PROPOSAL:
- **NCP Amendment** from Seniors Housing (20 upa) to Townhouse (25 upa)
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**
to permit the development of 44 townhouse units

LOCATION: 5894 - 128 Street
5886 - 128 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Seniors Housing (20 upa)
RECOMMENDATION SUMMARY

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

DEVIAION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Newton/Highway 10 NCP from "Seniors Housing (20 upa)" to "Townhouses (25 upa)".
- Seeking variances to the setbacks of the "Multiple Residential 30 Zone (RM-30)".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban OCP Designation for the site.
- The proposed density of 66.6 units per hectare (26.8 upa) is slightly over the density supported by the land use designation, but it is consistent with the designation on the property to the east, complies with the density permitted under the proposed RM-30 Zone, and is supported by staff based on the additional dedication required to complete 128A Street, which was not originally envisioned under the West Newton/Highway 10 Neighbourhood Concept Plan.
- The increase in density will help support the planned commercial development to the south of the subject site, as well as provide access from the neighbourhood to the planned commercial site, when constructed.
- The site layout and townhouse orientation will allow for the retention of three (3) large western redcedar trees on the eastern side of the site.
- The proposed setbacks achieve a more urban, pedestrian streetscape.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7921-0327-00 generally in accordance with the attached drawings (Appendix I).

3. Council approve Development Variance Permit No. 7921-0327-00 (Appendix VI) varying the following, to proceed to Public Notification:

   (a) to reduce the minimum side yard setback (south) of the "Multiple Residential 30 Zone (RM-30)" Zone from 6.0 metres to 4.7 metres.

4. Council instruct staff to resolve the following issues prior to final adoption:

   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) Approval from the Ministry of Transportation & Infrastructure;

   (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

   (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

   (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

   (g) 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;

   (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;

   (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

   (j) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
(k) Registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

5. Council pass a resolution to amend West Newton/Highway 10 NCP to redesignate the land from “Seniors Housing (20 upa)” to “Townhouses (25 upa)” when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP/NCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Single Family</td>
<td>Urban / Seniors Housing (20 upa)</td>
<td>RA</td>
</tr>
<tr>
<td>North (Across 59 Ave):</td>
<td>Single Family on small residential lots</td>
<td>Urban / Small Lot with Lane (13 upa)</td>
<td>RF-9C</td>
</tr>
<tr>
<td>East (Across future 128A Street):</td>
<td>Townhouses</td>
<td>Urban / Townhouse (25 upa)</td>
<td>RM-30</td>
</tr>
<tr>
<td>South:</td>
<td>Vacant lot and gas station</td>
<td>Urban / Proposed Local Commercial, Existing Local Commercial, Buffers/Greenways</td>
<td>RA, C-4, CG-2 (Development Application No. 7921-0371-00 proposes consolidation of a portion of the site and rezoning from C-4 and CG-2 to CD (based on CG-2)).</td>
</tr>
<tr>
<td>West (Across 128 Street):</td>
<td>Single Family</td>
<td>Suburban / Existing Half Acre Lots</td>
<td>RH</td>
</tr>
</tbody>
</table>

Context & Background

- The 0.85-hectare subject site is located north of Highway 10, east of 128 Street, south of 59 Avenue in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP) Area.

- The subject site consists of two properties designated Urban in the Official Community Plan (OCP), zoned One-Acre Residential (RA) Zone, and designated "Seniors Housing (20 upa)" in the West Newton/Highway 10 NCP.
DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an amendment to the West Newton/Highway 10 NCP from "Seniors Housing (20 upa)" to "Townhouses (25 upa)", rezoning from One-Acre Residential (RA) Zone to Multiple Residential 30 Zone (RM-30), and a Development Permit to permit the development of 44 townhouse units. A Development Variance Permit is also proposed as part of the application, to vary building setbacks (see By-law Variance section).

<table>
<thead>
<tr>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Area</strong></td>
</tr>
<tr>
<td>Gross Site Area: 0.85 ha</td>
</tr>
<tr>
<td>Road Dedication: 0.18 ha</td>
</tr>
<tr>
<td>Net Site Area: 0.66 ha</td>
</tr>
<tr>
<td><strong>Number of Lots:</strong> 1</td>
</tr>
<tr>
<td><strong>Building Height:</strong> 3 storeys (10.8 metres)</td>
</tr>
<tr>
<td><strong>Unit Density:</strong> 66.6 uph / 26.8 upa</td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR):</strong> 0.97</td>
</tr>
<tr>
<td><strong>Floor Area</strong></td>
</tr>
<tr>
<td>Residential: 6,330 m²</td>
</tr>
<tr>
<td><strong>Residential Units:</strong> 44 (all 3 bedroom or larger)</td>
</tr>
</tbody>
</table>

Referrals

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

School District: The School District has advised that there will be approximately 20 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

11 Elementary students at Panorama Park Elementary School
8 Secondary students at Panorama Ridge Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2024.
Parks, Recreation & Culture:  No Concerns.

The closest active park is West Newton Community Park, approximately 300 metres away. The closest natural area is Panorama Park and is 411 metres away.

Ministry of Transportation & Infrastructure (MOTI):  Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act.

Surrey Fire Department:  No Concerns.

**Transportation Considerations**

- Access to the subject site will be provided on 128A Street, which was introduced by the property to the east under Development Application No. 7915-0038-00.

- Completion of the southern portion of 59 Avenue connecting 128 Street to 128A Street will also be required to improve access and circulation to the site and the local neighbourhood.

- Completion of 128A Street along the western property line will also facilitate future access to the commercially designated site to the south.

- The closest transit connection is the 322 Newton Exchange/Scottdale Exchange bus route with a stop located at 60 Avenue and 128 Street, approximately 225 metres north of the subject site (approximately 3 blocks walking distance).

- There are existing bike lanes on 128 Street and across 128 Street there is a proposed future connection to the Newton Greenway multi-use pathway via 58A Avenue.

**Sustainability Considerations**

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

- In addition, the applicant has highlighted the following additional sustainable features:
  
  - The applicant proposes trees along the southern lot line to minimize summer solar gain and covered outdoor space with some trees along the street to improve the microclimate.
  
  - To mitigate heat loss through windows the applicant proposes large windows instead of smaller ones to decrease overall perimeter and reduce excessive use of window junctions.
  
  - The 1.5 metre landscape buffer will feature plants along the southern lot line and the mown turf areas have been kept to a minimum to ensure water percolation into the ground.
POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in Official Community Plan designation.

Secondary Plans

Land Use Designation

- The subject site is designated "Seniors Housing (20 upa)" under the West Newton/Highway 10 Neighbourhood Concept Plan.

Amendment Rationale

- The application proposes an amendment to the West Newton/Highway 10 Neighbourhood Concept Plan from "Seniors Housing (20 upa)" to "Townhouse (25 upa)".

- The proposed NCP amendment will allow an increase in density to permit the development of 44 townhouse units. The increase in density will help support the planned commercial development to the south of the subject site, and along with completion of 128A Street, which was introduced as part of Development Application No. 7915-0038-00 to the east, will provide access from the neighbourhood to the planned commercial site to the south, when constructed.

- The "Townhouse (25 upa)" designation was introduced under Development Application 7915-0038-00 to the east of the subject site. The subject application is consistent with the use and density supported under Development Application No. 7915-0038-00. The proposed density of 66.6 units per hectare (28.6 upa) is slightly over the density supported by the land use designation, but it is consistent with the designation on the property to the east, complies with the density permitted under the proposed RM-30 Zone, and is supported by staff based on the additional dedication required to complete 128A Street, which was not originally envisioned under the West Newton/Highway 10 Neighbourhood Concept Plan.

- The proposed amendment reflects the intent of the NCP to establish ground-oriented units with tree preservation, and further supports a variety of housing choices. The increase in density will help support the planned commercial development to the south, and the improvements to the road network will provide access to the commercial site, as well as better access for all area residents to 128 Street via 59 Avenue.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
Themes/Objectives

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

<table>
<thead>
<tr>
<th>RM-30 Zone (Part 22)</th>
<th>Permitted and/or Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Density:</td>
<td>75 units per hectare</td>
<td>68 units per hectare</td>
</tr>
<tr>
<td>Floor Area Ratio:</td>
<td>1.00</td>
<td>0.96</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>45%</td>
<td>40%</td>
</tr>
</tbody>
</table>

Yards and Setbacks

- North front: 4.5 metres
- East front: 4.5 metres
- South rear/side: 6.0 metres
- West front: 4.5 metres

Height of Buildings

- Principal buildings: 13 metres
- Accessory buildings: 4.5 metres

Amenity Space

- Indoor Amenity: 132 m²
- Outdoor Amenity: 132 m²

Parking (Part 5)

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential:</td>
<td>88 stalls</td>
<td>88 stalls</td>
</tr>
<tr>
<td>Residential Visitor:</td>
<td>9 stalls</td>
<td>9 stalls</td>
</tr>
<tr>
<td>Total:</td>
<td>97 stalls</td>
<td>97 stalls</td>
</tr>
<tr>
<td>Tandem (%):</td>
<td>50%</td>
<td>14% (12 stalls)</td>
</tr>
</tbody>
</table>

Bicycle Spaces

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Secure Parking:</td>
<td>Within garages</td>
<td>Within garages</td>
</tr>
<tr>
<td>Residential Visitor:</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

*Variance requested.
Setback Variance

- The applicant is requesting the following variances:
  - to reduce the minimum side yard setback (south) of the RM-30 Zone from 6.0 metres to 4.7 metres.
- The reduced setback is only for one end unit on Building #6 and the majority of the south property line retains bylaw compliant setback.
- The 3.0 metre landscape buffer and 1.5 m walkway will reduce the impact to the commercial designated property to the south.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is $2,000 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the West Newton/Highway 10 designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for $20,000 per unit for townhouses.

Affordable Housing Strategy

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

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 23, 2022, and the Development Proposal Signs were installed on January 28, 2022. Staff did not receive any responses from neighbouring residents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP).

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP).

- The applicant has worked with staff to design the units around three large mature trees to be retained in the eastern portion of the site, which will enhance the outdoor amenity area.

- The proposed development consists of 7 buildings containing a total of 44 townhouse units and an indoor amenity space. The number of units within individual buildings ranges from 3 to 8 units. The proposed units range in size from 117 square metres to 157 square metres and consist of 3 bedrooms or 3 bedrooms plus a den or flex space.

- The site plan reflects an effort to orient buildings towards the abutting existing and future streets (59 Avenue, 128 Street, 128A Street), to provide an attractive interface with the public realm. In addition, all of the street-fronting units contain outdoor patio space on the ground floor, doors facing the street and a walkway connecting each residence to the street, which will promote interaction with the public realm.

- Articulation is provided along the elevations. The proposed exterior materials include hardie siding and hardie panel, and asphalt shingle roofing.

Landscaping

- The landscaping includes a variety of trees, shrubs, grasses, perennials, and ground cover.
• Corner plazas are proposed at the two corners at the north end of the site to enhance the public realm. The larger of the two plazas will be located near the main entrance to the site at the north-east corner at 59 Ave and 128A Street. The corner plazas will feature stamped concrete and benches.

• Decorative paving is proposed at the vehicular site entrance.

Indoor Amenity

• The Zoning By-law requires that 132 square metres each of indoor and outdoor amenity space be provided, based on 3 square metres per dwelling unit.

• The applicant is proposing 75 square metres of indoor amenity space plus cash-in-lieu to meet the requirements of the Zoning By-Law. The indoor amenity building is generally central to the site, adjacent to the outdoor amenity. The indoor amenity includes lounge space on two levels.

Outdoor Amenity

• The applicant is proposing to provide 160 square metres of outdoor amenity space including the tree protection areas, which exceeds the requirements of the Zoning By-law. The outdoor amenity area is located adjacent the indoor amenity space and consists of landscaping, benches and seating areas and nature play features. Three (3) large western redcedar trees are proposed for retention and integrated with the outdoor amenity.

Outstanding Items

• There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project.

• The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

• Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Alder and Cottonwood Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alder</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cottonwood</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Deciduous Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(excluding Alder and Cottonwood Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apple</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>
### Tree Species

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Big leaf maple</td>
<td>5</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Cherry</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Chinese dogwood</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Freeman maple</td>
<td>5</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>Japanese maple</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Pacific dogwood</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Red oak</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Scarlet oak</td>
<td>4</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Sweetgum</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
</tbody>
</table>

#### Coniferous Trees

<table>
<thead>
<tr>
<th>Coniferous Trees</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incense cedar</td>
<td>4</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Douglas Fir</td>
<td>24</td>
<td>24</td>
<td>0</td>
</tr>
<tr>
<td>Sierra redwood</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Arnold Sentinel Austrian Pine</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Spruce</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Western Red Cedar</td>
<td>51</td>
<td>48</td>
<td>3</td>
</tr>
</tbody>
</table>

**Total (excluding Alder and Cottonwood Trees)**

| Total                      | 111      | 90     | 21     |

**Total Replacement Trees Proposed**

(excluding Boulevard Street Trees)

| Total Replacement Trees Proposed | 121      |

**Total Retained and Replacement Trees**

| Total Retained and Replacement Trees | 142      |

**Contribution to the Green City Program**

| Contribution to the Green City Program | $32,450.00 |

- The Arborist Assessment states that there are a total of 111 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 21 onsite and city 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.

- The proposed alignment of the sidewalk on 128A Street is proposed to be altered in order to maximize tree preservation on the site.

- 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 180 replacement trees on the site. Since only 121 replacement trees can be accommodated on the site, the deficit of 59 replacement trees will require a cash-in-lieu payment of $32,450.00 representing $550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including Paperback Maple, Eastern Redbud, Glory Ash, Ginkgo Tree, SweetGum and Japanese Snowbell.

- In summary, a total of 142 trees are proposed to be retained or replaced on the site with a contribution of $32,450.00 to the Green City Program.
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II. Engineering Summary
Appendix III. School District Comments
Appendix IV. Summary of Tree Survey and Tree Preservation
Appendix V. NCP Amendment Plan
Appendix VI. Development Variance Permit No. 7921-0327-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

EM/cm
FLOOR PLANS

SCALE: 3/32" = 1'

UNIT A5
UNIT A4
UNIT A4
UNIT A4
UNIT A4
UNIT A3

TOWNHOUSE DEVELOPMENT
5886, 5894 128 STREET, SURREY, BRITISH COLUMBIA

DAVID EATON ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Revised / comments 2021-07-22
Revised / comments 2021-09-02

BLOG 1 (LVL-1)
FLOOR PLANS

Scale: 3/32" = 1'-0"
1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: ARCTIC WHITE
2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL AND SIDING COLOR: BM TERRA COTTA TILE 2090-30
3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
4. 1"X12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLACK
8. SOLID CORE WOOD DOORS COLOR: SW7610-INDIGO BATIK
9. GARAGE DOORS COLOR: SW7612-INDIGO BATIK
10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS CLEAR AND TRANSLUCENT, RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1803
11. HARDIE BOARD & BATTEN SIDING COLOR: ARCTIC WHITE
Schedule of Finishes

1. Smooth finish Hardie Artisan Lap Siding with Reveal, Color: Arctic White
2. Smooth finish Hardie Artisan Lap Siding with Reveal, Reveal and Siding Color: BM Terracotta Tile 2090-30
3. Smooth finish Hardie Panel with Reveal, Reveal and Panel Color to Match Benjamin Moore Normandy 2129-40
4. 1"x12" Barge Fascia Board, Color to Match Benjamin Moore Graphite 1603
5. 1"x12" Fascia Board Painted to Match Benjamin Moore Graphite 1603
6. Painted Vinyl Windows Color to Match Benjamin Moore Graphite 1603
7. Asphalt Shingles Roof (IKO Cambridge Dual S grab) 86.16
8. Solid Core Wood Doors Color: SW 7062 Indigo Batik
9. Garage Doors Color: SW 7612 Indigo Batik
10. Powder Coated Aluminum Railing with Safety Glass (Clear and Translucent), Railing Color to Match Benjamin Moore Graphite 1603
11. Hardie Board & Batten Siding Color: Arctic White

North Elevation (BLDG-2) - Along 59 Ave

West Elevation (BLDG-2) - Along 128 Street

Scale: N.T.S
SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: ARCTIC WHITE
2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL AND SIDING COLOR: BM TERRA COTTA TILE 2090-30
3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
4. 1"X12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
8. SOLID CORE WOOD DOORS COLOR: SW7602 INDIAN BATIK
9. GARAGE DOORS COLOR: SW7602 INDIAN BATIK
10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
11. HARDIE BOARD & BATTEN SIDING COLOR: ARCTIC WHITE
SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: ARCTIC WHITE
2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR: BM TERRA COTTA TILE 2090-30
3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
4. 1"X12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
8. SOLID CORE WOOD DOORS COLOR: SW6062 INGEO BATIK
9. GARAGE DOORS COLOR: SW6062 INGEO BATIK
10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
11. HARDIE BOARD & BATTEN SIDING COLOR: ARCTIC WHITE
SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: ARCTIC WHITE
2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: BM TERRA COTTA TILE 2060-30
3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
4. 1" X 12" BARGE FASCIA BOARD, COLOR TO MATCH RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
5. 1" X 12" FASCIA BOARD PAINTED TO MATCH SAFETY GLASS (CLEAR AND TRANSLUCENT), REVEAL AND PANEL COLOR TO MATCH COLOR: BM TERRA COTTA TILE 2060-30
6. STAINED WOOD DOORS, COLOR: SW7602 INDIAN BATIK
7. GARAGE DOORS, COLOR: SW7602 INDIAN BATIK
8. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
9. HARDIE BOARD & BATTEN SIDING, COLOR: ARCTIC WHITE
SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: ARCTIC WHITE

2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR: BM TERRA COTTA TILE 2090-30

3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40

4. 1"X12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603

5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603

6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603

7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK

8. SOLID CORE WOOD DOORS COLOR: SW7662 INKED BAVK

9. GARAGE DOORS COLOR SW7692 INDIGO BATIK

10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAN AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603

11. HARDIE BOARD & BATTEN SIDING COLOR: ARCTIC WHITE

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SOUTH ELEVATION (BLDG-4)

EAST ELEVATION (BLDG-4)
1. SMooth Finish Hardie Artisan Lap Siding with Reveal, Color: Arctic White
2. Smooth Finish Hardie Artisan Lap Siding with Reveal and Siding, Reveal and Siding Color: BM Terra Cotta Tile 2090-30
4. 1"x12" Barge Fascia Board, Color to Match Benjamin Moore Graphite 1603
5. 1"x12" Fascia Board Painted to Match Benjamin Moore Graphite 1603
6. Painted Vinyl Windows Color to Match Benjamin Moore Graphite 1603
7. Asphalt Shingles Roof IKO Cambridge DUAL BLK
8. Solid Core Wood Doors Color: SW7602 Indigo Batik
9. Garage Doors Color: SW7602 Indigo Batik
10. Powder Coated Aluminum Railing With Safety Glass (Clear and Translucent), Railing Color to Match Benjamin Moore Graphite 1603
11. Hardie Board & Batten Siding Color: Arctic White
SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: ARCTIC WHITE
2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
4. 1"X12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
8. SOLID CORE WOOD DOORS COLOR: SW7602 INDIGO BATIK
9. GARAGE DOORS COLOR: SW7602 INDIGO BATIK
10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
11. HARDIE BOARD & BATTEN SIDING COLOR: ARCTIC WHITE

Notes
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**Schedule of Finishes**

1. Smooth Finish Hardie Artisan Lap Siding with Reveal, Color: Arctic White
2. Smooth Finish Hardie Artisan Lap Siding with Reveal and Panel Color to Match Benjamin Moore Normandy 2120-40
3. Smooth Finish Hardie Panel with Reveal and Panel Color to Match Benjamin Moore Graphite 1603
4. 1"x12" Barge Fascia Board, Color to Match Benjamin Moore Graphite 1603
5. 1"x12" Fascia Board Painted to Match Benjamin Moore Graphite 1603
6. Painted Vinyl Windows Color to Match Benjamin Moore Graphite 1603
7. Asphalt Shingles Roof IKO Cambridge Dual Blk
8. Solid Core Wood Doors Color: SW7602 Indigo Batik
9. Solid Core Wood Doors Color: SW7602 Indigo Batik
10. Powder Coated Aluminum Railing with Safety Glass (Clear and Translucent), Railing Color to Match Benjamin Moore Graphite 1603
11. Hardie Board & Batten Siding Color: Arctic White

**Project Title**

Townhouse Development

**Project Address**

5886, 5894 128 Street, Surrey, British Columbia

**Architect**

David Eaton Architect Inc.

1690 West 2nd Avenue, Vancouver, BC V6J 1H4

604-608-0161 | eatonarchitect.ca

**Issue / Revision**

Revised / Comments 2021-07-22

Revised / Comments 2021-09-02

DP Application 2021-10-29

2022-06-23

Revisions / Comments

**Scale**

As Noted

**Notes**

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SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: ARCTIC WHITE
2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR: BM TERRA COTTA TILE 2090-30
3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
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5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK
9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
11. HARDIE BOARD & BATTEN SIDING COLOR: ARCTIC WHITE

SOUTH ELEVATION (BLDG-6) - ALONG NEIGHBOURING LOT

EAST ELEVATION (BLDG-6) - ALONG 128A STREET
SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: ARCTIC WHITE
2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR: BM TERRA COTTA TILE 2090-30
3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
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5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
8. SOLID CORE WOOD DOORS COLOR: SW7502 INDIGO BATIK
9. GARAGE DOORS COLOR: SW7802 INDIGO BATIK
10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
11. HARDIE BOARD & BATTEN SIDING COLOR: ARCTIC WHITE
SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR: ARCTIC WHITE
2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR: BM TERRA COTTA TILE 2090-30
3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
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6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
8. SOLID CORE WOOD DOORS COLOR: SW7602 INDIGO BATIK
9. GARAGE DOORS COLOR: SW7602 INDIGO BATIK
10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
11. HARDIE BOARD & BATTEN SIDING COLOR: ARCTIC WHITE
TO: Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department

FROM: Development Services Manager, Engineering Department

DATE: June 15, 2022  
PROJECT FILE:  7821-0327-00

RE: Engineering Requirements  
Location: 5886 and 5894 128 Street

NCP AMENDMENT

The following issue is to be addressed as a condition of the NCP Amendment:

- Provide drainage capacity analysis of the subject application, address any capacity constraints and provide upgrades of the local drainage system where identified through the SWCP; and
- Provide sanitary sewer capacity analysis and resolve any capacity constraints.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements
- Dedicate 1.5 metres along 128 Street;
- Dedicate 11.5 metres along 128A Street;
- Dedicate 8.5 metres along 59 Avenue;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 metre statutory right-of-way (SRW) along frontages.

Works and Services
- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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

Jeff Pang, P.Eng.  
Development Services Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file
THE IMPACT ON SCHOOLS

APPLICATION #: 21 0327 00 (Updated July 14, 2022)

SUMMARY

The proposed 44 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

<table>
<thead>
<tr>
<th>School</th>
<th>Enrolment</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary Students</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>Secondary Students</td>
<td>8</td>
<td></td>
</tr>
</tbody>
</table>

September 2021 Enrolment/School Capacity

<table>
<thead>
<tr>
<th>School</th>
<th>Enrolment</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Panorama Park Elementary</td>
<td>49 K + 388</td>
<td>38 K + 489</td>
</tr>
<tr>
<td>Panorama Ridge Secondary</td>
<td>1553</td>
<td>1400</td>
</tr>
</tbody>
</table>

Projected population of school-age children for this development: 20

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

Panorama Park Elementary

Panorama Ridge Secondary

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

**Surrey Project No:**

**Address:** 5886/5894 128 St, Surrey

**Registered Arborist:** Xudong Bao, PN-8671A

### On-Site Trees

<table>
<thead>
<tr>
<th>Section</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Trees Identified</td>
<td>111</td>
</tr>
<tr>
<td>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td></td>
</tr>
<tr>
<td>Protected Trees to be Removed</td>
<td>90</td>
</tr>
<tr>
<td>Protected Trees to be Retained</td>
<td>21</td>
</tr>
<tr>
<td>Total Replacement Trees Required:</td>
<td></td>
</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</td>
<td></td>
</tr>
<tr>
<td>0 X one (1) = 0</td>
<td>180</td>
</tr>
<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
<td></td>
</tr>
<tr>
<td>90 X two (2) = 180</td>
<td></td>
</tr>
<tr>
<td>Replacement Trees Proposed</td>
<td>121</td>
</tr>
<tr>
<td>Replacement Trees in Deficit</td>
<td>59</td>
</tr>
<tr>
<td>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Off-Site Trees

<table>
<thead>
<tr>
<th>Section</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Off-Site Trees to be Removed</td>
<td>2</td>
</tr>
<tr>
<td>Total Replacement Trees Required:</td>
<td></td>
</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</td>
<td></td>
</tr>
<tr>
<td>2 X one (1) = 2</td>
<td>2</td>
</tr>
<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
<td></td>
</tr>
<tr>
<td>0 X two (2) = 0</td>
<td></td>
</tr>
<tr>
<td>Replacement Trees Proposed</td>
<td>0</td>
</tr>
<tr>
<td>Replacement Trees in Deficit</td>
<td>2</td>
</tr>
</tbody>
</table>

Summary, report and plan prepared and submitted by:

[Signature of Arborist] 19-Jul-22

Date
Arborist to supervise any construction works within 2m of TPZ.
Arborist to supervise any construction works within 2m of TPZ.
Amend the NCP designation from "SENIORS HOUSING (20 upa)" to "Townhouse (25 upa)"
CITY OF SURREY
(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0327-00

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: 003-984-893
   Lot 19 Except Part in Plan BCP13125 Section 8 Township 2 New Westminster District Plan 31460
   5894 - 128 Street

   Parcel Identifier: 006-594-182
   Lot 20 Except Part in Plan BCP12860 Section 8 Township 2 New Westminster District Plan 31460
   5886 - 128 Street

   (the "Land")

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

   Parcel Identifier:

   ______________________________________________________________

   (b) If the civic address(es) change(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) In Part 22 Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)” minimum side yard (south) setback is reduced from 6.0 metres to 4.7 metres.

5. The landscaping and the siting of buildings and structures shall be in accordance with Schedule A which is attached hereto and form part of this development variance permit.

6. 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development variance permit is not a building permit.

ISSUED THIS DAY OF , 20 .

______________________________
Mayor – Doug McCallum

______________________________
City Clerk – Jennifer Ficocelli
Side yard (south) setback reduced from 6.0 metres to 4.7 metres