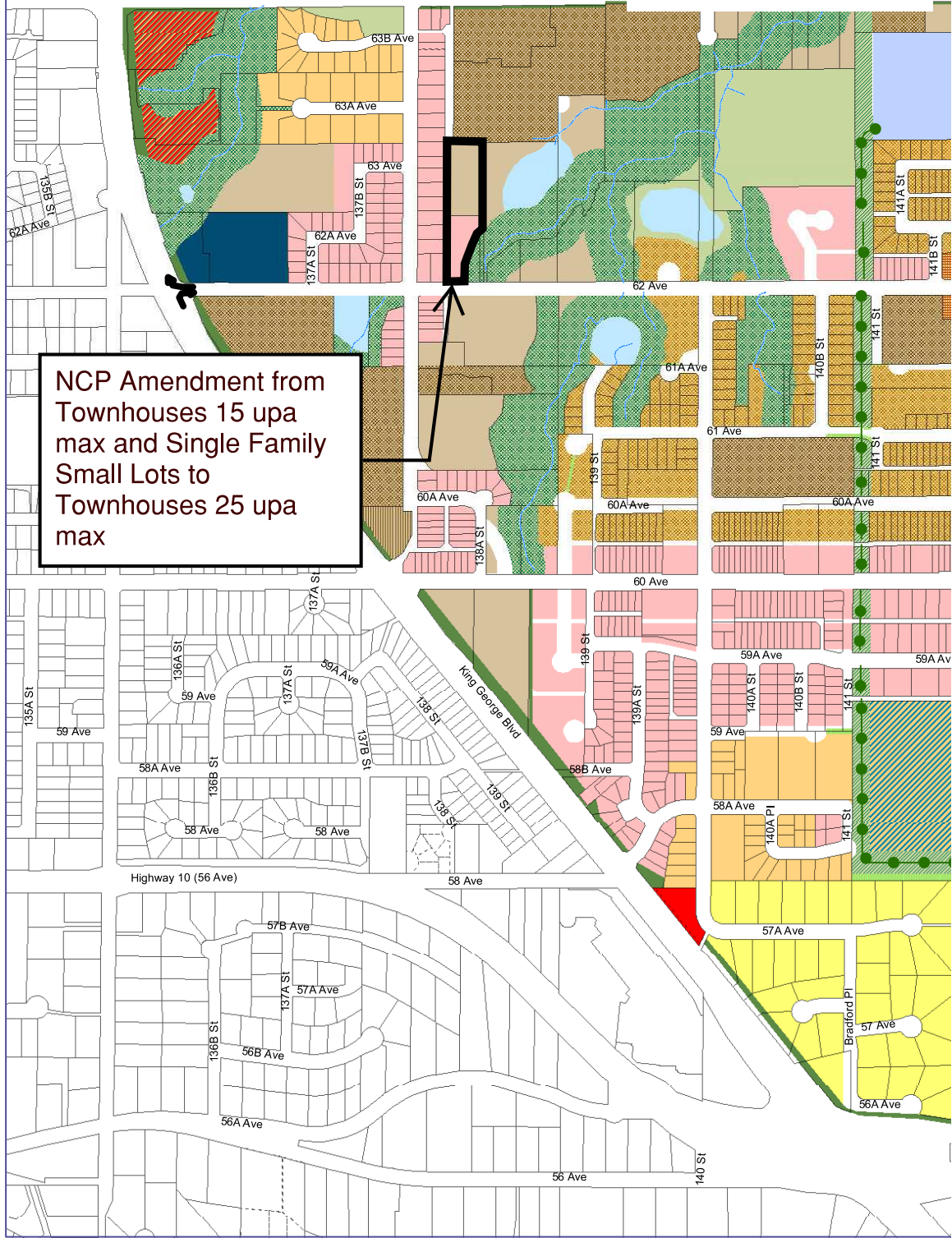
Dwg. No.

D00

PLAN 1
PLAN BCP50723

STRATA PLAN
EPS1577

13847 STREET









NCP Amendment from Townhouses 15 upa max and Single Family Small Lots to Townhouses 25 upa max

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN

City of Surrey Planning & Development Department

-  Apartments 65 upa max
-  Apartments 45 upa max
-  Townhouses 25 upa max
-  Townhouses 20 upa max
-  Townhouses 15 upa max
-  Single Family Small Lots

