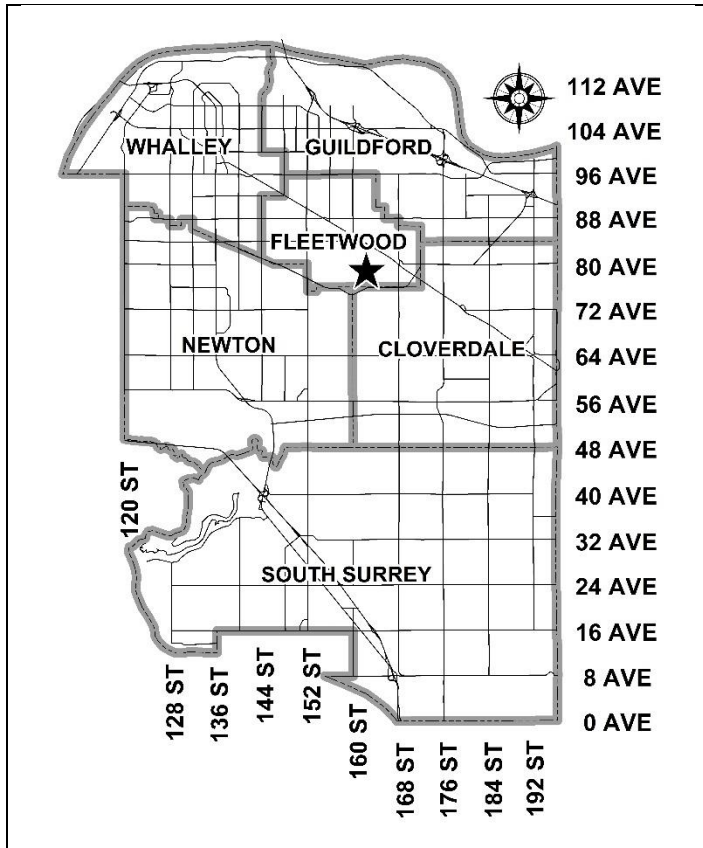


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0131-00

Planning Report Date: December 7, 2020



PROPOSAL:

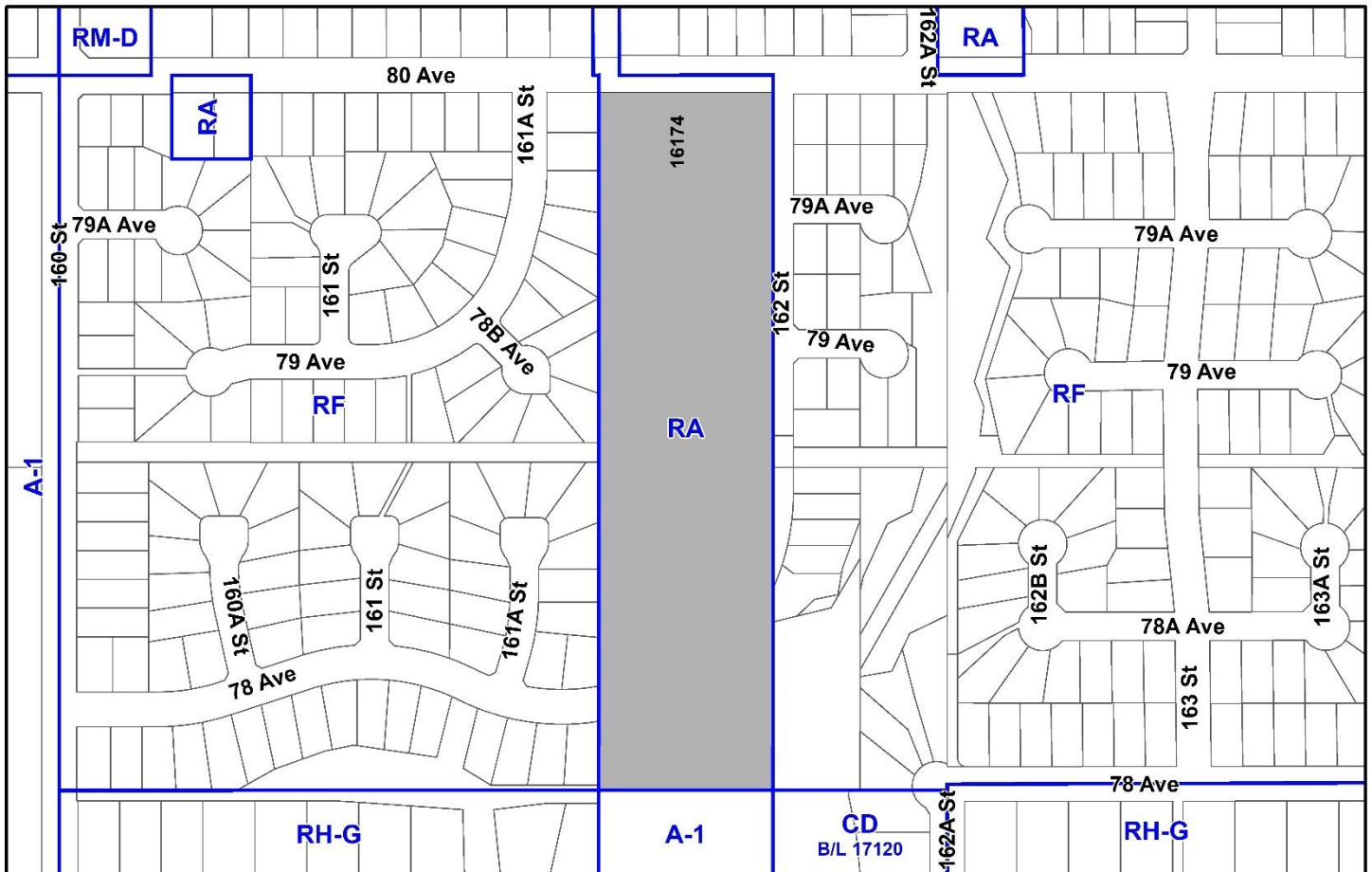
- **OCP Amendment** of a portion from Urban to Multiple Residential
- **Rezoning** from RA to RM-30 and RF-13
- **Development Permit**
- **Development Variance Permit**

to permit the development of 173 townhouse units, 4 single family small lots and 2 open space (greenway and natural area) lots.

LOCATION: 16174 - 80 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- File Rezoning Bylaw No. 19862.
- Bylaw Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character, Hazard Lands and Sensitive Ecosystems.
- 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) to redesignate a portion of the site from Urban to Multiple Residential.
- Proposing to reduce the setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposed townhouse and single family small lot development on the subject site are considered to have merit in this part of Fleetwood, providing more variety in housing options.
- The proposed density has merit as it is consistent with OCP principles and commitments as part of the Surrey Langley SkyTrain (SLS) Supportive Policies Agreement (SPA) to:
 - Support the concentration of homes, jobs, and key activities within walking distance of SLS SkyTrain Stations at a level appropriate to support the transit investment; and
 - The provision of diverse land uses and housing for a range of types, residential tenures, and household incomes.
- The proposed density and building form are considered appropriate for this part of Fleetwood, given the subject site's proximity to two future SkyTrain stations located at the intersections of 160 Street and Fraser Highway and 166 Street and Fraser Highway.
- The proposed development achieves an attractive architectural built form. The street interfaces have been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.
- Proposed duplex-style units along 162 Street reflect the existing single family character along that street.

-
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
 - The subject proposal is eligible to move forward in advance of the Fleetwood Plan Update, in accordance with Corporate Report R139, which was approved by Council on September 14, 2020, and permits Council consideration of rezoning applications for densities of 2.50 FAR or less.
 - The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
 - The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
 - The proposal complies with the Development Permit requirements in the OCP for Form and Character.
 - The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
 - The proposal includes conveyance of two lots to the City, with a combined area of 4,465 square metres and amounting to 11% of the gross area of the parent property. Proposed Lot 2 over the Fortis right-of way will provide pedestrian connectivity in the neighbourhood and proposed Lot 7 will be conveyed for riparian area protection.
 - The proposal provides additional road connectivity in the neighbourhood through the extension of 162 Street to 78 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Bylaw No. 19862 and close Land Development Project No. 7917-0559-00 and all applications associated with this project.
2. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for a portion of the subject site (Appendix V) from Urban to Multiple Residential and a date for Public Hearing be set.
3. 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.
4. A Bylaw be introduced to rezone the portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" , and Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7920-0131-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
6. Council approve Development Variance Permit No. 7920-0131-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback (along the proposed greenway) of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Buildings 3, 6 and 7 on proposed Lot 1 (townhouse lot);;
 - (b) to reduce the minimum south side yard setback (along the proposed greenway) of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Buildings 15, 29, 30, 31 and 32 on proposed Lot 1 (townhouse lot);; and
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Building 18 on proposed Lot 1 (townhouse lot);
7. 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) completion of all FortisBC requirements;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (i) submission of a finalized peer-reviewed Ecosystem Development Plan to the satisfaction of City staff;
- (j) submission of a finalized peer-reviewed geotechnical report to the satisfaction of City staff;
- (k) the applicant satisfy the requirements for a P-15 agreement;
- (l) conveyance of riparian areas to the City;
- (m) conveyance of portions of the Fortis right-of-way to the City;
- (n) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (o) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone;
- (p) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (q) 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;
- (r) 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
- (s) 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	Single family dwelling on 10-acre lot	Urban	RA
North (Across 80 Avenue):	Single family dwellings	Urban, and Single Family Urban in the Fleetwood Town Centre Plan (Stage 1)	RF
East (Across 162 Street):	Single family dwellings, City park and unnamed Class A watercourse	Urban	RF
South:	Single family dwelling on 10-acre lot	Suburban	A-1
West:	Single family dwellings	Urban	RF

Context & Background

- The 4.0-hectare subject site is comprised of one lot located on the south side of 80 Avenue at 162 Street in Fleetwood. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site contains one single family dwelling and accessory buildings with access from 80 Avenue to the north.
- The site slopes down from north to south and is bisected by an 18-metre wide Fortis right-of-way.
- The site is directly south of the existing Fleetwood Town Centre boundary, which is 80 Avenue, and is 400 metres north of the Agricultural Land Reserve (ALR).
- The subject site is within the Fleetwood Plan Area which is currently undergoing Stage 1 review. The site is within an established single family residential neighbourhood approximately 1 kilometre south of Fraser Highway.
- The site is subject to the Hazard Lands Development Permit Area and Sensitive Ecosystem Development Permit Area requirements of the Official Community Plan (OCP), given the on-site grades and the off-site Class A watercourse and Class B tributary to the southeast.

- Previous Development Application No. 7917-0559-00 received Third Reading on June 24, 2019, which proposes to rezone portions of the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential 13 Zone (RF-13)" in order to allow subdivision into 29 small single family lots, one remnant lot and three (3) park lots. The remnant lot would allow for future redevelopment of the remnant lot into approximately 23 RF-13 lots, for a total of 52 single family small lots (Appendix XI). Application No. 7917-0559-00 is proposed to be closed and replaced with the subject application.

DEVELOPMENT PROPOSAL

Planning Considerations

- A new development application was submitted which proposes increased densities in support of the future SkyTrain along Fraser Highway.
- The applicant proposes the following in order to accommodate 173 townhouse units, 4 single family small lots and 2 lots to be conveyed to the City:
 - OCP amendment to redesignate a portion of the site from "Urban" to "Multiple Residential";
 - Rezoning of a portion from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30);
 - Rezoning of a portion from "One-Acre Residential Zone (RA)" to "Single Family Residential 13 Zone (RF-13)";
 - Subdivision into 7 lots;
 - Development Variance Permit to the reduce setbacks of RM-30 Zone; and
 - Development Permit for Form and Character, Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside).
- The following table provides specific details of the proposal:

Entire Site	Proposed
Lot Area	
Gross Site Area:	4.045 hectares
Road Dedication:	0.535 hectare
Undevelopable Area:	0.515 hectare
Net Site Area:	2.995 hectares
Number of Lots:	7 (1 RM-30, 4 RF-13, 2 City lots for park purposes)
Unit Density	59 units per hectare
Townhouse Site	
Net Site Area	2.750 hectares
Building Height:	13 metres
Unit Density:	62 units per hectare
Floor Area:	27,035 square metres
Floor Area Ratio (FAR):	0.98
Residential Unit Mix:	
Studio:	0
1-Bedroom:	0
2-Bedroom:	4
3-Bedroom:	<u>169</u>

Entire Site	Proposed
Total:	173
Single Family Site	
Net Site Area	0.245 hectare
Number of Lots	4
Unit Density	17 units per hectare
Range of Lot Sizes	546 – 708 square metres
Range of Lot Widths	13.4 metres
Range of Lot Depths	36 – 48 metres

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:**

16 Elementary students at William Watson Elementary School
24 Secondary students at Fleetwood Park School

(Appendix IV)

The applicant has advised that the dwelling units in Phase 1 (portion north of the Fortis ROW) is expected to be constructed and ready for occupancy by Fall 2023 and Phase 2 (portion south of the Fortis ROW) ready for occupancy by Spring 2025.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has volunteered a \$3,000.00/unit Parks Amenity Contribution, totaling \$528,000.00 for the 176 units new units, should this application be approved before the completion of Stage 2 of the Fleetwood Plan. If Stage 2 of the Fleetwood Plan is adopted prior to this application being approved, this application would instead be subject to the amenity charges as outlined in that plan. Parks has accepted this amount to address these concerns.

Parks will accept the Streamside Protection Area as parkland. A P-15 Agreement is required for monitoring and maintenance of re-plantings in the conveyed area.

Parks will also accept conveyance of Lot 2 for greenway purposes.

Surrey Fire Department:

Comments from the Fire Department were not received at the time of this report. The applicant will be required to meet all Fire requirements prior to Final Approval.

FortisBC: Comments from Fortis BC were not received at the time of this report. The applicant will be required to meet all FortisBC requirements prior to Final Approval.

Transportation Considerations

Traffic Impacts:

- This proposal did not meet the Surrey Design Criteria Manual Threshold for requiring a Traffic Impact Analysis (TIA) threshold of generating 100 trips during the peak hour.
- The Institute of Traffic Engineers (ITE) Trip Generation Manual Townhouse land use designation indicates that the site is anticipated to generate a maximum of 95 Afternoon Peak Hour Trips.
- The most current available traffic counts for 80 Avenue identify approximately 600 vehicles on 80 Avenue in the afternoon peak hour.
- This represents less than a 10% increase in peak hour traffic volumes on 80 Avenue with split distribution.
- The ITE Trip Generation for the previous application for 61 single family homes (Development Application 7917-0559-00), including consideration of 50% of homes with secondary suites would generate 94 Afternoon Peak Hour Trips.

Road Network & Infrastructure

- The applicant is required to dedicate and construct the west half of 162 Street and the full 78 Avenue road connection to the through local standard. This includes approximately 250 metres of road widening and 150 metres of new road including pavement widening, sidewalks, streetlights, and boulevard.
- These works will connect the existing 162 Street half road with 78 Avenue, which is currently a 300-metre long dead-end road. The road connection will provide additional road connectivity in the neighbourhood and is generally consistent with the concept provided as part of Development Application No. 7996-0071-00, approved by Council in July 2002, that developed the lots on the east half of 162 Street.
- The applicant is required to dedicate and construct the south half of 80 Avenue to the collector road standard.
- In consideration of operational concerns at the intersection of 80 Avenue and 162 Street, the applicant will construct a traffic circle that will help to facilitate safe left turn movements and reduce speeds along the corridor.

Access

- The northern portion of the townhouse site will gain vehicular access from 162 Street, and the southern portion of the townhouse site will gain vehicular access from 78 Avenue.

- Proposed single family Lots 3-6 will have driveway accesses from 78 Avenue.

Parking

- On-site Parking:
 - The 173 unit townhouse proposal includes 346 parking spaces (2 per unit) and 35 visitor parking stalls (0.2 stalls per unit) and meets the minimum requirements of the Zoning Bylaw.
 - The 4 single family lots will meet or exceed the minimum 2 spaces per unit and 1 per secondary suite requirements of the Zoning Bylaw.
 - 18 of the townhouse units propose tandem garages, accounting for 10% of the units.
- On-street Parking
 - Currently 162 Street is a half road and on-street parking is not permitted on either side of the road.
 - With road widening, on-street parking will be permitted on both sides of the road where sight lines permit.
 - It is estimated that on-street parking capacity will be substantially increased with the potential for 50 new spaces.

Parkland and Natural Area Considerations

- The proposal includes dedication of a lot to the City (proposed Lot 2) over a portion of the area encumbered by the Fortis right-of-way, with a combined area of 996 square metres, amounting to 2.5% of the gross area of the parent property. The lot will provide future west-east connectivity along the utility corridor from Fleetwood Park to William Watson Park.
- Parks, Recreation and Culture have accepted the conveyance of proposed Lot 2 toward satisfying the 5% parkland dedication requirements of Section 510 of the Local Government Act.
- For purposes of calculating the parkland dedication, the park area will be discounted at a rate of 50% since it is encumbered by the Fortis right-of-way. Applying the 50% discount to the encumbered portions results in a total area of 498 square metres, which exceeds the required 5% parkland dedication required for the single family portion of the site. If it is determined that land value of proposed Lot 2 does not meet 5% of the value of the single family lots, Parks would collect cash-in-lieu for the difference.
- Parks, Recreation and Culture will accept the voluntary conveyance of the riparian area (Lot 7) as a City lot for conservation purposes, without compensation. A P-15 Agreement is required as a condition of final adoption of the rezoning bylaw to facilitate storm upgrades required as part of the proposed development.

Sustainability Considerations

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

School Capacity Considerations

- The School District has advised that, as part of the 2021/2022 Capital Plan submission to the Ministry of Education, the School District is requesting a 300 capacity addition for William Watson Elementary School to relieve short-term pressure in the Fleetwood area as well as a 500 capacity addition to Fleetwood Secondary School which is targeted to open in 2025.
- The construction of the proposed townhouses in Phase 1 are targeted for completion by Fall 2023.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan. The applicant is seeking an OCP amendment for a portion of the site to "Multiple Residential to allow the development of 174 townhouse units.
- The OCP states that multiple residential developments with a density of 30 units per acres (e.g. RM-30 Zone) on Urban-designated lands are conditionally permitted through secondary plans like a Neighbourhood Concept Plan (NCP). The subject site, however, is not currently within an existing secondary plan. Therefore, due to the proposed density, an OCP Amendment is required.

Amendment Rationale

- A higher-density multiple residential development on the subject site is supportable given the site is located within 800 metres of a future SkyTrain station and will encourage walkability, allow for greater housing choice and is consistent with OCP principles that encourage higher-density near rapid transit service.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

Public 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.

Themes/Policies

- The proposed development is supported by the following OCP policies:
 - A1.5a – Support Frequent Transit Corridors as priority development areas to accommodate an increased proportion of density and growth.
 - A2.1 – Direct residential development into Surrey’s Town Centres and along Frequent Transit Corridors at densities sufficient to encourage commercial development and transit service expansion.
 - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

Zoning Bylaw

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (13) Zone (RF-13)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	62 uph
Floor Area Ratio:	1.00	0.98
Lot Coverage:	45%	36%
Yards and Setbacks		
Front:	4.5 metres	4.5 metres
Rear:	6.0 metres	6.0 metres
Side:	6.0 metres	3.0 and 4.5 metres for side yards adjacent to greenway (Lot 2)
Side flanking:	4.5 metres	4.5 metres
Height of Buildings		
Principal buildings:	13 metres	13 metres
Accessory buildings:	11 metres	11 metres
Amenity Space		
Indoor Amenity:	519 square metres	The proposed 195 m ² + CIL of \$162,000 meets the Zoning Bylaw requirement.
Outdoor Amenity:	519 square metres	The proposed 603 m ² meets the Zoning Bylaw requirement.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density	28 uph	17 uph
Yards and Setbacks		
Front:	6.0 metres	6.0 metres
Rear:	7.5 metres	7.5 metres
Side:	1.2 metres	1.2 metres
Side Flanking:	2.4 metres	n/a
Lot Size		
Lot Size	336 square metres	546 – 708 square metres
Lot Width	13.4 metres	13.4 metres
Lot Depth	24 metres	36 – 48 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	30 metres	30 metres
Class B (yellow-coded) Stream:	15 metres	15 metres
Parking (Part 5)	Required	Proposed
Number of Stalls (Townhouse site)		
Residential:	346	346
Residential Visitor:	35	35
Total:	381	381
Tandem (%):	50%	10%
Bicycle Spaces		
Residential Visitor:	6	6

Setback Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum north side yard setback (along the greenway) of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Buildings 3, 6 and 7 on proposed Lot 1 (townhouse lot);
 - (b) to reduce the minimum south side yard setback (along the greenway) of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Buildings 15, 29, 30, 31 and 32 on proposed Lot 1 (townhouse lot);;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Building 18 on proposed Lot 1 (townhouse lot);
- The proposed reduced side yard setbacks to proposed City Lot 2 will provide an appropriate interface to the future pedestrian connection across the FortisBC right-of-way.
- The proposed reduced setback for Building 18 is a side-of-unit condition and therefore will not impact functional yard space.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd as the Design Consultant for the single family lots in the subject proposal. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI).
- The Character Study found that there are only a few homes in the immediate neighbourhood that could be considered to provide acceptable architectural context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), propose "mid-scale" proportional massing, as well as high trim and construction material standards in line with post-2017 RF-13 development standards. Preferred styles for dwellings constructed on the subject site include a "Neo-Traditional", "Neo-Heritage" and compatible forms of "West Coast Contemporary".
- The Design Consultant has incorporated provisions within the Building Scheme for dwellings on proposed Lot 6 in order to address the interface with the future riparian area:
 - Fencing along the riparian boundary shall be view-permeable with a height of no more than 1.2 metres (4 ft.); and
 - Landscaping installed along the riparian boundary shall consist solely of species with a mature height of 1.2 metres (4 ft.) or less, in order to protect lines of sight.
- A preliminary lot grading plan, submitted by Coastland Engineering and Surveying, and dated June 2020, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CPCACs)

- 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 for the townhouse portion of the proposal will be payable at the rate applicable at the time of Building Permit Issuance and the contribution for the single family portion of the proposal will be payable at the rate applicable at the time of Subdivision Approval.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Affordable Housing Strategy

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 11, 2020, and the Development Proposal Signs were installed on December 1, 2020. Staff received 62 responses from neighbours in opposition to the proposal, as well as 2 petitions totaling 345 signatures. The concerns from the residents are summarized below (*staff comments in italics*):
 - There was a general sentiment that the proposed development was too dense and that previous proposal (Development Application No. 7917-0559-00) for RF-13 lots is more appropriate for the existing scale and character of the neighbourhood. Certain respondents felt that the 3-storey townhouses were too tall as compared to the adjacent single family homes to the west and would contribute to a loss of privacy.

(The Fraser Highway corridor is approximately 800-1200 metres from the northern portion of the site. There are existing Frequent Transit Network (FTN) services on the corridor and the corridor is planned for the Surrey Langley SkyTrain (SLS) stage 1 extension. As part of the key principles of the SLS Supportive Policies Agreement, there is justification to intensify land uses and density in areas within proximity to Fraser Highway.

In response to interfacing concerns from staff and residents, the applicant revised their site plan to include appropriately- massed duplex-style units along 162 Street to create a streetscape consistent with the existing single family character. In order to alleviate concerns with respect to privacy and overlooking with the existing single family homes to the west, the applicant has implemented a 2-storey townhouse typology for these units.
 - Another common theme of concern was regarding the increase in traffic and parking issues that the proposed development would bring to the community. Several residents raised concerns that the increase in vehicular traffic posed a danger to children walking to and from the local schools. There were also concerns about increased congestion and speeding on 80 Avenue, as well as the lack of sidewalks on 160 Street, and the north side of 78 Avenue. Finally, there were concerns about increased noise and air pollution from elevated traffic levels, as well as concerns about parking issues being exacerbated by the increased density.

(The applicant will be constructing improvements at the intersection of 80 Avenue and 162 Street with a traffic circle. This will mitigate operational impacts of development-related traffic on 80 Avenue and help to address existing concerns raised on the corridor.)

Based on established Institute of Transportation Engineers (ITE) Trip Generation Rates for Townhomes, it is not anticipated that the proposed development site will generate an equivalent amount of trips as the previous single family development proposal (No. 7917-0559-00) and will not significantly increase traffic in the neighbourhood.

The proposal will accommodate the required resident and visitor parking spaces on-site and will be constructing over 300 metres of 162 Street that will permit on-street parking and provide new on-street parking spaces. As a result, staff anticipate that additional on-street parking demand can be accommodated.)

- Almost all respondents raised concerns about the impact on William Watson Elementary School's enrollment noting the school already has unsustainable student levels with children currently being taught in portables for many years.

(The proposed application was forwarded to the Surrey School District for comment. The development is proposed to be phased allowing for better alignment with the School Districts plans to accommodate future growth.)

- Concerns were raised about the capacity of infrastructure in the area (water, sewer, roads, parks, etc.) and services to accommodate additional residents.

(The proposed development has been reviewed by the City's Engineering and Parks, Recreation and Departments. Any additional infrastructure required to facilitate the construction of the proposed development will be installed at the applicant's cost. Through the payment of Development Cost Charges and Community Amenity Contributions, the applicant will be funding improvements to the City's engineering infrastructure required to service growth.)

- Two residents expressed concern that the construction of the proposed lots would exacerbate drainage and flooding issues that they are experiencing on their lots.

(The applicant will be required to design appropriate lot drainage as part of the detailed Engineering design.)

Some of the flooding is likely associated with existing storm pipe at the south end of 162 Street, which is too small to handle existing storm flows. As part of the subject application, the applicant will be required to upgrade the existing storm pipe to accommodate post-development flows.)

- Several respondents also raised concerns about the wildlife that currently inhabits the site, the loss of greenspace, as well as the loss of mature trees.

(The applicant is proposing to retain all the water features on the site as well as their associated riparian areas, ensuring a significant area of wildlife habitat is protected from development in perpetuity.)

- A number of residents raised concerns about potential negative impacts to their property resale values from the proposed development.

(Densification is generally supported by various OCP policies in areas near rapid transit.)

Property values are evaluated by BC Assessment, but long-term trends in the Lower Mainland, including Surrey, have generally shown an increase to property values. Studies have demonstrated that increases in neighbourhood density are not correlated with declines in single-detached home values. Communities with diverse housing options are healthy and tend to retain and increase value over time.)

- Certain respondents indicated that they purchased into their community on the basis that it would remain a single family community. They feel that they have a right to expect stability in their neighbourhood and that a change to the current make-up of the community would be a violation of that right.

(The subject proposal is consistent with the policy direction of the OCP, which supports higher densities in Skytrain Corridor Planning Areas. The proposed development is deemed to have merit given the proximity of the site to transit including future rapid transit along Fraser Highway.)

- The subject development application was forwarded to the Fleetwood Community Association (FCA) for comment. The FCA feels that townhouse densities are not appropriate for this area and that the existing single family application (No. 7917-0559-00) is more appropriate. They also expressed concerns that there are not sufficient community amenities and infrastructure (i.e. schools, parking, traffic, community space, etc.) to accommodate the proposed density.

Public Information Meeting

- In response to the concerns raised by residents, the applicant volunteered to host a series of virtual Public Open Houses. Due to the ongoing pandemic, an in-person consultation was not possible. Four online information sessions were held at three different times by Brook Pooni and Associates over September 21st and 22nd, 2020. The online information sessions provided an opportunity for the public to learn about the proposal and participate in a live question and answer session that was held at three different times during both dates.
- Feedback was provided in three ways: comment form submissions, through e-mail, and by providing comments or questions on the live question and answer section during the online information sessions. Approximately 874 individuals participated in the online information sessions and there were over 1,531 website views between September 18th and 30th, 2020. A total of 150 comment forms were received, as well as 21 emails and 4 phone calls.
- Of the 150 comment forms received:
 - 94 responses (62.7%) indicated support or were neutral for the proposal;
 - 17 responses (11.3%) indicated support with questions; and
 - 38 responses (25.3%) indicated concerns about the proposal.
- Concerns expressed through the virtual Open Houses were the same as those raised through the pre-notification process as described above.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of the existing off-site Class A (red-coded) and Class B (yellow-coded) watercourses to the southeast of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning Bylaw, a Class A stream requires a minimum streamside setback of 30 metres and a Class B stream requires a minimum streamside setback of 15 metres, as measured from the top of bank. The applicant is proposing to utilize the flex provision in the Zoning Bylaw. The applicant is proposing a net gain of 30 square metres (323 sq.ft.) of riparian area (Appendix VIII). No variances are proposed.
- The riparian area is proposed to be conveyed to the City as Lot 2 as a condition of rezoning approval.
- Parks, Recreation and Culture will accept the riparian area as a City lot for conservation purposes, without compensation. A P-15 Agreement is required as a condition of final adoption of the rezoning bylaw to facilitate storm upgrades that are required in the area.
- An Ecosystem Development Plan, prepared by Tracy Anderson, *R.P. Bio.*, of Envirowest Consultants Inc. and dated November 23, 2020 was submitted to staff for review. The report will be peer reviewed and it is likely that the report will require some modifications to content and format. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to mitigate developments from hazardous conditions.
- The site slopes gently from north to south with moderately sloping grades at the centre of the site. Relatively steeper grades of up to 45% exist at the southeast end of the site adjacent to the existing watercourse.
- A geotechnical report, prepared by Mehwish Rahman, *P. Eng.*, of GeoPacific Consultants Ltd. and dated July 18, 2018, was reviewed by staff and found to be generally complete, with some modifications to content of the report still required. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing the site and proposing recommendations to ensure the ongoing stability of the slope.

- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including a 10-metre geotechnical setback from top-of-bank. This geotechnical setback area is within the required 30-metre streamside setback area.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The 173-unit townhouse proposal consists of 41 three-storey buildings with garages accessed internally at grade.
- The townhouse units' range in size from 143 square metres to 187 square metres and are comprised of 2 and 3-bedroom units.
- The units have been oriented and setback to appropriately interface with 80 Avenue, 162 Street, 78 Avenue and the future greenway.
- Buildings 5 and 32, which are centrally located, are comprised of back-to-back units which incorporate rooftop decks as private outdoor space. The balance of the unit will have a small private patio and front yard space.
- The proposed buildings will include high-quality materials including hardie panel siding and plank in grey and brown, as well as a natural stone finish on the ground level for units fronting the streets.
- The applicant has worked with staff to address interfacing issues as follows:
 - In order to mitigate the impact of the proposed 3-storey buildings on the architectural context of the existing surrounding neighbourhood of mostly 2-storey single family housing, several approaches to the building design have been proposed for this development, depending on the building location in relation to the existing houses.
 - Buildings 18 and 19 fronting 80 Avenue have been designed with 'sunken' garages accessed from the internal drive aisle. Pedestrian access to these units is provided from 80 Avenue at the second floor living level. These buildings have 3 storeys facing the internal driveway and only 2 levels exposed to 80 Avenue.
 - Buildings 1-3 and 15-17 along the west property line have been sunken down with the use of retaining walls, sloped landscaping and 'sunken' patios at the back of the buildings facing the west property line.
 - Buildings along 162 Street and 78 Avenue have been broken into duplex-style buildings.
 - In order to complement the existing character of the surrounding neighbourhood, the building design utilizes similar massing to the existing single family homes and incorporates similar architectural elements.

Landscaping

- The landscape plan shows a total of 248 trees to be planted throughout the subject townhouse site including coniferous and deciduous trees.
- A significant number of shrubs and ground cover species are proposed throughout the subject site.
- The applicant is proposing landscape buffer along the west property line to assist in maintaining privacy for the existing single family homes to the west.

Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 522 square metres of indoor amenity space to serve the residents of the proposed 173 townhouse units. Of this 519-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 195 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 519 square metre total indoor amenity space requirement for the project.
- The proposed 2-level indoor amenity building is located on the northern portion of proposed Lot 1, adjacent to Building 40 and one of the outdoor amenity areas. The space provides 2 multi-purpose rooms, as well as kitchen facilities. The indoor amenity space can be accessed directly from the outdoor amenity area.
- The applicant has agreed to provide a monetary contribution of \$162,000 (based on \$1,500 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 522 square metres of outdoor amenity space to serve the residents of the proposed 174 units.
- The applicant proposes 603 square metres of outdoor amenity space throughout the site and will feature a variety of programming including casual seating, dining areas, lounge furniture, garden beds, and a children's play area.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues as identified by City staff through detailed design review prior to final approval.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	172	172	0
Cottonwood	23	23	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Plum	2	2	0
Cherry	2	2	0
Locust	2	2	0
Maple	22	22	0
Hazelnut	1	1	0
Birch	1	1	0
Walnut	1	1	0
Horsechesnut	1	0	1
Hawthorn	2	2	0
Coniferous Trees			
Cedar	8	8	0
Douglas Fir	5	4	1
Cedrus	1	0	1
Total (excluding Alder and Cottonwood Trees)	48	25	3
Additional Trees in the proposed Riparian Area	66	25	41
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		260	
Total Retained and Replacement Trees			
		263	
Contribution to the Green City Program			
		\$10,000	

- The Arborist Assessment states that there is a total of 48 mature trees on the site, excluding Alder and Cottonwood trees. One hundred and ninety-five (195) existing trees, approximately 80% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 66 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions or to complete required storm upgrades. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 285 replacement trees on the site. The applicant is proposing to plant 248 replacement trees on the proposed townhouse site and 12 trees on the single family lots, for a total of 260 replacement trees. Since only 260 replacement trees can be accommodated on the site, the deficit of 25 replacement trees will require a cash-in-lieu payment of \$10,000 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In addition to the replacement trees, boulevard street trees will be planted on 80 Avenue, 162 Street, 78 Avenue, 161B Street and 78A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 263 trees are proposed to be retained or replaced on the site with a contribution of \$10,000 towards the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, 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. Building Design Guidelines Summary
- Appendix VII. Pre-Notification Map of Responses
- Appendix VIII. Development Variance Permit No. 7920-0131-00
- Appendix IX. Streamside Setbacks
- Appendix X. Aerial Photos
- Appendix XI. 7917-0559-00 Layout

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/cm



SCALE 1 : 500 DISTANCES ARE IN METRES
 THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm
 IN WIDTH BY 1125 mm IN HEIGHT (E 302) WHEN
 PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 1, SURREY,
 NAD83(CSRS) 4,020,821.1490

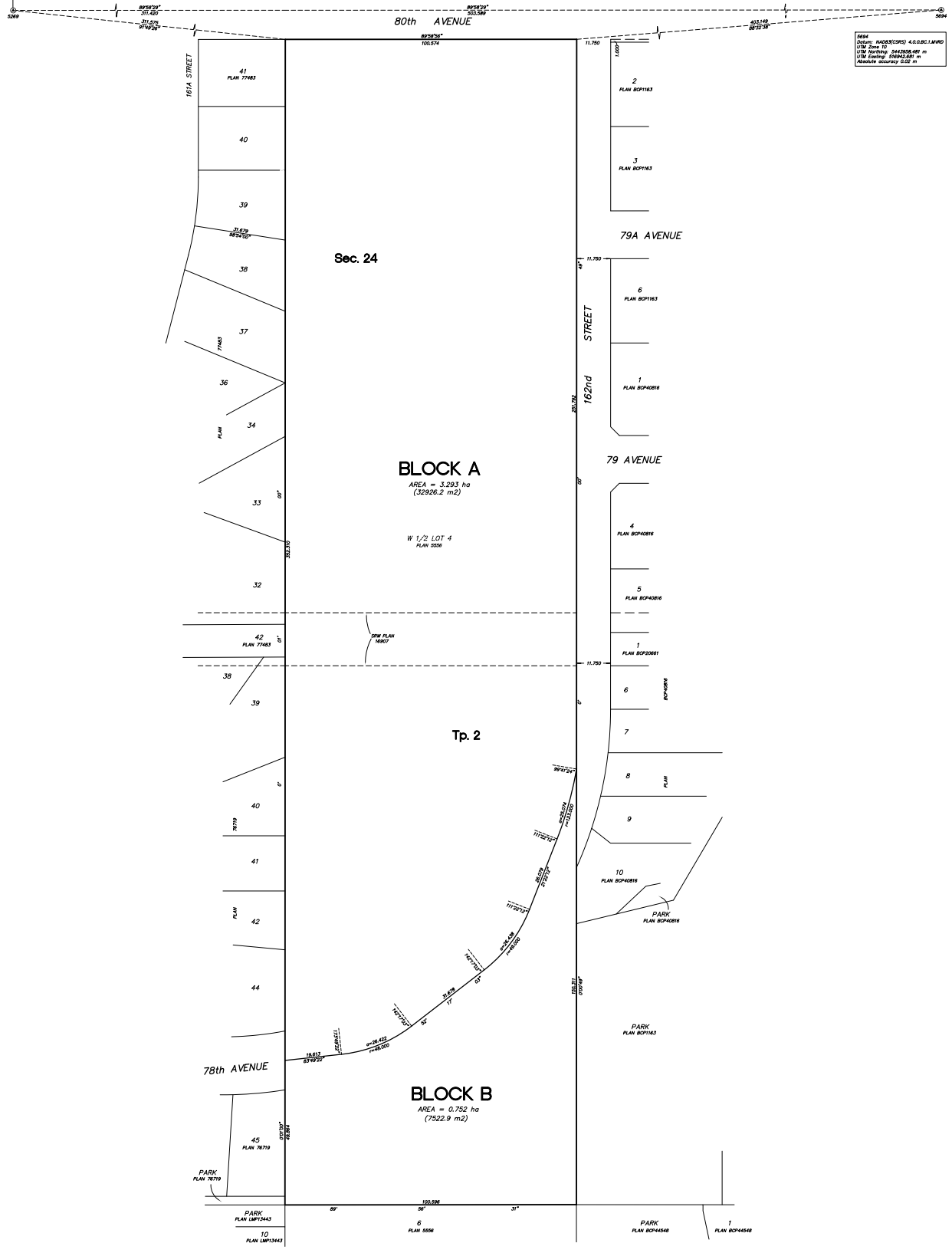
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 GEODETIC CONTROL MONUMENTS 5289 AND 5294 AND ARE
 REFERRED TO OTHER METHODS OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY
 INDICATED THE SURVEY FROM THE BARSOTT PUBLISHED COORDINATES
 FOR GEODETIC CONTROL MONUMENTS
 5289 AND 5294.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS
 OTHERWISE SPECIFIED, TO COMPLETE 2000 DISTANCES BETWEEN
 GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF
 1.000215 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL
 MONUMENTS 5289 AND 5294.

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 UTM Zone 10
 UTM Northing: 5443958.123 m
 UTM Easting: 581022.077 m
 Absolute accuracy 0.027 m

5294
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 UTM Zone 10
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 UTM Easting: 581022.077 m
 Absolute accuracy 0.027 m



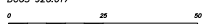
DETERMINED CORRECT
 THE 2ND DAY OF DECEMBER, 2020

DRAFT 2020-12-02

BCALS

MAE SURVEY

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm
IN WIDTH BY 1125 mm IN HEIGHT (E SIZE) WHEN
PLOTTED AT A SCALE OF 1:500.

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HADS(CORS) 4.0.G.B.C.L.M.W.D

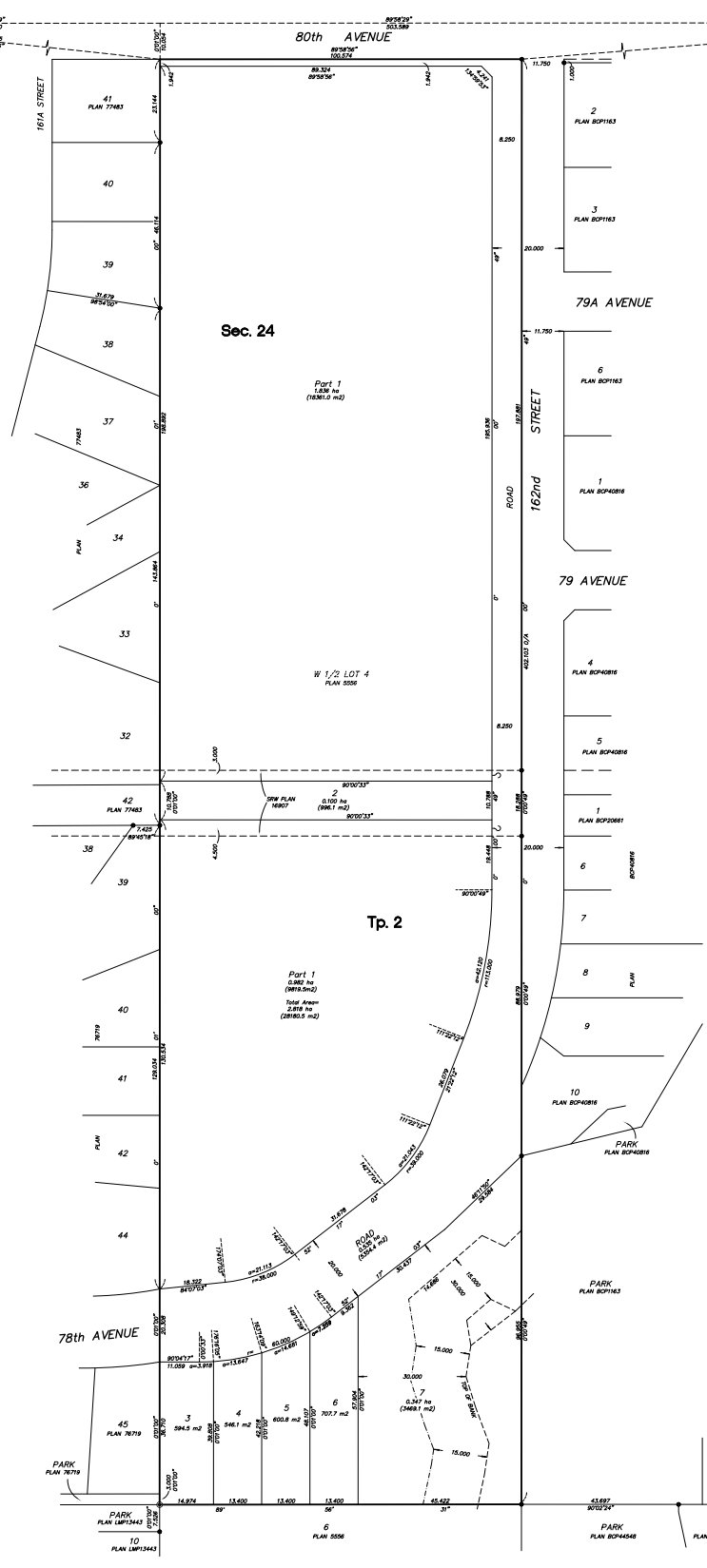
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ADDED ARE DERIVED FROM THE MASCOFF PUBLISHED COORDINATES
FOR ADJACENT CONTROL MONUMENTS.
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS
OTHERWISE SPECIFIED. TO COMPUTE GROUND DISTANCES, MULTIPLY
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SURVEYS, WHICH HAS BEEN OBTAINED FROM GEODETIC CONTROL
MONUMENTS 5269 AND 5261.

- LEGEND**
- ⊕ DENOTES CONTROL MONUMENT
 - ⊙ DENOTES LEAD PLUS
 - ⊙ DENOTES STANDARD IRON POST
 - ⊙ DENOTES NON STANDARD POST
 - ⊙ DENOTES FOUND
 - ⊙ DENOTES MISSING FOUND
 - ⊙ DENOTES WITNESS
 - m² DENOTES SQUARE METRES
 - ha DENOTES HECTARES
 - BL DENOTES BLOCK

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNERS(S).

5269
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UTM Easting: 5819237.77 m
Absolute accuracy 0.02 m

5261
HADS(CORS) 4.0.G.B.C.L.M.W.D
UTM Zone 10
UTM Northing: 5443958.481 m
UTM Easting: 5819237.77 m
Absolute accuracy 0.02 m





2020-11-12	T	REVISION TO DP APPLICATION
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2020-06-03	F	REV. AS / COMMENTS
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2020-05-02	D	REV. AS / COMMENTS
2020-04-24	C	REV. AS / COMMENTS
2020-04-08	B	REV. AS / COMMENTS
2020-01-17	A	PRELIMINARY APPLICATION



1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z8
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 info@dfarchitecture.ca

PROJECT:
**PROPOSED TOWNHOUSE
 DEVELOPMENT
 16174 - 80 AVENUE,
 SURREY, B.C.**

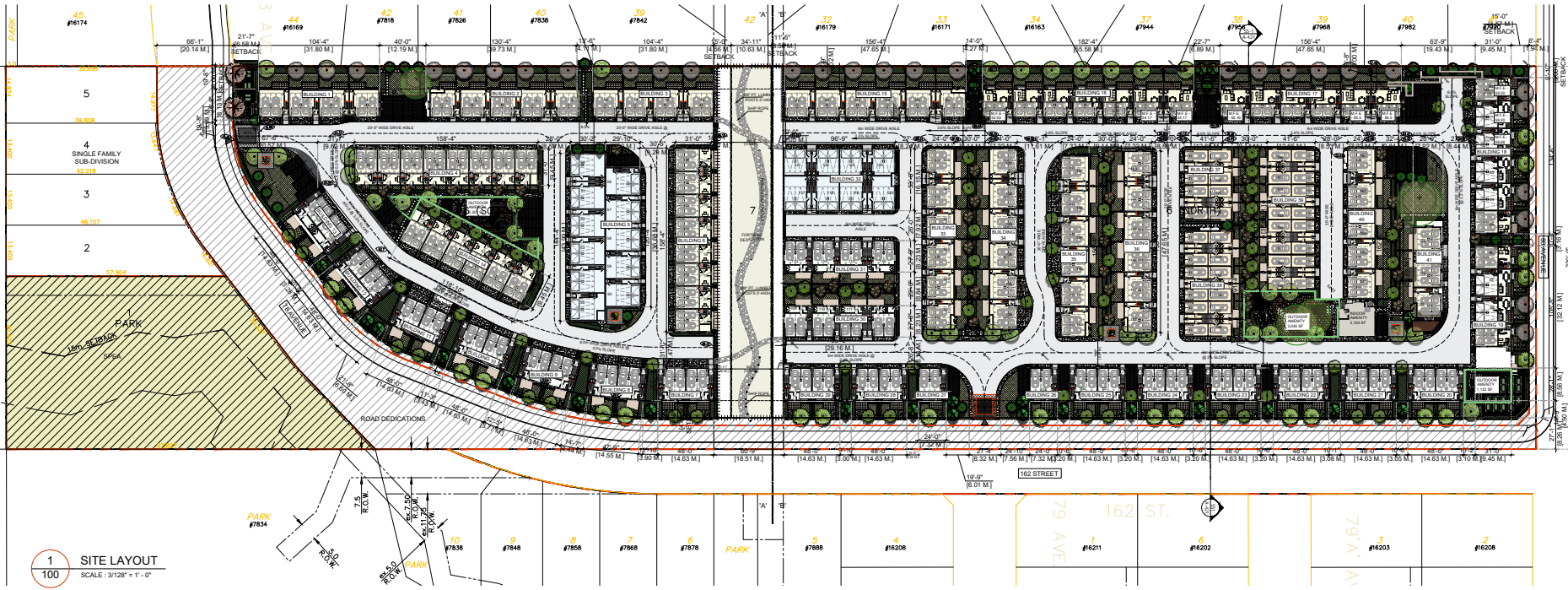
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JOB No.:	SUR-124
DATE:	APR 2020
SHEET TITLE:	

SITE LAYOUT

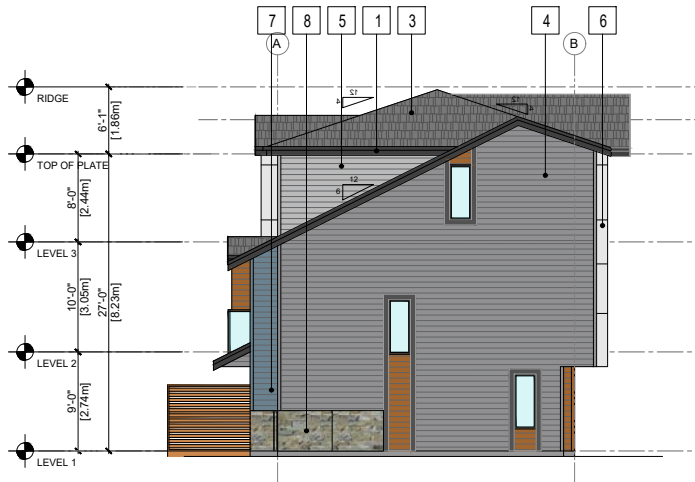
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1 SITE LAYOUT
 SCALE: 3/128" = 1' - 0"



1 BUILDING 07 TO 13, 20 TO 25, 28 & 29 - EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING 07 TO 13, 20 TO 25, 28 & 29 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES :

- 1  1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE
 - ROOF AND GABLES WOOD FACIA PAINTED
 - WOOD WINDOW AND DOOR TRIMS PAINTED
 - ALUMINUM GUTTERS PAINTED
 - PAINTED VINYL WINDOW AND DOOR WITH SAFETY GLASS (CLEAR) AND OPACI
- 2  2. COLOR: CLEAR COATED NATURAL WOOD OR SHERWIN WILLIAMS SW - 6369 TASSEL
 - GABLE SCREENS, DOORS, BALCONY
 - HARDIE BOARD SIDING, SOFFITS - PAINTED
 - NATURAL WOOD COLUMNS, DOORS, BALCONY FASCIAS, WINDOWS AND CORNER TRIMS, SOFFITS
- 3  3. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY
- 4  4. COLOR: RICH ESPRESSO
 - HARDIE PLANK HZS LAP SIDING JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 5  5. COLOUR: AGED PEWTER
 - HARDIE PLANK HZS LAP SIDING JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 6  6. COLOR: ARCTIC WHITE
 - HARDIE BOARD SIDING BY JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 7  7. COLOR: TO MATCH SHERWIN WILLIAMS SW - 6251 OUTERSPACE
 - HARDIE PLANK HZS LAP SIDING BY JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 8  8. COLOR: STONE SELEX GOLDEN GRAY
 - THIN STONE VENEER
 - TEXTURE: MODULAR THIN STACK STONE WITH ROUGH FACE

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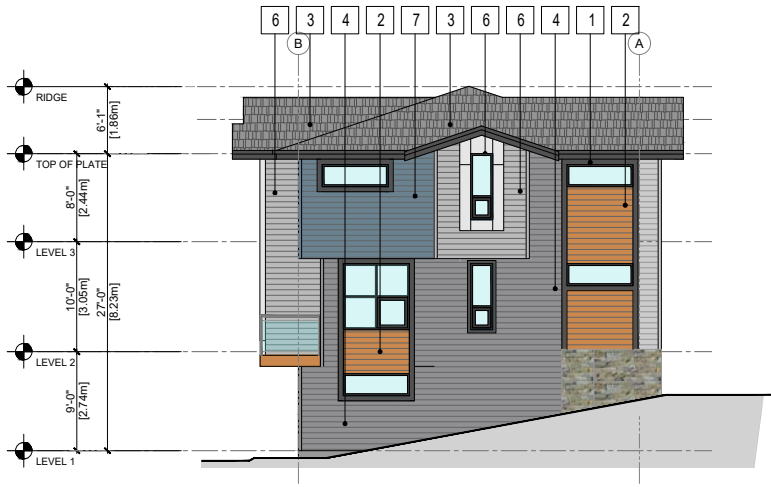
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SCALE: 3/16" = 1'-0"	
JOB No.: SUR-124	
DATE: APR 2020	
SHEET TITLE:	

ELEVATIONS



1 BUILDING 18 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING 18 - EAST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES :

- 1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE
 - ROOF AND GABLES WOOD FACIA PAINTED
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 - HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE
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 - WOOD TRIMS PAINTED TO MATCH
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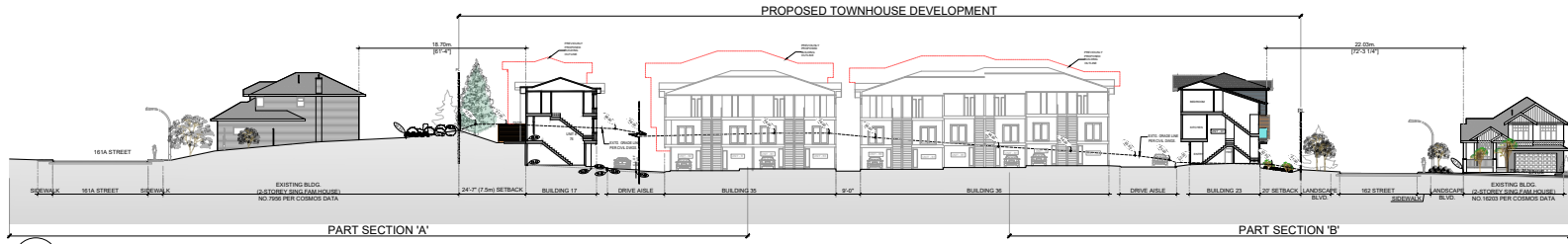
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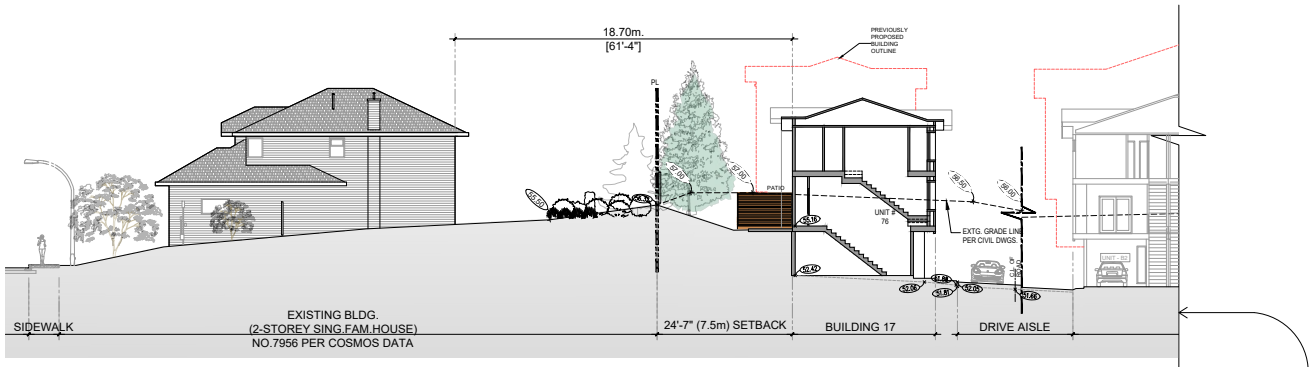
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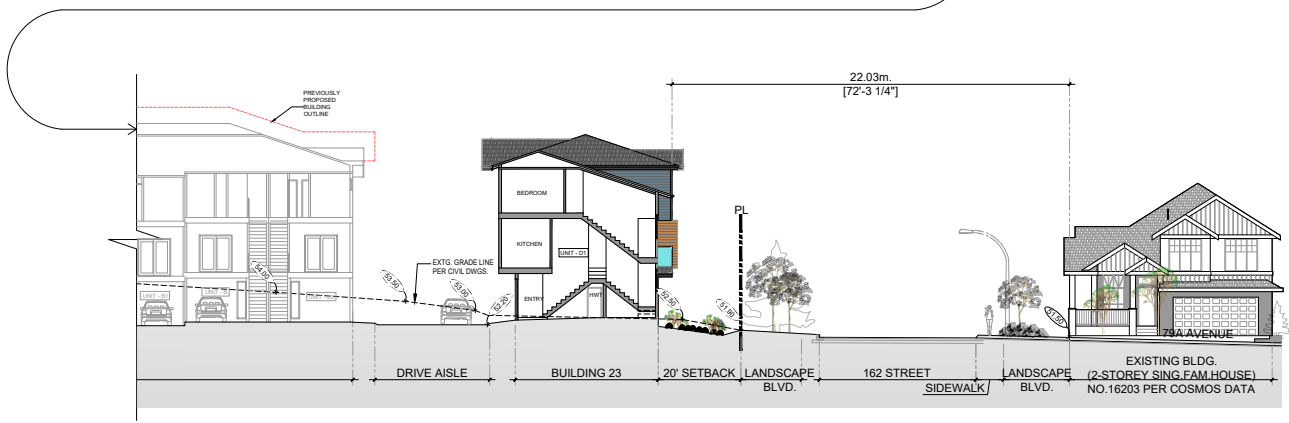
ELEVATIONS



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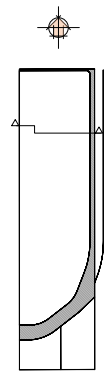


2 SITE SECTION 1 - PART SECTION 'A'
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3 SITE SECTION 1 - PART SECTION 'B'
SCALE: 3/32" = 1'-0"

NOTES:



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2020-04-08	H	REV. AS / COMMENTS
2020-01-17	H	PRELIMINARY APPLICATION



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PROJECT:
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SURREY, B.C.

CLIENT:
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CHECKED	YA
SCALE	
JOB No.	SUR-124
DATE	APR 2020
SHEET TITLE	

SITE SECTION



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5.6 LD-01	CONCRETE PAVING
	7 LD-01	FEATURE PAVERS
	7 LD-01	PATIO PAVING
	1 LD-02	RUBBER SAFETY SURFACE
		PERMEABLE PAVER
	4 LD-04	DRIP STRIP / CRUSHED GRANITE
	1,2 LD-01	PROPOSED TREE Refer to tree schedule
	3 LD-01	SHRUB PLANTING
		SOIL See landscape notes for specifications
	7 LD-02	COMPOST BIN
	5 LD-03	WASTE RECEPTACLE
	1 LD-03	PICNIC TABLE

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	7 LD-03	PRIVACY FENCE
	8 LD-03	PICKET FENCE
		CHAINLINK FENCE (EXISTING)

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Acer palmatum "Seiryu" / Seiryu Japanese Maple	B&B, 6cm cal.		40
	Cercidiphyllum japonicum "Redflex" / Redflex Katsura Tree	B&B	6cm cal.	2
	Cercis canadensis "Hearts of Gold" / Forest Pantry Redbud	B&B	6cm cal.	23
	Cornus x "Eddie's White Wonder" / Eddie's White Wonder Dogwood	B&B, 6cm cal.		21
	Magnolia x "Galaxy" / Galaxy Magnolia	B&B	6cm cal.	71
	Picea orientalis "Skiyanov" / Oriental Spruce	B&B	3.0m ht.	28
	Pinus contorta "Contorta" / Shore Pine	B&B	3.0m ht.	24
	Prunus avium "Compact Stella" / Compact Stella Sweet Cherry	B&B, 6cm cal.		39

No.	By	Description	Date
2	PC	Re-issued for DP	Nov 19, 2020
1	PC	Issued for DP	June 30, 2020

REVISIONS TABLE FOR DRAWINGS
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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
16174 80th Ave.

Location:
16174 80th Ave.
Surrey B.C.
V4N 0X4

Drawn: FW MT	Stamp:
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:500	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONTRACTOR IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE FIELD MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE DRAWINGS. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE FIELD MEASUREMENTS OR THE DIMENSIONS SHOWN ON THE DRAWINGS.



Drawing Title: **OVERALL SITE PLAN**

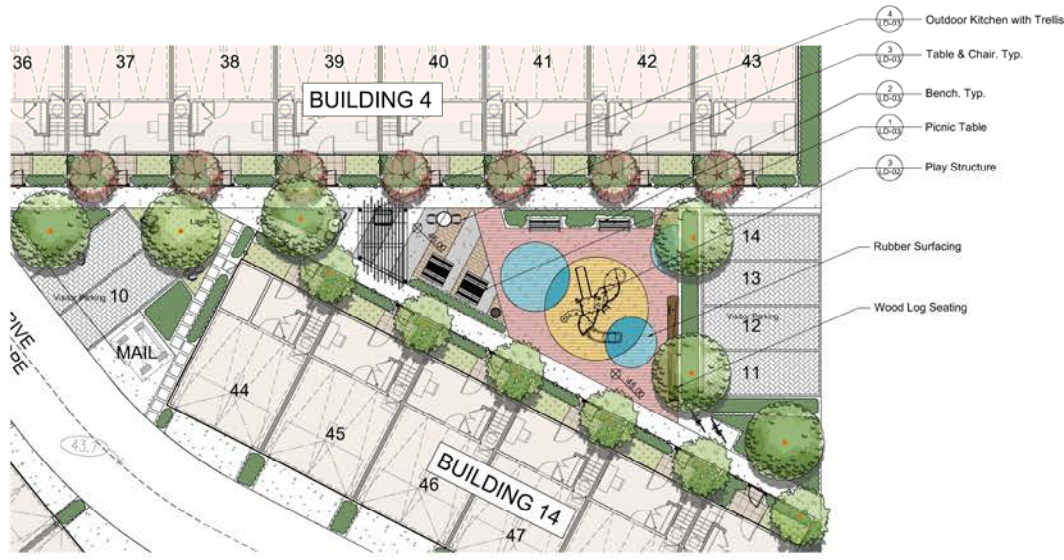


VDZ Project #: **DP2020-37**

Drawing #: **L-02**

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5.6 LD-01	CONCRETE PAVING
	7 LD-01	FEATURE PAVERS
	7 LD-01	PATIO PAVING
	1 LD-02	RUBBER SAFETY SURFACE
		PERMEABLE PAVER
	4 LD-04	DRIP STRIP/ CRUSHED GRANITE
	1.2 LD-01	PROPOSED TREE Refer to tree schedule
	3 LD-01	SPIRUS PLANTING
		SOIL See landscape notes for specifications
	7 LD-02	COMPOST BIN
	5 LD-03	WASTE RECEPTACLE
	1 LD-03	PICNIC TABLE



1 AMENITY SPACE - SOUTH
Scale 1:150

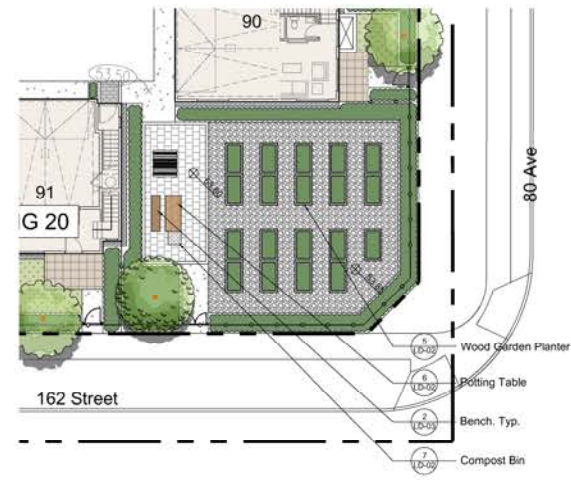
- 4 (LD-03) Outdoor Kitchen with Trellis
- 3 (LD-03) Table & Chair. Typ.
- 2 (LD-03) Bench. Typ.
- 1 (LD-03) Picnic Table
- 3 (LD-03) Play Structure
- Rubber Surfacing
- Wood Log Seating



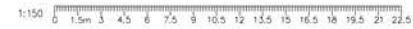
2 AMENITY SPACE - CENTRE
Scale 1:150

- 4 (LD-03) Outdoor Kitchen with Trellis
- 5 (LD-03) Waste Receptacle
- 2 (LD-03) Bench. Typ.
- 3 (LD-03) Play Structure
- 1 (LD-03) Picnic Table
- Seating Wood Deck
- 3 (LD-02) Engineered Wood Fibre

Existing Tree to Retain. Refer to Arborist Report
 Wood Stepping Stumps
 Planting Pot



3 AMENITY SPACE - NORTH
Scale 1:150



No.	By	Description	Date
2	PC	Re-issued for DP	Nov 19, 2020
1	PC	Issued for DP	June 30, 2020

REVISIONS TABLE FOR DRAWINGS
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
16174 80th Ave.

Location:
16174 80th Ave.
Surrey B.C.
V4N 0X4

Drawn: FW DR	Stamp:
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale:
1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING. THE CONSULTANT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE WORK. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LANDSCAPE ARCHITECTURE: VDC+A, 16174 80TH AVENUE, DOWNSVIEW, ONTARIO M3J 1S7, CANADA
 CIVIL ENGINEERING: VDC+A, 16174 80TH AVENUE, DOWNSVIEW, ONTARIO M3J 1S7, CANADA
 URBAN FORESTRY: VDC+A, 16174 80TH AVENUE, DOWNSVIEW, ONTARIO M3J 1S7, CANADA

INTER-OFFICE MEMO

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

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

DATE: **December 01, 2020** PROJECT FILE: **7820-0131-00**

RE: **Engineering Requirements
Location: 16174 80 Ave**

REZONE

Property and Right-of-Way Requirements

- Dedicate 1.942m on 80 Avenue.
- Dedicate necessary lands on 162 Street and 78 Avenue for 20.0m wide local road.
- Dedicate 6.0 m by 6.0 m corner cut at the intersection of 80 Avenue and 162 Street.
- Register 0.5 m SRW along all frontages.

Works and Services

- Reconstruct 1.8 m wide concrete sidewalk on 80 Avenue adjacent to property line.
- Construct 162 Street and 78 Avenue to the Through Local Road standard.
- Construct round about at 162 Street and 80 Avenue.
- Provide storm water calculation to confirm downstream storm system capacity.
- The storm servicing is proposed to be routed through the riparian area. The applicant will be required to provide detailed design for the proposed pipe and headwall within the riparian area, and to demonstrate how erosion and other concerns are being addressed.
- Proposed drainage outlet pipe into the Class A creek will require Water Act Notification.
- Provide onsite drainage mitigations to meet Fleetwood-Greenway-North Creek ISMP.
- Perform sewer analysis to confirm sanitary servicing for the proposed development.
- Decommission the existing 162 St SS Sanitary Lift Station.
- Construct water mains, storm and sanitary sewers on all road frontages to service proposed development.

A Servicing Agreement is required prior to Rezone. A processing fee of \$45,822 (GST included) is required. If payment is not received until 2021, a new rate must be calculated (rates increase on January 1st).

OCP AMENDMENT/DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to the OCP Amendment and to issuance of the Development Permit/Development Variance Permit except for the requirements listed above.



Tommy Buchmann, P.Eng.
Development Services Manager
JP2

NOTE: Detailed Land Development Engineering Review available on file



October 8, 2020

Planning

School Enrolment Projections and Planning Update:
 William Watson Elementary is currently over capacity. Rapid enrolment growth is expected into the foreseeable future because of the buildout of two developments (the Enclave and Eaglequest). As of September 2020, the school has 2 portables on site for enrolling space. It is anticipated more portables will be placed on the site in the coming years to accommodate enrolment growth.

With 152nd Street to the west, Fraser Highway to the North and the ALR to the south, the Fleetwood area is contained within these barriers. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons. Therefore, all new enrolling spaces constructed to relieve pressure in the Fleetwood area must fall within the Fleetwood boundaries as described.

The projections do not include for the pending land use amendments to revise existing residential zoning to higher densities to support future SkyTrain ridership. These enrolment projections should be considered very conservative at this time. Currently, William Watson Elementary is operating at 120%. As part of the Surrey School District's 2021/2022 Capital Plan submission to the Ministry of Education, the District is requesting a 300-capacity addition at William Watson to relieve the short-term pressure in the Fleetwood Area. (The addition to William Watson has not been approved by the Ministry to move to design and construction) As part of the District's Long Range Facility Plan 2020/21, the District recognizes that this addition will not be enough to accommodate this conservative growth and has laid out a longer term strategy for the Fleetwood area.

Fleetwood Park Secondary total enrollment, as of September 2020, is 1554 and is projected to grow to over 1800 over the next 10 years. As part of the district's 2021/2022 Five Year Capital Plan, the District is asking for a 500-capacity addition increasing the school's current capacity from 1200 to 1700. This project is targeted to open in 2025. There has been no approval for this project at this time.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0131 00 (Scenario 1)

SUMMARY

The proposed 4 Single family with suites and 176 townhouse units are estimated to have the following impact on the following schools:

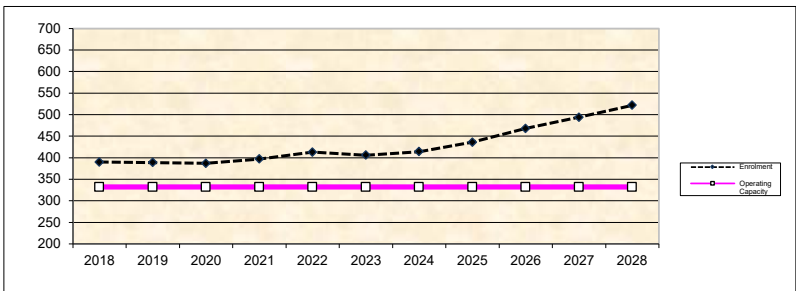
Projected # of students for this development:

Elementary Students:	46
Secondary Students:	24

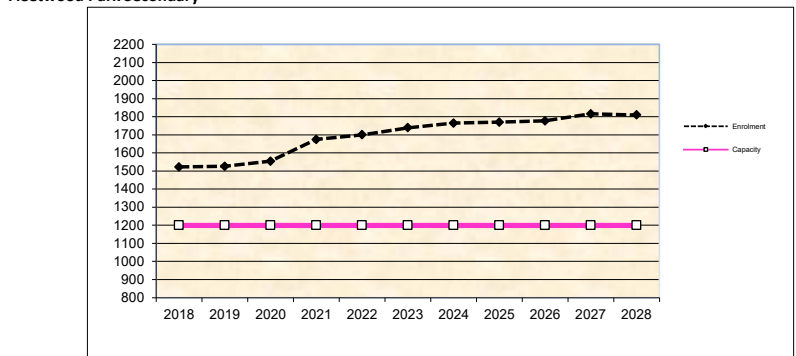
September 2020 Enrolment/School Capacity

William Watson Elementary	
Enrolment (K/1-7):	35 K + 352
Operating Capacity (K/1-7)	76 K + 256
Fleetwood Park Secondary	
Enrolment (8-12):	1554
Capacity (8-12):	1200

William Watson Elementary



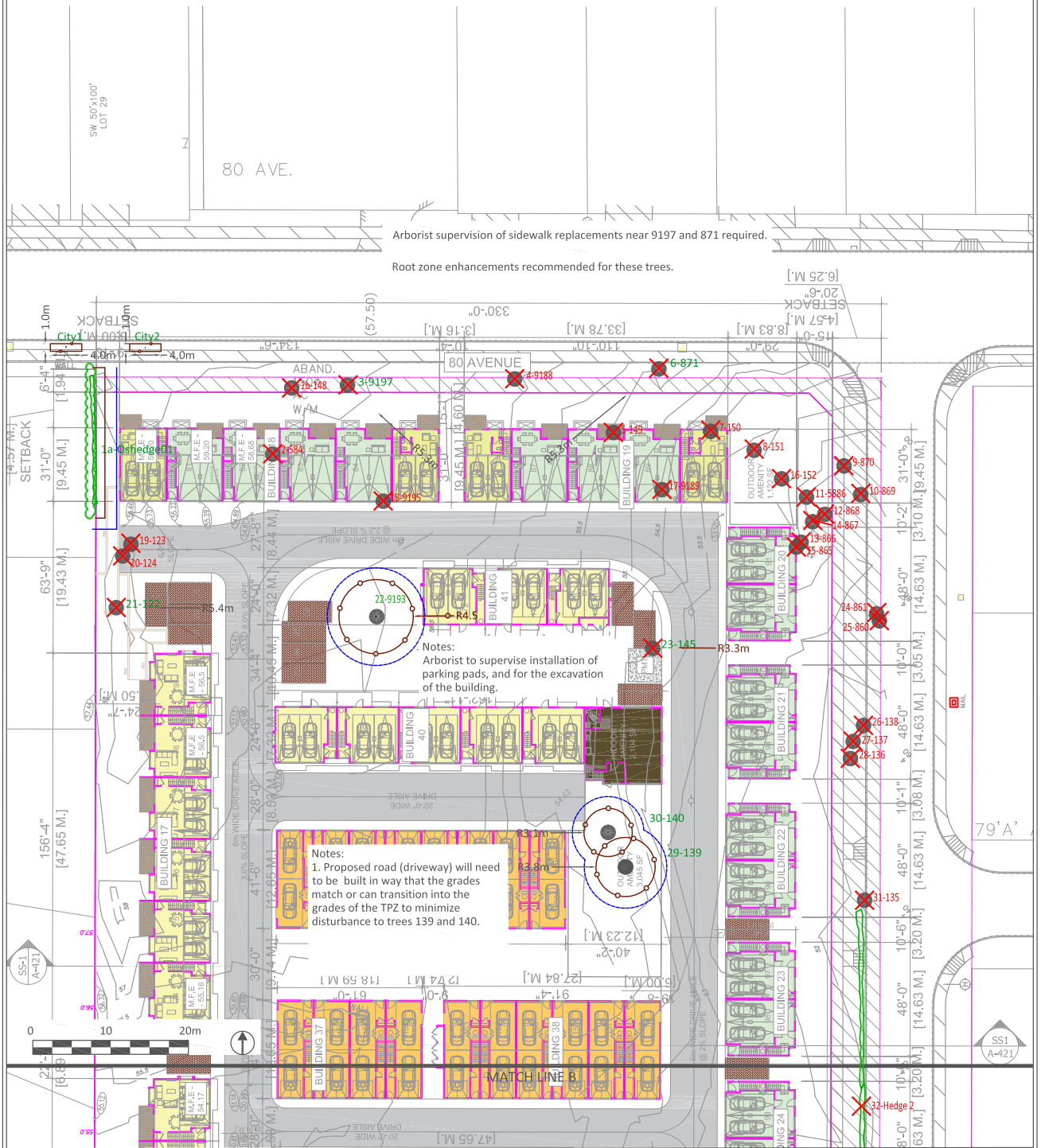
Fleetwood Park Secondary



* 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.

Notes:

1. TPZ fencing to be field fit around existing conditions.
2. Any alterations or upgrades to existing hardscape must be done under arborist supervision.



LEGEND

- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCE
- UN-SURVEYED TREE
- NO-BUILD ZONE
- TREE TO BE RETAINED
- ✗ TREE TO BE REMOVED

REFERENCE DRAWINGS

1. Base Survey and Key Plan provided by client

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan - Northern Section
Project address: 16174, 16180-80 Ave. & 7882-162 St., Surrey, BC
Client: Isle of Mann Construction Ltd

Drawing No: 003
Date: 2020/11/27
Drawn by: DB
Page Size: TABLOID 11"x17"

Page #
1 of 3



LEGEND

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- ✗ TREE TO BE REMOVED

REFERENCE DRAWINGS

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4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
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3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan - Central Section
Project address: 16174, 16180-80 Ave. & 7882-162 St., Surrey, BC
Client: Isle of Mann Construction Ltd

Drawing No: 002
Date: 2020/11/27
Drawn by: DB
Page Size: TABLOID 11"x17"

Page #
2 of 3



- Notes:
1. Storm outfall pipe to be built above grade and installed under arborist supervision.
 2. Prework meeting with arborist recommended.
 3. A crane is to be used to bring materials to base of outfall.
 4. Pruning of tree 399, 406, and 3949 for clearance required.
 5. We recommend stockpiling some wood mulch on site for use as a temporary crane pad and to reduce erosion.
 6. Any trees within 1.5m of TPZs that are proposed to be removed, must be done so under arborist supervision.
 7. For any trees proposed to be removed within Park land, stumps with flush cuts to remain.

LEGEND

- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCE
- UN-SURVEYED TREE
- NO-BUILD ZONE
- TREE TO BE RETAINED
- ✗ TREE TO BE REMOVED

REFERENCE DRAWINGS

1. Base Survey and Key Plan provided by client

- NOTES
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 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the

4. outer edge of the stem of the tree. ($\frac{1}{3}$ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.

6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
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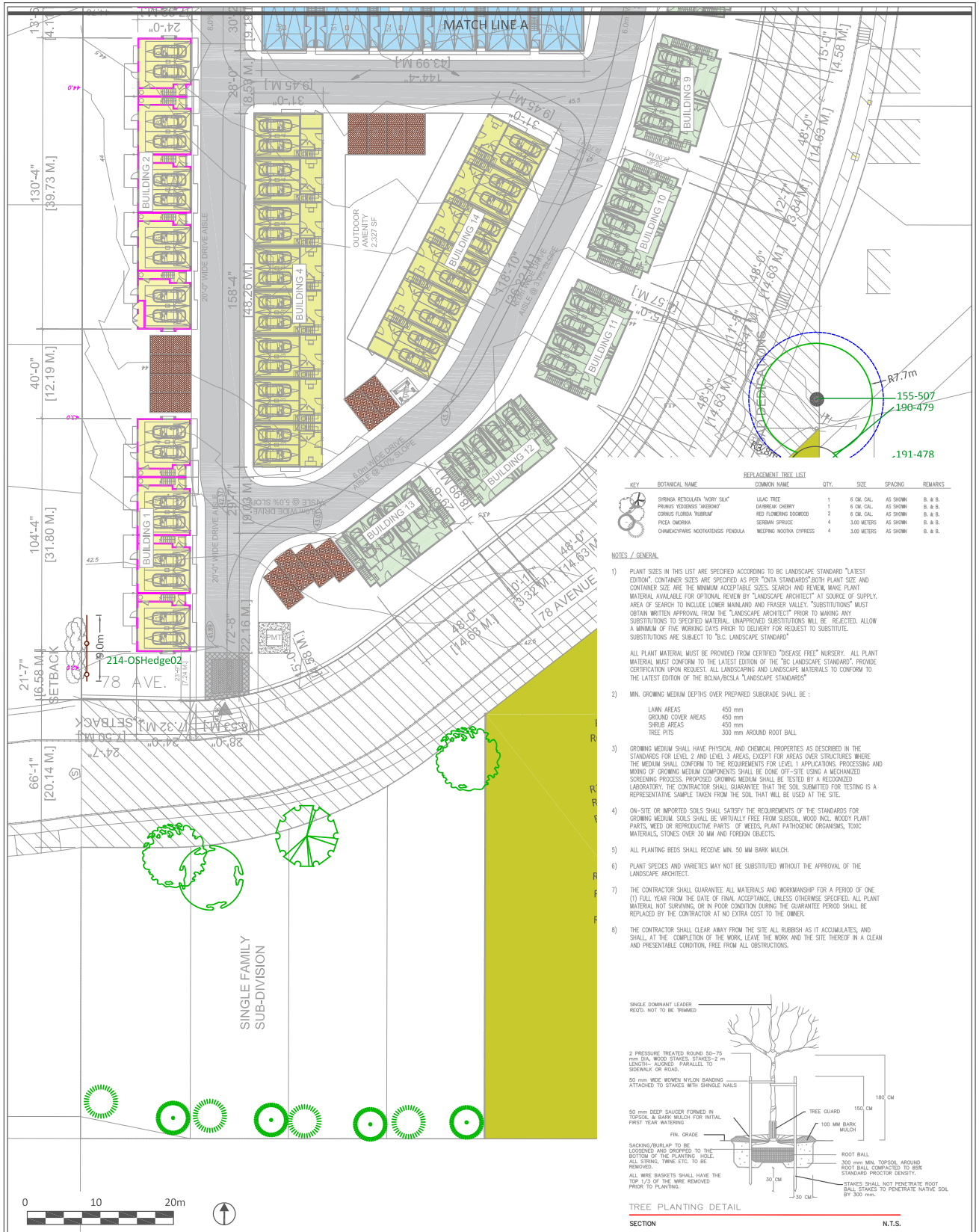
3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan - Southern Section
Project address: 16174, 16180-80 Ave. & 7882-162 St., Surrey, BC
Client: Isle of Mann Construction Ltd

Drawing No: 003
Date: 2020/11/27
Drawn by: DB

Page #
1 of 3

Page Size: TABLOID 11"x17"



LEGEND

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- TREE TO BE REMOVED

NOTES

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- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

80A Ave

162A St

80 Ave

FROM
"URBAN"
TO
"MULTIPLE
RESIDENTIAL"

161A St

URB

79A Ave

79A Ave

161 St

78B Ave

162 St

79 Ave

79 Ave

161 St

161A St

78 Ave

162B St

78 Ave

SUB

162A St

77A Ave



BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0559-00
Project Location: 16174 and 16180 - 80 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is a single large RA zoned lot, spanning from 78 Avenue at the south to 80 Avenue the north. It is intersected on the east side by 79 Avenue and by 79A Avenue, and is intersected on the west side by 78 Avenue. As a result, there are three neighbourhoods constructed in different eras, each with a different character, that will be joined by development of this site.

There are three distinct character areas including the 16100 and 16200 blocks of 80 Avenue, the 7800 and 7900 blocks of 162 Street, and the 16100 block of 78 Avenue. The first of these, along 80 Avenue, has considerable variation in theme and character due to the wide era of construction (1970's to the post year 2010's). The style of most homes can be described as "Neo-Traditional", "West Coast Traditional", or "old urban". There are two Basement Entry type homes with desirable mid-scale massing characteristics. There is one 1970's Cathedral Entry home with box-like massing. There are two 1990's, 3500 sq.ft. Two-Storey homes that provide acceptable context. There are four context homes (16151, 16177, 16185, and 16197 - 80 Avenue), one at 2600 sq.ft. and the others 3000 sq.ft. These homes meet modern massing design standards, in which homes have mid-scale massing designs that are well balanced and consistently proportioned. These homes have 8:12 main common hip roofs with three or more street facing common gable projections at a 12:12 slope. Roofs are surfaced with shake profile asphalt shingles. Gable ends are articulated with shingles or other wood detailing. Homes are clad with Hardiplank (or other fibre cement board) at the front and vinyl siding at the sides and rear, and all have a substantial stone accent.

The second character area, located along the 7800 and 7900 blocks of 162 Street contains homes regulated under Surrey project numbers 96-0071-00 and 07-0042-00. These homes are 10 - 20 year old, 2900 sq.ft. "Neo-Traditional" and "Neo-Heritage" Two style homes, all with acceptable mid-scale massing designs. Front entrances range from one to 1.1/2 storeys in height. Roof slopes range from 8:12 to 12:12, with the exception of two homes with a 16:12 slope. Thirty percent of these homes have an asphalt shingle roof and 70 percent are surfaced with concrete roof tiles. Wall cladding materials include vinyl, stucco, Hardiplank, wood shingles, and stone. Landscape quality is average to above average for post year 2000's developments.

The third character area, in the 16100 block of 78 Avenue, contains 1980's - 1990's, 2800 - 3500 sq.ft. Two-Storey and Basement Entry type homes. Massing designs are mid-scale and are considered common for the era of construction. Roof slopes range from 4:12 to 7:12, with the exception of one home with 12:12 slope feature projection. All of these homes have an asphalt shingle roof, and all are clad in vinyl siding, some with masonry accent and some without. Landscapes range from "modest" to above average.

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-13 zone subdivisions now meet or exceed standards evident on most of the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF-13 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood, including "Neo-Traditional", "Neo-Heritage", "West Coast Traditional", and "old urban". Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant, that provide a style bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-13 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2017 developments.
- 7) **Roof surface :** Roof surfacing materials used in this area include concrete roof tiles and asphalt shingles. Some flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF-13 bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: There are a wide variety of architectural styles, and home types, massing designs, roof slopes, roofing materials, cladding materials, and trim and detailing standards due to the wide era of construction (1970's to post year 2010's). Styles include "Neo-Traditional", "Neo-Heritage", "West Coast Traditional" and "Old Urban". Home types include Two-Storey (dominant), Basement Entry, and Cathedral Entry. Most homes have desirable mid-scale massing characteristics, but there are high mass box-like homes in the area. Front entrances range from one to 1 ½ storeys in height. Roof slopes range from 4:12 to 16:12, and roofing materials include only asphalt shingles and shake profile concrete roof tiles. Cladding materials include vinyl, stucco, cedar, fibre cement board, and stone. Landscapes range from "modest" to above-average for the era of construction.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2017's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2017) RF13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF13 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:	<p>Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. Vinyl limited to maximum 25% of wall area on the front façade.</p> <p>“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.</p>
Roof Pitch:	<p>Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.</p>
Roof Materials/Colours:	<p>Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.</p>
In-ground basements:	<p>In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.</p>
Treatment of Corner Lots:	<p>Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.</p>
Landscaping:	<p><i>Moderate modern urban standard:</i> Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.</p>

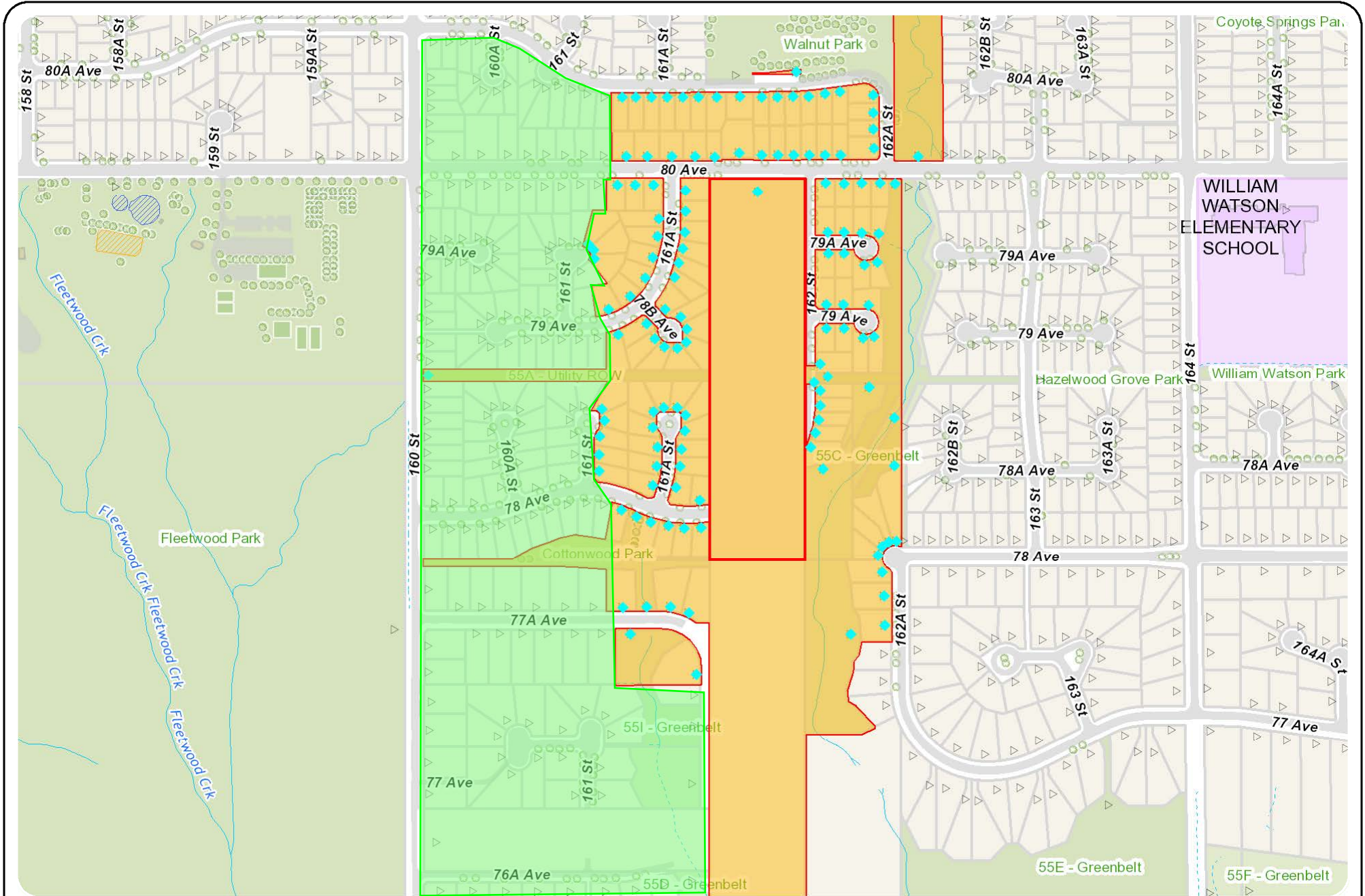
Park:

There is a public park adjacent to the east *lot* line on *lot* 2, and the north lot line on lots 18, 21, and 26. CPTED principles will therefore apply, in which low (4 ft. max.) transparent type fencing with dwarf shrubs are installed along the park interface to provide opportunities for passive surveillance of the park by residents. Also, windows are required in high traffic rooms on said sides of the dwelling to provide unrestricted views of the park. Lastly, due to the constant exposure to the public, the massing design and finishing quality on park facing sides of the dwelling should result in a thoughtfully designed and articulated interface to present to the public.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 15, 2019

Reviewed and Approved by:  Date: May 15, 2019



7920-0131-00, June 10, 2020

Scale: 1:5,419

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



Map created on: 2020-06-10

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0131-00

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: 006-500-111

West Half Lot 4 Section 24 Township 2 New Westminster District Plan 5556

16174 - 80 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum north side yard setback (along the greenway) of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Buildings 3, 6 and 7 on proposed Lot 1 (townhouse lot);
 - (b) to reduce the minimum south side yard setback (along the greenway) of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Buildings 15, 29, 30, 31 and 32 on proposed Lot 1 (townhouse lot); and
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Building 18 on proposed Lot 1 (townhouse lot).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

SCHEDULE A

NOTES:



2020-11-12	T	REVISION TO DP APPLICATION
2020-09-30	M	REVISION TO DP APPLICATION
2020-06-05	F	FOR DP APPLICATION
2020-06-03	F	REV. AS/ COMMENTS
2020-05-29	E	REV. AS/ COMMENTS
2020-05-02	D	REV. AS/ COMMENTS
2020-04-24	C	REV. AS/ COMMENTS
2020-04-08	B	REV. AS/ COMMENTS
2020-01-17	A	PRELIMINARY APPLICATION



1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z8
 T (604)284-5198 F (604)284-5131
 info@dfarchitecture.ca

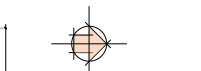
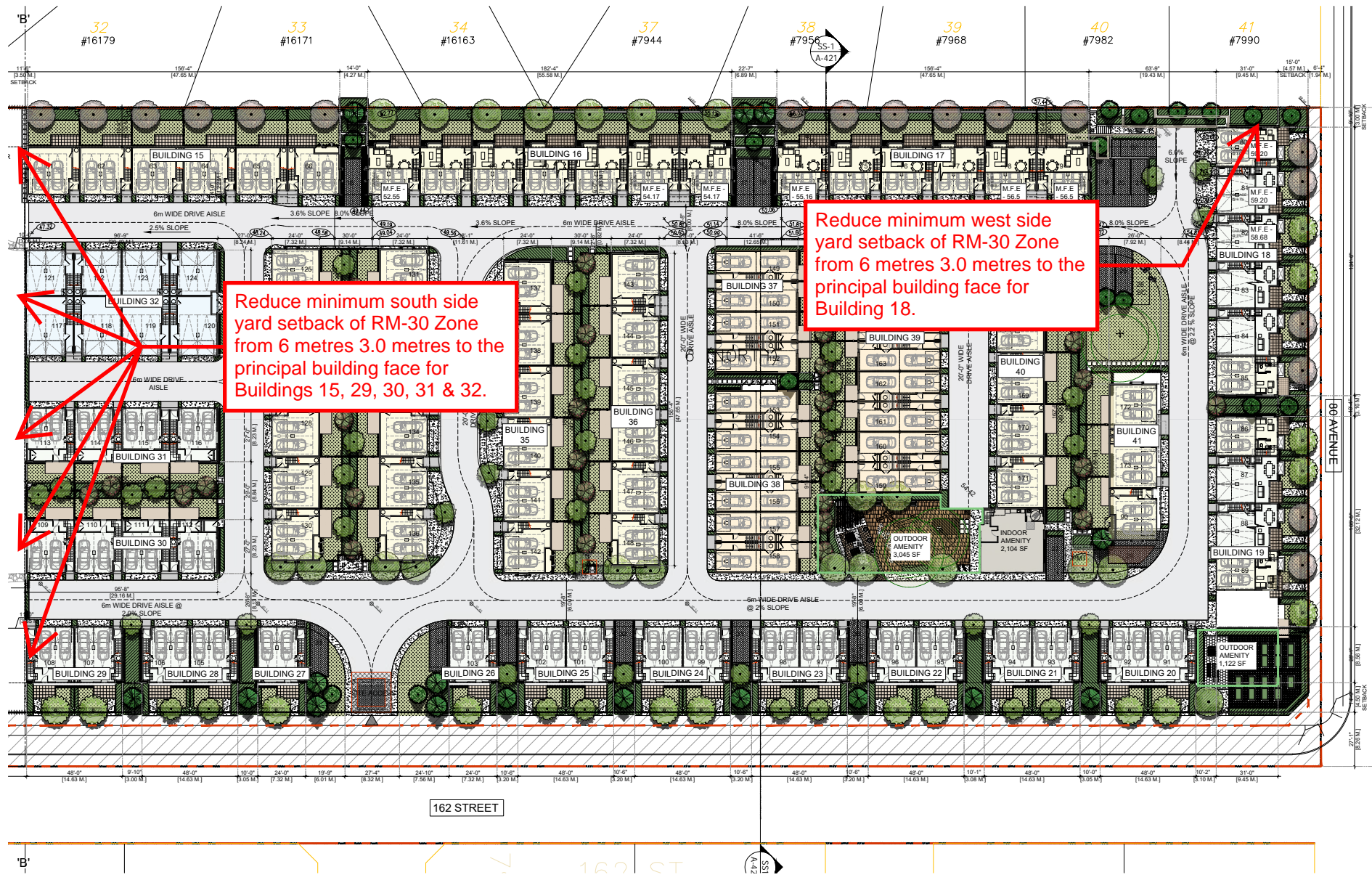
PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
 16174 - 80 AVENUE,
 SURREY, B.C.

CLIENT:
 1251059 BC LTD.,
 15336 - 31 AVE.,
 SURREY, B.C.

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DRAWN:	SS
CHECKED:	VA
SCALE:	AS SHOWN
JOB No.:	SUR-124
DATE:	APR 2020
SHEET TITLE:	

SITE LAYOUT
 PART PLAN 'A'



2020-11-12	1	REVISION TO DP APPLICATION
2020-08-31	1	REVISION TO DP APPLICATION
2020-06-05	1	FOR DP APPLICATION
2020-06-03	1	REV. AS COMMENTS
2020-05-29	1	REV. AS COMMENTS
2020-05-02	1	REV. AS COMMENTS
2020-04-24	1	REV. AS COMMENTS
2020-04-08	1	REV. AS COMMENTS
2020-01-17	1	PRELIMINARY APPLICATION



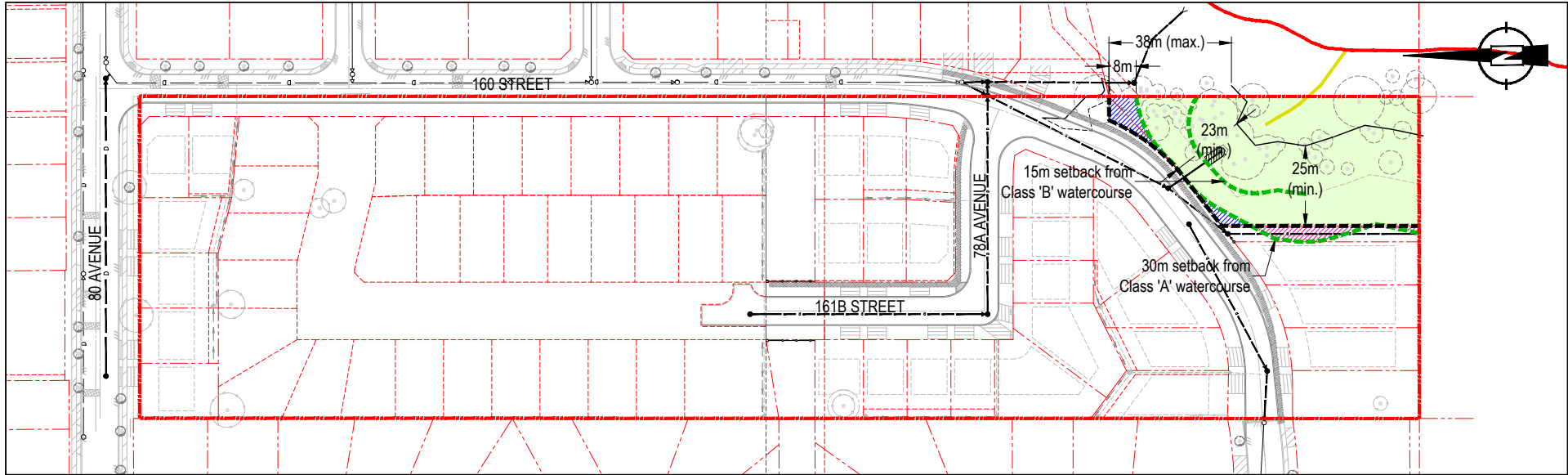
PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
 16174 - 80 AVENUE,
 SURREY, B.C.

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 1251059 BC LTD.,
 15336 - 31 AVE.,
 SURREY, B.C.

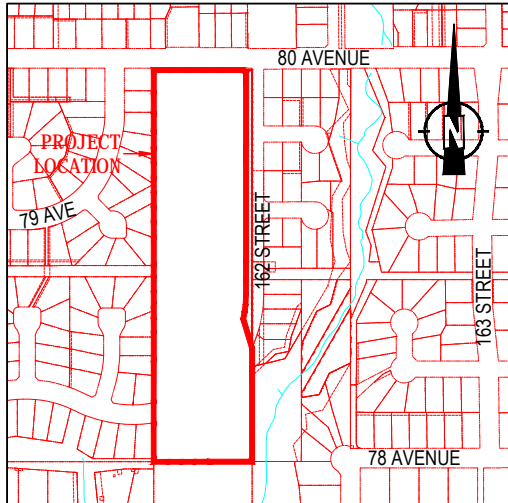
DATE:	APR 2020
SHEET TITLE:	

SITE LAYOUT PART PLAN 'B'

PLAN
SCALE 1:1250



LOCATION
SCALE 1:5000



LEGEND			
	Property Line		Streamside Protection Area (3207m ²)
	Class 'A' Watercourse		Setback Area Gain (153m ²)
	Class 'B' Watercourse		Setback Area Loss (133m ²)
	Bylaw Setback		
	Proposed Setback		

REFERENCE DRAWINGS
 1. Email: 2618 BASE.dwg. Received May 02, 2019; Coastland Engineering Services Ltd.
 2. 2017 Legal Base from City of Surrey.

TRI-LEGACY DEVELOPMENTS LTD.

16174 80 AVENUE
Surrey, BC

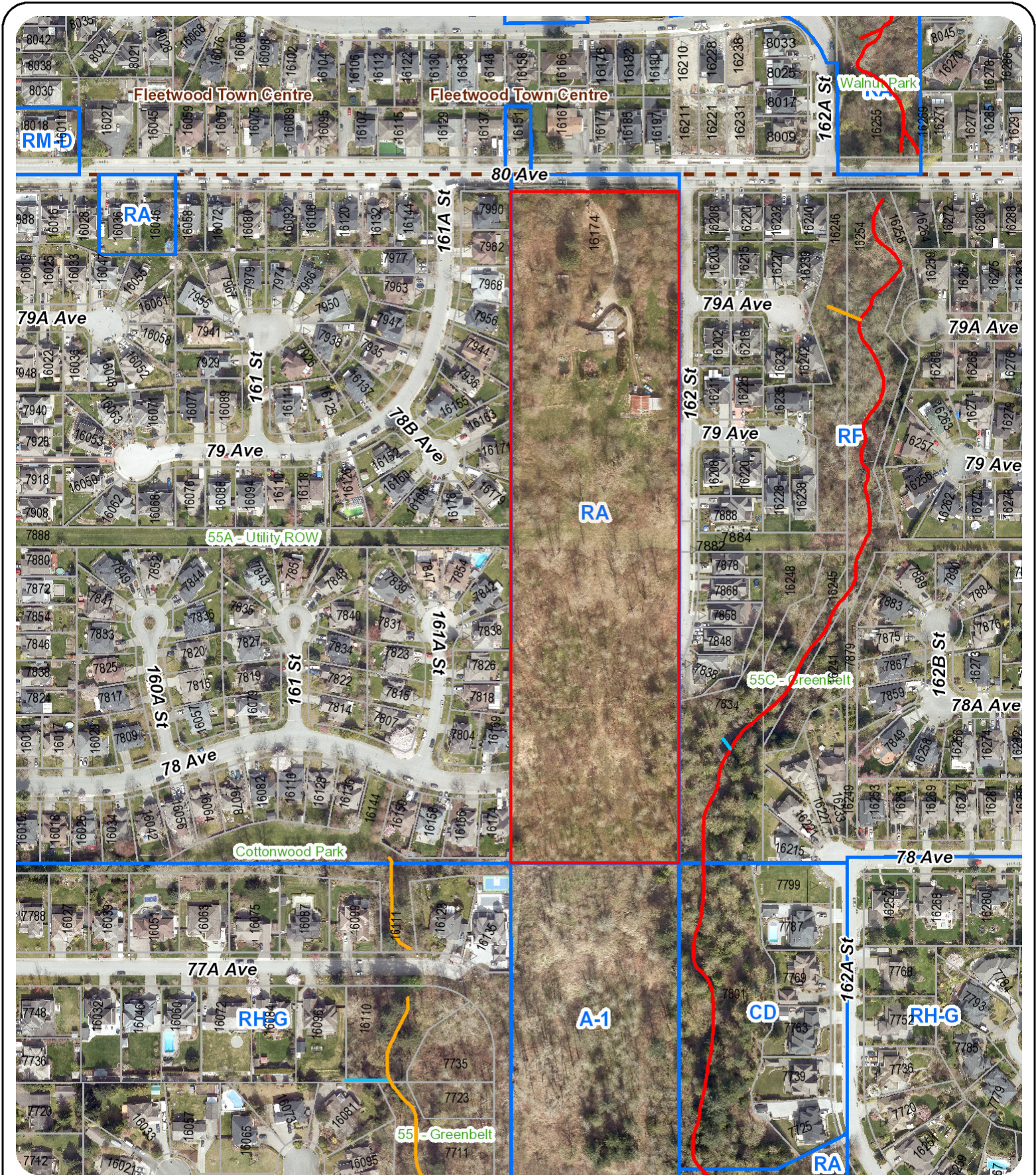


envirowest consultants inc.

Suite 101 - 1515 Broadway Street
 Fort Coquillard, British Columbia
 Canada V3C 6M2
 office: 604-944-0502
 facsimile: 604-944-0507
www.envirowest.ca

SETBACKS

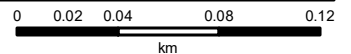
DESIGN: TA	DRAWN: CEV	CHECKED: IWW	REVISION: 02	REVISION DATE: May 13, 2019
SCALE: As Shown			DRAWING NUMBER: 2461-01-01	
DATE: April 02, 2018				



Enter Map Description

Scale: 1:3,000

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80th AVENUE



79A AVENUE

79 AVENUE

SCALE 1 : 500 DISTANCES ARE IN METRES



DRAFT - 2017-12-06
DRAWING 4098-1

4 - 19089 94th Ave
 Surrey, BC V4N 3S8
 www.bulleaug.com
 Tel. 604-513-9611
 File: 4098
 Dwg: 4098-1