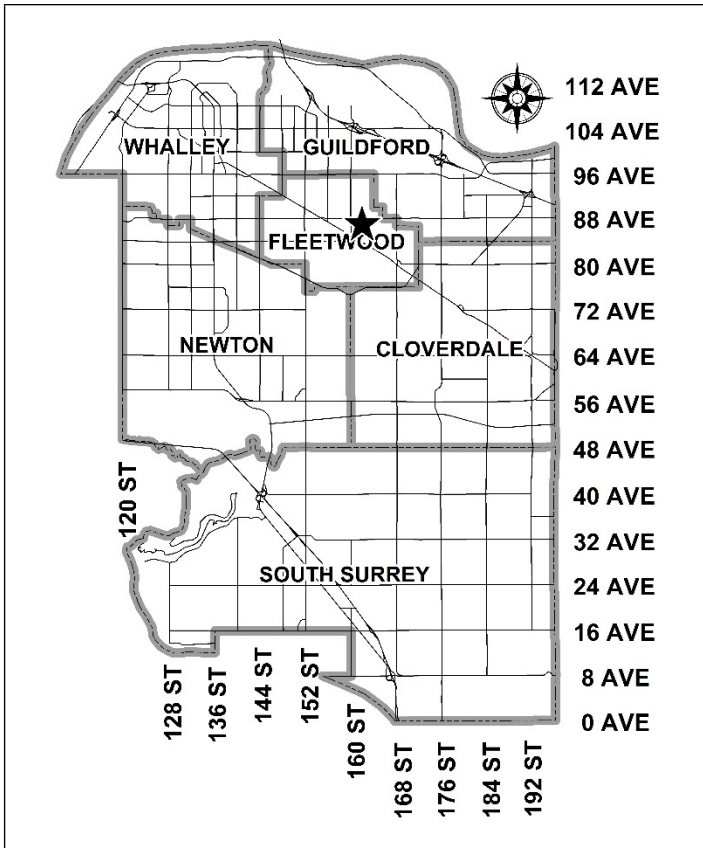


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0125-00

Planning Report Date: February 14, 2021



**PROPOSAL:**

- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 6 townhouse units.

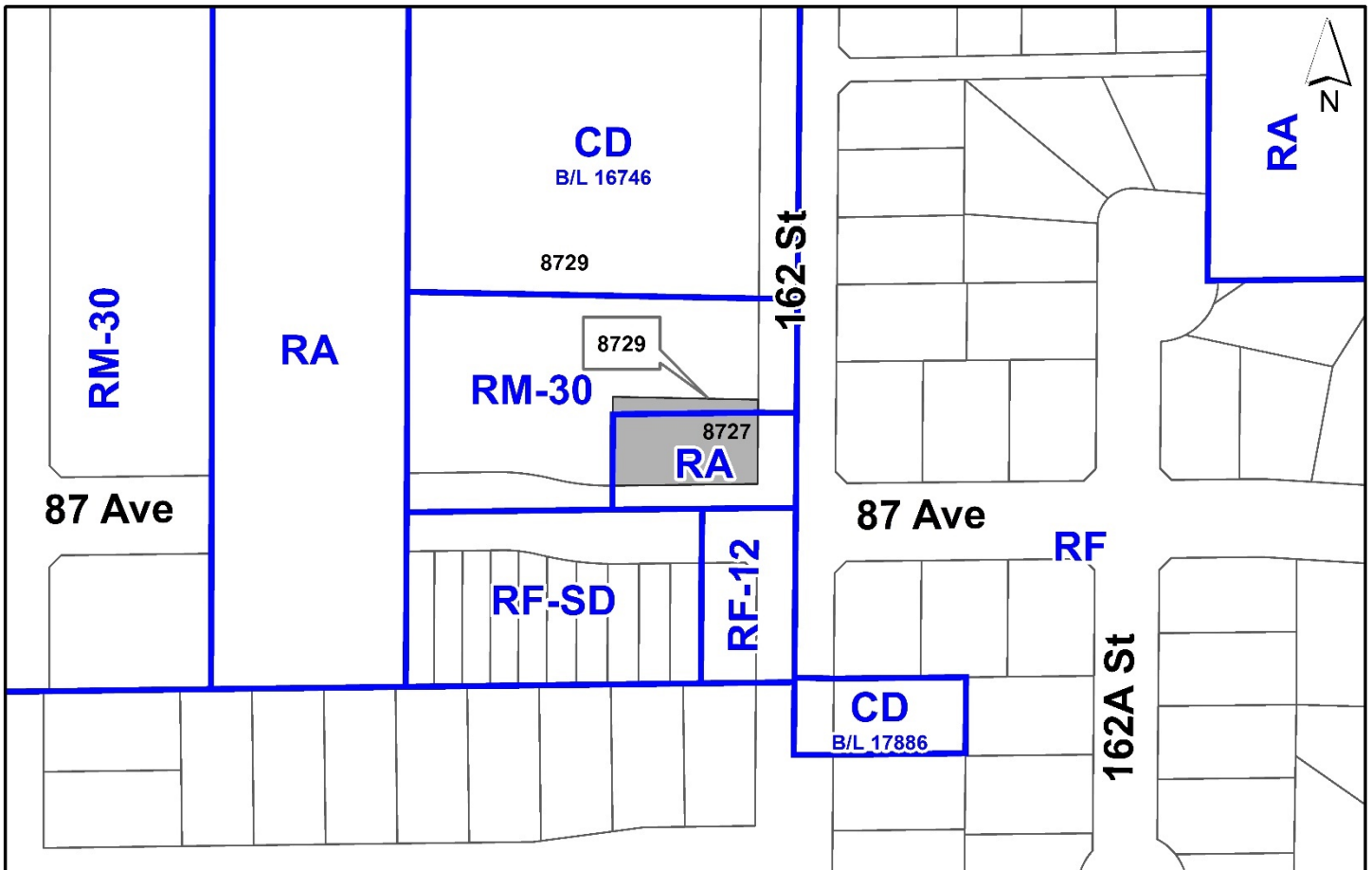
**LOCATION:** 8727 - 162 Street

8729 - 162 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Medium Density Townhouses



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for 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 to vary the setback requirements of the RM-30 Zone.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Fleetwood Town Centre Plan, and the Stage 1 (draft) Fleetwood Plan.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed infill development is appropriate with the surrounding context in terms of density and form.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves 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.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site (8727 – 162 Street) 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. 7920-0125-00 generally in accordance with attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7920-0125-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 5.8 metres to the principal building face;
  - (b) to reduce the minimum rear (west) yard setback of the RM-30 Zone from 6.0 metres to 2.8 metres to the principal building face.
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 plan to the satisfaction of the Approving Officer;
  - (c) acquisition of 8729 – 162 Street from the City;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (i) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
  - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
- (l) the applicant provide cash-in-lieu of indoor amenity space in accordance with City policy;
- (m) discharge of the Section 219 Restrictive Covenant for 'No Build' at 8729 - 162 Street; and
- (n) final approval of proposed outdoor amenity improvements, with further feedback from the neighbouring strata council.

### SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family dwelling and vacant City-owned remnant lot	'Medium Density Townhouses' in Fleetwood Town Centre Plan and 'Townhouse' in the Draft Stage 1 Fleetwood Plan.	RA and RM-30
North:	3-storey townhouses developed through Development Application No. 7913-0201-00	'Medium Density Townhouses' in Fleetwood Town Centre Plan and 'Townhouse' in the Draft Stage 1 Fleetwood Plan.	RM-30
East (Across 162 Street):	Single-family dwellings	'Single Family Urban' in Fleetwood Town Centre Plan and 'Urban Residential' in the Draft Stage 1 Fleetwood Plan.	RF
South (Across 87 Ave):	Semi-detached single-family dwellings and vacant single family small lot	'Medium Density Townhouses' in Fleetwood Town Centre Plan and 'Townhouse' in the Draft Stage 1 Fleetwood Plan.	RF-SD and RF-12
West:	3-storey townhouses developed through Development Application No. 7913-0201-00	'Medium Density Townhouses' in Fleetwood Town Centre Plan and 'Townhouse' in the Draft Stage 1 Fleetwood Plan.	RM-30

## Context & Background

- The subject site includes two properties (8727 and 8729 - 162 Street) in Fleetwood Town Centre and is approximately 827 square metres in size. The larger lot at 8727 - 162 Street is currently occupied by a single-family dwelling. The smaller lot at 8729 - 162 Street is a vacant City-owned remnant lot.
- The site is designated "Urban" in the Official Community Plan (OCP). 8727 - 162 Street is zoned "One-Acre Residential Zone (RA)" and 8729 - 162 Street is zoned "Multiple Residential 30 Zone (RM-30)".
- The site is designated 'Medium Density Townhouses' in the Fleetwood Town Centre Plan, and 'Townhouse' in the Stage 1 (Draft) Fleetwood Plan, which is currently in the public consultation stage as an to update the Fleetwood Town Centre Plan.
- The subject lot was intended to consolidate with the multiple residential lot to the northwest (8747 - 162 Street) and develop as 3-storey townhouses as part of Development Application No. 7913-0201-00. Staff understand that the respective land owners could not reach an agreement regarding consolidation at the time of development, and the subject lot was excluded from the development site.
- The neighbouring Development Application No. 7913-0201-00 developed 23 townhouse units, in accordance with the Fleetwood Town Centre Plan. Recognizing the development potential of the subject lot (8727 - 162 Street), a portion of the developed property (146 square metres) was subdivided from the lands and conveyed to the City.
- The remnant parcel of land, now known as 8729 - 162 Street, was intended to be consolidated with the subject lot at the time of redevelopment to provide driveway access to the future townhouse site (Appendix V). There is a no-build Restrictive Covenant registered on 8729 - 162 Street, to be removed by the applicant at the time of subdivision plan registration.
- The applicant proposes to rezone the property at 8727 - 162 Street to RM-30 Zone and consolidate it with 8729 - 162 Street and construct a 6-unit townhouse project.
- As part of neighbouring Development Application No. 7913-0201-00, a reciprocal access easement for driveway access was registered to permit future shared driveway access for the subject townhouse site.
- Through acquisition of 8729 - 162 Street from the City, consolidation of the subject properties, and use of the reciprocal access easement registered on the northwesterly site (8747 - 162 Street), the residents of the subject townhouse development will access the site through the existing private driveway from 162 Street.
- Multiple unit residential developments with eleven (11) units and greater are required to provide indoor amenity space buildings. The proposed six (6) townhouse units does not meet the Zoning Bylaw minimum threshold requiring the development to provide an indoor amenity space building. Cash-in-lieu of indoor amenity space in accordance with City policy is required.

- The required outdoor amenity space is secured on the adjacent townhouse site at 8747 - 162 Street, through a reciprocal access agreement registered at the time of development. The existing outdoor amenity area at 8747 - 162 Street, developed through Development Application No. 7913-0201-00, was built larger than the Zoning Bylaw requirements at the time of construction, recognizing the development potential of the subject lot. For these existing 23 townhouses, 69 square metres of outdoor amenity space was required. The outdoor amenity was developed with an additional 31 square metres of amenity area, totaling 100 square metres, to accommodate future residents of the subject proposed townhouse development.
- As part of the subject proposal, the applicant has agreed to improve the existing outdoor amenity area without compensation. City Staff organized a meeting between the applicant and the Strata Council of the neighbouring strata to discuss proposed enhancements to the outdoor amenity area as compensation for its use by future residents of the proposed development.
- The neighbouring Strata Council expressed a desire for better programming of the outdoor amenity area, for both adults and children, as well as removal of the existing play structure, which is in poor condition. The applicant has worked with the neighbouring Strata Council and staff to propose improvements to the outdoor amenity area including enhanced landscaping, a seating area with a trellis and an open grassed area (Appendix I). Further review and comment on the outdoor amenity area by the neighbouring strata is required as a condition of final approval, with regard to the proposed kitchen/ barbeque area.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of 6 townhouse units, the applicant has proposed the following:
  - Rezoning 8727 - 162 Street from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
  - Subdivision (Consolidation) with 8729 - 162 Street;
  - Development Permit for Form and Character; and
  - Development Variance Permit to reduce rear and side yard setbacks.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	827 square metres
Road Dedication:	4.5 square metres
Net Site Area:	822.5 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	11 metres
<b>Unit Density:</b>	75 uph (30 upa)
<b>Floor Area Ratio (FAR):</b>	1.0
<b>Residential Units:</b>	
3- Bedroom	6

### Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- School District: The School District has advised that there will be approximately 9 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 2 Elementary students at Frost Road Elementary School  
1 Secondary students at North Surrey Secondary School
- (Appendix III)
- Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.
- Parks, Recreation & Culture: No concerns
- Surrey Fire Department: No concerns. The addressing shall reflect the primary entrance point of the unit. If the furthest unit entry is within an unobstructed walking path of no more than 45 metres from 162 Street, then addressing may be from 162 Street.

### Transportation Considerations

- Vehicular access to the site is proposed from an existing driveway from 162 Street. A reciprocal access easement for the driveway was secured at the time of development of the neighboring townhouse site to the northwest (Development Application No. 7913-0201-00).
- The applicant is required to provide the following dedications, works and services (Appendix II):
  - Dedicate a 3 metre x 3 metre corner cut at the intersection of 162 Street and 87 Avenue;
  - Construct the north side of 87 Avenue;
  - Construct the west side of 162 Street; and
  - Construct 2.0 metre deep curb bulges on 87 Avenue and 162 Street.
- The proposed dedications will be widening and construction of 87 Avenue and 162 Street to current local road City standards, which will include sidewalks, streetlights, and boulevards.

### Sustainability Considerations

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

### POLICY & BY-LAW CONSIDERATIONS

## Regional Growth Strategy

- The subject property is designated 'General Urban' in the Regional Growth Strategy (RGS). The proposal complies with the RGS.

## Official Community Plan

### Land Use Designation

The subject site is designated Urban in the Official Community Plan (OCP). The proposal complies with the OCP.

### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies
  - A1.3 – Accommodate urban land development according to the following order of growth management priorities:
    - A1.3a - Accommodate urban land development first in City Centre, Town Centre, Urban Centre, Frequent Transit Development Area and Skytrain Corridor Planning Area locations well-served by local services, infrastructure, and transit.
  - A2.1 - Direct residential and mixed-use development into Surrey's City Centre, Town Centres, along Frequent Transit Corridors and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.
  - A3.2 – Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.
  - B4.1 - Plan and design urban neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents.

## Secondary Plans

### Land Use Designation

- The site is designated 'Medium Density Townhouses' designation in the Fleetwood Town Centre Plan. The proposal complies with the Fleetwood Town Centre Plan.
- The site is designated 'Townhouse' in the Stage 1 (Draft) Fleetwood Plan. The 'Townhouse' designation allows for ground-oriented townhouse buildings (row or stacked), up to three (3) stories and considering four (4) stories for a stacked townhouse form, and related amenity spaces



### Zoning By-law

- The applicant proposes to rezone a portion of the subject site (8727 – 162 Street) 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)" parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	75 units per hectare	75 units per hectare
<b>Floor Area Ratio:</b>	1.0	1.0
<b>Lot Coverage:</b>	45 <sup>0</sup> %	45 <sup>0</sup> %
<b>Yards and Setbacks</b>		
Front (East):	4.5 metres	4.5 metres
Rear (West):	6.0 metres	2.8 metres*
Side Yard: (North)	6.0 metres	5.8 metres*
Street Side Yard (South):	4.5 metres	4.5 metres
<b>Height of Buildings</b>		
Principal buildings:	13.0 metres	11?
<b>Amenity Space</b>		
Indoor Amenity:	N/A	100 square metres located on the adjacent townhouse site with access secured through reciprocal agreement
Outdoor Amenity:	18 square metres	
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	12	18
Residential Visitor:	1	1
Total:	13	19
Tandem (%):	50	50
<b>Bicycle Spaces</b>		
Residential Secure Parking: Residential Visitor:	6	6 – location to be determined

\* Variance requested

### Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum rear (west) yard setback of the RM-30 Zone from 6.0 metres to 2.8 metres to the principal building face; and.
  - to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 5.8 metres to the principal building face.

- Staff support the requested variances to proceed for consideration.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$2,000 per new unit).

### **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 new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

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

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on November 10, 2020, and the Development Proposal Signs were installed on December 5, 2020. Staff received three (3) responses from neighbouring, with their concerns summarized below (*staff comments in italics*):
  - Concern with number of visitor parking stalls.

*Part 5 of the Zoning Bylaw requires 0.2 parking spaces per unit for visitors for ground-oriented multiple-unit residential dwellings. For the proposed six (6) units, one (1) visitor parking space is required. One (1) visitor parking space is being provided on the site and the proposal meets the parking requirements of the Zoning Bylaw.*

- Playground is small and built for current residents. Need for larger playground for children.

*At the time of development of the existing townhouses at 8747 – 162 Street, a reciprocal access and usage agreement was registered for the existing drive aisle from 162 Street, and the existing outdoor amenity area. The legal agreements were registered to allow future residents of the subject site access to the driveway and amenity area at the time of redevelopment.*

*The existing outdoor amenity area was developed with 31 square metres more amenity space area than is required by the Zoning Bylaw, in order to accommodate future use by a greater number of residents. The applicant of the subject development has volunteered to improve the existing outdoor amenity space, without compensation, as part of the subject application. City Staff facilitated a meeting between the applicant and the Council of the neighbouring strata to discuss improvements to the outdoor amenity area. From the meeting, it was determined that all-ages programming was desired to improve the outdoor amenity area. At present, the existing amenity space only includes a deteriorating play structure for kids. As per the Landscape Plan (Appendix I), the applicant has successfully programmed the outdoor amenity area for both kids and adults, through the provision of open space, tables and seating and a trellis.*

*At the time of this report, it is still to be determined whether the neighbouring Strata is accepting of the proposed kitchen and barbeque area. Some concerns have been raised by the Strata regarding increased costs and risks in this regard. These items will continue to be discussed by Staff, the strata Council, and the applicant. A finalized landscaping plan, with further feedback from the strata Council, is a condition of final approval of the application.*

- The subject development application has been reviewed by the Fleetwood Community Association. The applicant has worked successfully with staff and the Fleetwood Community Association to incorporate comments regarding townhouse Form and Character and improvements to the shared outdoor amenity area.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Fleetwood Town Centre Plan (TCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Fleetwood Town Centre Plan (TCP).
- The proposed six (6) unit townhouse project consists of one (1) three-storey building with garages accessed internally at grade. Three (3) units with double side-by-side garages are proposed, and three (3) units with tandem garages.
- To ensure the 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 has worked with staff to improve the programming of the shared outdoor amenity area, in consultation with the neighbouring strata and the Fleetwood Community Association.

- The applicant proposes high-quality building materials including granite ledgerstone, brick cladding and hardie plank siding. The applicant has successfully incorporated comments from the Fleetwood Community Association regarding Form and Character, and uniformity with the existing neighbouring townhouses.

### Landscaping

- New trees and shrubs are proposed on the site to improve buffering between the street and the proposed six (6) units, as well as to buffer between the units (proposed and existing) and the outdoor amenity area.
- The driveways of the proposed 6 (six) units are proposed to be separated by rows of shrubs and trees to soften the hard surface and buffer between units.
- A finalized Landscape Plan to the satisfaction of staff is a condition of Final Approval.

### Indoor Amenity

- The proposed six (6) units does not meet the minimum threshold for the provision of an indoor amenity building as per the Zoning Bylaw. An indoor amenity building is not required for the subject development. Cash-in-lieu of indoor space will be required in accordance with City policy.

### Outdoor Amenity

- Based upon the City's Zoning By-law requirement of 3.0 square metres per dwelling unit for amenity space, 18 square metres of outdoor amenity space is required for the proposed development.
- The required outdoor amenity space is secured, through a reciprocal access agreement, on the adjacent townhouse site at 8747 – 162 Street, which provided an additional 31 square metres of outdoor amenity space above the Zoning Bylaw requirement in anticipation of the subject proposal.
- The applicant has volunteered to improve the existing outdoor amenity area as part of the scope of the subject application. Proposed improvements to the outdoor amenity include an outdoor kitchen, party lawn, outdoor dining area with a trellis. The outdoor amenity area does incorporate programming for both adults and kids as was requested by the strata Council in the Spring 2021 meeting with Staff.
- The outdoor kitchen requires further comment and approval from the neighbouring strata. A finalized landscape plan to the satisfaction of the neighbouring strata is a condition of final approval.
- A corner plaza is proposed at the southeast corner of the site, at the intersection of 87 Avenue and 162 Street. The corner plaza incorporates landscaping and benches to improve the public realm and encourage eyes on the street.

### 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:
  - Design development to the character of the elevations and coordination of architectural elements;
  - Design development to the landscape design, outdoor amenity improvements, and clarifying entry identities; and
  - Clarification of on-site edge interfaces.
- 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

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Dogwood	6	6	0
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Norway Spruce	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>10</b>	<b>10</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>18</b>	
<b>Total Retained and Replacement Trees</b>		<b>18</b>	
<b>Contribution to the Green City Program</b>		<b>\$1,100</b>	

- The Arborist Assessment states that there are a total of **10** mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 20 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$1,100 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees may be planted on 162 Street and 87 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including, but not limited to: Japanese Maple, Red Flowering Dogwood, White Spruce and Japanese White Pine.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with a contribution of \$1,100 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

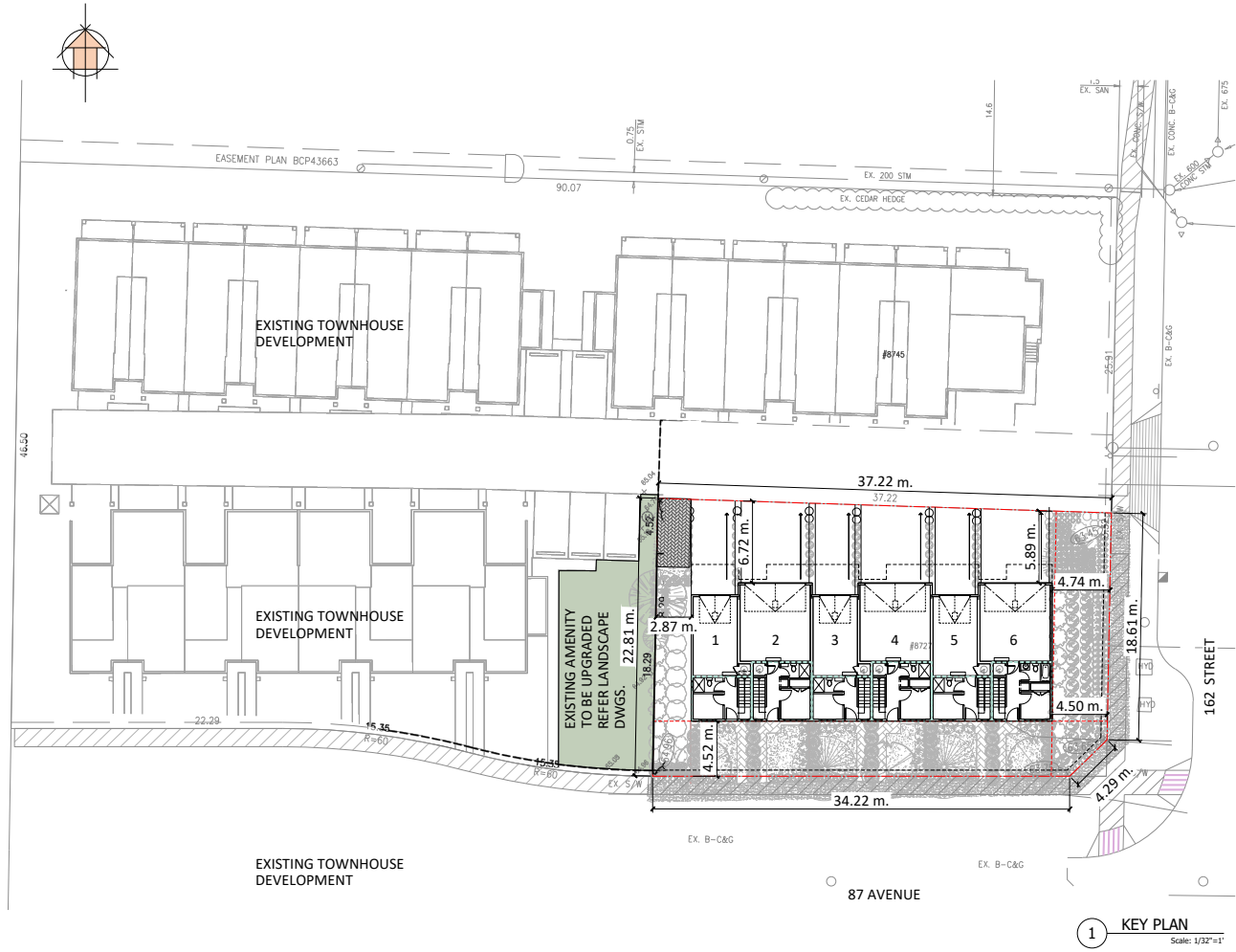
The following information is attached to this Report:

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.	Subdivision Plan from Development Application No.7913-0201-00
Appendix VI.	Development Variance Permit No. 7920-0125-00

*approved by Ron Gill*

Ron Gill  
Acting General Manager  
Planning and Development

SC/cm



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Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:  
Proposed Townhouse Development  
At 8727 162 St Surrey BC

CLIENT:

DATE  
12-Apr-21

PROJECT NO:  
20-203

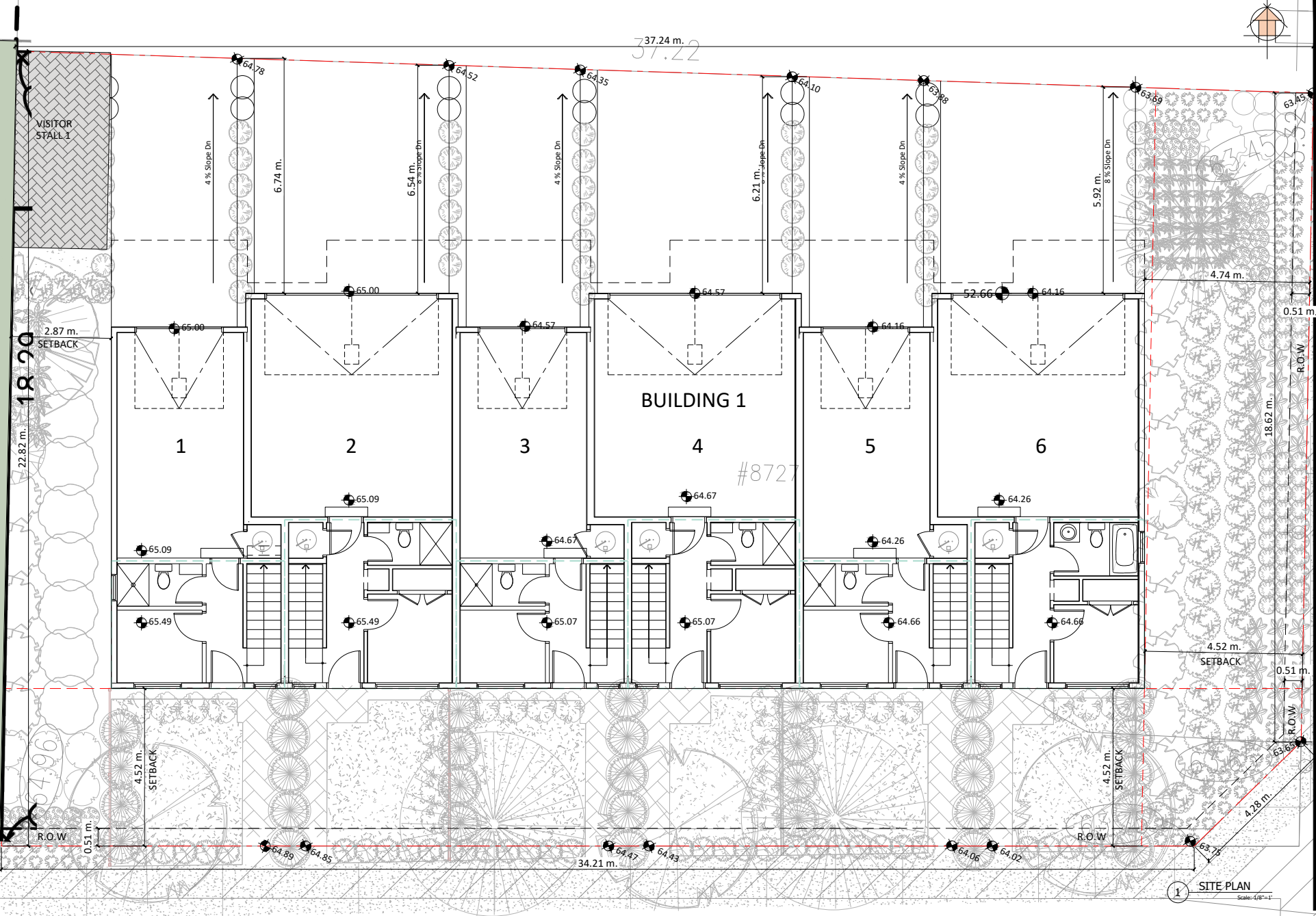
SCALE:  
As Noted

DRAWN BY:  
M.M.

REV	DESCRIPTION	DATE

KEY PLAN

A 1.0



NO.	DESCRIPTION	DATE

1 SITE PLAN  
 Scale: 1/8"=1'

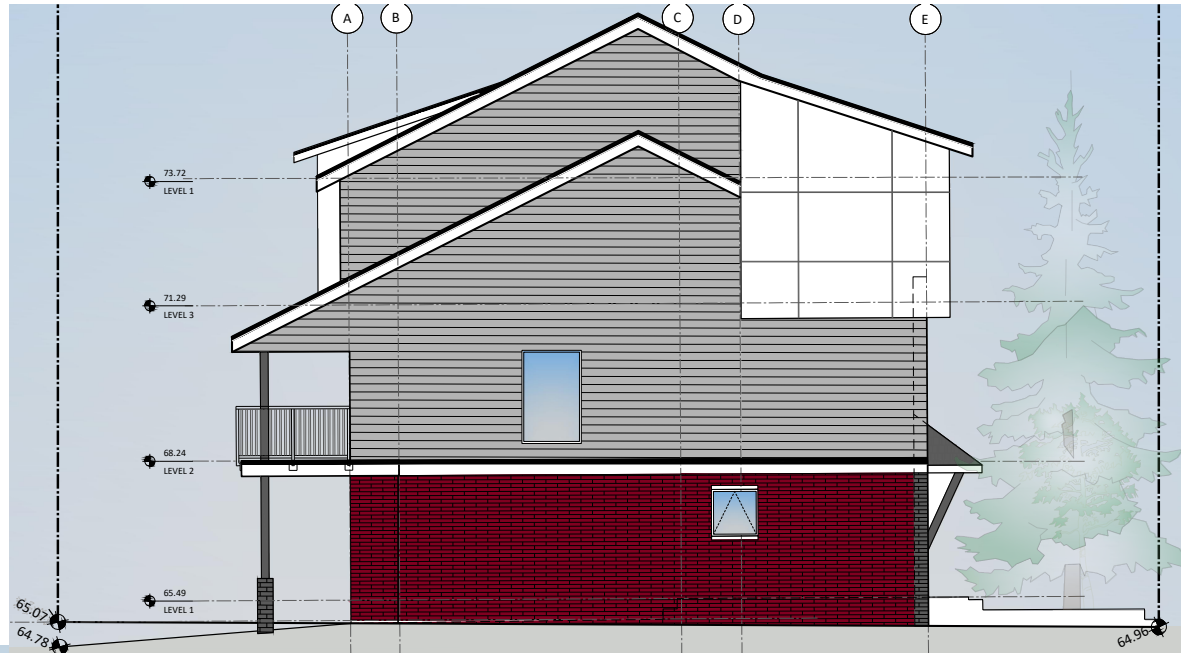


REV	DESCRIPTION	DATE	BY

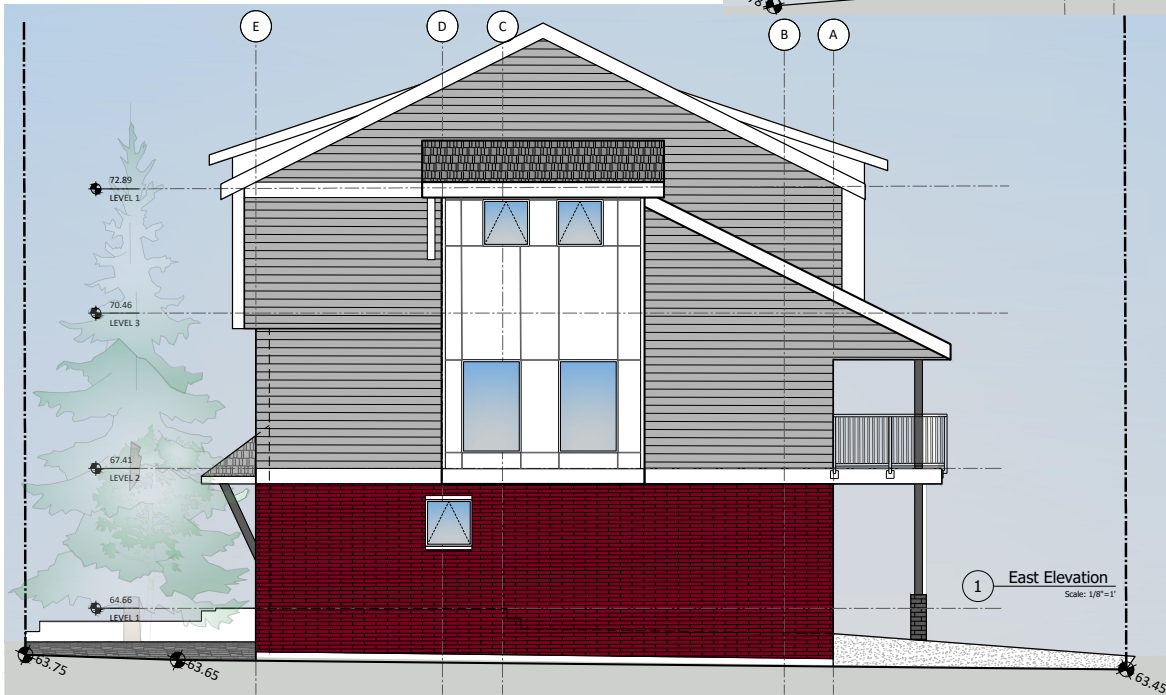


1 ELEVATION FROM 87 Ave  
Scale: 1/8"=1'

REV	DESCRIPTION	DATE	BY



① West Elevation  
Scale: 1/8"=1'



① East Elevation  
Scale: 1/8"=1'

① East Elevation  
Scale: 1/8"=1'

REV	DESCRIPTION	DATE	BY



1 North Elevation  
Scale: 1/8"=1'

NO.	DESCRIPTION	DATE	BY



- 1 Granite LedgeStone 2"  
Color - Cobalt Black
- 2 Brick Cladding (Endicott)  
Color - Burgundy Blend  
C/W WhiteMortar
- 3 Hardie Plank Siding  
Color - Nashville Gray
- 4 Chantilly Lace  
OC-65  
Exterior High Density Fibre Cement Board  
C/W easy trims to match (hardie or similar)  
Color - Chantilly Lace (OC-65)-Benjamin Moore
- 5 Hardie Plank  
Shingles  
Color - Ash Gray or similar
- 6 Unit Entry / Deck  
Color - SW 6989  
Domino
- 7 Color - Chantilly Lace  
(OC-65)-Benjamin Moore
- 8 Privacy Screen
- 9 Brick Cladding (Mora Bricks)  
Color - Gray Clinker  
C/W Gray Mortar



1 Concept Plan  
Scale: 3/16" = 1'-0"



**ARCHITECTURE PANEL INC.**

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 |  
ruchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project  
**8727 162 St. Surrey**

Owner

Sheet Title  
**Concept Plan**

Total Sheets  
**5**

Drawn By  
**SD/AG**

Reviewed By  
**RD**

Sheet No.  
**L2**

Checked By  
**RD**

Status

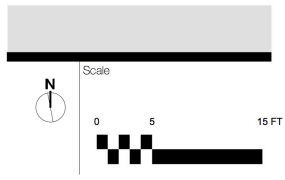
Contractors

AHJ  
**City of Surrey**

Consultants  
**FLAT Architecture**

Documents  
**Development Permit**

No	Date	Issue Notes
A	2020-05-22	DP Submission
B	2020-10-22	DP Resubmission
C	2021-10-19	DP Resubmission
D	2021-11-25	DP Resubmission





## INTER-OFFICE MEMO

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

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

DATE: **February 07, 2022** PROJECT FILE: **7820-0125-00**

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RE: **Engineering Requirements  
Location: 8727 162 St**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

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

- Register 0.5m SRW along 162 Street and 87 Avenue.
- Register shared access easement through application 7813-0201-00
- Dedicate 3.0mx3.0m corner cut at the intersection of 162 Street and 87 Avenue.

***Works and Services***

- Construct the north side of 67 Avenue.
- Construct the west side of 162 Street.
- Construct 2.0m deep curb bulges on 87 Avenue and 162 Street.
- Provide storm, sanitary and water service connection.

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

Jeff Pang, P.Eng.  
Development Services Manager

IJ

NOTE: Detailed Land Development Engineering Review available on file



February 2, 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.

The District is currently constructing a 100-capacity addition at Frost Road Elementary which opened the Fall 2020. Both the site and school will have reached maximum build out capacity with the opening of the new classroom space.

The 10-year enrolment projections in this report have not included for future enrolment growth from the proposed transit oriented housing that will support the new Skytrain line. The projections for both elementary and secondary are based on migration factors and are to be considered very conservative.

To relieve the enrolment pressure at North Surrey Secondary, the District 2021/2022 Five Year Capital Plan is requesting a 425-capacity addition. The Ministry has yet to approve funding for the capital request; consequently, enrolment growth will be handled by portables as required.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0125 00

**SUMMARY**

The proposed 6 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	2
Secondary Students:	1

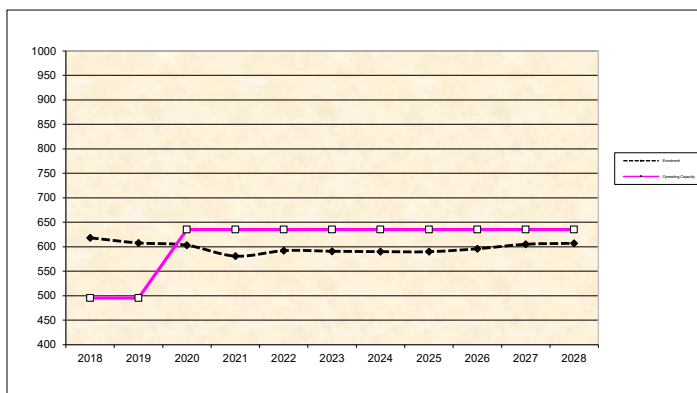
September 2020 Enrolment/School Capacity

<b>Frost Road Elementary</b>	
Enrolment (K/1-7):	63 K + 540
Operating Capacity (K/1-7)	76 K + 559
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1408
Capacity (8-12):	1175

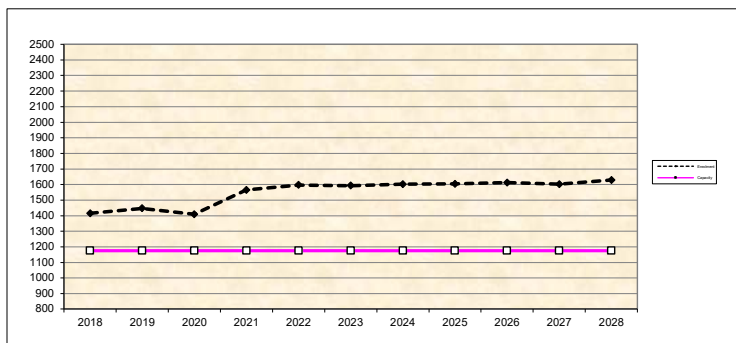
<b>Projected population of school-age children for this development:</b>	9
--	---

*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.

**Frost Road Elementary**



**North Surrey 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: 20-0125-00

Address: 8727 162 Street

Registered Arborist: Tim Vandenberg

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)	10
<b>Protected Trees to be Removed</b>	10
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = <u>20</u></li> </ul>	20
<b>Replacement Trees Proposed</b>	18
<b>Replacement Trees in Deficit</b>	2
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

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

Signature of Arborist:



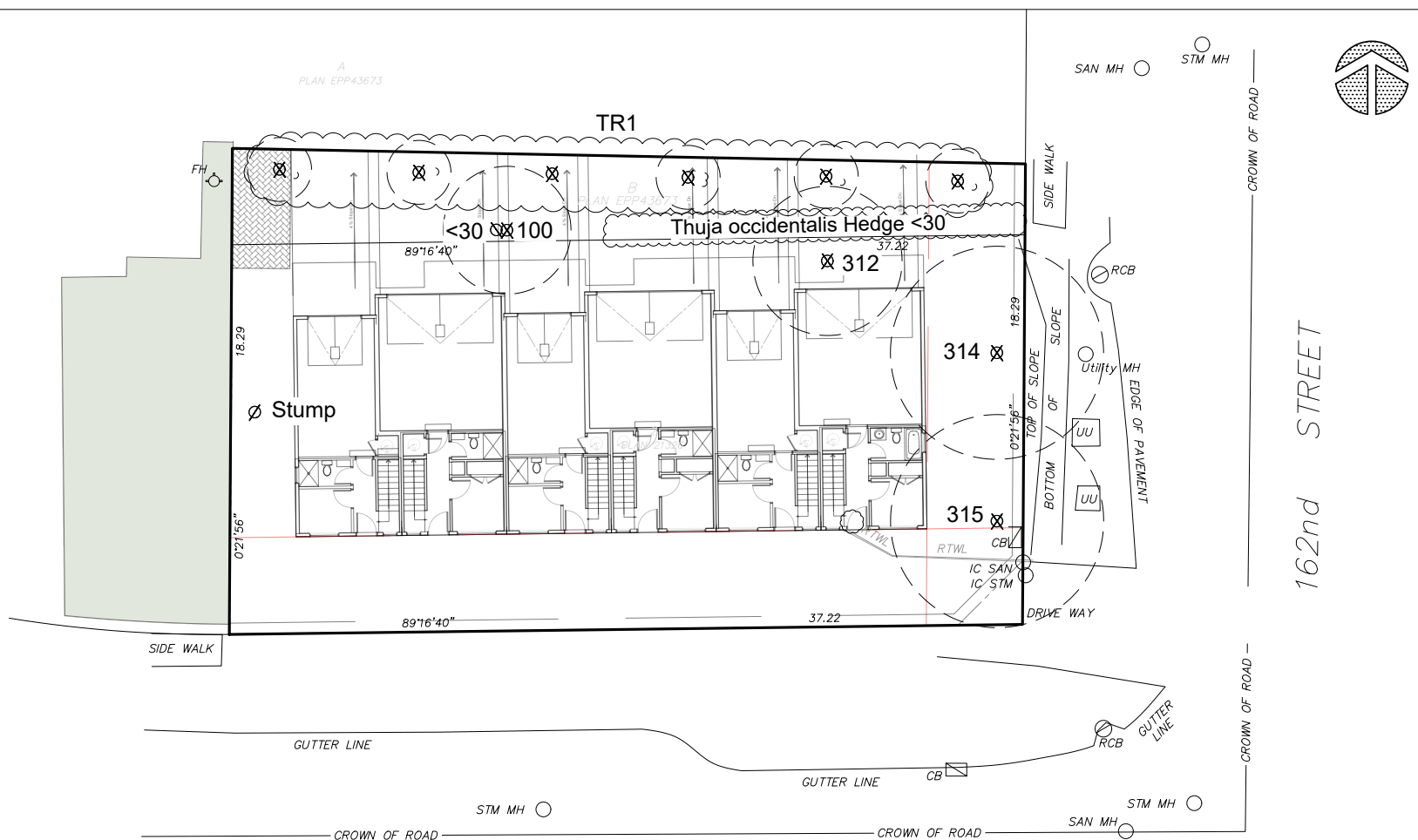
Date: February 7, 2022



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302

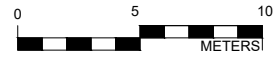






**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO-BUILD ZONE
	NON BY-LAW TREE		TREE STUMP



NO.	DATE	BY	REVISION
1	MAR19/20	MK	REVISED SITE PLAN
2	FEB07/22	MK	REVISED SITE PLAN

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

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

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PROJECT TITLE  
**8727 - 162 STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

DRAWN MK  
 SCALE AS SHOWN  
 DATE OCTOBER 21, 2019

**T-1**  
 SHEET 1 OF 2

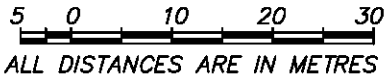
# PROPOSED SUBDIVISION PLAN OF LOT 3 PLAN 68262 SEC 25 TP 2 NWD

MAY 22, 2014

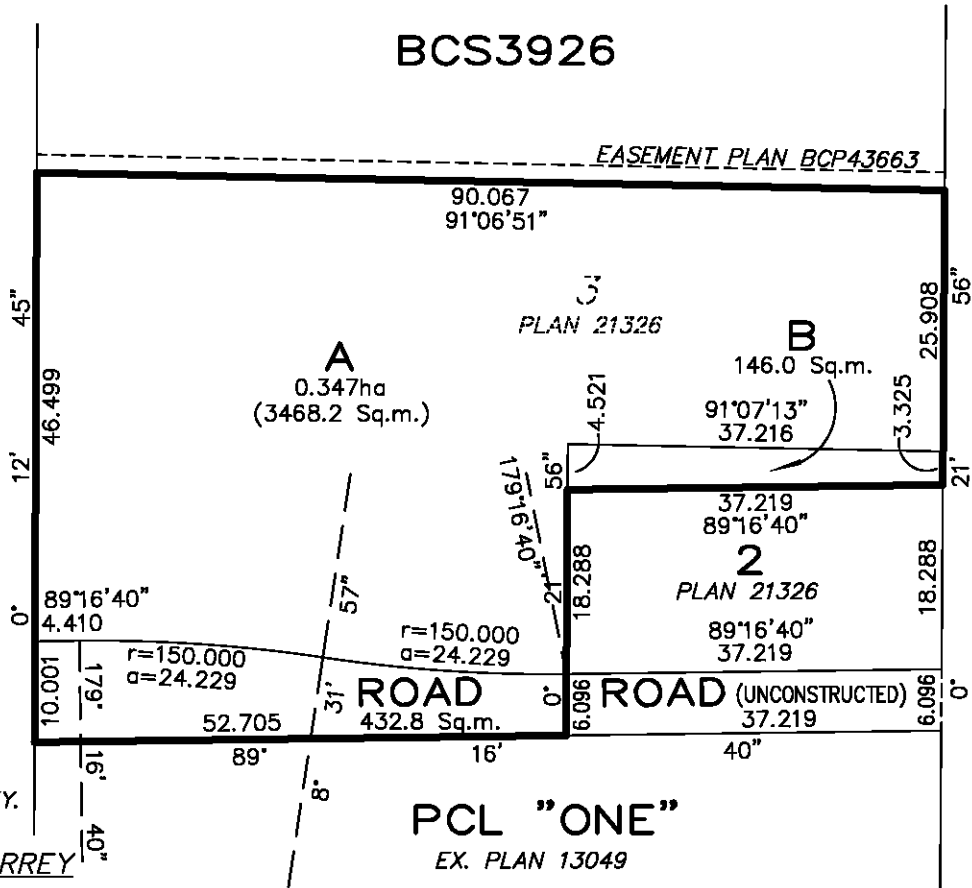
CIVIC ADDRESS:

8745 162nd St., Surrey, BC  
P.I.D. 000-670-219

SCALE 1 : 750



40  
PLAN 40398



Lot dimensions are derived from FIELD SURVEY.

INTEGRATED SURVEY AREA No. 1, SURREY

NAD 83 (CSRS 2005)

Grid bearings are derived from observations between geodetic control monuments 5258 and 92H0842. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995965, which has been derived from control monuments mentioned above.

PCL "ONE"  
EX. PLAN 13049



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0125-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 010-414-622  
 Lot 2 Section 25 Township 2 New Westminster District Plan 21326  
 8727 - 162 Street

Parcel Identifier: 029-542-073  
 Lot B Section 25 Township 2 New Westminister District Plan EPP43673  
 8729 - 162 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:

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

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the rear (west) yard setback is decreased from 6.0 metres to 2.8 metres to principal building face.
  - (b) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the side (north) yard setback is decreased from 6.0 metres to 5.8 metres to principal building face.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

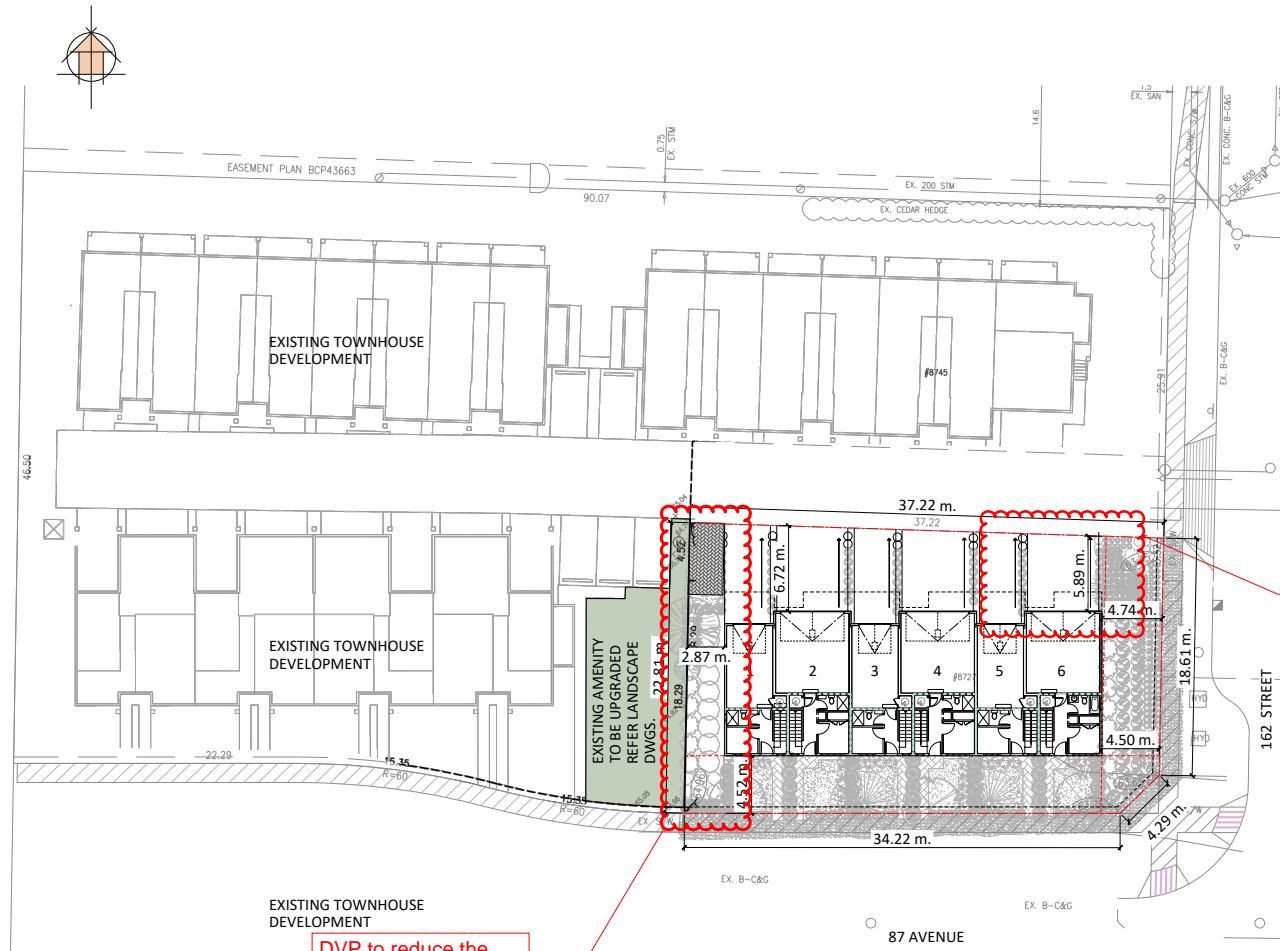
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



DVP to reduce the minimum side (north) setback of the RM-30 Zone from 6.0 metres to 5.8 metres.

DVP to reduce the minimum rear (west) setback of the RM-30 Zone from 6.0 metres to 2.8 metres.

1 KEY PLAN  
Scale: 1/32"=1'

REV	DESCRIPTION	DATE	BY