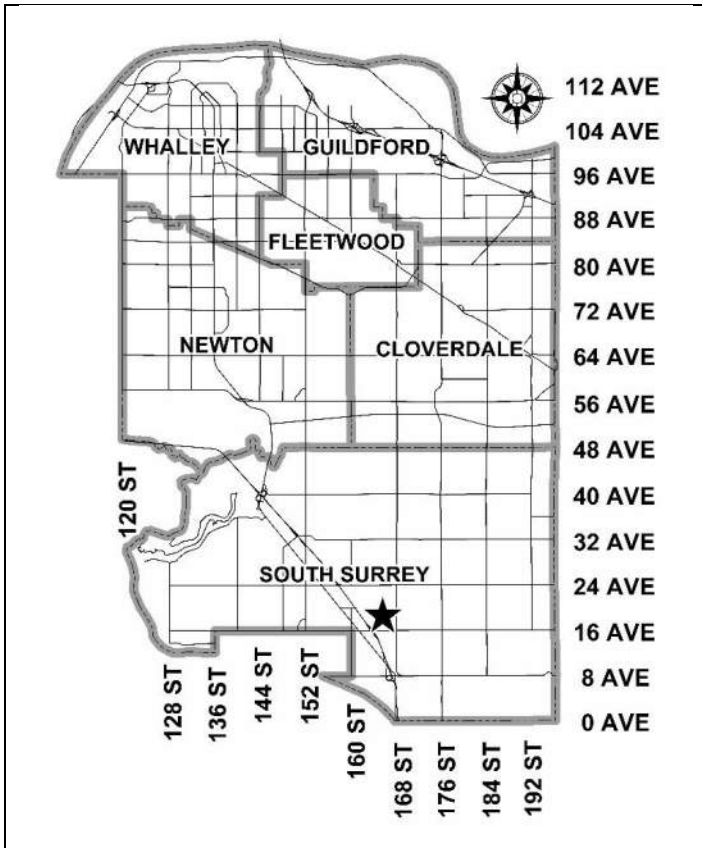


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0116-00

Planning Report Date: January 11, 2021



**PROPOSAL:**

- **NCP Amendment** from Multiple Residential 10-15 upa to Multiple Residential 15-25 upa and to remove the subject site from the land consolidation area
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

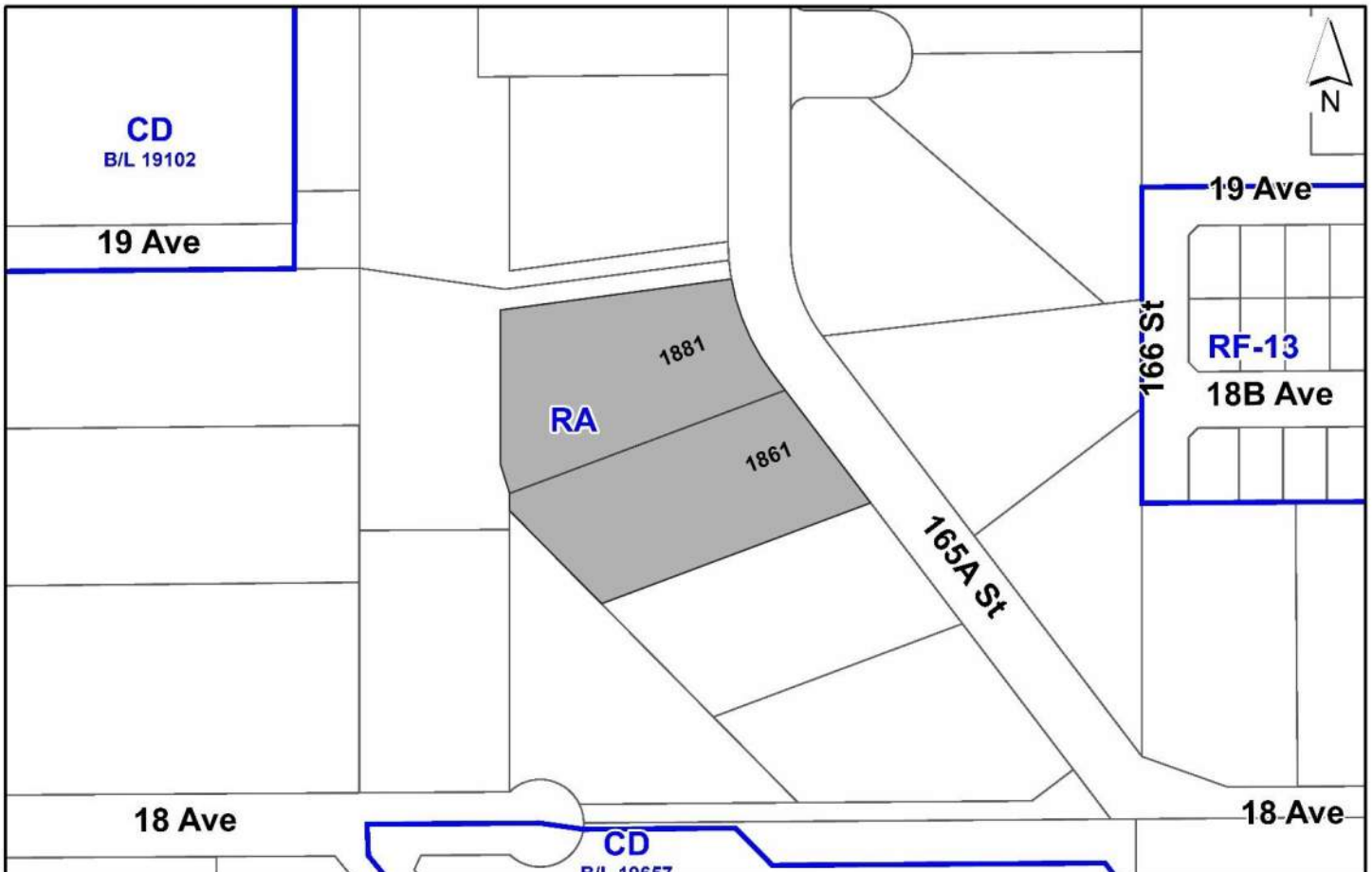
to permit the development of a 42-unit townhouse development.

**LOCATION:** 1881 - 165A Street  
 1861 - 165A Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Multiple Residential 10-15 upa



## 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 Sunnyside Heights Neighbourhood Concept Plan to redesignate the site from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" (Appendix V).
- The subject site is identified in the NCP as being in a consolidation area with the properties to the south of the site, on the west side of 165A Street to 18 Avenue. The applicant proposes to remove the subject site from the consolidation area (Appendix V).
- Proposing to reduce the setback requirements of the Multiple Residential 30 Zone (RM-30).

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas), Hazard Lands (Steep Slopes), and Form and Character.
- The proposed setback variances are minor. The setbacks to the west yard provide for "eyes on the park" with the future Grandview Ridge Trail and allow for ample outdoor space. The proposed setbacks along the south property line also provide for ample outdoor space and a sensitive interface with the adjacent property.
- 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 proposed development achieves an attractive architectural built form, which utilizes high quality materials. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed development and the public realm.

- 
- The intention behind the land consolidation area identified in the NCP for the lands on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) was to ensure efficient and feasible development and equitable cost-sharing for roads. Staff have reviewed the consolidation area and determined that this site can proceed independently. The applicant is contributing to 19 Avenue through this application via a 2.0-metre wide dedication along the northern edge of the site and a cash-in-lieu contribution for half of the cost of road construction. It has been demonstrated that the lands to the north and south can develop separately without resulting in undue inefficiencies.
  - The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 10 years, the development trend and market affordability has moved away from a lower density / large townhouse product. The proposed NCP amendment will allow for the creation of smaller, more affordable townhouse units, located across the street from the future elementary school.

## 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. 7919-0116-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7919-0116-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) the minimum west yard setback of the RM-30 Zone is reduced from 6.0 metres to 4.3 metres to the building face and 3.1 metres to the porch for Building 4;
  - (b) the minimum west yard setback to the deck on all levels is reduced to a minimum of 4.0 metres for Buildings 6 and 7; and
  - (c) the minimum south yard setback is reduced to 3.3 metres to the deck on all levels, 4.7 metres to the stairs, 5.7 metres to the building face on the second and third floors, and 5.1 metres to the top floor bay for Buildings 8 and 9.
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) Approval from the Ministry of Transportation & Infrastructure;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;

- (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) 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;
  - (l) 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;
  - (m) conveyance of the Grandview Ridge Trail lot to the City; and
  - (n) registration of an access easement through the development site to provide access to the park lot for the Grandview Ridge Trail.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Acreage single family	Multiple Residential 10-15 upa	RA
North:	Acreage single family	Multiple Residential 10-15 upa	RA
East (Across 165A Street):	Acreage single family	Multiple Residential 10-15 upa (Under Application No. 7919-0235-00, which includes NCP amendment to school designation)	RA
South:	Acreage single family	Multiple Residential 10-15 upa	RA

## Context & Background

- The 0.8 hectare subject site is located on 165A Street in Sunnyside Heights, south of the future 19 Avenue. It is designated "Urban" in the Official Community Plan (OCP) and "Multiple Residential 10-15 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The Surrey School District has acquired the 7 properties on the east side of 165A Street, across the street from the subject site. An application has been made to consolidate these properties into a single lot and for setback variances (Development Application No. 7919-0235-00), to permit the development of a new elementary school, which the School District is targeting to open in September 2023. This application also involves an NCP amendment to redesignate these properties from "Multiple Residential 10-15 upa" to "School".
- The eight (8) properties on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) are within a land consolidation area in the NCP. The two (2) most northerly lots within this consolidation area, at 1955 165A Street and 16508 20 Avenue, are under Development Application No. 7919-0057-00. That application also proposes an NCP amendment from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area, rezoning from RA to RM-30, and a Development Permit to permit the development of a 50-unit townhouse complex. Development Application No. 7919-0057-00 received Third Reading on November 9, 2020.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing an NCP amendment from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area, rezoning from One Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30), and a Development Permit for Sensitive Ecosystems (GIN Corridor) and Form and Character to facilitate the development of a 42-unit townhouse complex.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	8,180.8 m <sup>2</sup>
Road Dedication:	154.4 m <sup>2</sup>
Park Dedication:	69.3 m <sup>2</sup> (Grandview Ridge Trail dedication)
Net Site Area:	7957 m <sup>2</sup>
<b>Number of Lots:</b>	1
<b>Building Height:</b>	12.1 m
<b>Unit Density:</b>	21.4 upa
<b>Floor Area Ratio (FAR):</b>	0.76
<b>Floor Area</b>	
Residential:	6,043 m <sup>2</sup>
<b>Residential Units:</b>	
2-Bedroom:	16
3-Bedroom:	11
4-Bedroom:	15
Total:	42

## 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:	<p><b>The School District has provided the following projections for the number of students from this development:</b></p> <p>11 Elementary students at Pacific Heights Elementary School 7 Secondary students at Earl Marriott Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy between March and December 2022. The new elementary school on the east side of 165A Street is targeting September 2023 for opening.</p>
Parks, Recreation & Culture:	<p>The proposed servicing plan requires a statutory right-of-way (SROW) through the greenbelt at 16469 – 19 Avenue (125F). Compensation for the SROW through parkland is required. Parks accepts the proposed parkland conveyance, without compensation, for the Grandview Ridge Trail. This area is to be conveyed as a lot on the subdivision plan.</p> <p>No trees or vegetation are to be removed from future parkland or boulevards without pre-approval by Parks.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the <i>Transportation Act</i> .
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

## Transportation Considerations

- One vehicular access is proposed from 165A Street on the east side of the property.
- The applicant is providing a 2-metre wide dedication for the future 19 Avenue along the northern property line. This road will be constructed in the future when adjacent properties develop. The applicant is required to provide cash-in-lieu for construction of the south side of 19 Avenue, including 50% of the cost of utilities.
- The nearest transit route (No. 531) is on 24 Avenue, with the closest bus stop approximately 1.3 kilometers walking distance from the subject site.

### **Parkland and/or Natural Area Considerations**

- The subject site is adjacent to the future Grandview Ridge Trail, which is planned to be achieved through future development of land to the west of the subject site. A small 69.3 square metre dedication for the Grandview Ridge Trail is proposed along the west property line, where the property line currently jogs, in order to improve the interface along this edge and improve the edge condition with the future Grandview Ridge Trail.

### **Sustainability Considerations**

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

### **School Capacity Considerations**

- The Surrey School District has acquired the 7 properties on the east side of 165A Street, across the street from the subject site. An application has been made to consolidate these properties into a single lot and for setback variances (Development Application No. 7919-0235-00), to permit the development of a new elementary school.
- The School District has indicated that they are supportive of the proposed increased density for development along the west side of 165A Street between 18 Avenue and 20 Avenue (for the lands within the consolidation area on 165A Street), and that enrolment demand can be accommodated from this increase in the future.

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

### **Regional Growth Strategy**

- The proposal complies with the "General Urban" designation in the RGS.

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the "Urban" designation in the OCP.

#### Themes/Policies

- The proposal includes units designed to front directly onto public streets to facilitate a safe, welcoming public streetscape and public realm (OCP Policy B4.7).
- The proposal includes housing units that front onto green areas (in this case the GIN Corridor / Grandview Ridge Trail), to increase visibility into those areas and to increase the off-site amenity features for those residences (OCP Policy B4.9, B4.22).



## Secondary Plans

### Land Use Designation

- The proposal includes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa".
- The subject site is identified in the NCP as being in a consolidation area with the properties to the south of the site, on the west side of 165A Street to 18 Avenue (Appendix V). The applicant proposes to remove the subject site from this NCP requirement.

### Amendment Rationale

- The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 10 years, the development trend and market affordability has moved away from a lower density / large townhouse product. The proposed amendment will allow for the creation of smaller, more affordable townhouse units geared to young families, across the street from the future elementary school.
- The intention behind the land consolidation area identified in the NCP for the lands on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) was to ensure efficient and feasible development and equitable cost-sharing for roads. Staff have reviewed the consolidation area and determined that this site can proceed independently. The applicant is contributing to 19 Avenue through this application via a 2.0-metre wide dedication along the northern edge of the site and a cash-in-lieu contribution for half of the cost of road construction. It has been demonstrated that the lands to the north and south can develop separately without resulting in undue inefficiencies.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan (Sunnyside Heights NCP) designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide a cash contribution to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.

### Themes/Objectives

- The proposal is consistent with the NCP guiding principle of creating a community for people to live within proximity to walking and bike riding paths and plenty of green space.

## 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)" and parking requirements.

<b>RM-30 Zone (Part 22)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	30 upa	21.4 upa
<b>Floor Area Ratio:</b>	1.0	0.76
<b>Lot Coverage:</b>	45%	38%
<b>Yards and Setbacks</b>		
North:	4.5 m	4.5 m
East:	4.5 m	4.5 m
South:	6.0 m	6.0 m
West:	6.0 m	7.0 m and 4.3 m (DVP)
<b>Height of Buildings</b>		
Principal buildings:	13 m	12.1 m
<b>Amenity Space</b>		
Indoor Amenity:	126 m <sup>2</sup>	126 m <sup>2</sup>
Outdoor Amenity:	126 m <sup>2</sup>	283 m <sup>2</sup>
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	84	84
Residential Visitor:	8.4	10
Total:	92.4	94
Tandem (%):	48%	48%
<b>Bicycle Spaces</b>		
Residential Secure Parking:	Within Units	Within Units
Residential Visitor:	Within Units	Within Units

### Setback Variance

- The applicant is requesting the following variances:
  - to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.3 metres to the building face and 3.1 metres to the porch for Building 4;
  - to reduce the minimum west yard setback to the deck on all levels to a minimum of 4.0 metres for Buildings 6 and 7; and
  - to reduce the minimum south yard setback to 3.3 metres to the deck on all levels, 4.7 metres to the stairs, 5.7 metres to the building face on the second and third floors, and 5.1 metres to the top floor bay for Buildings 8 and 9.
- The proposed setback variances are minor. The setbacks to the west yard provide for "eyes on the park" with the future Grandview Ridge Trail and allow for ample outdoor space. The proposed setbacks along the south property line also provide for ample outdoor space and a sensitive interface with the adjacent property.
- 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 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan (Sunnyside Heights NCP) designation.
- The applicant will be required to provide a cash contribution in order to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.

### Affordable Housing Strategy

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

### Public Art Policy

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

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 26, 2020, and the Development Proposal Signs were installed on June 2, 2020. Staff received one (1) email / letter in response from the Little Campbell Watershed Society (LCWS).
- The LCWS expressed concern that the application, in its deviation from the existing NCP, may mean that their concerns with cumulative impacts are not being recognized on a watershed scale. They requested that the total on-site non-permeable area stay the same with the increase in density proposed.

*(Staff reviewed the proposal with the LCWS representative. The lot coverage permitted in the RM-30 Zone is the same as that which is permitted in the RM-15 Zone, at 45%. The applicant is proposing 38% lot coverage. On-site mitigation requirements as per the Sunnyside Heights NCP are required to be followed.)*

## DEVELOPMENT PERMITS

### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located to the west of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a local BCS corridor west of the subject site, in the Redwood BCS management area, with a Low ecological value. This BCS Corridor also serves as the Grandview Ridge Trail.
- The development proposal conserves 69.3 square meters of the subject site through Parkland Dedication. The purpose of this dedication is to "clean up" the property edge.
- An Ecosystem Development Plan, prepared by Libor Michalak, R.P. Bio., of Keystone Environmental and dated August 13, 2020, has been submitted. 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 Sunnyside Heights 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 Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed 42-unit townhouse project consists of nine (9), three-storey buildings with garages accessed internally at grade.
- The townhouse units' range in size from 122 square metres to 201 square metres, and are comprised of a mix of 2-, 3- and 4-bedroom units. The unit variety will suit a variety of households and affordability levels.
- The 16 units along 19 Avenue, in proposed Buildings 3 and 4, and units in Building 5, are tandem units with a single car garage and a parking pad for a second vehicle.
- The units have been oriented to interface appropriately with the future Grandview Ridge Trail to the west as well as to 165A Street and the future 19 Avenue.
- The proposed buildings will include high-quality materials including fibre cement siding, powder coated aluminum railing and high profile asphalt shingle roofing.

- The applicant has worked with staff on the site grading, street and park interfaces and have addressed staff's comments satisfactorily.

### Landscaping

- The landscaping plan shows a total of 86 trees to be planted throughout the site including coniferous and deciduous trees.
- A significant number of shrubs and ground cover species are proposed throughout the site.

### Indoor Amenity

- A 126 square metre indoor amenity building is centrally located on the site. The two-level building includes a kitchen, the mail room, and lounge space and can be programmed in a variety of ways to meet the needs of residents.
- Based on the standard Zoning By-law requirement of 3 square metres per dwelling unit of indoor amenity space, the proposed development requires 126 square metres of indoor amenity space. The proposed 126 square metres of indoor amenity meets the By-law requirement.

### Outdoor Amenity

- The 283 square metre outdoor amenity space is also centrally located and is directly adjacent to the indoor amenity building. The amenity space consists of a grassed area and a children's play area.
- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit of outdoor amenity space, the proposed development requires 126 square metres of outdoor amenity space. The proposed 283 square metre outdoor amenity space exceeds the By-law requirement.

### 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 further design development of Building 3 and Building 9 to improve the 165A Street streetscape.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

## **TREES**

- Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture 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
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	3	3	0
Weeping Birch	2	2	0
Cherry	13	13	0
Willow	1	1	0
<b>Coniferous Trees</b>			
Deodar Cedar	1	0	1
Western Red Cedar	1	0	1
Emerald Cedar	3	3	0
Douglas Fir	1	1	0
Norway Spruce	1	1	0
<b>Total</b>	<b>26</b>	<b>24</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>86</b>	
<b>Total Retained and Replacement Trees</b>		<b>88</b>	

- The Arborist Assessment states that there are a total of 26 mature trees on the site. It was determined that two (2) 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, and grading.
- Additional trees are required for removal in order to allow for the servicing corridor to be constructed in the future 19 Avenue to the northwest of the subject site. These trees are located within the properties located at 1915, 1909 and 1891 165A Street and 16469 19 Avenue. The applicant provided an arborist report for the servicing corridor area. There are 23 off-site trees within the servicing corridor (future 19 Avenue) which are proposed to be removed. The applicant has obtained authorization from the affected property owners for this tree removal.
- 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 48 replacement trees on the site, as well as 36 replacement trees for off-site tree removals within the servicing corridor in the future 19 Avenue. The applicant is proposing 86 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including Japanese Maple, October Glory Maple, Eastern Redbud, White Wonder Dogwood, Chinese Dogwood, Carolina Silverbell, Royal Star Magnolia, Shore Pine, and Japanese Stewartia.
- In summary, a total of 88 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. 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 and Tree Plans
- Appendix V. Sunnyside Heights NCP Plan
- Appendix VI. Development Variance Permit No. 7919-0116-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

HK/cm

# Appendix I

## DEVELOPMENT DATA

RM-30  
 GROSS SITE AREA: 88,057 Sq. Ft. 2.022 acres 8,180.8 M<sup>2</sup> 0.818 Ha.  
 ROAD DEDICATION: 1,662 Sq. Ft. 0.038 acres 154.4 M<sup>2</sup> 0.015 Ha.  
 MUP DEDICATION: 746 Sq. Ft. 0.017 acres 69.3 M<sup>2</sup> 0.007 Ha.  
 NET SITE AREA: 85,649 Sq. Ft. 1.966 acres 7957.0 M<sup>2</sup> 0.796 Ha.

DENSITY: 21.4 U.P.A. 52.8 U.P.HA. (42 UNITS)

F.A.R. : 0.76 (65,044 S.F.)

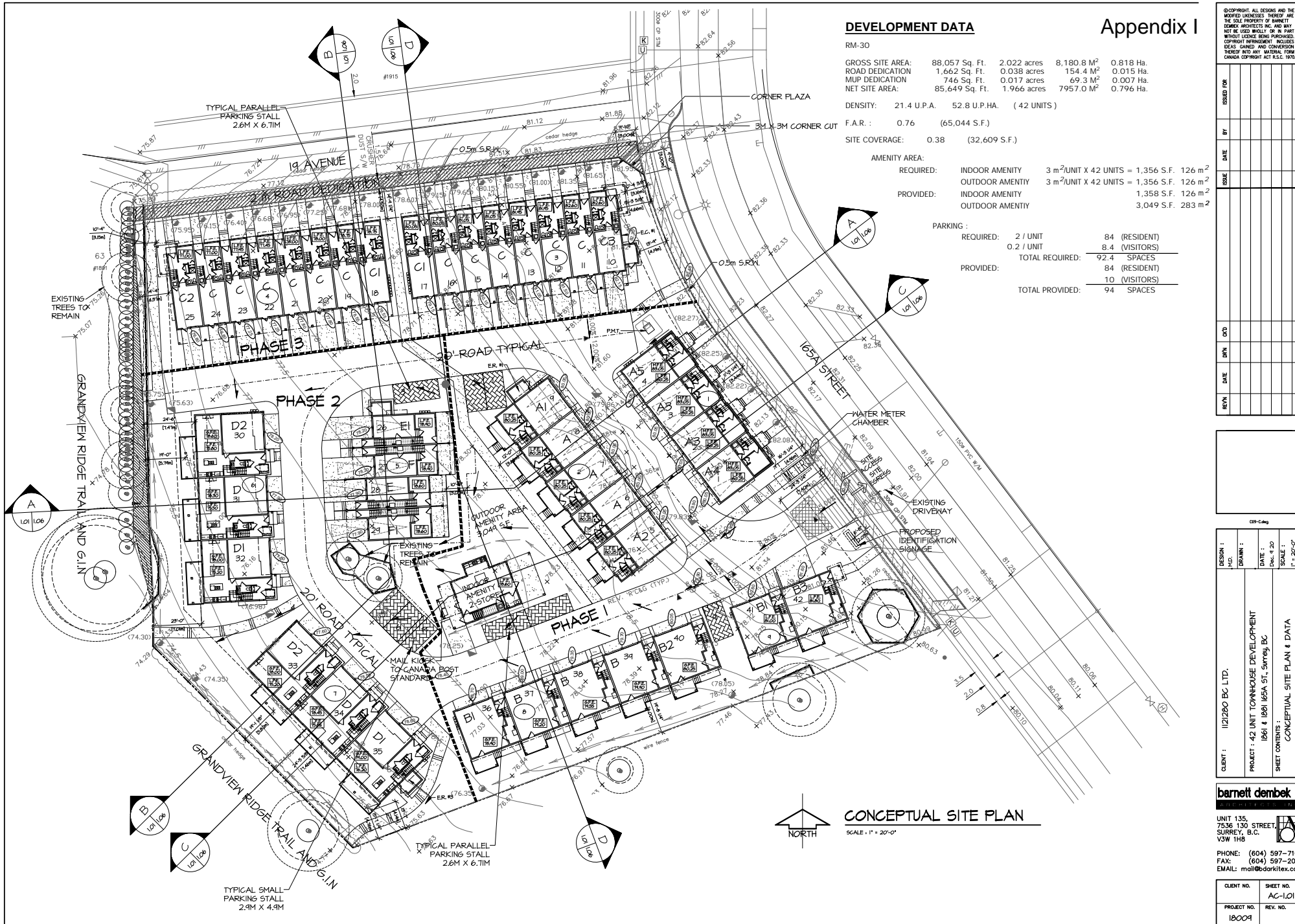
SITE COVERAGE: 0.38 (32,609 S.F.)

### AMENITY AREA:

REQUIRED: INDOOR AMENITY 3 m<sup>2</sup>/UNIT X 42 UNITS = 1,356 S.F. 126 m<sup>2</sup>  
 OUTDOOR AMENITY 3 m<sup>2</sup>/UNIT X 42 UNITS = 1,356 S.F. 126 m<sup>2</sup>  
 PROVIDED: INDOOR AMENITY 1,358 S.F. 126 m<sup>2</sup>  
 OUTDOOR AMENITY 3,049 S.F. 283 m<sup>2</sup>

### PARKING :

REQUIRED: 2 / UNIT 84 (RESIDENT)  
 0.2 / UNIT 8.4 (VISITORS)  
 TOTAL REQUIRED: 92.4 SPACES  
 PROVIDED: 84 (RESIDENT)  
 10 (VISITORS)  
 TOTAL PROVIDED: 94 SPACES



## CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

ISSUED FOR	BY	DATE	ISSUE

REV#	DATE	BY	APP	DESCRIPTION

DESIGN : 1/12/20 BC LTD.	DRAWN :	DATE : Dec. 1, 20	SCALE : 1" = 20'-0"
PROJECT : 42 UNIT TOWNHOUSE DEVELOPMENT 1061 & 1061 165A ST., Surrey, BC			
SHEET CONTENTS : CONCEPTUAL SITE PLAN & DATA			

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1R8

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18009	AC-1.01

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





165A Street

19th Avenue

Southwest view of buildings 1, 3, and 4.

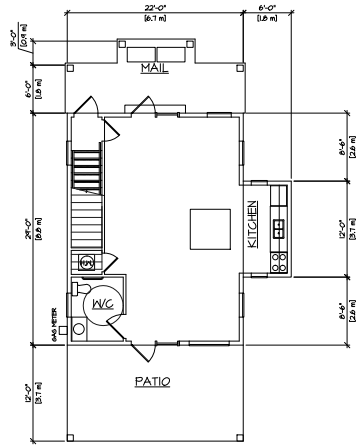




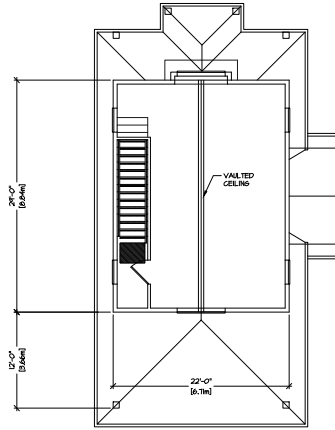


# COLOR SCHEDULE

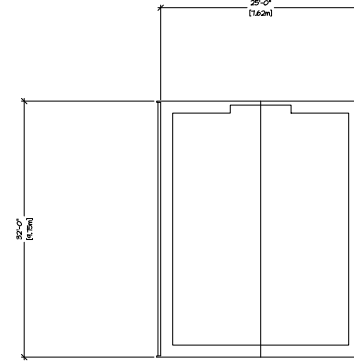
	ROOF R10 - DYNASTY - GRANITE BLACK
	STONE VENEER ELDORADO STONE - CLIFFSTONE - MANZANITA
	WOOD FINISH SHERWIN WILLIAMS - SW 3504 - BALJA BEIGE
	LIGHT COLOR JAMES HARDIE - ARCTIC WHITE
	GRAY COLOR SHERWIN WILLIAMS - SW 6250 - GRANITE PEAK
	WINDOW / DOOR TRIMS TO MATCH BACKGROUND COLOR
	GUARDRAILS / RAILING ALUMINUM BLACK
	WINDOW FRAMES VINYL BLACK
	GARAGE DOORS COLOR TO MATCH BACKGROUND/ UNIT COLOR
	FRONT DOORS BENJAMIN MOORE - 2133-40 - DIGN GRAY
	GUTTER / STORMWATER LEADER BLACK FOR GRAY BACKGROUND/ WHITE FOR LIGHT BACKGROUND
	CANOPY SUPPORT STRUCTURE BLACK
	BRACES/ BRACKETS FOR INTERMEDIATE/ SHED ROOFS COLOR TO MATCH BACKGROUND



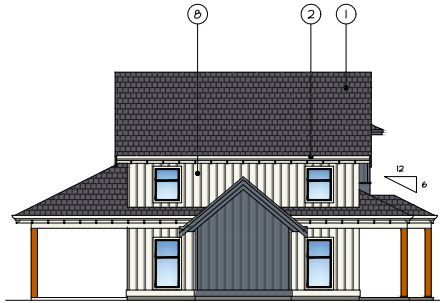
**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
712 S.F.



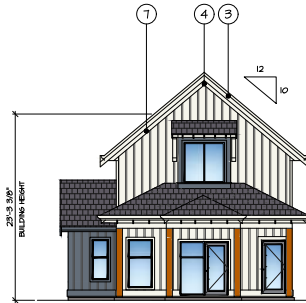
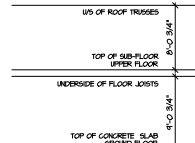
**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
646 S.F.



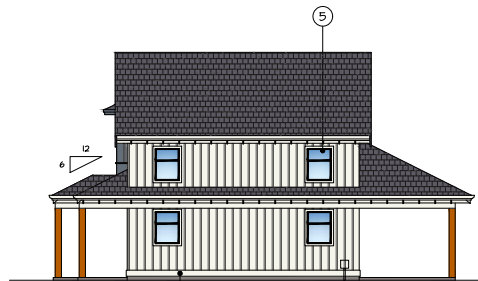
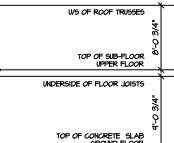
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



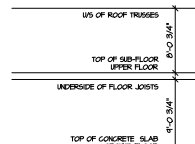
**NORTH ELEVATION**



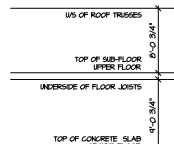
**WEST ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



## SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2X6 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ 1X6 SOFFIT WALL TRIM
- ⑧ VERTICAL SIDING SIDING

ISSUED FOR		
BY	DATE	
ISSUE	DATE	
REV#	DATE	
REV#	DATE	



CORP-Log			
DESIGN :	1121200 BC LTD.	DATE :	DEC. 1 20
M.D.		SCALE :	1/8" = 1'-0"
DRAWN :			
PROJECT : 42 UNIT TOWNHOUSE DEVELOPMENT 1861 & 1861 165A ST., Surrey, BC			
SHEET CONTAINS : BUILDING PLANS AMENITY BUILDING			

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

PHONE: (604) 597-7100	SHEET NO. AC-3.10
FAX: (604) 597-2099	REV. NO.
EMAIL: mol@barnett.com	PROJECT NO. 18009

**AMENITY**  
TOTAL FLOOR AREA 1,357 S.F.

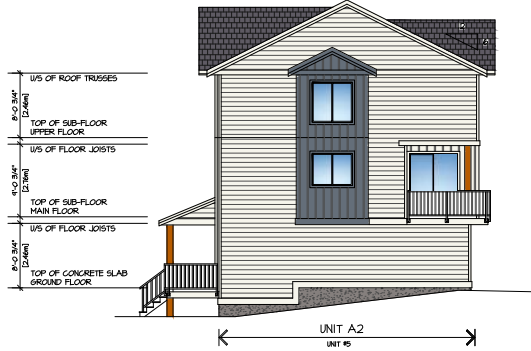


# COLOR SCHEDULE

	ROOF RSO - DYNASTY - GRANITE BLACK
	STONE VENEER ELDORADO STONE - CLIFFSTONE - MANZANITA
	WOOD FINISH SHERWIN WILLIAMS - SW 3504 - BALAJE BEIGE
	LIGHT COLOR JAMES HARDIE - ARCTIC WHITE
	GRAY COLOR SHERWIN WILLIAMS - SW 6250 - GRANITE PEAK
	WINDOW / DOOR TRIMS TO MATCH BACKGROUND COLOR
	GUARDRAILS / RAILING ALUMINUM BLACK
	WINDOW FRAMES VINYL BLACK
	GARAGE DOORS COLOR TO MATCH BACKGROUND/ UNIT COLOR
	FRONT DOORS BENJAMIN MOORE - 2133-40 - DIGN GRAY
	GUTTER / STORM WATER LEADER BLACK FOR GRAY BACKGROUND/ WHITE FOR LIGHT BACKGROUND
	CANOPY / SUPPORT STRUCTURE BLACK
	BRACES / BRACKETS FOR INTERMEDIATE/ SHED ROOFS COLOR TO MATCH BACKGROUND



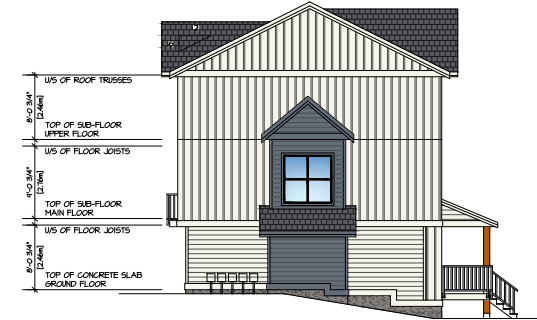
**SOUTH-WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



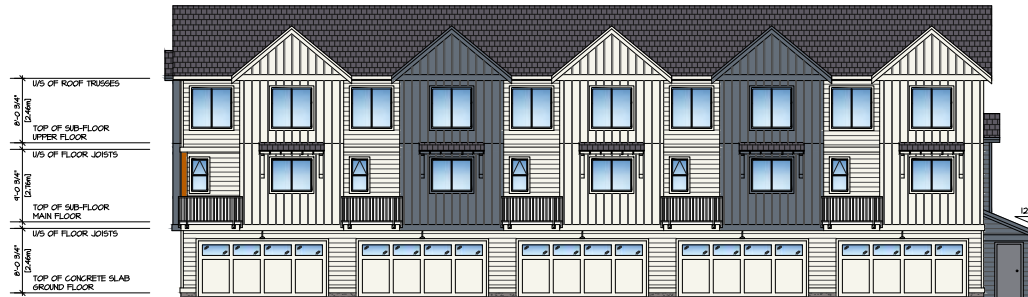
**SOUTH-EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

## SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER  
ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 8 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ RAFTER TAILS



**NORTH-WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH-EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

ISSUED FOR	BY	DATE	ISSUE	REV	DATE	DRN	OXD

CONC. LAY

DESIGN :	M.D.	DRAWN :	D.M.	DATE :	Dec. 1, 20	SCALE :	1/8" = 1'-0"
CLIENT :	1121200 BC LTD.						
PROJECT :	42 UNIT TOWNHOUSE DEVELOPMENT 1861 & 1861 165A ST., Surrey, BC						
SHEET CONTAINS :	BUILDING #2 ELEVATIONS						

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

PHONE: (604) 597-7100	CLIENT NO.	SHEET NO.
FAX: (604) 597-2099	PROJECT NO.	AC-4.02
EMAIL: mol@barnett.com	18009	REV. NO.

**BUILDING #2**

# COLOR SCHEDULE

	ROOF RIG - DYNASTY - GRANITE BLACK
	STONE VENEER ELDORADO STONE - CLIFFSTONE - MANZANITA
	WOOD FINISH SHERWIN WILLIAMS - SW 3504 - BALAJE BEIGE
	LIGHT COLOR JAMES HARDIE - ARCTIC WHITE
	GRAY COLOR SHERWIN WILLIAMS - SW 6250 - GRANITE PEAK
	WINDOW / DOOR TRIMS TO MATCH BACKGROUND COLOR
	GUARDRAILS / RAILING ALUMINUM BLACK
	WINDOW FRAMES VINYL BLACK
	GARAGE DOORS COLOR TO MATCH BACKGROUND/ UNIT COLOR
	FRONT DOORS BENJAMIN MOORE - 2133-40 - DIOR GRAY
	GUTTER / STORMWATER LEADERS BLACK FOR GRAY BACKGROUND/ WHITE FOR LIGHT BACKGROUND
	CANOPY SUPPORT STRUCTURE BLACK
	BRACES/ BRACKETS FOR INTERMEDIATE/ SHED ROOFS COLOR TO MATCH BACKGROUND



**NORTH-WEST ELEVATION (19 AVE)**

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



**NORTH-EAST ELEVATION (165A STREET)**

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

## SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 8 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - T" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ RAFTER TAILS



**SOUTH-WEST ELEVATION**

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



**SOUTH-EAST ELEVATION**

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

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ISSUE FOR	BY	DATE	
ISSUE			
REV#	DATE	DRN	OXD



CORR-1.dwg

DESIGN :	M.D.	DRAWN :	D.A.	DATE :	Dec. 1 20	SCALE :	1/8" = 1'-0"	
CIENT :	1121200 BC LTD.		PROJECT :		42 UNIT TOWNHOUSE DEVELOPMENT 1861 & 1861 165A ST., Surrey, BC		SHEET CONTENTS :	BUILDING #3 ELEVATIONS
<b>barnett dembok</b>								
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8								
PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: <a href="mailto:moi@barnett.com">moi@barnett.com</a>								
CIENT NO.	SHEET NO.		REV. NO.					
PROJECT NO.	AC-4.03							
18009								

**BUILDING #3**







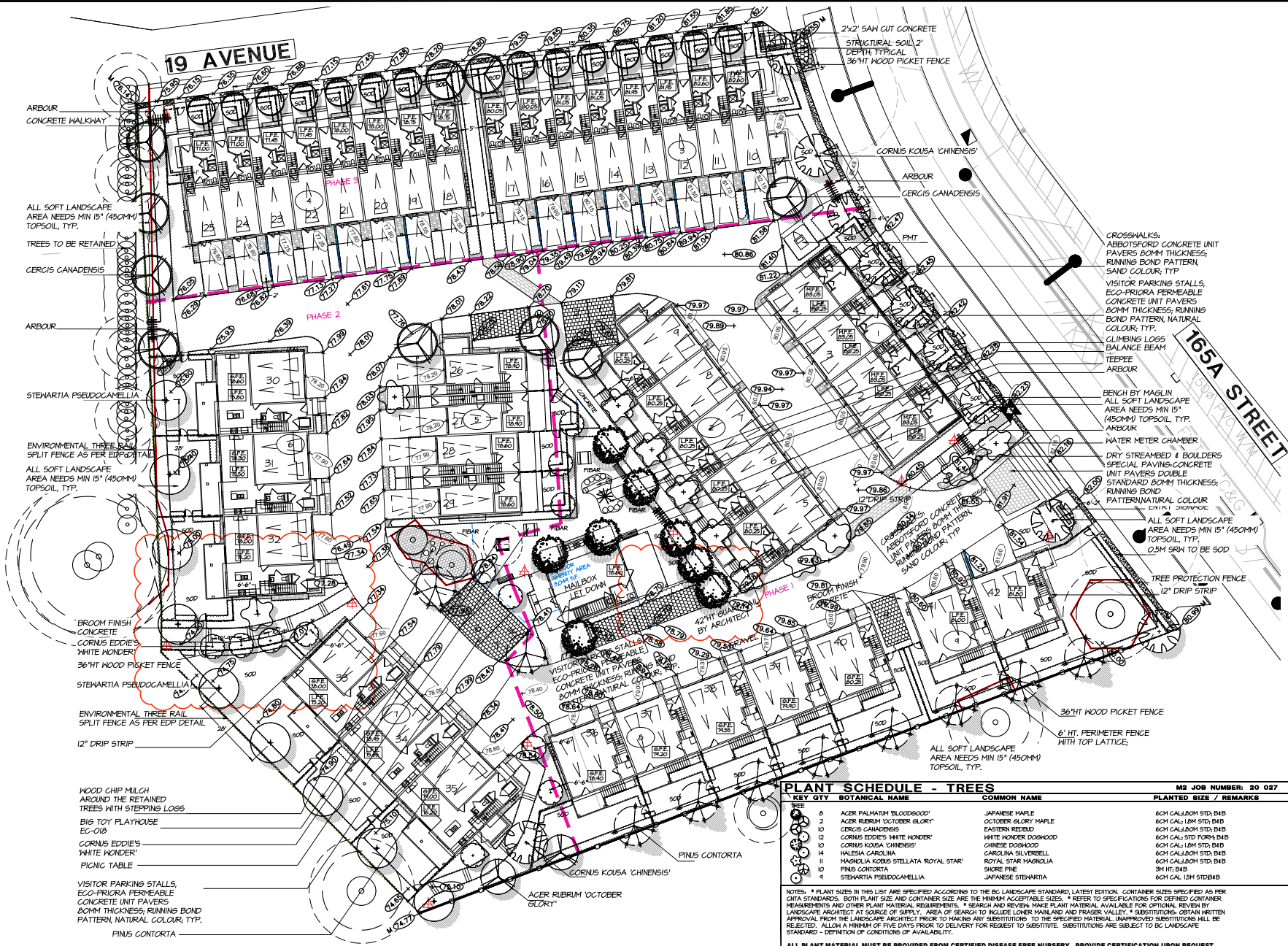








**GRANDVIEW RIDGE TRAIL AND G.I.N.**



ARBOUR  
CONCRETE WALKWAY

ALL SOFT LANDSCAPE  
AREA NEEDS MIN 15" (450MM)  
TOPSOIL, TYP.

TREES TO BE RETAINED

CERCIS CANADENSIS

ARBOUR

STEWARTIA PSEUDOCAMELLIA

ENVIRONMENTAL THREE RAIL  
SPLIT FENCE AS PER EDP DETAIL

ALL SOFT LANDSCAPE  
AREA NEEDS MIN 15" (450MM)  
TOPSOIL, TYP.

'BROOM FINISH  
CONCRETE  
CORNUS EDDIE'S  
WHITE MONDER'  
36"HT WOOD PICKET FENCE  
STEWARTIA PSEUDOCAMELLIA

ENVIRONMENTAL THREE RAIL  
SPLIT FENCE AS PER EDP DETAIL  
12" DRIP STRIP

WOOD CHIP MULCH  
AROUND THE RETAINED  
TREES WITH STEPPING LOGS  
BIG TOY PLAYHOUSE  
ES-OIG  
CORNUS EDDIE'S  
'WHITE MONDER'  
PICNIC TABLE

VISITOR PARKING STALLS  
ECO-PRIORA PERMEABLE  
CONCRETE UNIT PAVERS  
80MM THICKNESS, RUNNING  
BOND PATTERN, NATURAL  
COLOUR, TYP.

PINUS CONTORTA

2X2' SAM CUT CONCRETE  
STRUCTURAL SOIL 2'  
DEPTH, TYPICAL  
36"HT WOOD PICKET FENCE

CORNUS KOUSA 'CHINENSIS'

ARBOUR

CERCIS CANADENSIS

FMT

CROSSWALKS:  
ABBOTSFORD CONCRETE UNIT  
PAVERS 80MM THICKNESS;  
RUNNING BOND PATTERN;  
SAND COLOUR, TYP.

VISITOR PARKING STALLS,  
ECO-PRIORA PERMEABLE  
CONCRETE UNIT PAVERS  
80MM THICKNESS, RUNNING  
BOND PATTERN, NATURAL  
COLOUR, TYP.  
CLIMBING LOGS  
BALANCE BEAM  
TEEPEE  
ARBOUR

BENCH BY MAGLIN  
ALL SOFT LANDSCAPE  
AREA NEEDS MIN 15" (450MM)  
TOPSOIL, TYP.  
ARBOUR

WATER METER CHAMBER  
DRY STREAMBED & BOLDERS  
SPECIAL PAVING: CONCRETE  
UNIT PAVERS DOUBLE  
STANDARD 80MM THICKNESS,  
RUNNING BOND  
PATTERN, NATURAL COLOUR  
ENTIRE SURFACE

ALL SOFT LANDSCAPE  
AREA NEEDS MIN 15" (450MM)  
TOPSOIL, TYP.  
0.5M SRM TO BE SOD

TREE PROTECTION FENCE  
12" DRIP STRIP

36"HT WOOD PICKET FENCE  
6" HT. PERIMETER FENCE  
WITH TOP LATTICE

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



8' 4' 0' 4' 0' 16' 24'  
SCALE: 1/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	2022/02/21	REV AS PER CITY COMMENTS	EN
2	2022/02/21	REV AS PER NEW SITE PLAN	JGB
3	2022/02/21	REV AS PER NEW SITE PLAN	JGB
4	2022/02/21	REV AS PER NEW SITE PLAN	JGB
5	2022/02/21	PRELIMINARY DESIGN	EN
6	2022/02/21	PRELIMINARY DESIGN	EN

PROJECT:

**42 UNIT TOWNHOUSE DEVELOPMENT**  
1651, 1651 165A STREET  
SURREY, BC

Application No. 7919-016-00

DRAWING TITLE:

**TREE PLAN**

M2 JOB NUMBER: 20 027

DATE: 2022/JAN/08 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: JC  
DESIGN: EN  
CHKD: MM  
M2LA PROJECT NUMBER: 20 027

**PLANT SCHEDULE - TREES**

NO.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	8	ACER PALMATHUM 'BLOODGOOD'	JAPANESE MAPLE	60H CAL/JOBM STD; B4B
2	8	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	60H CAL/ 12M STD; B4B
3	0	CERCIS CANADENSIS	EASTERN REDBUD	60H CAL/JOBM STD; B4B
4	0	CORNUS EDDIE'S 'WHITE MONDER'	WHITE MONDER DOGWOOD	60H CAL/ STD FORM; B4B
5	0	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	60H CAL/ 12M STD; B4B
6	0	HALESIA CAROLINA	CAROLINA SILVERBELL	60H CAL/JOBM STD; B4B
7	0	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	60H CAL/JOBM STD; B4B
8	0	PINUS CONTORTA	SKRUE FINE	3H HT; B4B
9	0	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	60H CAL/ 12M STD; B4B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZE SPECIFIED AS PER CITY STANDARDS. 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 SCOPE 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

---

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

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

DATE: **January 04, 2021** PROJECT FILE: **7819-0116-00**

---

RE: **Engineering Requirements  
Location: 1861 & 1881 - 165A Street**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- No dedication required on 165A Street;
- Dedicate 2.0 metres along 19 Avenue towards ultimate 14.50 road allowance;
- Register 3.0-metre x 3.0-metre corner cut at 165A Street;
- Register 0.50 metre SRW along 165A Street frontage, for inspection chambers and sidewalk maintenance; and
- Register offsite SRWs on neighboring sites (1891 and 1909 – 165A Street; 1870 – 164 Street; and 16469 19 Avenue) as required by proposed servicing design for drainage and sanitary.

***Works and Services***

- Construct west side of 165A Street;
- Construct adequately-sized service connections for sanitary, drainage, and water, complete with inspection chambers/water metre/backflow preventor, to service the lot. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains for sanitary, drainage, and water required to service the development site.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$27,814.50 is required.

**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

M51



January 5, 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.

In March 2020, a new twelve-classroom addition opened at Pacific Heights Elementary. As of September 2020, school enrolment was below the new school capacity of 588 by 8 students.

The new Edgewood Elementary, located at 16666 23rd Avenue (Sunnyside Heights NCP), targeted to open early 2021 will reduce the existing Pacific Heights catchment by almost half. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. The 10-year projections indicate that the growth trend will continue to be strong and Pacific Heights Elementary will surpass 100% occupancy by 2024, even with a smaller catchment.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in construction; and targeted to open September 2021; which will provide some enrolment relief to both Earl Marriot and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0016 00

**SUMMARY**

The proposed 42 townhouse units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	11
Secondary Students:	7

**September 2020 Enrolment/School Capacity**

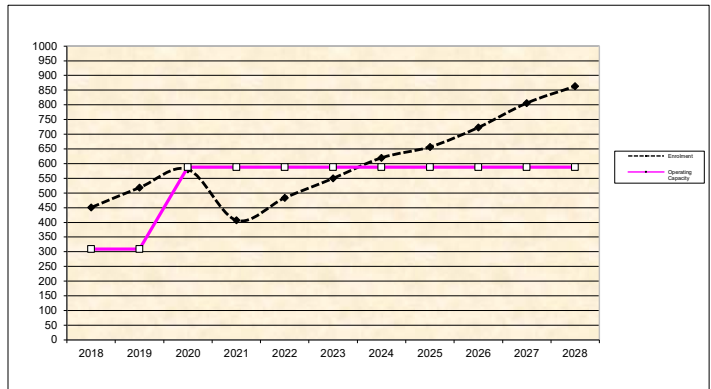
<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	106 K + 474
Operating Capacity (K/1-7)	76 K + 512
<b>Earl Marriot Secondary</b>	
Enrolment (8-12):	1882
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	25
--	----

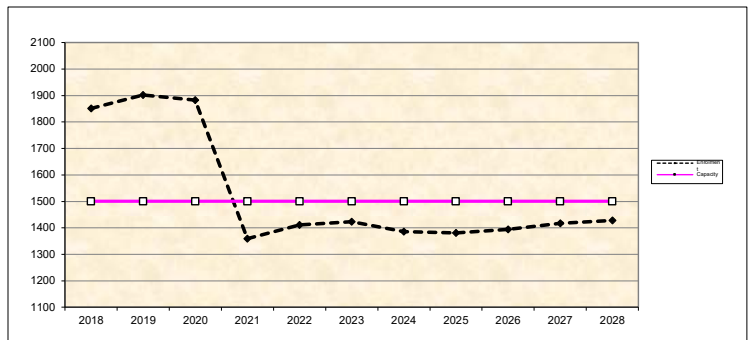
**Population:** The projected population of children aged 0-19 impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

d

**Pacific Heights Elementary**



**Earl Marriot 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:** 18-023  
**Address:** 1861 & 1881 165A Street, Surrey, BC.  
**Registered Arborist:** Xudong Bao, PN-8671A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>26</b>
<b>Protected Trees to be Removed</b>	<b>24</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>2</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    0    </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   24   </u> X two (2) = 48	<b>48</b>
<b>Replacement Trees Proposed</b>	<b>86</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>n/a</b>





Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>23</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>   10   </u> X one (1) = 10  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   13   </u> X two (2) = 26	<b>36</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

  
 \_\_\_\_\_  
 (Signature of Arborist)

06-Jan-21  
 \_\_\_\_\_  
 Date

PLAN KEY

-  RETAINED TREE
-  CRITICAL ROOT ZONE
-  15M NO-BUILD ZONE
-  TREE PROTECTION FENCE

ARBORIST NOTES:

TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO SITE CLEARING OR ANY SITE WORK. TREE PROTECTION BARRIERS SHALL BE MAINTAINED DURING SITE CLEARING AND CONSTRUCTION. KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF DEBRIS AND MATERIALS. DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA OR NO-BUILD ZONE FOR RETAINED TREES. THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIERS.

#1864  
RETAINED TREES TO BE WATERED AND MITIGATION REQUIREMENTS OBSERVED AT THE DIRECTION OF THE PROJECT ARBORIST.

ARBORIST SHALL BE CONTACTED WITH 48-HRS NOTICE TO SUPERVISE ANY WORK WITHIN 3.0M OF TREE PROTECTION ZONES. NO EXCAVATION OR TRENCHING WITHIN TPZ AREA IS PERMITTED. ANY DISRUPTION OR PLANTING WITHIN TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBORIST.

PROJECT ARBORIST SHALL DIRECT AND SUPERVISE ALL WORK WITHIN 3.0M OF TPZS.

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



NO.	DATE	REVISION DESCRIPTION	DR.
1	22DEC20	UPDATE PER CITY COMMENTS	JB
2	22DEC20	UPDATE PER CITY COMMENTS	JB
3	22DEC20	UPDATE PER CITY COMMENTS	JB
4	22DEC20	1 NEW SITE PLAN	JB
5	22DEC20	UPDATE PER CITY COMMENTS	JB
6	22DEC20	UPDATE PER CITY COMMENTS	JB
7	22DEC20	UPDATE PER CITY COMMENTS	JB
8	22DEC20	UPDATE PER CITY COMMENTS	JB
9	22DEC20	UPDATE PER CITY COMMENTS	JB
10	22DEC20	UPDATE PER CITY COMMENTS	JB

NO. DATE REVISION DESCRIPTION DR.

SCALE:

PROJECT:

1861 / 1881 105A ST  
SURREY, BC.

DRAWING TITLE: **TREE MANAGEMENT PLAN**

DATE: 22DEC20 DRAWING NUMBER:

SCALE: 1:250

DRAWN: MH

DESIGN: MH

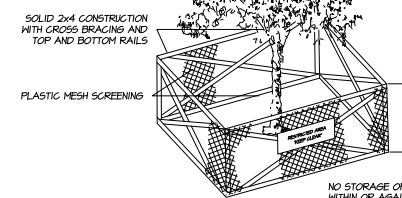
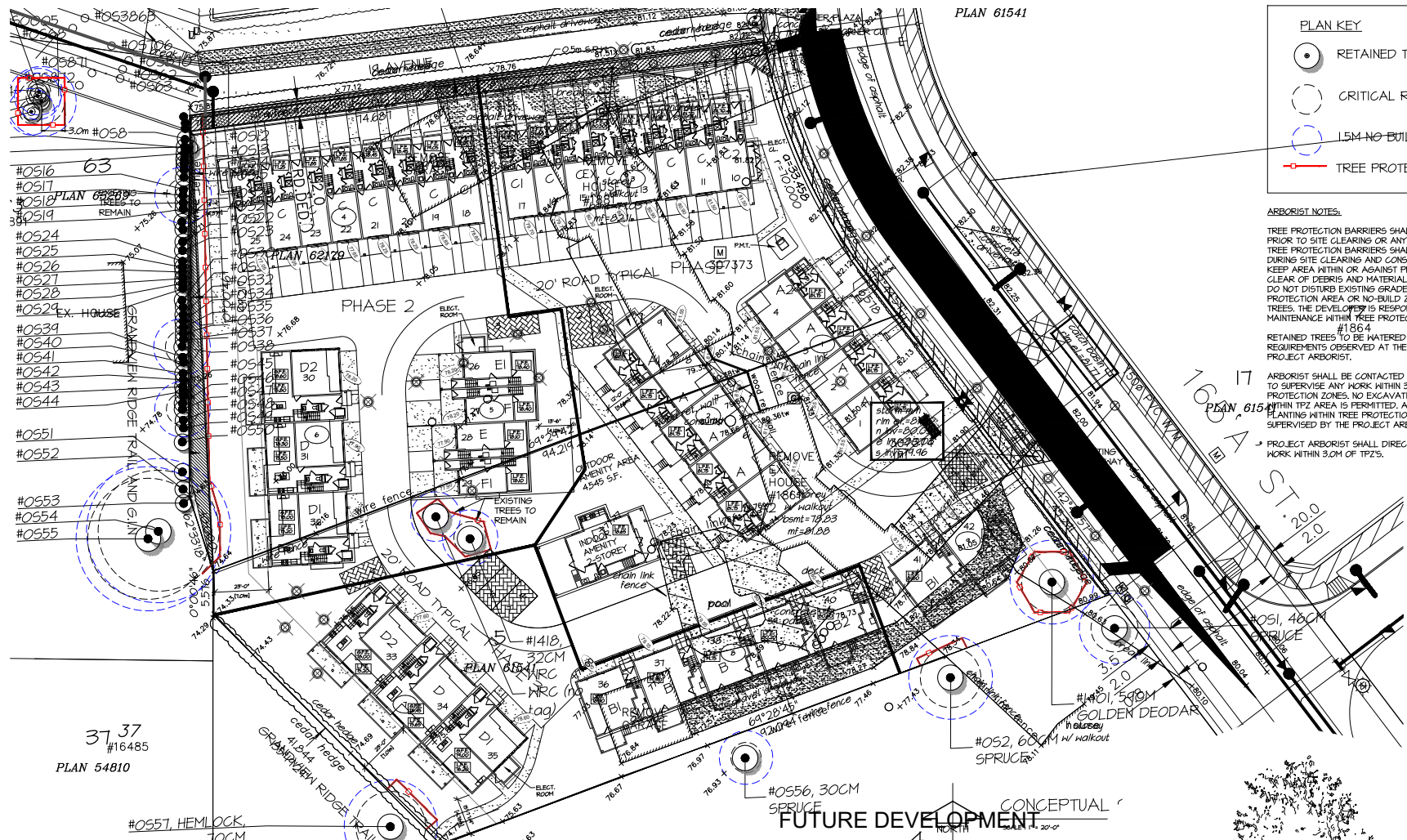
CHKD: MH

M2LA PROJECT NUMBER: 18-028

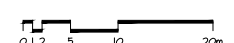
**L2ARE**

OF 2

M2\_L20\_18-028\_05.dwg



NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER



**1** TREE PROTECTION BARRIER  
L2 R.T.S.

37 37  
#16485  
PLAN 54810

2 2  
#16515  
PLAN 61541

FUTURE DEVELOPMENT  
4  
#182 PLAN 61541

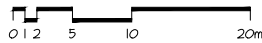
**ARBORIST NOTES:**

TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO SITE CLEARING OR ANY SITE WORK.  
 TREE PROTECTION BARRIERS SHALL BE MAINTAINED DURING SITE CLEARING AND CONSTRUCTION.  
 KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF DEBRIS AND MATERIALS.  
 DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA AND NO-BUILD ZONE FOR RETAINED TREES. THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIERS.

RETAINED TREES TO BE WATERED AND MITIGATION REQUIREMENTS OBSERVED AT THE DIRECTION OF THE PROJECT ARBORIST.

ARBORIST SHALL BE CONTACTED WITH 48-HRS NOTICE TO SUPERVISE ANY WORK WITHIN 3.0M OF TREE PROTECTION ZONES. NO EXCAVATION OR TRENCHING WITHIN TPZ AREA IS PERMITTED. ANY DISTURBANCE OR PLANTING WITHIN TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBORIST.

PROJECT ARBORIST SHALL DIRECT AND SUPERVISE ALL WORK WITHIN 3.0M OF TPZS.



CIVIC ADDRESS:

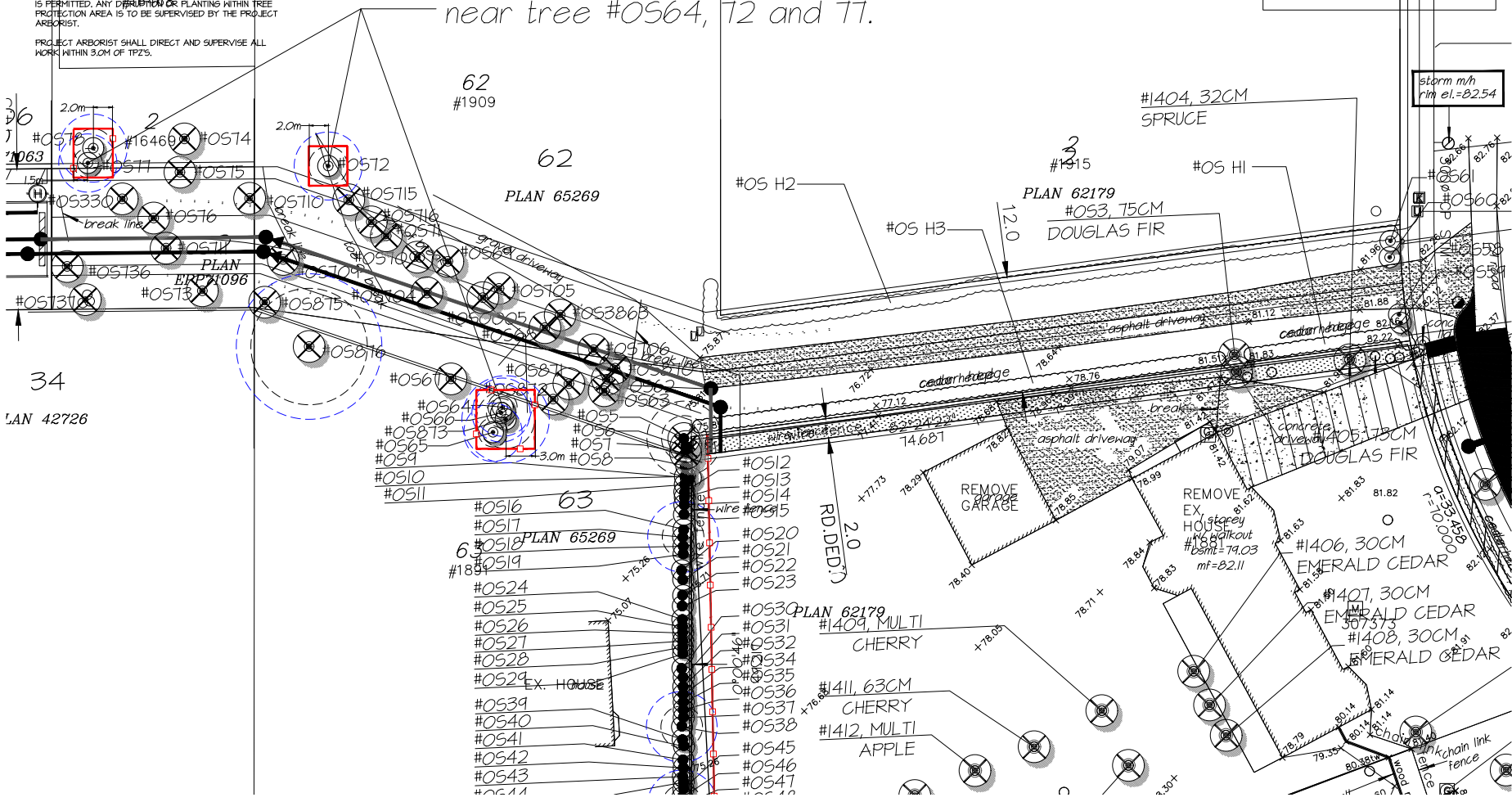
**LOT 3**  
 1881 165A STREET  
 SURREY, B.C.  
 P.I.D.: 003-036-065

**LOT 5**  
 1861 165A STREET  
 SURREY, B.C.  
 P.I.D.: 002-814-145

**PLAN KEY**

- RETAINED TREE
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- 1.5M NO BUILD ZONE
- TREE PROTECTION FENCE

Arborist to supervise the excavation near tree #0564, 72 and 77.



stbrm m/h  
 rim el.=82.54



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

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NO.	DATE	REVISION DESCRIPTION	DR.
4	22DEC20	UPDATE PER CITY COMMENTS	XB
3	22SEP20	UPDATE PER CITY COMMENTS	XB
1	16JUL19	UPDATE PER CITY COMMENTS	EB
1	20APR19	UPDATE PER M2 SITE PLAN	EB

SEAL: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_

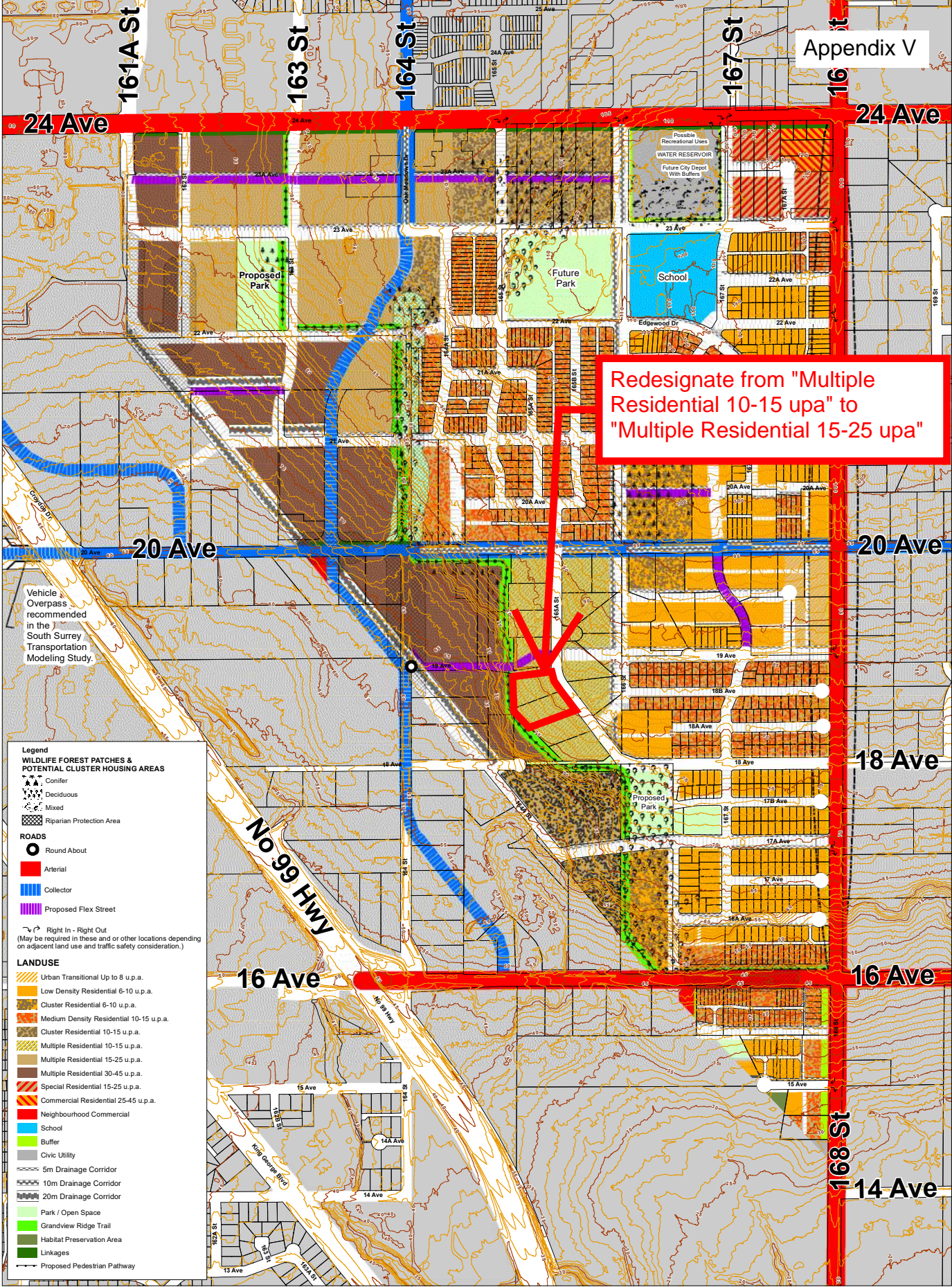
1861 / 1881 165A ST  
 SURREY, BC.

DRAWING TITLE: **ARBORIST TREE PLAN**

DATE: 22DEC20	DRAWING NUMBER:
SCALE: 1:200	
DRAWN: XB	
DESIGN: XB	
CHKD: XB	

M2LA PROJECT NUMBER: \_\_\_\_\_

**L2ARE**



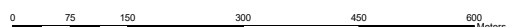
Redesignate from "Multiple Residential 10-15 u.p.a." to "Multiple Residential 15-25 u.p.a."

- Legend**
- WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS**
- Conifer
  - Deciduous
  - Mixed
  - Riparian Protection Area
- ROADS**
- Round About
  - Arterial
  - Collector
  - Proposed Flex Street
  - Right In - Right Out (May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)
- LANDUSE**
- Urban Transitional Up to 8 u.p.a.
  - Low Density Residential 6-10 u.p.a.
  - Cluster Residential 6-10 u.p.a.
  - Medium Density Residential 10-15 u.p.a.
  - Cluster Residential 10-15 u.p.a.
  - Multiple Residential 10-15 u.p.a.
  - Multiple Residential 15-25 u.p.a.
  - Multiple Residential 30-45 u.p.a.
  - Special Residential 15-25 u.p.a.
  - Commercial Residential 25-45 u.p.a.
  - Neighbourhood Commercial
  - School
  - Buffer
  - Civic Utility
  - 5m Drainage Corridor
  - 10m Drainage Corridor
  - 20m Drainage Corridor
  - Park / Open Space
  - Grandview Ridge Trail
  - Habitat Preservation Area
  - Linkages
  - Proposed Pedestrian Pathway

# Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007  
 Stage 2 Approved By Council Nov. 15, 2010  
 Last Amended 15 Spt 2020



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7919-0116-00

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: 003-036-065  
Lot 3 Section 13 Township 1 New Westminster District Plan 62179

1881 - 165A Street

Parcel Identifier: 002-814-145  
Lot 5 Section 13 Township 1 New Westminster District Plan 61541

1861 - 165A Street

(the "Land")

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

Parcel Identifier:

---

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 22 RM-30 Zone, the minimum west side yard setback is reduced from 6.0 metres to 4.3 metres to the principle building face and 3.1 metres to the covered outdoor space for Building 4 as shown on Schedule A, which is attached hereto and forms part of this development variance permit;
- (b) In Section F of Part 22 RM-30 Zone, the minimum west yard setback to the deck on all levels is reduced to a minimum of 4.0 metres for Buildings 6 and 7 as shown on Schedule A, which is attached hereto and forms part of this development variance permit; and
- (c) In Section F of Part 22 RM-30 Zone, the minimum south yard setback is reduced to 3.3 metres to the deck on all levels, 4.7 metres to the stairs, 5.7 metres to the building face on the second and third floors, and 5.1 metres to the top floor bay for Buildings 8 and 9 as shown on Schedule A, which is attached hereto and forms part of this development variance permit.

5. This development variance permit applies to only the portion of the Land shown on 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



# Schedule A

To reduce the west yard setback from 6.0 m to 4.3 m to the building face and 3.1 m to the covered outdoor space for Building 4.

## DEVELOPMENT DATA

RM-30  
 GROSS SITE AREA: 88,057 Sq. Ft. 2.022 acres 8,180.8 M<sup>2</sup> 0.818 Ha.  
 ROAD DEDICATION: 1,662 Sq. Ft. 0.038 acres 154.4 M<sup>2</sup> 0.015 Ha.  
 MUP DEDICATION: 746 Sq. Ft. 0.017 acres 69.3 M<sup>2</sup> 0.007 Ha.  
 NET SITE AREA: 85,649 Sq. Ft. 1.966 acres 7957.0 M<sup>2</sup> 0.796 Ha.

DENSITY: 21.4 U.P.A. 52.8 U.P.HA. (42 UNITS)

F.A.R. : 0.76 (65,044 S.F.)

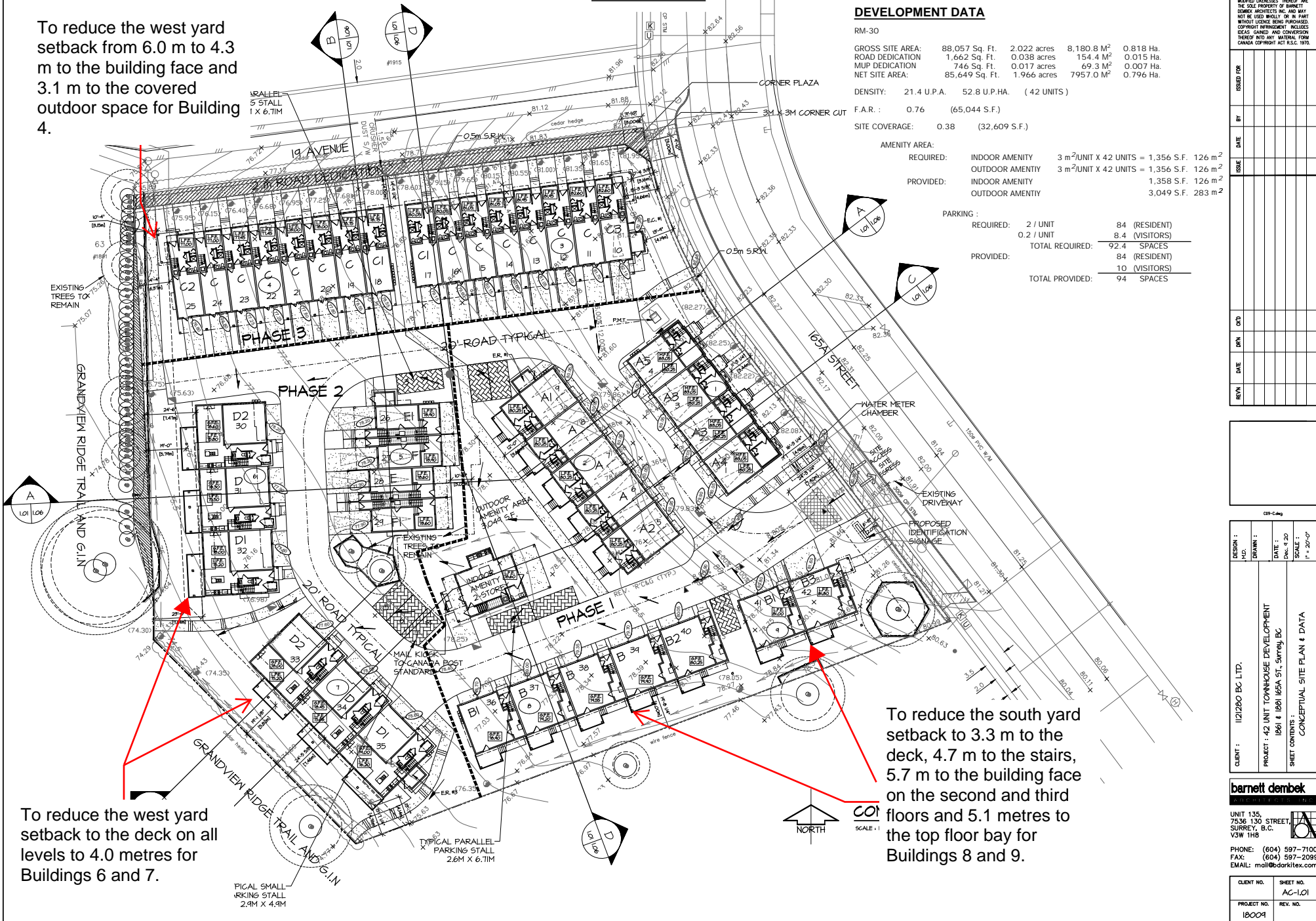
SITE COVERAGE: 0.38 (32,609 S.F.)

### AMENITY AREA:

REQUIRED: INDOOR AMENITY 3 m<sup>2</sup>/UNIT X 42 UNITS = 1,356 S.F. 126 m<sup>2</sup>  
 OUTDOOR AMENITY 3 m<sup>2</sup>/UNIT X 42 UNITS = 1,356 S.F. 126 m<sup>2</sup>  
 PROVIDED: INDOOR AMENITY 1,358 S.F. 126 m<sup>2</sup>  
 OUTDOOR AMENITY 3,049 S.F. 283 m<sup>2</sup>

### PARKING :

REQUIRED: 2 / UNIT 84 (RESIDENT)  
 0.2 / UNIT 8.4 (VISITORS)  
 TOTAL REQUIRED: 92.4 SPACES  
 PROVIDED: 84 (RESIDENT)  
 10 (VISITORS)  
 TOTAL PROVIDED: 94 SPACES



To reduce the west yard setback to the deck on all levels to 4.0 metres for Buildings 6 and 7.

To reduce the south yard setback to 3.3 m to the deck, 4.7 m to the stairs, 5.7 m to the building face on the second and third floors and 5.1 metres to the top floor bay for Buildings 8 and 9.

ISSUED FOR	BY	DATE	ISSUE



DESIGN :	11/22/20 BC LTD.
H.D.	
DRAWN :	
DATE :	DEC. 1, 20
DWG. NO. :	1061 & 1061 165A ST., Surrey, BC
SCALE :	1" = 20'-0"
SHEET CONTENTS :	CONCEPTUAL SITE PLAN & DATA

## barnett dembek

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1R8

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

CLIENT NO.	12009	SHEET NO.	AC-1.01
PROJECT NO.		REV. NO.	