PROPOSAL:

- **NCP Amendment** from Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA) to Low Density Townhouse (15 – 20 UPA Gross).
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 49 townhouse units.

LOCATION: 10665 - 128 Street
10651 - 128 Street
10627 - 128 Street

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 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.

DEVIAATION FROM PLANS, POLICIES OR REGULATIONS

• Proposing an amendment to the South Westminster Heights Infill Plan from "Low-Medium Density (10-15 UPA)” and "Medium Density Residential Lane Served (15-23 UPA)” to "Low Density Townhouse (15 – 20 UPA Gross)" and to amend the local road network by removing a lane.

• Setback variances are requested along the north and south side lot lines in the RM-30 Zone.

RATIONALE OF RECOMMENDATION

• The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS) and the Urban designation in the Official Community Plan (OCP).

• The proposed amendment to the South Westminster Heights Infill Plan to redesignate the site from "Low-Medium Density (10-15 UPA)” and "Medium Density Residential Lane Served (15-23 UPA)” to "Low Density Townhouse (15 – 20 UPA Gross)" represents a blending of density between the two existing designations, with an overall increase of approximately 4.2 units per gross acre and accommodates a purely townhouse form without the need for a public lane. This allows for greater site efficiency as well as tree retention in private open space areas.

• The proposed NCP Amendment will accommodate 49 townhouse units at a gross density of 19.5 units per acre (UPA). The proposed development provides ground-oriented multifamily residences with appropriate building setbacks as well as open space, which is to be used as both programmable outdoor amenity space and for the purposes of a tree grove retention area.

• The proposal complies with the Development Permit requirements in the OCP for Form and Character.

• The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

• The proposed architectural design of the project is intended to complement the emerging residential character developing through new single family homes and townhouses in the South Westminster Heights area. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
RECOMMENDATION

The Planning & Development Department recommends that:

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

2. Council authorize staff to draft Development Permit No. 7922-0178-00 generally in accordance with the attached drawings (Appendix I).

3. Council approve Development Variance Permit No. 7922-0178-00 (Appendix VI) varying the following, to proceed to Public Notification:

   (a) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building No. 5 and 3.0 metres for Building No. 7, as measured to the principal building face, for the proposed townhouse development; and

   (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.

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

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

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

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

(j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

(k) registration of a reciprocal access easement, between the subject property and the adjacent lots to the north (10671/83 – 128 Street) and south (10605/17 - 128 Street), to provide for future access though the subject site should the adjacent parcels redevelop to a ground-oriented, multiple residential form; and

(l) 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 Department.

5. Council pass a resolution to amend the South Westminster Heights Infill Area Plan to redesignate the subject site from “Low-Medium Density (10-15 UPA)” and “Medium Density Residential Lane Served (15-23 UPA)” to "Low Density Townhouse (15 – 20 UPA Gross)”, and eliminate the lane through the site, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>NCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Single family dwellings on large RF zoned lots.</td>
<td>Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA)</td>
<td>RF</td>
</tr>
<tr>
<td>North:</td>
<td>Single family dwelling.</td>
<td>Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA)</td>
<td>RF</td>
</tr>
<tr>
<td>East (Across 128 Street):</td>
<td>Single family dwellings.</td>
<td>Urban within the OCP</td>
<td>RF</td>
</tr>
<tr>
<td>South:</td>
<td>Single family dwelling.</td>
<td>Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA)</td>
<td>RF</td>
</tr>
<tr>
<td>West (Across 127A Street):</td>
<td>Single family lots and vacant lots, under construction</td>
<td>Low Density (Tree Protection) (6-10 UPA)</td>
<td>RF</td>
</tr>
</tbody>
</table>
Context & Background

• The 1.02-hectare subject site is comprised of three lots (10627 to 10665 - 128 Street) in South Westminster Heights. The subject site is designated Urban in the Official Community Plan (OCP), Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA) in the South Westminster Heights Infill Area Concept Plan ("South Westminster Heights Plan") and is currently zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

• The applicant proposes the following in order to permit the development of 49 townhouses units:
  o NCP Amendment from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross)";
  o Rezoning from RF to RM-30;
  o Subdivision (consolidation from 3 lots to 1 lot);
  o Development Variance Permit to reduce the south and north side yard setbacks; and
  o Development Permit for Form and Character.

<table>
<thead>
<tr>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
</tr>
<tr>
<td>Gross Site Area:</td>
</tr>
<tr>
<td>Road Dedication:</td>
</tr>
<tr>
<td>Undevelopable Area:</td>
</tr>
<tr>
<td>Net Site Area:</td>
</tr>
<tr>
<td>Number of Lots:</td>
</tr>
<tr>
<td>Building Height:</td>
</tr>
<tr>
<td>Unit Density:</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR):</td>
</tr>
<tr>
<td>Floor Area</td>
</tr>
<tr>
<td>Residential:</td>
</tr>
<tr>
<td>Commercial:</td>
</tr>
<tr>
<td>Total:</td>
</tr>
<tr>
<td>Residential Units:</td>
</tr>
<tr>
<td>Studio:</td>
</tr>
<tr>
<td>1-Bedroom:</td>
</tr>
<tr>
<td>2-Bedroom:</td>
</tr>
<tr>
<td>3-Bedroom:</td>
</tr>
<tr>
<td>Total:</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 16 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

10 Elementary students at Prince Charles Elementary School
6 Secondary students at L. A. Matheson 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 end of 2024.

Parks, Recreation & Culture: No concerns.

The closest active and natural park is Royal Kwantlen Park and is 219 metres away.

Surrey Fire Department: No concerns.

Transportation Considerations

- The applicant will also be required to dedicate between 4.9 metres and 7.5 metres along 128 Street and 8.5 metres along 127A Street.

- The site is across the street from a bus stop for route no. 373 (mini-bus) with access to the Gateway Skytrain Station. The subject site is approximately 400 metres from the intersection of 104 Avenue and 128 Street, which is serviced by several bus routes (route nos. 323 and 393 - Newton Exchange / Surrey Central; route no. 373 - Guildford / Surrey Central).

- Driveway access to the townhouse site will be from 127A Street.

- The applicant will be required to register a reciprocal access easement, between the subject property and the adjacent lots to the north (10671/83 – 128 Street) and south (10605/17 – 128 Street), to provide for future access though the subject site should the adjacent parcels redevelop to a ground-oriented, multiple residential form.
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:
  
  - Use of Low-VOC (Volatile Organic Compound) products such as paints, carpeting and adhesives that will achieve an improved air quality;
  - All parking stalls in garages will be equipped with electrical charging outlets;
  - Energy Efficient - LED lighting is proposed to be used for the site lighting and energy efficient bulbs will be used for all fixtures in common areas;
  - Installation of high efficiency low water consumption kitchen and bathroom faucets and toilets have been proposed for reduction of daily water consumption which also will reduce pressure on the sanitary system; and
  - Use of pervious materials for landscaping and sidewalks, etc. to minimize runoff, and planting beds and soft landscaping have been provided in front of the building reducing the overall use of paved areas on the ground level.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the "General Urban" designation of Metro Vancouver’s Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is compliant with the "Urban" designation in the Official Community Plan (OCP).

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
  
  - Policy A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).
  
  - Policy A3 – Encourage the development of urban neighbourhoods to utilize existing infrastructure and amenities and enhance existing neighbourhood character and viability.
  
  - Policy A3 - Permit gradual and sensitive residential infill within existing neighbourhoods in order to support transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.
  
  - Policy A3 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability.
Secondary Plans

Land Use Designation

- The subject site is currently designated "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" in the South Westminster Heights Plan. The applicant is proposing an amendment to "Low Density Townhouse (15 – 20 UPA Gross)" and to amend the local road network.

Amendment Rationale

- The proposed NCP Amendment from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross)"; a new designation that will accommodate 49, three-storey townhouse units with a gross density of 19.5 UPA (48.75 units per hectare (UPH)) and a 0.85 floor area ratio (FAR) based on the net site area.

- Based on the site context and existing conditions, there is merit for this new designation to support townhouse development on the subject site:
  - The subject site is located within an existing approved secondary plan area (South Westminster Heights Infill Area).
  - A tree retention area is being proposed in the centre of the site, within private open space areas, which would likely not be possible if small lot single family housing, with rear lane access, was proposed as per the South Westminster NCP.
  - A similar development application (7918-0197-00) for 48 townhouses received Third Reading on May 31, 2021, under the same proposed "Low Density Townhouse (15 – 20 UPA Gross)" designation;
  - The subject site is located approximately 219 metres from Kwantlen Park and 700 metres from K.B. Woodward Elementary School. There is rationale for supporting increased density near schools and parks; and
  - A bus stop is located across 128 Street with direct access to Gateway Skytrain Station. Several bus routes to Surrey Central Skytrain Station are also available along 104 Avenue at 128 Street approximately 400 metres to the southeast of the site.

- 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.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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 (gross):</td>
<td>30 upa/75 uph</td>
<td>19.5 upa/48.75 uph</td>
</tr>
<tr>
<td>Unit Density (net):</td>
<td>30 upa/75 uph</td>
<td>23.1 upa/57.75 uph</td>
</tr>
<tr>
<td>Floor Area Ratio:</td>
<td>1.00</td>
<td>0.85</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>45%</td>
<td>32%</td>
</tr>
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</table>

**Yards and Setbacks**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>North (side yard)</td>
<td>6 metres</td>
<td>4.5 metres*</td>
</tr>
<tr>
<td>East (front yard):</td>
<td>4.5 metres</td>
<td>4.5 metres</td>
</tr>
<tr>
<td>South (side yard):</td>
<td>6 metres</td>
<td>3 metres*</td>
</tr>
<tr>
<td>West (front yard):</td>
<td>4.5 metres</td>
<td>4.5 metres</td>
</tr>
</tbody>
</table>

**Height of Buildings**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Principal buildings:</td>
<td>13 metres</td>
<td>12 metres</td>
</tr>
<tr>
<td>Accessory/amenity buildings:</td>
<td>11 metres</td>
<td>10 metres</td>
</tr>
</tbody>
</table>

**Amenity Space**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Amenity:</td>
<td>3.0 sq. m. per dwelling unit</td>
<td>The proposed 187 sq. m. meets the Zoning Bylaw requirement.</td>
</tr>
<tr>
<td>Outdoor Amenity:</td>
<td>3.0 sq. m. per dwelling unit</td>
<td>The proposed 797 sq. m. meets the Zoning Bylaw requirement.</td>
</tr>
</tbody>
</table>

**Parking (Part 5)**

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial:</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Industrial:</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential:</td>
<td>98</td>
<td>98</td>
</tr>
<tr>
<td>Residential Visitor:</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Total:</td>
<td>108</td>
<td>108</td>
</tr>
<tr>
<td>Tandem (%):</td>
<td>20%</td>
<td>20%</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>6</td>
<td>6</td>
</tr>
<tr>
<td>Residential Visitor:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*variance required

**Setback Variances**

The applicant is requesting the following variances:

- to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building No. 5 and 3.0 metres for Building No. 7, as measured to the principal building face, for the proposed townhouse development; and
o to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.

- The subject lot is considered a "through-lot" with both the east and lot lines being considered front lot lines. The north and south lot lines are considered side lot lines.

- The majority of the north and south setbacks are 6 metres, which comply with the RM-30 Zone. The proposed reduced setbacks are for the northern and southern end units along 127A Street and 128 Street, and are to a side of unit condition not impacting functional backyard space.

- The reduced 3 metre south setback will still be able to accommodate a 1-metre wide screening hedge and a 1.2 metre walkway between the subject units and neighboring property lines.

- Staff support the requested variances to proceed to Public Notification.

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

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. 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 Secondary Plan 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 rate is $15,000 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 27, 2022, and according to the applicant the Development Proposal Signs were installed on June 28, 2022. Staff received one response from neighbouring residents (staff comments in italics):

  - A resident would prefer that the NCP plan was adhered to and would prefer to see single family dwellings. *The proposed NCP amendment from single family dwellings to townhomes is consistent in form and density with Development Application No. 7918-0197-00, approximately 250 metres, to the south.*

  - A resident has concerns about anticipated increased traffic along 107A Avenue which will be a primary outlet for the townhouses to 128 Street.

    *(Based on empirical data from the Institute of Transportation Engineers, the 49 townhouse is expected to generate 27 vehicular trips per hour during peak periods. This is equivalent to approximately one vehicle every two minutes. For a comparison basis, the City requires a transportation impact assessment to be conducted when peak trip generation exceed 100 trips per hour. Since the peak trip generation is far below the threshold of 100 trips per hour, a transportation impact assessment is not required.)*

    *The neighbourhood currently lacks a critical east-west road network. However, a east-west road connection is planned through the South Westminster Heights Infill Area neighbourhood concept plan. Additionally, the applicant will provide contribution towards an east-west connection for the neighbourhood which will provide another outlet to 128 Street.)*

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 South Westminster Heights Infill Plan.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Westminster Heights Infill Plan.
Buildings and Parking

- The proposed 49-unit townhouse projects consist of ten, three-storey buildings containing between three to six units each, with garages accessed internally at grade.

- Thirty-nine (39) (or 80%) of the proposed townhouse units consist of double car, side-by-side garages and 10 (or 20%) of the proposed townhouse units have proposed tandem parking.

- All of the proposed townhouse units include a second-floor deck in addition to private, at-grade outdoor space.

- The architectural expression features a broad range of materials including white, various shades of greys as well as maroon hardie boards and white and dark grey hardie/spandrel panels.

- The applicant proposes high-quality building materials including, hardi board panels and horizontal hardi board siding.

Landscaping

- Each individual unit will have either direct access to the street (127A Street or 128 Street), or the internal pedestrian walkways. These walkways connect the various townhouse buildings on-site and provide a linkage to the centrally located indoor amenity building and outdoor amenity space.

- Each unit will have a small yard and patio space with perimeter planting, consisting of low-lying shrubs and groundcover. Adjacent tree cover will provide shading during the spring and summer months while exterior building and on-site lighting is designed to reduce light-pollution and provide adequate way-finding.

- A row of approximately 8 community gardens plots are proposed alongside the pathway in the middle of the site.

- A play area is proposed in the centre of the site adjacent the tree retention outdoor space.

Indoor Amenity

- The proposed 2-storey amenity building is located in the centre of the site adjacent to the outdoor amenity area. The lower floor is 187 square metre in area and includes a washroom and lounge space.

Outdoor Amenity

- The proposed 216 square metre outdoor amenity area is located at the northwest corner of the site and is adjacent to the grove of trees being retained. The outdoor amenity area includes a child play structure area and a BBQ area.
TREES

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

<table>
<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>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td><strong>Deciduous Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cherry (excluding Alder Trees)</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Dogwood</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Holly</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Bigleaf Maple</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Mountain Ash</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Coniferous Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Douglas Fir</td>
<td>15</td>
<td>13</td>
<td>2</td>
</tr>
<tr>
<td>Lawson Falsecypress</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Western Hemlock</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Western Redcedar</td>
<td>50</td>
<td>47</td>
<td>3</td>
</tr>
<tr>
<td>Norway Spruce</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total (excluding Alder and Cottonwood Trees)</strong></td>
<td>80</td>
<td>75</td>
<td>5</td>
</tr>
</tbody>
</table>

| **Total Replacement Trees Proposed (excluding Boulevard Street Trees)** | 67 |
| **Total Retained and Replacement Trees**                               | 72 |
| **Contribution to the Green City Program**                              | $41,800 |

- The Arborist Assessment states that there are a total of 80 mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 3% of the total trees on the site, are Alder trees. It was determined that a cluster of 5 trees can be retained as part of this development proposal. The proposed retention of the 5-tree cluster was assessed by taking into consideration the location of outdoor amenity area, services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 143 replacement trees on the site. Since only 67 replacement trees can be accommodated on the site, the deficit of 76 replacement trees will require a cash-in-lieu payment of $41,800, representing $550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
• In addition to the replacement trees, boulevard street trees will be planted on 127A and 128 Street. This will be determined by the Engineering Department during the servicing design review process.

• The new trees on the site will consist of a variety of trees including maple, cedar, katsura, redbud, dogwood, maidenhair, magnolia, ironwood, spruce and snowbell.

• In summary, a total of 72 trees are proposed to be retained or replaced on the site with a contribution of $41,800 to the Green City Program.

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. NCP Plan
Appendix VI. Development Variance Permit No. 7922-0178-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

JKS/cm
PROPOSED TOWNHOUSE DEVELOPMENT

12068, 12076 - 90TH AVENUE, SURREY, BRITISH COLUMBIA
### Project Data

**Project Address:**
10337, 10365 & 10383 - 129th St., Surrey, BC

**Legal Description:**
Lot 18 Block 59 Section 20 Range 26 Plan WNP3006 RWD Lot 17 Block 59 Section 20 Range 26 Plan WNP3006 RWD except Plan PT surrounded by PT 24033.

**Lot Info**
- **Gross Site Area:** 2.51 Ac - 109,397.9 SqFt - 10,163.3 SQM
- **Net Area:** 2.12 Ac - 92,419.5 SqFt - 8,586.8 SQM

**Zoning**
- **Existing:** RA
- **Proposed:** CD based on RM-30

**Setbacks**
- **North from Neighboring Lot:** 200 ft - 61.0 M
- **North Side of Unit:** 15.0 ft - 4.6 M
- **South from Neighboring Lot:** 200 ft - 61.0 M
- **South Side of Unit:** 10.0 ft - 3.0 M
- **East from 128th Street:** 15.0 ft - 4.6 M
- **West from Future 127th Ave.:** 14.8 ft - 4.5 M

**Height**
- **Allowed:** 3 Storey
- **Proposed:** 3 Storey

**Site Coverage**
- **Allowed:** 45.0%
- **Proposed:** 34.0%

**UPA**
- **Allowed:** 19.5 UPA
- **Proposed:** 28.1 UPA

**FAR**
- **Allowed:** 1.00
- **Proposed:** 0.75

### Off Street Parking

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<tr>
<th></th>
<th>No. of Units</th>
<th>Cars Per Dwelling</th>
<th>No. of Cars</th>
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<td>2</td>
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<td>98</td>
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<tr>
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<tr>
<td>Total No. of Parking Required</td>
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<td>108</td>
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<tr>
<td>Total No. of Parking Proposed</td>
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<td>108</td>
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<tr>
<td>Parking Within Units</td>
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<tr>
<td>No. of Visitor Parking Proposed</td>
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<tr>
<td>No. of Tandem Car Stalls Proposed</td>
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<td>20%</td>
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</table>

### Amenity Space

**Outdoor Amenity**
- **No. of Units:** 49
- **Area Per Unit:** 3.0 SQM
- **Area:** 147.9 SQM

**Provided:**
- **240.4%**
- **353.4 SQM**

**Indoor Amenity**
- **No. of Units:** 49
- **Area Per Unit:** 3.0 SQM
- **Area:** 147.9 SQM

**Provided:**
- **127.7%**
- **187.7 SQM**

### FAR Calculations

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<tr>
<th>Unit Type</th>
<th>No of BR</th>
<th>Lvl 1 Sq Ft</th>
<th>Lvl 2 Sq Ft</th>
<th>Lvl 3 Sq Ft</th>
<th>Garage Sq Ft</th>
<th>Total Sq Ft</th>
<th>No. of Units</th>
<th>Area Sq Ft</th>
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</thead>
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<td>751.90</td>
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<td>408.49</td>
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**Total Area:** 82,253.38 Sq Ft
LEVEL 2
LEVEL 3
LEVEL 1
T.O. PLATE

SCHEDULE OF FINISHES:

1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7689 IRON ORE
   - ROOF AND GABLES WOOD FACIA PAINTED
   - SMOOTH FINISH HARIDE PANEL SIDING - FRY REGLET

2. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY

3. COLOR: JAMES HARDIE AGED PEWTER
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH

4. COLOR: PEARL GRAY
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH

5. COLOR: TO MATCH SHERWIN WILLIAMS SW 6307, FINE WINE
   - SMOOTH FINISH HARIDE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH
   - DOORS PAINTED TO MATCH

6. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7665 PURE WHITE
   - SMOOTH FINISH HARIDE BOARD AND BATTEN

7. COLOR: TO MATCH SHERWIN WILLIAMS SW - 759 GAUNTLET GRAY
   - VINYL WINDOWS PAINTED TO MATCH
   - GARAGE DOORS PAINTED TO MATCH

SCALE: 3/16" = 1' - 0"

A-301
BUILDING 1 & 2 - EAST ELEVATION

NOTES:

#350-10850 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
V6X 2W9
T (604)284-5194  F (604)284-5131
info@GROUP161.com

1292900 B.C LTD. INC.
201-12732 80TH AVENUE
SURREY, BC
V3W 3A7

2022-06-13 DEVELOPMENT PERMIT APPLICATION
LEVEL 2

 LEVEL 1

 LEVEL 3

 T.O. PLATE

 BLDG 1 75.37

 BLDG 2 77.04

 BLDG 1 78.11

 BLDG 2 79.78

 BLDG 1 81.16

 BLDG 2 82.83

 BLDG 1 83.60

 BLDG 2 85.27

 BLDG 1 76.20

 BLDG 2 74.40

 BLDG 1 78.94

 BLDG 2 77.14

 BLDG 1 81.99

 BLDG 2 80.19

 BLDG 1 84.43

 BLDG 2 82.63

 BLDG 1 80.68

 BLDG 2 82.48

 BLDG 1 83.12

 BLDG 2 84.92

 BLDG 1 75.07

 BLDG 2 76.69

 BLDG 1 77.81

 BLDG 2 79.43

 BLDG 1 74.74

 BLDG 2 76.36

 BLDG 1 77.48

 BLDG 2 79.10

 BLDG 1 80.53

 BLDG 2 82.15

 BLDG 1 82.97

 BLDG 2 84.59

 BLDG 1 19'-8" [5.99M]

 BLDG 2 22'-1" [6.73M]

 BLDG 2 22'-1" [6.73M]

 BLDG 1 19'-8" [5.99M]

 BLDG 1 83'-6" [25.45M]

 SCHEDULE OF FINISHES:

 1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE
   - ROOF AND GALAXIES WOOD FACIA PAINTED
   - ALUMINUM GUTTERS PAINTED
   - SMOOTH FINISH HARDIE PANEL SIDING - FRY REGLET

 2. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY

 3. COLOUR: JAMES HARDIE AGED PEWTER
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH

 4. COLOR: PEARL GRAY
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH

 5. COLOR: TO MATCH SHERWIN WILLIAMS SW 6307, FINE WINE
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH
   - DOORS PAINTED TO MATCH

 6. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7005 PURE WHITE
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH
   - SMOOTH FINISH HARDIE BOARD AND BATTEN

 7. TO MATCH SHERWIN WILLIAMS SW - 7019 GAUNTLET GRAY
   - VINYL WINDOWS PAINTED TO MATCH
   - GARAGE DOORS PAINTED TO MATCH

NOTES:

#350-10850 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA  V6X 2W9
T (604)284-5194  F (604)284-5131
info@GROUP161.com

BUILDING 1 & 2
ELEVATIONS
TYPICAL

PROPOSED TOWNHOUSE DEVELOPMENT
10627, 10651, 10665 - 128 ST., SURREY, B.C.

1292900 B.C LTD. INC.
201-12732 80TH AVENUE
SURREY, BC
V3W 3A7

2022-06-13       DEVELOPMENT PERMIT APPLICATION

SCALE : 3/16" = 1' - 0"

1 - BLDG 1 & 2 - NORTH ELEVATION

2 - BLDG 1 & 2 - WEST ELEVATION

A-302

PROFESSIONAL SERVICES

ARCHITECT: dfe architects

ENGINEERS:

CIVIL: dfe architects

MECHANICAL: Aarto Engineering

ELECTRICAL: 2H3 Design & Engineering

GROUNDS: David Whitehead Landscape Architects

CONSTRUCTION: 1292900 B.C LTD. INC.
SCHEDULE OF FINISHES:

1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE
   - ROOF AND GABLES WOOD FACIA PAINTED
   - SMOOTH-FINISH HARDIE PANEL SIDING - FRY REGLET

2. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY

3. COLOUR: JAMES HARDIE AGED PEWTER
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH

4. COLOR: PEARL GRAY
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH

5. COLOR TO MATCH SHERWIN WILLIAMS SW 6307, FINE WINE
   - SMOOTH-FINISH HARDIE BOARD AND BATTEN
   - DOORS PAINTED TO MATCH

6. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7005 PURE WHITE
   - SMOOTH-FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH

7. COLOR: 7. TO MATCH SHERWIN WILLIAMS SW - 7019 GAUNTLET GRAY
   - VINYL WINDOWS PAINTED TO MATCH
   - GARAGE DOORS PAINTED TO MATCH
SCHEDULE OF FINISHES:

1. Color: to match Sherwin Williams SW-7089 Iron Ore
   • Roof and gables wood facia painted
   • Smooth finish hardie panel siding - fry reglet

2. Color: Owens Corning True Definition Duration roof shingles in estate gray

3. Color: James Hardie aged pewter
   • Smooth finish hardie lap siding - James Hardie
   • Wood trims painted to match

4. Color: Pearl Gray
   • Smooth finish hardie lap siding - James Hardie
   • Wood trims painted to match

5. Color: to match Sherwin Williams SW-6307, fine wine
   • Wood trims painted to match
   • Doors painted to match
   • Smooth finish hardie board and batten

6. Color: to match Sherwin Williams SW-7005 pure white
   • Smooth finish hardie lap siding - James Hardie
   • Smooth finishes painted to match
   • Vinyl windows painted to match
   • Garage doors painted to match

7. Color: to match Sherwin Williams SW-7019 Gauntlet Gray
   • Smooth finishes painted to match
   • Vinyl windows painted to match
   • Garage doors painted to match
SCHEDULE OF FINISHES:

1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7999 IRON ORE
   • ROOF AND GABLES WOOD FACIA PAINTED
   • ALUMINUM GUTTERS PAINTED
   • SMOOTH FINISH HARIDE PANEL SIDING - FRY REGLET

2. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY

3. COLOR: JAMES HARDIE AGED PEWTER
   • SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   • WOOD TRIMS PAINTED TO MATCH

4. COLOR: PEARL GRAY
   • SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   • WOOD TRIMS PAINTED TO MATCH

5. COLOR TO MATCH SHERWIN WILLIAMS SW 6307, FINE WINE
   • SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   • WOOD TRIMS PAINTED TO MATCH
   • DOORS PAINTED TO MATCH

6. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7005 PURE WHITE
   • SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   • WOOD TRIMS PAINTED TO MATCH
   • SMOOTH FINISH HARIDE BOARD AND BATTEN

7. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7019 GAUNTLET GRAY
   • VINYL WINDOWS PAINTED TO MATCH
   • GARAGE DOORS PAINTED TO MATCH
SCHEDULE OF FINISHES:

1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7969 IRON ORE
   - Roof and Gables Wood Facia Painted
   - Aluminum Gutters Painted
   - Smooth Finish Hardie Panel Siding - Fry Reglet

2. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY

3. COLOR: JAMES HARDIE AGED PEWTER
   - Smooth Finish Hardie Lap Siding - James Hardie
   - Wood Trims Painted to Match

4. COLOR: PEARL GRAY
   - Smooth Finish Hardie Lap Siding - James Hardie
   - Wood Trims Painted to Match

5. COLOR: TO MATCH SHERWIN WILLIAMS SW 6307, FINE WINE
   - Smooth Finish Hardie Lap Siding - James Hardie
   - Wood Trims Painted to Match
   - Doors Painted to Match
   - Smooth Finish Hardie Board and Batten

6. COLOR: TO MATCH SHERWIN WILLIAMS SW 7005 PURE WHITE
   - Smooth Finish Hardie Lap Siding - James Hardie
   - Wood Trims Painted to Match
   - Smooth Finish Hardie Board and Batten
   - Windows Painted to Match
   - Garage Doors Painted to Match

7. COLOR: TO MATCH SHERWIN WILLIAMS SW 7019 GAUNTLET GRAY
   - Vinyl Windows Painted to Match
   - Garage Doors Painted to Match

NOTES:
#350-10850 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2W9
T (604)284-5194  F (604)284-5131
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PROPOSED TOWNHOUSE DEVELOPMENT
10627, 10651, 10665 - 128 ST., SURREY, B.C.
1292900 B.C LTD. INC.
201-12732 80TH AVENUE
SURREY, BC
V3W 3A7
2022-06-13       DEVELOPMENT PERMIT APPLICATION
SCHEDULE OF FINISHES:

1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE
   - ROOF AND GABLES WOOD FACIA PAINTED
   - ALUMINUM GUTTERS PAINTED
   - SMOOTH FINISH HARDE PANEL SIDING -FRY REGLET

2. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY

3. COLOUR: JAMES HARDIE AGED PEWTER
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH

4. COLOR: PEARL GRAY
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH

5. COLOR: TO MATCH SHERWIN WILLIAMS SW - 6307, FINE WINE
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - DOORS PAINTED TO MATCH
   - SMOOTH FINISH HARDE BOARD AND BATTEN

6. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7005 PURE WHITE
   - SMOOTH FINISH HARDIE LAP SIDING - JAMES HARDIE
   - WOOD TRIMS PAINTED TO MATCH
   - GARAGE DOORS PAINTED TO MATCH

7. COLOR: 7. TO MATCH SHERWIN WILLIAMS - 7019 GAUNTLET GRAY
   - VINYL WINDOWS PAINTED TO MATCH
   - GARAGE DOORS PAINTED TO MATCH
**PLANT SCHEDULE**

**PMG PROJECT NUMBER:** 22-136

**CHECKED:**

---

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<th>SCALE:</th>
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### PLANT SCHEDULE

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<th>BOTANICAL NAME</th>
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<td>1. Acer griseum</td>
<td>Paperbark Maple</td>
<td>6cm cal; 1.8m std; B&amp;B</td>
<td>7</td>
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<td>2. Cercis canadensis</td>
<td>Weeping Redbud</td>
<td>1.5m ht</td>
<td>2</td>
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<tr>
<td>3. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>4. Cornus kousa</td>
<td>Van Ness</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
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<tr>
<td>5. Crataegus laevigata</td>
<td>LaValle Hawthorn</td>
<td>6cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>6. Cryingus japonicum</td>
<td>Katsura Tree</td>
<td>6cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>7. Cyparis nootkatensis</td>
<td>Incense Cedar</td>
<td>3.0m HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>8. Quercus palustris</td>
<td>Green Pillar Pin Ak</td>
<td>6.0cm cal; B&amp;B</td>
<td>7</td>
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<tr>
<td>9. Pinus nigra</td>
<td>Arnold Sentinel Austrian Black Pine</td>
<td>3.0m HT; B&amp;B</td>
<td>8</td>
<td></td>
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<tr>
<td>10. Picea omorika</td>
<td>Weeping brunch Seal Serbian Spruce</td>
<td>3.0m HT; B&amp;B</td>
<td>6</td>
<td></td>
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<tr>
<td>11. Parrotia persica</td>
<td>Vanessa Persian Ironwood</td>
<td>6.0cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
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<td>12. Magnolia grandiflora</td>
<td>Edith Bogue Southern Magnolia</td>
<td>6cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
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<tr>
<td>13. Liquidambar styraciflua</td>
<td>SLENDER SILHOUETTE Sweetgum</td>
<td>6cm cal; B&amp;B</td>
<td>6</td>
<td>LIMELIGHT HYDRANGEA; LIMEGREEN-PINK</td>
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<tr>
<td>14. Ginkgo biloba</td>
<td>PRINCETON SENTRY Maidenhair</td>
<td>6cm cal; 2M STD; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>15. Davidia involucrata</td>
<td>Handkerchief (or Dove) Tree</td>
<td>6cm cal; 1.8M HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>16. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>17. Cercis canadensis</td>
<td>Weeping Redbud</td>
<td>1.5m ht</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>18. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>19. Crataegus laevigata</td>
<td>LaValle Hawthorn</td>
<td>6cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>20. Cryingus japonicum</td>
<td>Katsura Tree</td>
<td>6cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>21. Cyparis nootkatensis</td>
<td>Incense Cedar</td>
<td>3.0m HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>22. Quercus palustris</td>
<td>Green Pillar Pin Ak</td>
<td>6.0cm cal; B&amp;B</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>23. Pinus nigra</td>
<td>Arnold Sentinel Austrian Black Pine</td>
<td>3.0m HT; B&amp;B</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>24. Picea omorika</td>
<td>Weeping brunch Seal Serbian Spruce</td>
<td>3.0m HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>25. Parrotia persica</td>
<td>Vanessa Persian Ironwood</td>
<td>6.0cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>26. Magnolia grandiflora</td>
<td>Edith Bogue Southern Magnolia</td>
<td>6cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>27. Liquidambar styraciflua</td>
<td>SLENDER SILHOUETTE Sweetgum</td>
<td>6cm cal; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>28. Ginkgo biloba</td>
<td>PRINCETON SENTRY Maidenhair</td>
<td>6cm cal; 2M STD; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>29. Davidia involucrata</td>
<td>Handkerchief (or Dove) Tree</td>
<td>6cm cal; 1.8M HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>30. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>31. Cercis canadensis</td>
<td>Weeping Redbud</td>
<td>1.5m ht</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>32. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>33. Crataegus laevigata</td>
<td>LaValle Hawthorn</td>
<td>6cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>34. Cryingus japonicum</td>
<td>Katsura Tree</td>
<td>6cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>35. Cyparis nootkatensis</td>
<td>Incense Cedar</td>
<td>3.0m HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>36. Quercus palustris</td>
<td>Green Pillar Pin Ak</td>
<td>6.0cm cal; B&amp;B</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>37. Pinus nigra</td>
<td>Arnold Sentinel Austrian Black Pine</td>
<td>3.0m HT; B&amp;B</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>38. Picea omorika</td>
<td>Weeping brunch Seal Serbian Spruce</td>
<td>3.0m HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>39. Parrotia persica</td>
<td>Vanessa Persian Ironwood</td>
<td>6.0cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>40. Magnolia grandiflora</td>
<td>Edith Bogue Southern Magnolia</td>
<td>6cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>41. Liquidambar styraciflua</td>
<td>SLENDER SILHOUETTE Sweetgum</td>
<td>6cm cal; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>42. Ginkgo biloba</td>
<td>PRINCETON SENTRY Maidenhair</td>
<td>6cm cal; 2M STD; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>43. Davidia involucrata</td>
<td>Handkerchief (or Dove) Tree</td>
<td>6cm cal; 1.8M HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>44. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>45. Cercis canadensis</td>
<td>Weeping Redbud</td>
<td>1.5m ht</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>46. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>47. Crataegus laevigata</td>
<td>LaValle Hawthorn</td>
<td>6cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>48. Cryingus japonicum</td>
<td>Katsura Tree</td>
<td>6cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>49. Cyparis nootkatensis</td>
<td>Incense Cedar</td>
<td>3.0m HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>50. Quercus palustris</td>
<td>Green Pillar Pin Ak</td>
<td>6.0cm cal; B&amp;B</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>51. Pinus nigra</td>
<td>Arnold Sentinel Austrian Black Pine</td>
<td>3.0m HT; B&amp;B</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>52. Picea omorika</td>
<td>Weeping brunch Seal Serbian Spruce</td>
<td>3.0m HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>53. Parrotia persica</td>
<td>Vanessa Persian Ironwood</td>
<td>6.0cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>54. Magnolia grandiflora</td>
<td>Edith Bogue Southern Magnolia</td>
<td>6cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>55. Liquidambar styraciflua</td>
<td>SLENDER SILHOUETTE Sweetgum</td>
<td>6cm cal; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>56. Ginkgo biloba</td>
<td>PRINCETON SENTRY Maidenhair</td>
<td>6cm cal; 2M STD; B&amp;B</td>
<td>6</td>
<td></td>
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<td>57. Davidia involucrata</td>
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<td></td>
</tr>
<tr>
<td>58. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>59. Cercis canadensis</td>
<td>Weeping Redbud</td>
<td>1.5m ht</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>60. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>61. Crataegus laevigata</td>
<td>LaValle Hawthorn</td>
<td>6cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
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<td>62. Cryingus japonicum</td>
<td>Katsura Tree</td>
<td>6cm cal; 1.5m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>63. Cyparis nootkatensis</td>
<td>Incense Cedar</td>
<td>3.0m HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
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<td>64. Quercus palustris</td>
<td>Green Pillar Pin Ak</td>
<td>6.0cm cal; B&amp;B</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>65. Pinus nigra</td>
<td>Arnold Sentinel Austrian Black Pine</td>
<td>3.0m HT; B&amp;B</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>66. Picea omorika</td>
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<td>6</td>
<td></td>
</tr>
<tr>
<td>67. Parrotia persica</td>
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<td></td>
</tr>
<tr>
<td>68. Magnolia grandiflora</td>
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<td>6cm cal; 1.5m std; B&amp;B</td>
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<td></td>
</tr>
<tr>
<td>69. Liquidambar styraciflua</td>
<td>SLENDER SILHOUETTE Sweetgum</td>
<td>6cm cal; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>70. Ginkgo biloba</td>
<td>PRINCETON SENTRY Maidenhair</td>
<td>6cm cal; 2M STD; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>71. Davidia involucrata</td>
<td>Handkerchief (or Dove) Tree</td>
<td>6cm cal; 1.8M HT; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>72. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>73. Cercis canadensis</td>
<td>Weeping Redbud</td>
<td>1.5m ht</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>74. Cornus kousa</td>
<td>Pink Kousa Dogwood</td>
<td>6.0cm cal; 1.8m std; B&amp;B</td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>
TO: Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department

FROM: Development Services Manager, Engineering Department

DATE: July 04, 2022  
PROJECT FILE: 7822-0178-00

RE: Engineering Requirements  
Location: 10627 128 St

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements
- Dedicate 5.37m towards 128 St for road widening.  
- Dedicate 8.5m to 11.5m along 127A St for road widening.  
- Register 0.5m statutory right-of-way along 128 St.  
- Register 0.5m statutory right-of-way along 127A St.

Works and Services
- Construct 1.8m sidewalk on the west side of 128 St.  
- Construct the east side of 127A St.  
- Provide cash contribution, land and construction, for future 106 Ave.  
- Upgrade sanitary main along 128 St to 250mm.  
- Construct 250mm sanitary main along 127A St.  
- Provide storm, sanitary and water service connections to each lot  
- Provide on-site stormwater mitigation features.  
- Restrictive Covenant for on-site stormwater mitigation features.  
- Restrictive Covenant for water quality treatment for on-lot surface parking and driving areas.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.  
Development Services Manager

IJ

NOTE: Detailed Land Development Engineering Review available on file
School Enrolment Projections and Planning Update:
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be able to accommodate all the growth within its current capacity. There are no capital expansion project requests for this school.

As of September 2021, LA Mathieson Secondary is currently operating at 81%. There are no capital expansion project requests for this school.

### The Impact on Schools

**Application #:** 22 0178 00

**Summary**

The proposed 49 townhouse units are estimated to have the following impact on the following schools:

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

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary Students:</td>
<td>10</td>
</tr>
<tr>
<td>Secondary Students:</td>
<td>6</td>
</tr>
</tbody>
</table>

**September 2021 Enrolment/School Capacity**

**Prince Charles Elementary**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Enrolment (K/1-7):</td>
<td>36 K + 277</td>
</tr>
<tr>
<td>Operating Capacity (K/1-7)</td>
<td>38 K + 373</td>
</tr>
</tbody>
</table>

**L. A. Matheson Secondary**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Enrolment (8-12):</td>
<td>1145</td>
</tr>
<tr>
<td>Capacity (8-12):</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.

---

* 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.
### 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/ Cottonwood</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td><strong>Deciduous Trees</strong> (excluding Alder and Cottonwood Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cherry, Bitter</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Dogwood, Pacific</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Holly</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Maple, Bigleaf</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Mountain Ash</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Coniferous Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Douglas-Fir</td>
<td>15</td>
<td>13</td>
<td>2</td>
</tr>
<tr>
<td>Falsecypress, Lawson</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Hemlock, Western</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Redcedar, Western</td>
<td>50</td>
<td>47</td>
<td>3</td>
</tr>
<tr>
<td>Spruce, Norway</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>83</td>
<td>78</td>
<td>5</td>
</tr>
<tr>
<td><strong>Additional Trees in the proposed Open Space / Riparian Area</strong></td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Proposed (Excluding Boulevard Street Trees)</strong></td>
<td></td>
<td></td>
<td>65</td>
</tr>
<tr>
<td><strong>Total Retained and Replacement Trees</strong></td>
<td></td>
<td></td>
<td>70</td>
</tr>
</tbody>
</table>
# Tree Preservation Summary

**Surrey Project No:** 22-0178-00  
**Address:** 10627 10651 10665 – 128 Street  
**Registered Arborist:** Tim Vandenberg

<table>
<thead>
<tr>
<th>On-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Trees Identified</strong></td>
<td>83</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><strong>Protected Trees to be Removed</strong></td>
<td>78</td>
</tr>
<tr>
<td><strong>Protected Trees to be Retained</strong></td>
<td>5</td>
</tr>
<tr>
<td>(excluding trees within proposed open space or riparian areas)</td>
<td></td>
</tr>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td></td>
</tr>
</tbody>
</table>
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  
  3 X one (1) = 3 | 153             |
| - All other Trees Requiring 2 to 1 Replacement Ratio  
  75 X two (2) = 150 |                 |
| **Replacement Trees Proposed**         | 65              |
| **Replacement Trees in Deficit**       | 88              |
| **Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]** | NA              |

<table>
<thead>
<tr>
<th>Off-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Off-Site Trees to be Removed</strong></td>
<td>4</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td></td>
</tr>
</tbody>
</table>
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  
  0 X one (1) = 0 | 8               |
| - All other Trees Requiring 2 to 1 Replacement Ratio  
  4 X two (2) = 8 |                 |
| **Replacement Trees Proposed**         | NA              |
| **Replacement Trees in Deficit**       | NA              |

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.  
Signature of Arborist: [Signature]  
Date: July 15, 2022
NOTE: REASSESS WITH FINAL ROAD DEDICATION PLANS - IF ROAD IS TO BE CONSTRUCTED REMOVAL MAY BE WARRANTED. BUILD WALKWAY ABOVE GRADE WITHIN TPZ.

NOTE: REASSESS WITH FINAL ROAD DEDICATION PLANS - IF ROAD IS TO BE CONSTRUCTED REMOVAL MAY BE WARRANTED. BUILD WALKWAY ABOVE GRADE WITHIN TPZ.

GENERAL NOTES:
1. NON-BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
2. TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
3. REASSESS TREES WITH LOT GRADING PLANS.
4. REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: CONSTRUCT PARKING ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ.

NOTE: CONSTRUCT WALKWAY ABOVE GRADE WITHIN TPZ.

NOTE: REASSESS WITH FINAL ROAD DEDICATION PLANS - IF ROAD IS TO BE CONSTRUCTED REMOVAL MAY BE WARRANTED.

NOTE: CONSTRUCT WALKWAY ABOVE GRADE WITHIN TPZ.

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Appendix V

Proposed NCP amendment from Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross), and eliminate the lane through the site.
CITY OF SURREY
(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0178-00

Issued To:
Address of Owner:

Issued To:
Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

   Parcel Identifier: 001-447-441
   Lot 17 Except: Part Subdivided by Plan 34033; Section 20 Block 5 North Range 2 West New Westminster District Plan 1006
   10665 - 128 Street

   Parcel Identifier: 011-934-786
   Lot 18 Section 20 Block 5 North Range 2 West New Westminster District Plan 1006
   10651 - 128 Street

   Parcel Identifier: 002-886-944
   Lot 21 Section 20 Block 5 North Range 2 West New Westminster District Plan 1006
   10627 - 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) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building No. 5 and 3.0 metres for Building No. 7, as measured to the principal building face, for the proposed townhouse development; and

(b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.

5. The siting of buildings and structures shall be in accordance with the drawings numbered Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

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

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 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.

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
to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.

to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building No. 5 and 3.0 metres for Building No. 7, as measured to the principal building face, for the proposed townhouse development.