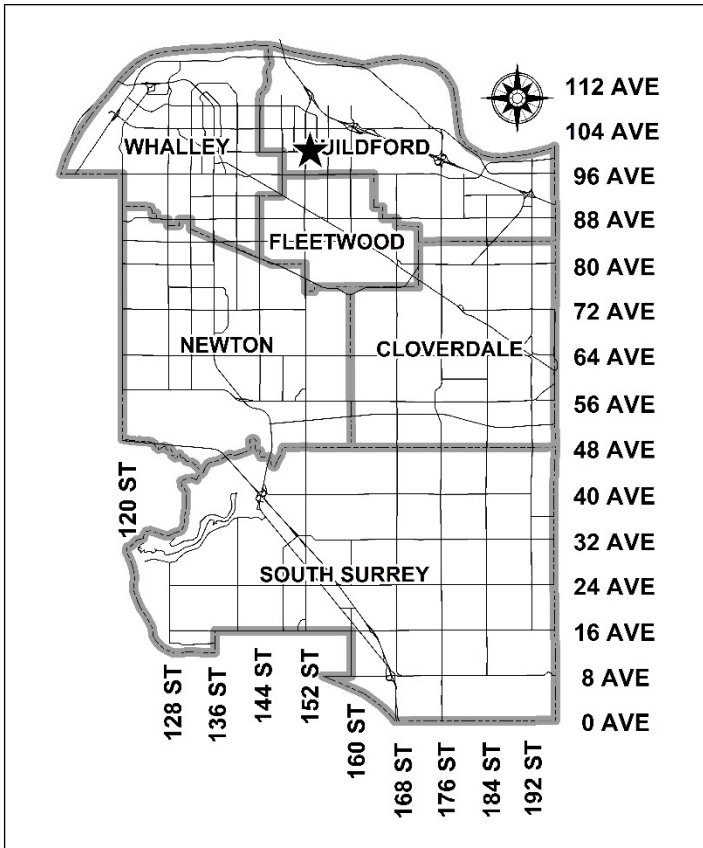


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0274-00

Planning Report Date: July 13, 2020



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

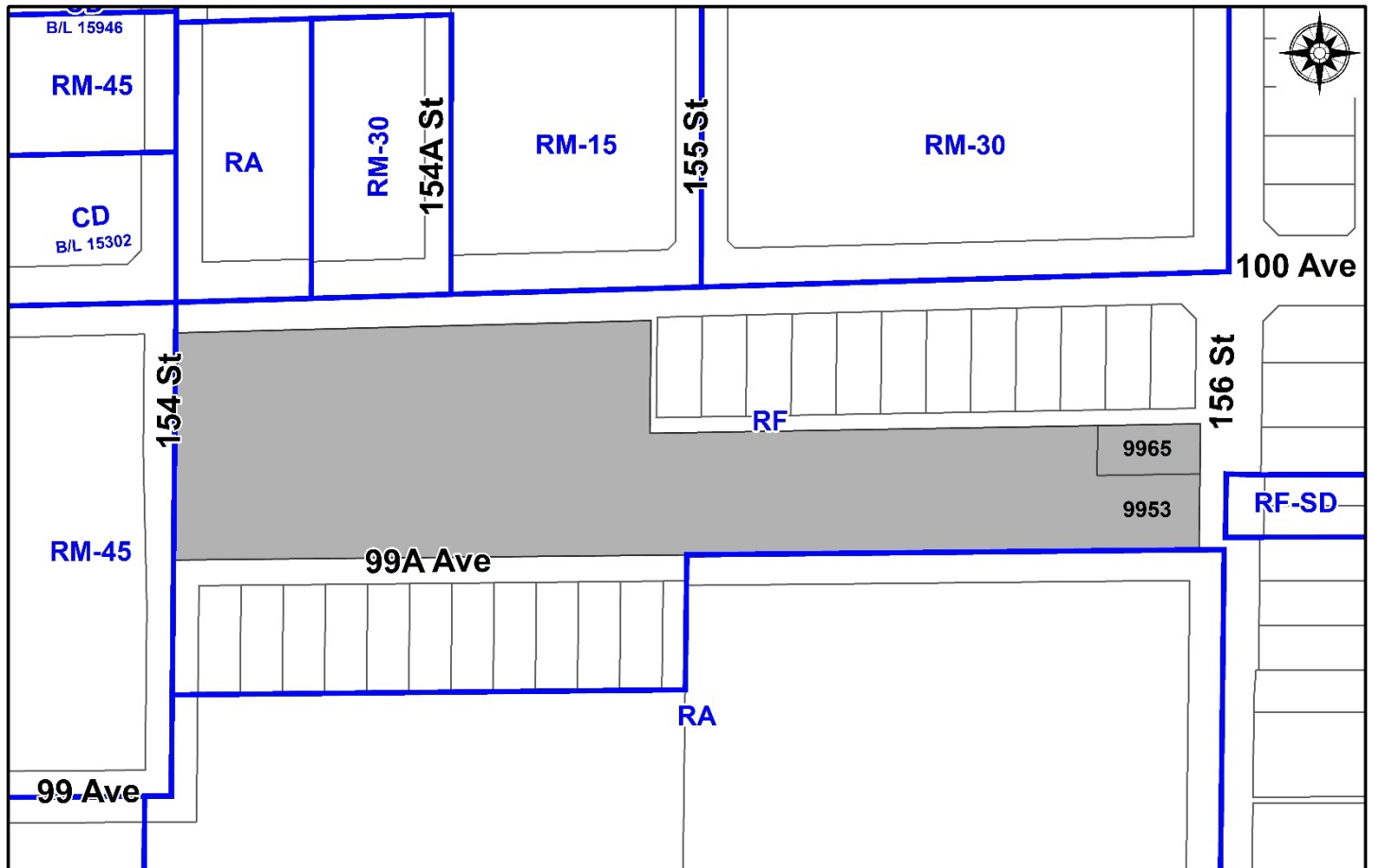
to permit the development of 131 townhouse units.

LOCATION: 9965 - 156 Street

9953 - 156 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.
- Proposing to reduce the following building setback requirements of the RM-30 Zone:
 - to reduce the minimum east side yard setback from 6.0 metres to 3.0 metres for Building 13 and the amenity building, abutting the dedicated pedestrian walkway;
 - to reduce the minimum north side yard setback from 6.0 metres to 5.0 metres for Buildings 14, 16,18,20 and 22, along the dedicated lane.
 - to permit two visitor parking stalls (#12 and 13) to be located within a setback area; and
 - to reduce the minimum south side yard on flanking street setback from 4.5 metres to 4.0 metres for Buildings 15, 17, 19 and 21 along 99A Avenue.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development is not within the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan but is just outside the plan area and across the street (100 Avenue & 154 Street) from multifamily townhouses and apartments. The proposed density and building form are therefore considered appropriate for this part of Guildford.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The applicant will provide a Tier 2 Capital Projects Community Amenity Contribution equivalent to approximately 75% of the land lift value that will be realized as a result of the proposed increase in density due to the OCP redesignation from Urban to Multiple Residential. The City can allocate these funds towards community amenity needs in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set (Appendix V).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7919-0274-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7919-0274-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for the amenity building, abutting the dedicated pedestrian walkway;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres for Buildings 13, 15, 17, 19 and 21 along the dedicated lane.
 - (c) to permit two visitor parking stalls (#12 and 13) to be located within a setback area in the RM-30 Zone; and
 - (d) to reduce the minimum south side yard on flanking street setback of the RM-30 Zone from 4.5 metres to 4.0 metres for Buildings 14, 16, 18, 20 and 21 along 99A Avenue.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs outlined in the Zoning By-law No. 12000, in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) 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;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (k) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant 2.5 hectare lot and a single family lot with an existing dwelling.	Urban	RF
North (Across 100 Avenue and across lane):	Vacant, 0.4 hectare lot and two-storey townhouse developments, and single family dwellings.	Multiple Residential and Urban	RA, RM-30, RM-15 and RF
East (Across 156 Street):	Single family dwellings and a semi-detached dwelling (duplex)	Urban	RF and RF-SD
South (Across 99A Avenue):	Single family dwellings and William F. Davidson Elementary School	Urban	RF and RA
West (Across 154 Street):	Existing 3-storey townhouse units. Currently under Development Application No. 7919-0132-00 proposing 4-storey rental apartment buildings at Third Reading.	Multiple Residential	RM-45

Context & Background

- The subject site includes two properties (9953 and 9965 – 156 Street) in Guildford and is approximately 2.1 hectares in total size. The larger lot at 9953 – 156 Street is vacant, while the smaller lot at 9965 - 156 Street is currently occupied by a single family dwelling. All buildings and structures will be demolished as part of the current development application.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)". The site is located just outside of the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan.
- The site is located north of Lionel Courchene Park and William F. Davidson Elementary School, while Johnston Heights Secondary School is located a block to the southwest.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has submitted a development application proposing an Official Community Plan (OCP) Amendment from Urban to Multiple Residential, a rezoning from RF to RM-30, a Form and Character Development Permit, a Development Variance Permit (DVP) for building setbacks on the proposed townhouse site, and a subdivision (lot consolidation), in order to allow for the development of 131 townhouse units on the subject site.
- The subject property will be separated into a west and east portion, as a result of the requested dedication to accommodate a north/south walkway and the extension of the existing lane to 99A Avenue. However, the site will be "hooked" and remain as a single lot since the applicant expects the proposed townhouse development to operate as one site under a single strata.
- The subject site is not located within the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan, an Urban Centre or a Frequent Transit Development Area (FTDA). Therefore, the floor area ratio (FAR) is calculated on the net site area. The proposed net FAR for this development is 0.89, which complies with the proposed "Multiple Residential" designation in the OCP that allows up to 1.5 FAR. The following table provides the development data:

Proposed Development	
Lot Area	
Gross Site Area:	26,420 square metres
Road Dedication:	5,888 square metres
Net Site Area:	20,532 square metres
Number of Lots:	1
Building Height:	11 metres
Unit Density (UPH):	64 units per hectare
Floor Area Ratio (FAR):	0.89 net FAR
Floor Area	
Residential:	18,217 square metres

Proposed Development	
Residential Units:	
2-Bedroom:	0
3-Bedroom:	60
4-Bedroom:	71
Total:	131

Referrals

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

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

34 students at William F. Davidson Elementary School
18 students at Johnston Heights Secondary School

(Appendix III)

Currently, there are no school capacity issues in this catchment. The applicant has advised that the dwelling units in this project may potentially be constructed and ready for occupancy by the Summer/Autumn of 2021.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

Transportation Considerations

- The applicant is required to provide the following dedications (also see drawings in Appendix I):
 - 2.808 metres along the north property line for widening of 100 Avenue;
 - 10 metres along the south property line for the widening of 99A Avenue;
 - Approximately 10 metres (varying widths) along the west property line for the widening of 154 Street;
 - 4.9 metres along the east property line for the widening of 156 Street;
 - 3-metre x 3-metre corner cuts, except a 5-metre x 5-metre corner cut at 100 Avenue and 154 Street;
 - Extension of the existing 6.0 metre east/west lane, which will be widened to 12 metres as it runs southward connecting with 99A Avenue; and
 - 3.6 metre dedication for an ultimate 6-metre wide walkway, which includes the existing 2.4-metre wide walkway between the subject site and 15496 – 100 Avenue.

- The proposed dedications will be widening the existing roads to current City standards, which will also include sidewalks, streetlights, and boulevards.
- The subject site is very large, particularly from east to west, and therefore the 10-metre walkway through the middle of the site will break up the long block and provide improved pedestrian connectivity in the neighbourhood.
- Two (2) vehicle accesses are proposed along the south property line along 99A Avenue, providing access to the western and eastern portions of the site.
- Bus transit service is available along 100 Avenue and 156 Street, as well as more frequent service along 152 Street to the west.
- The applicant submitted a Traffic Study conducted by Creative Transportation Solutions Ltd., dated April 9, 2020. The report confirms that current traffic volumes in the area are busy, but typical of an area with two schools (William F. Davidson Elementary and Johnston Heights Secondary). The road dedications that will be provided as part of the proposed rezoning application will significantly upgrade the infrastructure in the neighbourhood. The roads along the frontages of the subject site will be widened and sidewalks, boulevards, trees and streetlighting will be installed, which will improve capacity and result in a safer travel experience.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

Official Community Plan

Land Use Designation

- The subject site is currently designated Urban in the Official Community Plan (OCP). An OCP Amendment to Multiple Residential is proposed to accommodate the proposed RM-30 townhouse development.

Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Amendment Rationale

- The proposed OCP Amendment from Urban to Multiple Residential will accommodate three-storey townhouse units with a density of 0.89 floor area ratio (FAR) and 63 units per hectare (UPH).
- Based on the site context, there is a merit for a townhouse development on the subject site:
 - The properties to the west across 154 Street and to the north across 100 Avenue are all designated Multiple Residential in the OCP and are occupied by two- to three-storey apartment and townhouse developments. The property to the west (15243 – 99 Avenue) is currently under Development Application No. 7919-0132-00 proposing a 4-storey rental building at the southwest corner of the site, fronting 152 Street. The Rezoning application was granted Third Reading by Council on May 4, 2020;
 - The subject site is located just outside of the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan. The boundaries of the Guildford Plan ends at the northwest corner of the intersection at 100 Avenue and 154 Street. The property at the northwest corner of the intersection (15353 – 100 Avenue) is currently occupied by a 3-storey townhouse development and is designated Low Rise Apartment in the Stage 1 Plan;
 - William F. Davidson Elementary School and Lionel Courchene Park are located south of the subject site across 99A Avenue, while Johnston Heights Secondary School is situated one block to the southwest. There is rationale for supporting increased densities near schools and parks;
 - The site is within 750 metres of the Guildford Shopping Centre; and
 - Bus transit service is available along 100 Avenue and 156 Street, as well as more frequent service along 152 Street to the west.
- There are existing single family lots to the northeast (15496 to 15592 – 100 Avenue) and southwest (15408 to 15490 – 99A Avenue) of the subject site. If Council supports the proposed townhouse development on the subject site, there may be opportunities for similar developments if these single family lots are ever consolidated in the future.
- The proposed development will be subject to the Tier 2 Capital Projects CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- In accordance with Density Bonus Policy O-54, for applications outside of Secondary Plan areas, the applicant will be required to provide a negotiated CAC equivalent to 75% of the lift in land value that is realized as a result of the density increase due the redesignation from Urban to Multiple Residential.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability (A3);
 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods (A3); and
 - Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B3).

Zoning Bylaw

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" to allow a 131-unit townhouse development.
- The following table provides an analysis of the current development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and the parking requirements (Part 5).

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	63 uph
Floor Area Ratio:	1.00	0.89
Lot Coverage:	45%	39%
Yards and Setbacks		
Side Yard North (100 Avenue):	4.5 metres	4.5 metres
Side Yard North (lane):	6.0 metres	5.0 metres
Side Yard East (walkway):	6.0 metres	3.0 metres
Front Yard East (156 Street):	4.5 metres	4.5 metres
Side Yard South (99A Ave, west of lane):	4.5 metres	4.5 metres
Side Yard South (99A Ave, east of lane):	4.5 metres	4.0 metres
Front Yard West (154 Street):	4.5 metres	4.5 metres
Height of Buildings		
Principal buildings:	13 metres	11 metres
Accessory buildings:	4.5 metres	
Amenity Space		
Indoor Amenity:	3 square metres/unit (393 sq.m.)	317 sq.m.
Outdoor Amenity:	3 square metres/unit (393 sq.m.)	561 sq.m.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	262	262

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Residential Visitor:	<u>26</u>	<u>26</u>
Total:	288	288
Tandem (%):	50%	13%
Bicycle Spaces		
Residential Visitor:	6	6

Setback Variances

- The applicant is requesting the following variance:
 - to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for the amenity building, abutting the dedicated pedestrian walkway;
 - to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres for Buildings 13, 15, 17, 19 and 21 along the dedicated lane.
 - to permit two visitor parking stalls (#12 and 13) to be located within a setback area in the RM-30 Zone; and
 - to reduce the minimum south side yard on flanking street setback of the RM-30 Zone from 4.5 metres to 4.0 metres for Buildings 14, 16, 18, 20 and 21 along 99A Avenue.
- The RM-30 Zone requires that buildings and structures have a minimum front yard setback of 4.5 metres, a minimum rear and side yard setback of 6.0 metres, and a minimum side yard flanking setback of 4.5 metres. The applicant is proposing reduced setbacks along the east (side) yard, north (side) yard and south (side yard flanking street) lot lines. All other proposed setback comply with the RM-30 Zone.
- The proposed the amenity building is adjacent to the dedicated north/south walkway. The proposed reduced setback along this east edge will create an appropriate urban, pedestrian-friendly interface, while maintaining Crime Prevention Through Environmental Design (CPTED) principles.
- The proposed building setback along the west and south property lines along 154 Street and 99A Avenue respectively, are considered front yard conditions, and therefore, a 4.5 metre and 4.0 metre building setback along these edges are appropriate and consistent with similar townhouse developments in the City.
- The proposed visitor parking stalls (#12 and 13) are located within the building setback but is still setback 4.5 metres from the proposed north/south lane. Landscaping will be installed to provide added screening to the public lane.
- Staff support the requested variance to proceed to Public Notification.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy. The contribution will be collected at Building Permit stage.

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.

Capital Project 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.
- As the subject site is located outside of a Secondary Plan area, the proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$2,000/unit, if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption of the Rezoning By-law, and the funds will be collected at Building Permit stage.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the land use designation in the Official Community Plan (OCP).
- In accordance with Density Bonus Policy O-54, for applications outside of Secondary Plan areas, the applicant is required to provide a negotiated CAC equivalent to 75% of the lift in land value that is realized as a result of the density increase due the redesignation from Urban to Multiple Residential.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 6, 2020, and the Development Proposal Signs were installed on February 28, 2020. Staff received 13 responses (e-mail and telephone) from property owners in the area.
- Two (2) of the respondents requested additional information about the project, while the remaining 11 respondents expressed concerns regarding the proposal. The neighbourhood comments and concerns are summarized in a subsequent section of this report titled "Community Concerns with Proposal".

Petition

- On June 5, 2020, staff received an e-mail which included an attachment with 11 signatures from the owners of single family residential properties to the south of the subject site. They all expressed comments and concerns and opposed the proposed townhouse development.
- Their concerns are consistent with the comments received in response to the pre-notification letters and the public information meeting (PIM), and are summarized in the subsequent sections of this report.

Public Information Meeting

- The applicant sent out 675 notices and held a virtual public information meeting (PIM) between April 27 and May 8, 2020. The public was given online access to the plans and drawings for the proposed townhouse development, as well as an opportunity to complete an online comment sheet. For those that did not have internet access or had problems downloading the plans, they could contact the applicant by e-mail or telephone to have the plans mailed directly to their house.
- A total of 30 digital drawing packages were opened for viewing, and 18 comment sheets were completed and submitted. Below is a breakdown of the completed comment sheets:
 - Comment sheets submitted: 18
 - Non-support: 13
 - Support: 5
- Half of the responses were from owners of single family lots in the immediate vicinity of the subject site. The remaining responses were from residents located within a block or two of the subject site.
- Of those that expressed non-support for the proposed development, the following reasons were noted (see Community Concerns to Proposal section for details):
 - Increased traffic and parking concerns;
 - Impact of additional students at the local schools;
 - Negative impact on property values for the single family homes in the immediate area; and
 - OCP Amendment and density increase.

Community Concerns with Proposal

- The neighbourhood's response at the virtual public information meeting were generally consistent with comments received in response to the pre-notification letters and the development proposal sign and are summarized below.
- Increased traffic and parking concerns: Area residents expressed objection to the proposed development as it would increase traffic in the area and create parking problems, particularly along 99A Avenue.

Applicant's response:

- The development will widen 99A Avenue (currently one-way heading westward) to allow for two-way traffic and will provide additional street parking along the north side of the newly widened road.
- According to the Traffic Study, there are an estimated 1,200 vehicles per year that illegally drive the wrong way down 99A Avenue, which is a major safety concern. This illegal driving will not be an issue with the widening and implementation of two-way traffic.
- The intersection at 154 Street and 100 Avenue has approximately 10 accidents per year, with five (5) of them resulting in personal injury. 154 Street will be widened to allow for a dedicated left-hand turn lane, an improved boulevard and sidewalk, and will ultimately align correctly north of 100 Avenue (currently off-set).
- New boulevard, curbs and sidewalks will be provided along the north side of 99A Avenue, increasing the safety of pedestrians and cyclists in the area.
- Access to William F. Davidson Elementary School will also be substantially improved with the addition of east bound traffic along 99A Avenue. Parents will now be able to access the school from 154 Street.
- The applicant is meeting the required amount of off-street parking stalls as part of the development by providing a total of 260 stalls for future residents.
- The applicant is also meeting the required amount of visitor stalls for the development by providing 26 stalls for the site.
- The road and sidewalk improvements with this development will also add approximately 40 on-street parking stalls along 99A Avenue for the use of all residents in the area.

Staff comments:

- Bus transit service is available along 100 Avenue and 156 Street, as well as along 152 Street to the west. Additionally, a number of businesses and services are located within a 5 to 15 minute walk of the subject site. These aspects will encourage future residents to reduce their automobile usage.

- The applicant submitted a Traffic Study conducted by Creative Transportation Solutions Ltd., which confirms that the widening and upgrades to the current roads, as part of the current development application, will greatly improve traffic flow and safety in the area.
- A new north/south public walkway is also proposed through the middle of the site, connecting 99A Avenue with 100 Avenue. Improved walkways will provide enhanced connectivity in the immediate area, particularly with the park and school to the south.
- School Capacity: The continued growth and development will result in capacity issues to local schools in the area.

Applicant's response:

- Both local schools, William F. Davidson Elementary and Johnston Heights Secondary, are currently under capacity.

Staff comments:

- The provincial government continues to work with the Surrey School Board and the City of Surrey with respect to investing in more schools and student space in the City.
- Currently, both William F. Davidson Elementary and Johnston Heights Secondary School are under capacity and has experienced a slow decline in enrollment over the past few years. At this time, the Surrey School District projects that enrollment for these two schools over the next five or so years will remain relatively level.
- The proposed development requires payment of school site acquisition fees to the School District, which can be used to fund new school sites needed as a result of new residential development.
- Loss in Property Values: Property owners expressed concerns about their property values and wanted to know how their properties will fit into the future redevelopment of the area.

Applicant's response:

- The applicant has provided a context plan which shows how the single family lots in the immediate area could redevelop in the future.
- The road, sidewalk and infrastructure improvements provided by the applicant will improve the safety and walkability of the neighborhood. In addition, the application has provided a robust tree planting plan, which will improve the natural feel and environment of the currently barren, weed filled lot. This will enhance and revitalize the neighbourhood.

Staff comments:

- Property values are evaluated by BC Assessment, but trends in the Lower Mainland including Surrey, have shown a level or increase in property values.

- Neighbourhoods with diverse housing options (single family, townhouses, and apartments) tend to retain value or increase in value over time.
- OCP Amendment and Density Increase: some area residents expressed concern regarding the increase in density, and that an OCP Amendment should be not supported as the site should remain designated 'Urban' for single family development.

Applicant's response:

- The site is on the border of Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan, which would allow RM-30 under the Urban OCP designation;
- Density is needed to support town centres and provide a diverse mix of housing supply;
- RM-30 and Multiple Residential land use and densities provide more affordable housing options compared to single family;
- The project provides an appropriate building form and density transition between the RM-45 and RM-30 to the north and west of the site, and the single family to the east and south; and
- The applicant is widening the existing north/south walkway, connecting 99A Avenue and 100 Avenue to the City without compensation.

Staff comments:

- The subject site is near existing townhouse and apartment developments, specifically to the north across 100 Avenue and to the west across 154 Street. The proposed townhouse development will complement these existing developments and provide an appropriate transition to the single family lots in the area.
- The subject site is located within walking distance to parks, schools and numerous businesses and services in the area. The proposed OCP Amendment and density increase on the subject site has merit since the proposed townhouse development will help create an urban, more pedestrian-friendly neighbourhood.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character, and generally complies with the Form and Character Development Permit guidelines in the Official Community Plan.
- The proposed 131-unit townhouse project consists of twenty-one (21), three-storey buildings with garages accessed internally at grade.
- In order to provide a pedestrian-friendly urban interface and an appropriate building spacing, the length of all buildings facing the street do not exceed six (6) units.

- Staff worked successfully with the applicant with respect to three (3) key aspect of the project:
 - 1) to increase spacing between the buildings in order to enhance livability and to apply a more robust planting plan throughout the site;
 - 2) to adjust the proposed building locations in order to save two (2) mature trees (Western Red Cedar and Norway Maple) on the site; and
 - 3) to adjust the site plan in order to achieve a north/south public walkway connection through the site, which will break up the large block and increase connectivity.
- Over 85% (113) of the proposed 131 townhouse units consist of double car, side-by-side garages, while the remaining 18 townhouse units consist of tandem garages, which complies with the RM-30 Zone. All 18 of the tandem garage units will consist of one (1) parking space within the garage and one (1) external parking stall on the parking pad.
- To ensure that tandem parking spaces will not be converted into livable spaces, the applicant is required to register a Section 219 Restrictive Covenant as a condition of Final Adoption of the proposed rezoning.
- The applicant proposes high-quality building materials including cedar shingle siding, hardi board siding and horizontal vinyl siding.
- The applicant proposes roofs with extended canopy overhangs to provide improved building articulation.
- All of the proposed townhouse units include a second-floor deck.

Landscaping

- The new trees on the site will consist of a variety of trees including maple, hornbeam, katsura, dogwood, magnolia, spruce, and western red cedar.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including laurel, yew, daylily, honeysuckle, decorative grass, and rhododendrons. Additional landscaping will be planted adjacent to the visitor parking spaces to screen them from the public walkway.

Indoor Amenity

- The RM-30 Zone requires that 393 square metres of indoor amenity space be provided (3.0 sq. m. / 32 sq.ft. of each amenity per dwelling unit).
- The applicant proposes a two-storey amenity building (plus basement) approximately 317 square metres in size adjacent to the proposed north/south walkway and the outdoor amenity space.

- The proposed amenity building will include space for a kitchen, dining room and lounge on the main floor, while the second floor may be utilized as a fitness / yoga studio area. The basement includes a multi-purpose sports room and a children's play room.
- The proposed 317 square metres amenity building does not meet the minimum 393 square metres of total indoor amenity space required under the RM-30 Zone, but does meet the minimum 74 square metres of indoor amenity space that must be provided on site for a townhouse project of more than 25 units. The applicant will provide a monetary contribution of \$37,500 (based on \$1,500 per unit of the indoor amenity space required) in accordance with the Zoning By-law and City policy to address the shortfall under the RM-30 Zone.

Outdoor Amenity

- The RM-30 Zone requires that 393 square metres of outdoor amenity space be provided (3.0 sq. m. / 32 sq.ft. of each amenity per dwelling unit).
- The applicant proposes 561 square metres of outdoor amenity space, which exceeds the minimum 393 square metres required under the RM-30 Zone. A large outdoor amenity space is proposed directly south of the proposed amenity building, as well as a smaller space between the amenity building and the retained tree to the north. The amenity spaces are centrally located on the site.
- The outdoor amenity space consists of a patio area, as well as a children's play and an open lawn areas. A number of trees will be planted in this area to provide added shade and privacy.

TREES

- Nick McMahon, ISA Certified Arborist of ACL Group Arbortect Consulting prepared an Arborist Assessment for the subject property. The following table provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English Holly	1	1	0
Norway Maple	1	0	1
Coniferous Trees			
Douglas Fir	1	1	0
Eastern White Cedar	1	1	0
Western Red Cedar	4	3	1
Total (excluding Alder and Cottonwood Trees)	8	6	2

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	234
Total Retained and Replacement Trees	236
Contribution to the Green City Program	No contribution required

- The Arborist Assessment states that there is a total of eight (8) mature trees on the site. There are no Alder and Cottonwood 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 building footprints and road and walkway dedications.
- The proposed alignment of the sidewalk along 156 Street will be shifted slightly in order to retain the Norway Maple (Tree Tag #98) at the east end of the site. This will require further coordination with the City and supervision by the applicant’s arborist during the land clearing and construction phase, if the project is approved.
- The applicant’s Civil Engineer will also need to ensure that any service connections to the subject site will not impact the roots of the two (2) retained trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of twelve (12) replacement trees on the site. Given the size of the subject site, the applicant is proposing over 230 replacement trees, exceeding City requirements.
- In summary, a total of 236 trees are proposed to be retained or replaced on the site. No contribution is required to the Green City Program.

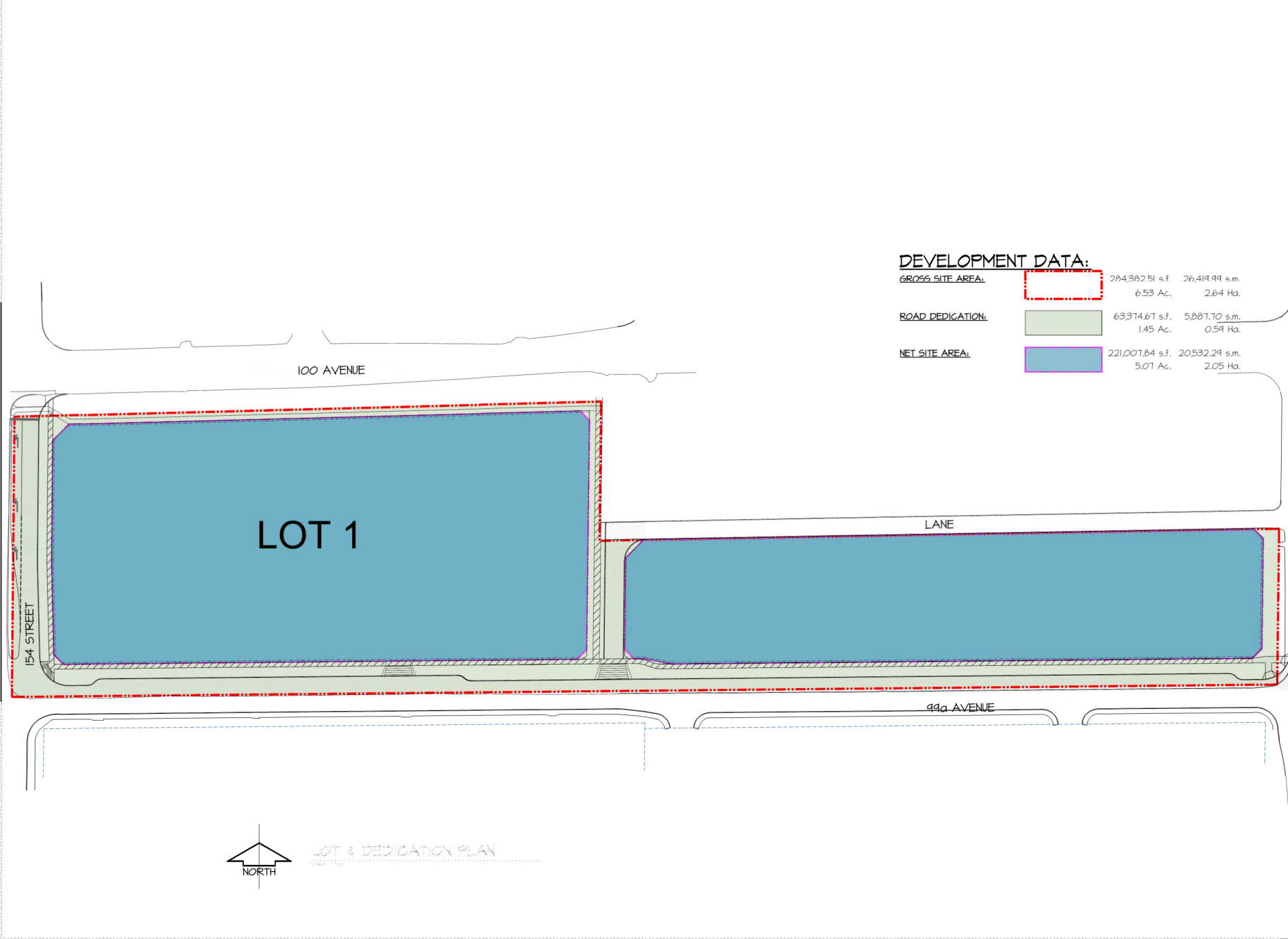
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. OCP Redesignation Map
- Appendix VI. Development Variance Permit No. 7919-0274-00
- Appendix VII. Aerial Photo

Jean Lamontagne
 General Manager
 Planning and Development

9953 & 9965 156th STREET
FILE: 19-0274



DEVELOPMENT DATA:

GROSS SITE AREA:	284,382.51 s.f. 6.53 Ac.	26,419.99 s.m. 2.64 Ha.
ROAD DEDICATION:	63,374.67 s.f. 1.45 Ac.	5,887.70 s.m. 0.59 Ha.
NET SITE AREA:	221,007.84 s.f. 5.07 Ac.	20,532.29 s.m. 2.05 Ha.

DATE	2024	BY	AK
REVISION			
NO.		DESCRIPTION	
1		ISSUED FOR PERMIT	
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CLIENT: DAVSON & SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT
 154 STREET, SURREY
 SHEET CONDITIONS: LOT & DEDICATION PLAN

barnett dembek
 ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
681	AC-3.0
PROJECT NO.	REV. NO.
19024	

UNIT BREAKDOWN:

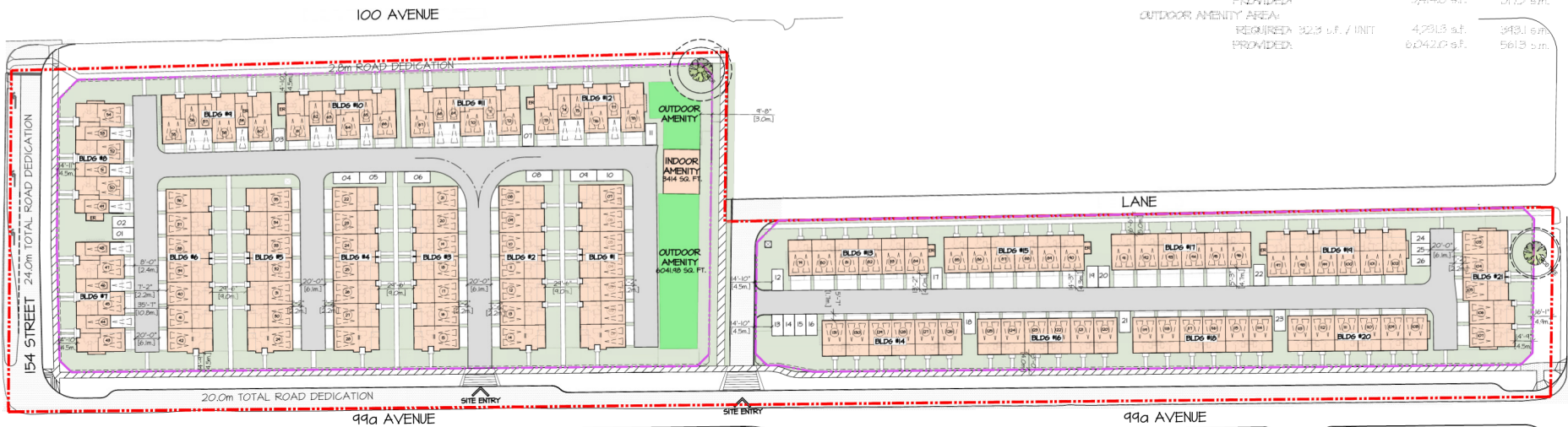
UNIT TYPE	GARAGE TYPE	UNIT AREA	NO. OF UNITS	
G	4 BED DOUBLE	1561.0 s.f.	0	= 0.000 s.f.
G1	4 BED DOUBLE	1541.0 s.f.	6	= 9,246.0 s.f.
G2	4 BED DOUBLE	1548.0 s.f.	4	= 6,192.0 s.f.
D	3 BED TANDEM	1243.0 s.f.	16	= 20,000.0 s.f.
D1	3 BED TANDEM	1244.0 s.f.	2	= 2,488.0 s.f.
F1	4 BED DOUBLE	1488.0 s.f.	31	= 46,128.0 s.f.
F2	4 BED DOUBLE	1700.0 s.f.	3	= 5,100.0 s.f.
F3	4 BED DOUBLE	1674.0 s.f.	7	= 11,718.0 s.f.
F5	4 BED DOUBLE	1694.7 s.f.	6	= 10,168.2 s.f.
6	3 BED DOUBLE	1230.0 s.f.	28	= 34,440.0 s.f.
G1	3 BED DOUBLE	1240.0 s.f.	11	= 14,740.0 s.f.
G2	3 BED DOUBLE	1271.0 s.f.	3	= 4,017.0 s.f.
TOTAL:			131 UNITS	177,301 s.f.

PARKING REQUIREMENTS:

REQUIRED:	RESIDENTS:	2.0 / UNIT	262 SPACES
	VISITORS:	0.2 / UNIT	26 SPACES
	TOTAL REQUIRED:		288 SPACES
PROVIDED:			
	RESIDENTS:		262 SPACES
	VISITORS:		26 SPACES
	TOTAL PROVIDED:		288 SPACES

DEVELOPMENT DATA:

ZONING:	RM-30		
GROSS SITE AREA:		284,362.0 s.f.	26,419.99 s.m.
		6.53 Ac.	2.64 Ha.
DENSITY (Based on Gross Site Area)			
ALLOWABLE:	16 UNITS	30 U.P.A.C.	15 U.P.Ha.
PROPOSED:	131 UNITS	201 U.P.A.C.	50 U.P.Ha.
F.A.R. (Based on Gross Site Area)			
ALLOWABLE:	1.00	284,362.0 s.f.	26,420.0 s.m.
PROPOSED:	0.61	177,301 s.f.	16,382.6 s.m.
NET SITE AREA:		221,001.64 s.f.	20,522.30 s.m.
		5.07 Ac.	2.05 Ha.
DENSITY (Based on Net Site Area)			
ALLOWABLE:	57 UNITS	30 U.P.A.C.	15 U.P.Ha.
PROPOSED:	131	26 U.P.A.C.	64 U.P.Ha.
SITE COVERAGE (Based on Net Site Area)			
ALLOWABLE:	4.8%	10,608.3 s.f.	1,284.5 s.m.
PROPOSED:	24%	56,214.3 s.f.	5,201.6 s.m.
F. A. R. (Based on Net Site Area)			
ALLOWABLE:	1.00	221,001.6 s.f.	20,522.3 s.m.
PROPOSED:	0.61	177,301 s.f.	16,382.6 s.m.
AMENITY AREA:			
INDOOR AMENITY AREA:			
REQUIRED:	32.3 s.f. / UNIT	4,291.3 s.f.	393.1 s.m.
PROVIDED:		3,414.0 s.f.	311.0 s.m.
OUTDOOR AMENITY AREA:			
REQUIRED:	32.3 s.f. / UNIT	4,291.3 s.f.	393.1 s.m.
PROVIDED:		6,042.0 s.f.	561.3 s.m.



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

DATE: 1/20/20
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	1/20/20	CONCEPTUAL SITE PLAN

CLIENT: DAWSON & SAWYER
PROJECT: TOWNHOUSE DEVELOPMENT
154TH STREET, SURREY
SHEET CONTENTS: CONCEPTUAL SITE PLAN

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO. 681
PROJECT NO. 14024
SHEET NO. AC-4.0
REV. NO.

100 AVENUE

2.8m ROAD DEDICATION

154 STREET 24.0m TOTAL ROAD DEDICATION

20.0m TOTAL ROAD DEDICATION

99a AVENUE

SITE ENTRY

SITE ENTRY

9'-8" [3.0m]

INDOOR AMENITY
3414 SQ. FT.

OUTDOOR AMENITY
6041.98 SQ. FT.

14'-10" [4.5m]

14'-10" [4.5m]

SITE PLAN

DATE: 19/02/24
SCALE: 1/8" = 1'-0"
PROJECT: 154 STREET
SHEET NO: 681

NO.	DATE	BY	DESCRIPTION
1	19/02/24	DAVISON & SAWYER	ISSUED FOR PERMIT

NO.	DATE	BY	DESCRIPTION
2	19/02/24	DAVISON & SAWYER	REVISION

NO.	DATE	BY	DESCRIPTION
3	19/02/24	DAVISON & SAWYER	REVISION

NO.	DATE	BY	DESCRIPTION
4	19/02/24	DAVISON & SAWYER	REVISION

NO.	DATE	BY	DESCRIPTION
5	19/02/24	DAVISON & SAWYER	REVISION

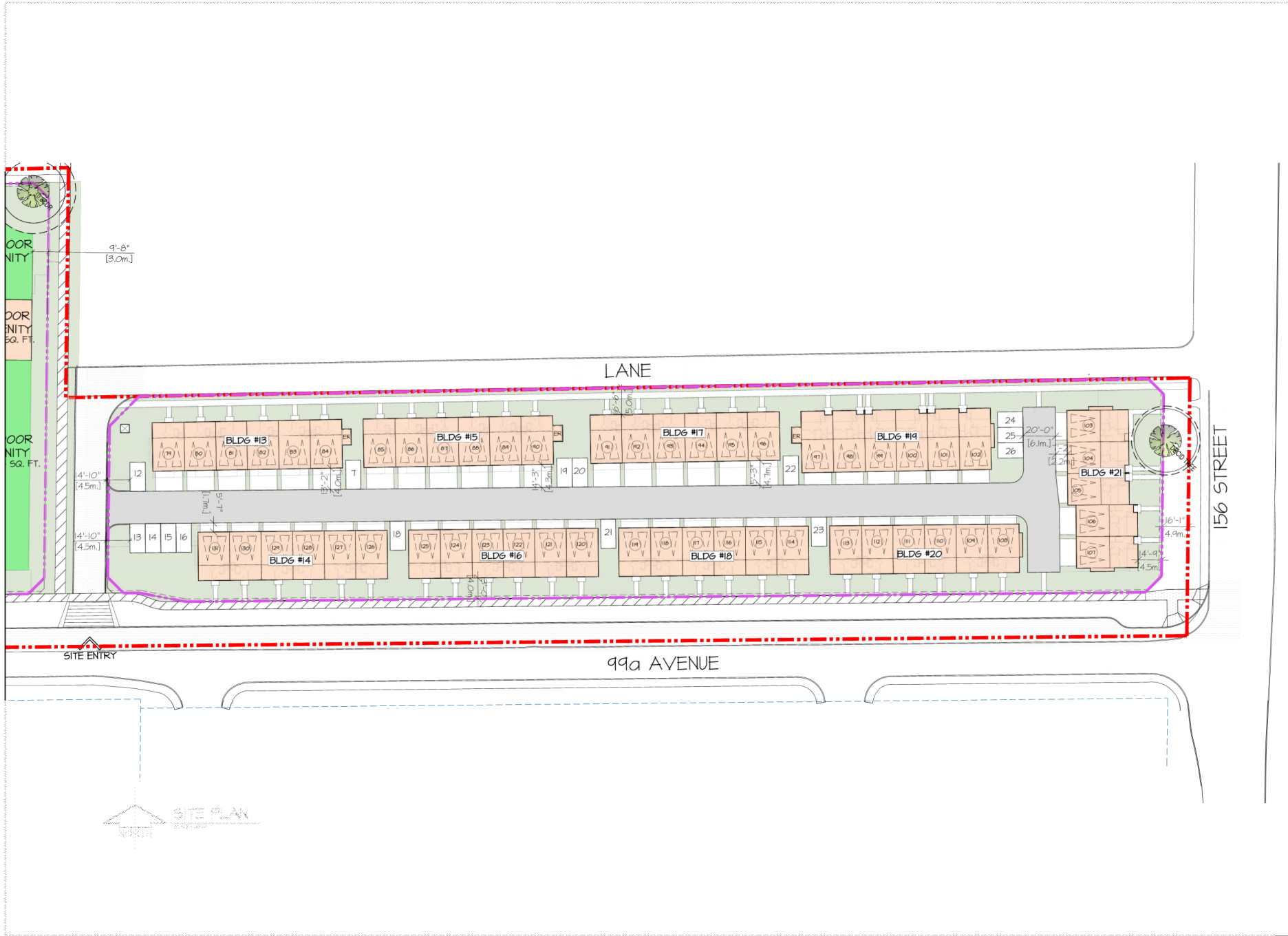
CLIENT: DAVISON & SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT
 154 STREET, SURREY, B.C.
 SHEET CONTENTS:

barnett dembek
 ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
681	
PROJECT NO.	REV. NO.
19024	



DATE: 10/24/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 19024

CLIENT: DAWSON & SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT
 156TH STREET, SURREY
 SHEET CONTENTS: FINAL SITE PLAN
 ENLARGED

DATE: 10/24/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 19024

CLIENT: DAWSON & SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT
 156TH STREET, SURREY
 SHEET CONTENTS: FINAL SITE PLAN
 ENLARGED

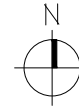
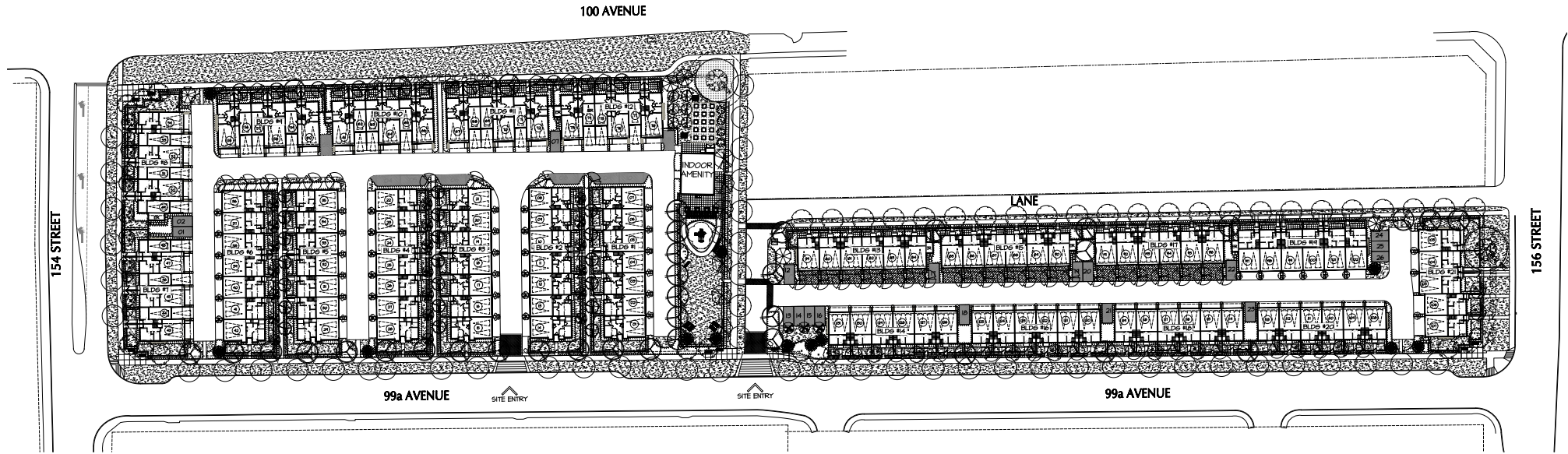
DATE: 10/24/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 19024

CLIENT: DAWSON & SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT
 156TH STREET, SURREY
 SHEET CONTENTS: FINAL SITE PLAN
 ENLARGED

CLIENT: DAWSON & SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT
 156TH STREET, SURREY
 SHEET CONTENTS: FINAL SITE PLAN
 ENLARGED

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

CLIENT NO.	SHEET NO.
681	AC-4B
PROJECT NO.	REV. NO.
19024	



20012-5.ZIP

CLIENT:

DAWSON + SAWYER

PROJECT:

**TOWNHOUSE DEVELOPMENT
9953 - 156TH STREET
SURREY**

SEAL:

DRAWING TITLE:

**LANDSCAPE
KEY PLAN**

DATE: 20 JAN 22

SCALE: 1:500

DRAWN: RJ

DESIGN: RJ

CHKD: MCY

DRAWING NUMBER:

L1

OF 12

PMG PROJECT NUMBER:

20-012

NO.	DATE	REVISION DESCRIPTION	DR.
3	20 JUN 09	NEW SITE PLAN	DC
2	20 APR 03	NEW SITE PLAN / COMMENTS	DC
1	20 JAN 22	NEW SITE PLAN	RJ



INTER-OFFICE MEMO

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

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

DATE: **July 06, 2020** PROJECT FILE: **7819-0274-00**

RE: **Engineering Requirements
Location: 9953/65 156 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 100 Avenue and 156 Street arterial roads to achieve 15.0-metre from centreline.
- Dedicate varying widths along 154 Street local road to achieve 24.0-metre cross section.
- Dedicate 99A Avenue local road to the ultimate 20.0-metre road allowance.
- Dedicate the north-south residential green lane and all corner cuts.

Works and Services

- Construct 1.8-metre concrete sidewalk along 100 Avenue and 156 Street.
- Construct east side of 154 Street, north side of 99A Avenue, and north-south green lane.
- Construct raised median and left-turn bay on 154 Street.
- Construct storm mains to service the lots and provide road/lane drainage. Complete a storm water catchment analysis and resolve any downstream capacity constraints.
- Implement on-lot storm water mitigation features as per the Upper Serpentine Integrated Storm Water Management Plan.
- Upgrade all fronting sanitary mains to minimum 250mm and provide each lot with a service connection. Complete a sanitary catchment analysis and resolve any downstream capacity constraints.
- Provide each lot with a metered water service connection.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$45,822.00 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

SK2

NOTE: Detailed Land Development Engineering Review available on file

July 7, 2020

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0274 00 (Updated July 2020)

SUMMARY

The proposed 130 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	33
Secondary Students:	17

September 2019 Enrolment/School Capacity

William F. Davidson Elementary	
Enrolment (K/1-7):	36 K + 368
Operating Capacity (K/1-7)	38 K + 489
Johnston Heights Secondary	
Enrolment (8-12):	1317
Capacity (8-12):	1450

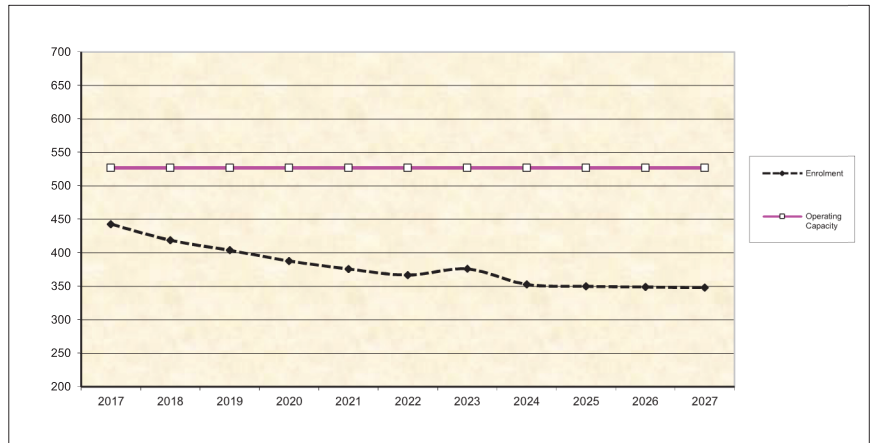
School Enrolment Projections and Planning Update:

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

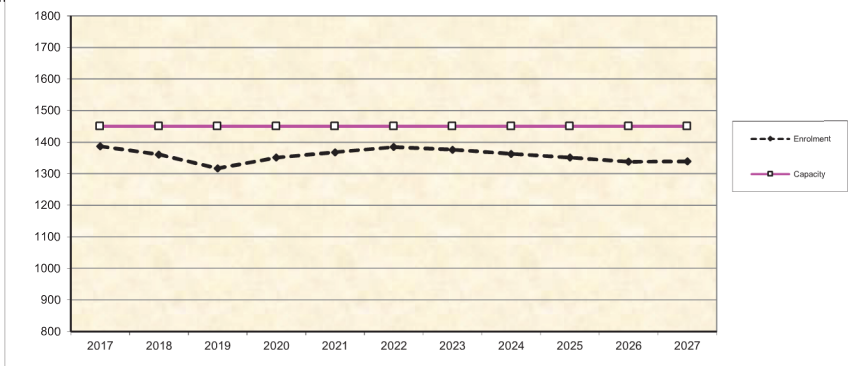
William F. Davidson Elementary is in a maturing neighbourhood. As of 2019, there has been many rezoning applications submitted looking to increase housing density within this catchment and to the north in the Harold Bishops catchment. In particular, this submission focuses on purpose built multifamily rental housing which can signal higher counts of elementary enrolment. The graph does not take into account all the proposed DP applications currently in the area as of yet. Future proposed development enrolment will likely start to reverse the current declining trend to a modest growth trend over the next 10 years. Currently, the school can accommodate any growth within the building's existing capacity, no additions are being considered at this time.

Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as its' feeder schools; stable and level. The school currently operates a District IB Middle Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

William F. Davidson Elementary



John



* 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.

See appendices for proposed removal tree details and locations.

NOTES:

Retention trees will require protection measures and treatments as specified herein and on the appendices. Any on-site tree specified for removal will require explicit consent and/or a valid permit from the city. If any of the removal trees are deemed to be SHARED ownership then the client is required to obtain a letter from that co-owner consenting to its removal.

Table 1. Tree Retention/Removal by Ownership

Ownership:	Total:	Remove:	Retain:
<i>On-Site Trees</i>	8	6	2
<i>City Street Trees</i>	0	0	0
<i>Off-Site Private Trees</i>	0	0	0
TOTAL	8	6	2

Table 2. Tree Retention/Removal of On-Site Trees by Priority Ranking

Priority Ranking:	Total:	Remove:	Retain:
1	3	1	2
2	0	0	0
<i>Low</i>	5	5	0
TOTAL	8	6	2

Table 3. Summary of Tree Preservation by Species
On-Site Trees and City owned Road Frontage Trees
Excludes Off-Site Private Trees and Trees in Parks Dedication Areas and ESA's

	Total	Remove	Retain
<u>Alder and Cottonwood Species:</u>			
Alder (<i>Alnus rubra</i>)	0	0	0
Cottonwood (<i>Populus trichocarpa</i>)	0	0	0
subtotal alder/cottonwood	0	0	0
<u>Broadleaf Species:</u>			
Norway maple (<i>Acer platanoides</i>)	1	0	1
English holly (<i>Ilex aquifolium</i>)	1	1	0
subtotal broadleaf	2	1	1
<u>Coniferous Species</u>			
Douglas-fir (<i>Pseudotsuga menziesii</i>)	1	1	0
Eastern whitecedar <i>Thuja occidentalis</i>)	1	1	0
Western redcedar (<i>Thuja plicata</i>)	4	3	1
subtotal coniferous	6	5	1
Subtotal broadleaf and coniferous	8	6	2
TOTAL (including alder/cottonwood)	8	6	2



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: _____
Project Address: 9953 9965, 156 Street, Surrey, BC
Consulting Arborist: Nick M°Mahon

Table with 2 columns: Description and QUANTITY OF TREES. Rows include ON-SITE TREES, Total Bylaw Protected Trees Identified (8), Bylaw Protected Trees to be Removed (6), Bylaw Protected Trees to be Retained (2), Replacement Trees Required (Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0; All Other Bylaw Protected Trees at 2:1 ratio: 6 times 2 = 12; TOTAL: 12), Replacement Trees Proposed (TBD), Replacement Trees in Deficit (TBD), and Protected Trees Retained in Proposed Open Space/ Riparian Areas (0).

Table with 2 columns: Description and QUANTITY OF TREES. Rows include OFF-SITE TREES, Bylaw Protected Off-Site Trees to be Removed (0), Replacement Trees Required (Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0; All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0; TOTAL: 0), Replacement Trees Proposed (0), and Replacement Trees in Deficit (0).

N/A denotes information "Not Available" at this time.

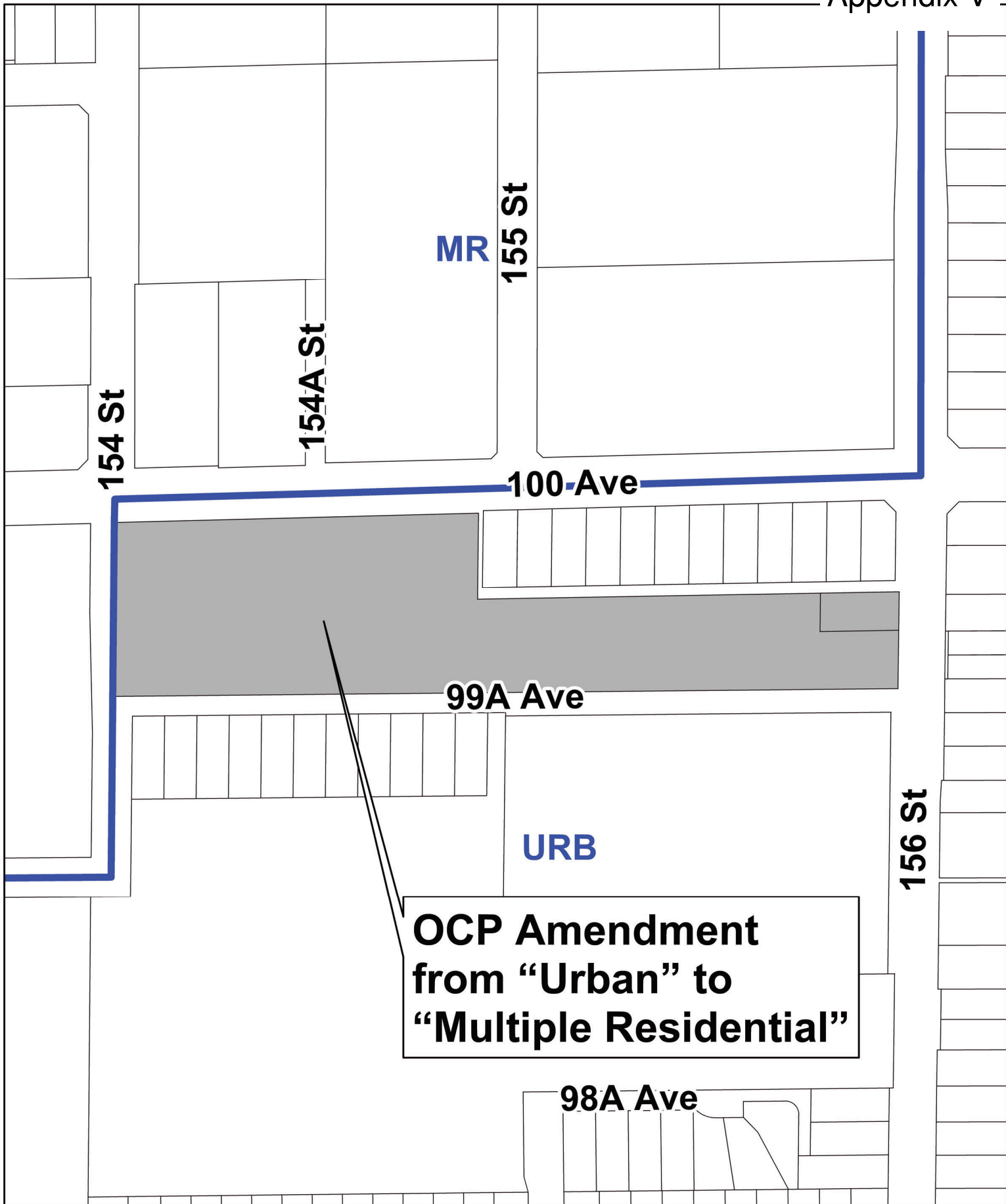
This summary and the referenced documents are prepared and submitted by:

Handwritten signature of Nick M°Mahon.

Nick M°Mahon, Consulting Arborist

Dated: July 7, 2020

Direct: 604 812 2986
Email: nick@aclgroup.ca



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0274-00

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: 011-363-151

Parcel "One" (Explanatory Plan 14861) of Parcel "A" (Explanatory Plan 11333) Lot 12 Section 33 Block 5 North Range 1 West New Westminster District Plan 1187

9965 – 156 Street

Parcel Identifier: 004-051-572

Parcel "A" (Explanatory Plan 11333) Lot 12 Except: Firstly: Parcel "One" (Explanatory Plan 14861) Secondly: Parcel "2" (Bylaw Plan 64768), Section 33 Block 5 North Range 1 West New Westminster District Plan 1187

9953 – 156 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(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change, 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 east side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for the amenity building, abutting the dedicated pedestrian walkway;
- (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres for Buildings 13, 15, 17, 19 and 21 along the dedicated lane.
- (c) to permit two visitor parking stalls (#12 and 13) to be located within a setback area in the RM-30 Zone; and
- (d) to reduce the minimum south side yard on flanking street setback of the RM-30 Zone from 4.5 metres to 4.0 metres for Buildings 14, 16, 18, 20 and 21 along 99A Avenue.

5. This development variance permit applies to only the buildings and structures on 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 unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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

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UNIT BREAKDOWN:

UNIT TYPE	GARAGE TYPE	UNIT AREA	NO. OF UNITS
C	4 BED DOUBLE	1,531.0 s.f.	8 = 12,248.0 s.f.
C1	4 BED DOUBLE	1,541.0 s.f.	6 = 9,282.0 s.f.
C2	4 BED DOUBLE	1,548.0 s.f.	4 = 6,342.0 s.f.
D	3 BED TANDEM	1,393.0 s.f.	16 = 22,288.0 s.f.
D1	3 BED TANDEM	1,440.0 s.f.	2 = 2,880.0 s.f.
F1	4 BED DOUBLE	1,653.0 s.f.	37 = 61,161.0 s.f.
F2	4 BED DOUBLE	1,700.0 s.f.	3 = 5,100.0 s.f.
F3	4 BED DOUBLE	1,674.0 s.f.	7 = 11,718.0 s.f.
F5	4 BED DOUBLE	1,694.7 s.f.	6 = 10,168.1 s.f.
6	3 BED DOUBLE	1,330.0 s.f.	28 = 37,240.0 s.f.
61	3 BED DOUBLE	1,340.0 s.f.	11 = 14,740.0 s.f.
62	3 BED DOUBLE	1,371.0 s.f.	3 = 4,113.0 s.f.
TOTAL:			131 UNITS

PARKING REQUIREMENTS:

REQUIRED:

RESIDENTS:	2.0 / UNIT	262 SPACES
VISITORS:	0.2 / UNIT	26 SPACES
TOTAL REQUIRED:		288 SPACES

PROVIDED:

RESIDENTS:	262 SPACES
VISITORS:	26 SPACES
TOTAL PROVIDED:	288 SPACES

DEVELOPMENT DATA:

ZONING: RM-30

GROSS SITE AREA: 284,382.51 s.f. 26,419.99 s.m. 6.53 Ac. 2.64 Ha.

DENSITY: (Based on Gross Site Area)

ALLOWABLE:	196 UNITS	30 U.P./Ac	75 U.P./Ha.
PROPOSED:	131 UNITS	20.1 U.P./Ac	50 U.P./Ha.

F.A.R.: (Based on Gross Site Area)

ALLOWABLE:	1.00	284,382.5 s.f.	26,420.0 s.m.
PROPOSED:	0.64	197,330.1 s.f.	18,332.6 s.m.

NET SITE AREA: 221,007.84 s.f. 20,532.30 s.m. 5.07 Ac. 2.05 Ha.

DENSITY: (Based on Net Site Area)

ALLOWABLE:	152 UNITS	30 U.P./Ac	75 U.P./Ha.
PROPOSED:	131	26 U.P./Ac	64 U.P./Ha.

SITE COVERAGE: (Based on Net Site Area)

ALLOWABLE:	45%	99,453.5 s.f.	9,234.5 s.m.
PROPOSED:	34%	86,214.5 s.f.	8,004.6 s.m.

F. A. R.: (Based on Net Site Area)

ALLOWABLE:	1.00	221,007.8 s.f.	20,532.3 s.m.
PROPOSED:	0.84	197,330.1 s.f.	18,332.6 s.m.

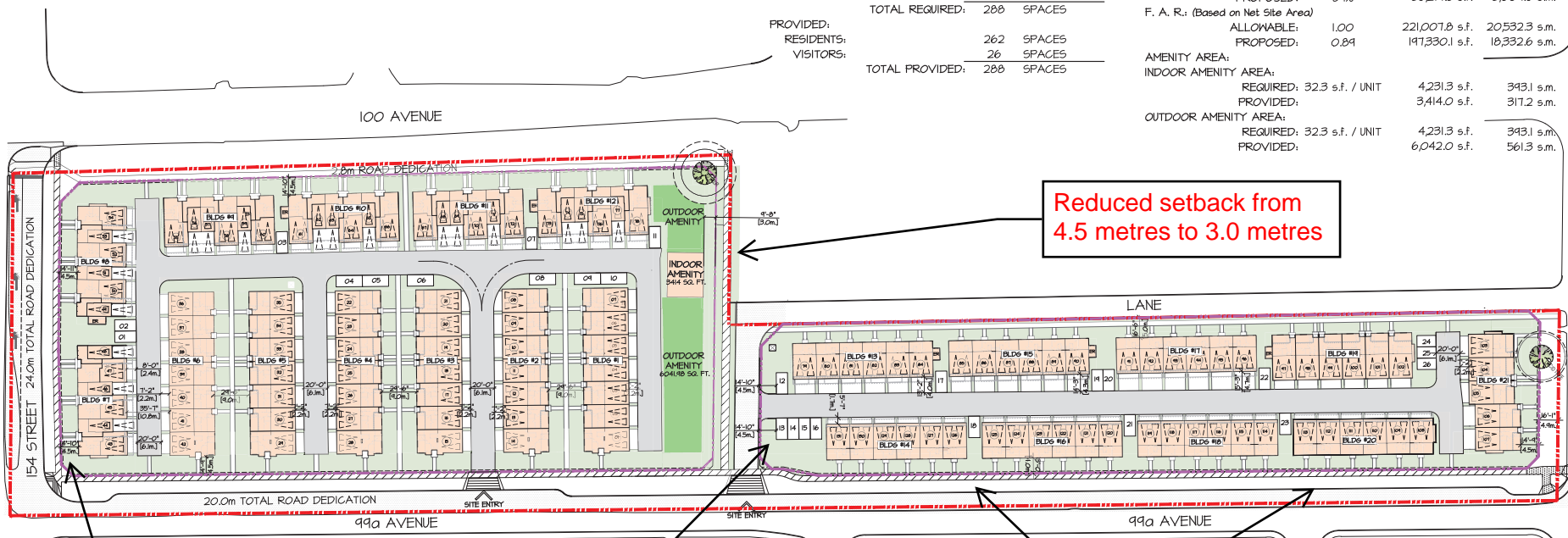
AMENITY AREA:

INDOOR AMENITY AREA:

REQUIRED: 32.3 s.f. / UNIT	4,231.3 s.f.	343.1 s.m.
PROVIDED:	3,414.0 s.f.	317.2 s.m.

OUTDOOR AMENITY AREA:

REQUIRED: 32.3 s.f. / UNIT	4,231.3 s.f.	343.1 s.m.
PROVIDED:	6,042.0 s.f.	561.3 s.m.



Reduced setback from 6.0 metres to 4.5 metres

Visitor stalls #12 and 13 within the setback

Reduced setback from 4.5 metres to 4.0 metres

Reduced setback from 4.5 metres to 3.0 metres

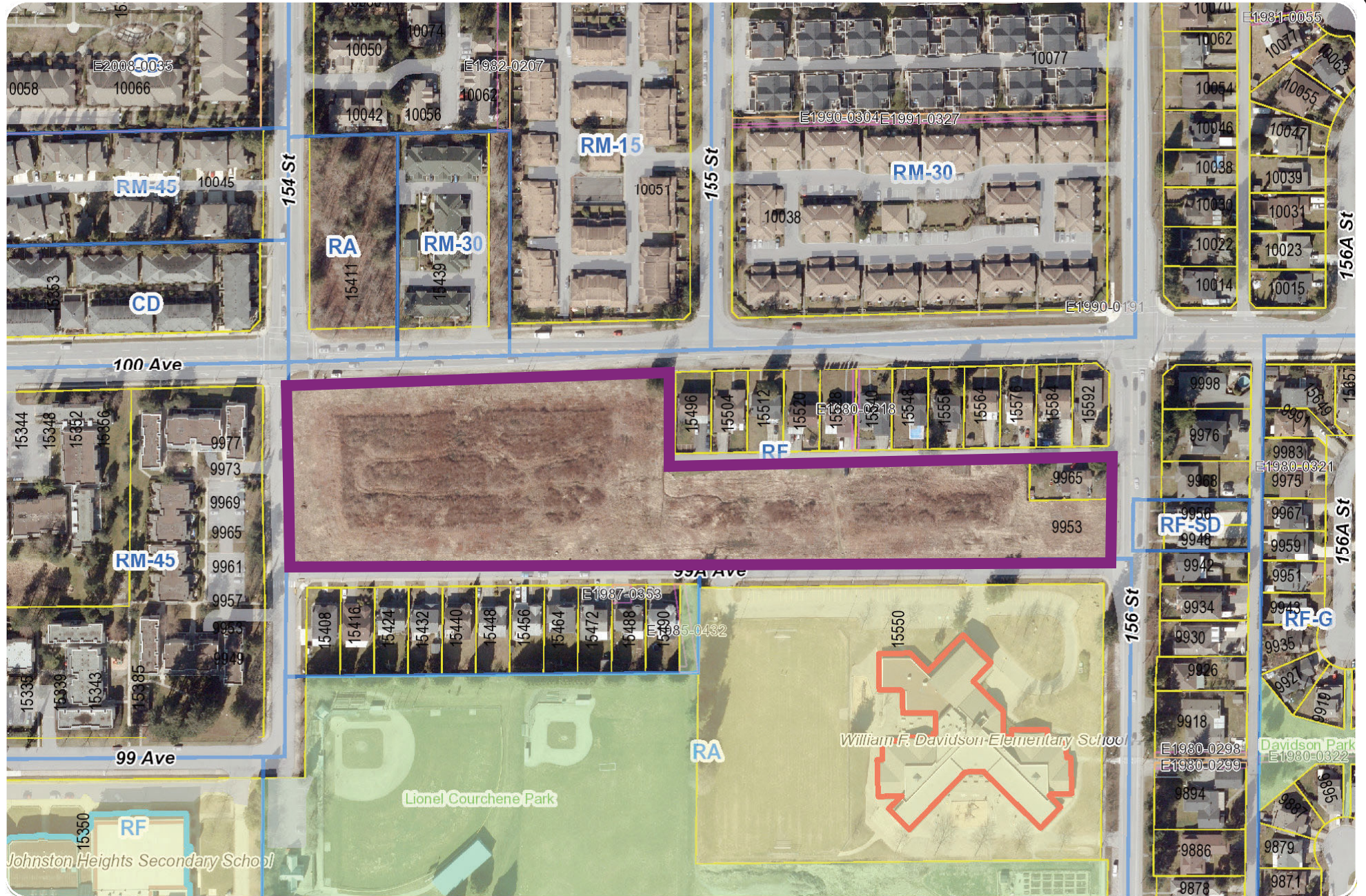
SITE PLAN
SCALE: 1:500

DESIGNER: DAVISON & SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT SOUTH STREET, SURREY
 SHEET CONTAINS: CONCEPTUAL SITE PLAN
 DATE: Jan. 20
 SCALE: 1:500

barnett dembek

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
601	AC-4.0
PROJECT NO.	REV. NO.
14024	



Enter Map Description

Scale: 1:2,500

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

