



TO: City Clerk

FROM: Acting Director, Area Planning & Development - South Division,
Planning & Development Department

DATE: September 25, 2023 FILE: 7922-0355-00

RE: Agenda Item B.15, September 25, 2023 Regular Council – Land Use
Development Application No. 7922-0355-00
13228 - 84 Avenue

Development Application No. 7922-0355-00 is on the agenda for consideration by Council at the September 25, 2023 Regular Council – Land Use Meeting.

An error was identified on page 2 of the planning report, which notes the proposed development is within a Frequent Transit Development Permit Area (FTDA). The proposed development is not located within a Frequent Transit Development Area.

Revised pages are attached to reflect this information correctly.

Shawn Low
Acting Director, Area Planning & Development - South Division
Planning & Development Department

c.c. - City Manager
- General Manager, Planning & Development Department

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for an Official Community Plan (OCP) Amendment and Rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems; and
- Approval for Development Variance Permit to proceed to Public Notification.

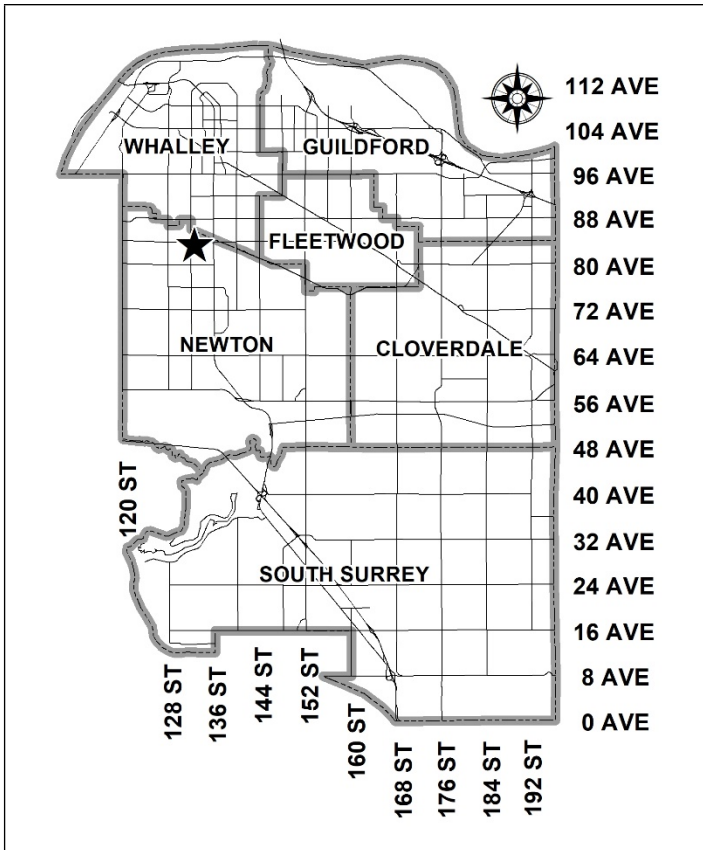
DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment to redesignate the townhouse portion of the subject site (Block A on the Survey Plan in Appendix VI) from Urban to Multiple Residential.
- Proposing to vary the setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal partially complies with the Urban designation in the Official Community Plan (OCP). An amendment for the townhouse portion of the site (Block B as shown on Appendix VI) is proposed from Urban to Multiple Residential.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate.
- ~~The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.~~
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- Area residents have raised objections to the proposal as explained later in this report.
- 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 building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a

City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7922-0355-00
 Planning Report Date: September 25, 2023



PROPOSAL:

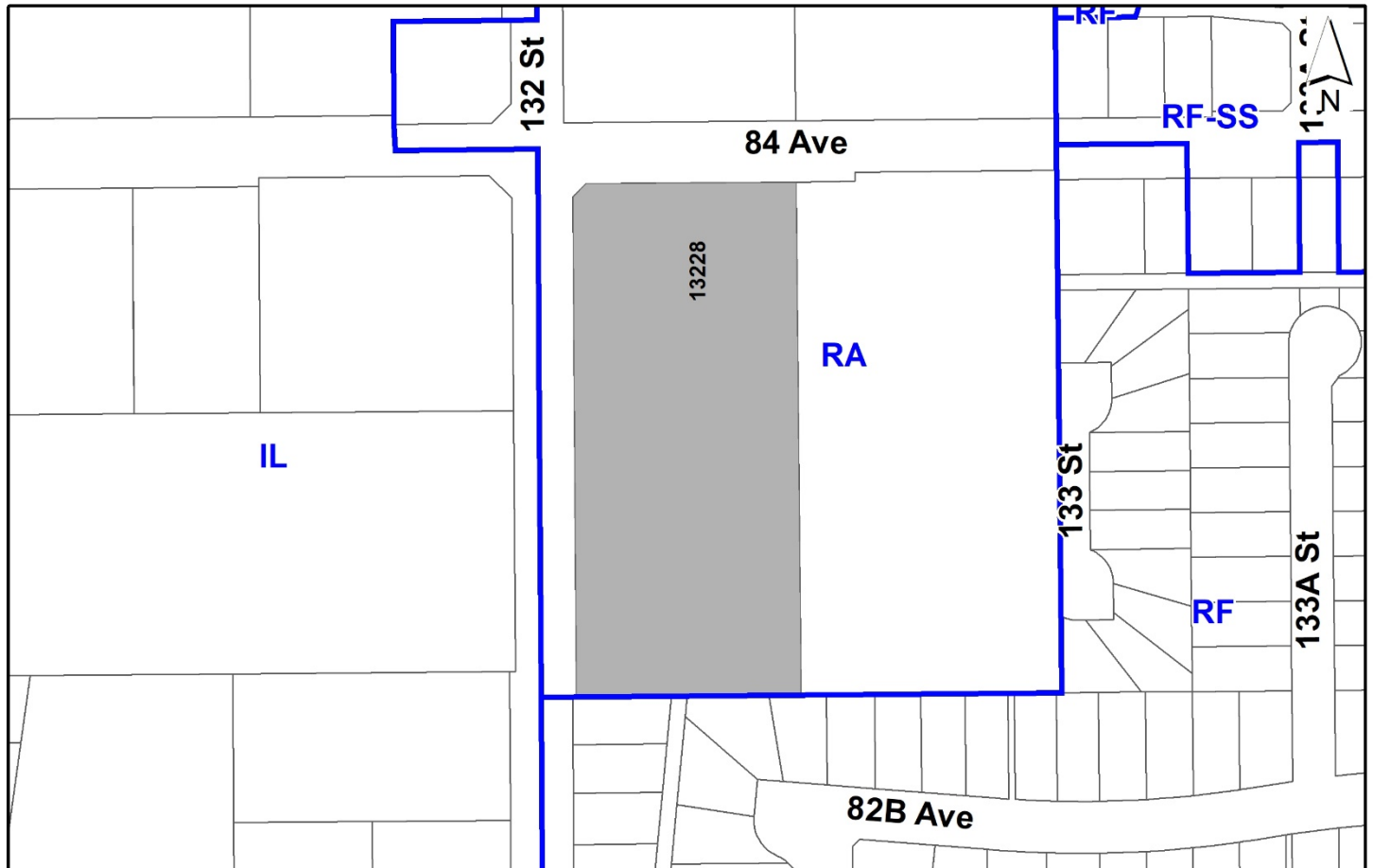
- **OCP Amendment** for a portion from Urban to Multiple Residential
- **Rezoning** from RA to RM-30 and CD (Based on RF-10)
- **Development Permit**
- **Development Variance Permit**

to permit the development of 44 Townhouses and 1 Single Family Residential Lot.

LOCATION: 13228 84 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment to redesignate the townhouse portion of the subject site (Block A on the Survey Plan in Appendix VI) from Urban to Multiple Residential.
- Proposing to vary the setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal partially complies with the Urban designation in the Official Community Plan (OCP). An amendment for the townhouse portion of the site (Block B as shown on Appendix VI) is proposed from Urban to Multiple Residential.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate.
- The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- Area residents have raised objections to the proposal as explained later in this report.
- 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 building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a

high quality to achieve a positive urban experience between the proposed building and the public realm.

- The site plan proposes a CD zoned lot (based on RF-10) single family residential lot along the south property line which will provide a transition between the existing single family lots and the proposed townhouses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the subject site as shown as Block B on the attached Block Plan (Appendix VI) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block C on the attached Block Plan from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0355-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7922-0355-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the east building face for Buildings 5, 6, 7 and 8; and
 - (b) to reduce the minimum side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the south building face of Buildings 1 and 3.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) voluntary conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (i) 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;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) submission of an acoustical report for the units adjacent to 84 Avenue and 132 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of the proposed noise mitigation measures;
- (l) 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 habitable space; and
- (m) 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

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Agriculture	Urban	RA
North (Across 84 Avenue):	Single Family Residential	Urban	RA
East:	Local Farm Operation	Urban	RA
South:	Single Family Residential	Urban	RF-G
West (Across 132 Street):	Industrial	Industrial	IL

Context & Background

- The subject site consists of one property with an area of 4.2 acres (1.7 hectares). The site is not located within a Secondary Plan area. Only approximately the southern half of the property is subject to the proposed townhouse development with the northern portion remaining as a remnant parcel held for future development.

- There is a Class A stream that traverses the northern portion of the property from east to west. This streamside area is located outside the proposed townhome development portion under the subject application.
- The subject site is designated “Urban” In the Official Community Plan, and currently zoned One Acre Residential (RA) and is vacant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has submitted a development application proposing an Official Community Plan (OCP) Amendment from Urban to Multiple Residential on a portion of the site, and to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to " Multiple Residential 30 (RM-30) and "Comprehensive Development" based on "Single Family Residential (10) Zone (RF-10)" to permit subdivision into one remnant acreage lot (north portion), one townhouse lot and one single family residential lot (Appendix I).
- A Development Variance Permit to reduce the setbacks, and Development Permit (Form and Character and Streamside Setback) is also proposed to permit the construction of 44 townhouse units, 1 single family lot and 1 remnant lot for future redevelopment.
- Specific details on the development proposal are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	17,035 square metres
Road Dedication:	1,918 square metres
Undevelopable Area:	4,953 square metres
Net Site Area:	10,163 square metres
Number of Lots:	1
Building Height:	13 metres
Unit Density:	28 units per acre (69 units per hectare)
Floor Area Ratio (FAR):	0.96 FAR
Residential Units:	
3-Bedroom:	8
4-Bedroom:	36
Total:	44

Referrals

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

School District: The School District has advised that there will be approximately 32 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

21 Elementary students at Newton Elementary School
11 Secondary students at Princess Margaret 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 Fall 2024.

Parks, Recreation & Culture: Dominion Park is the closest active park with amenities including playground and open greenspace and is 250 metres walking distance from the development. The application proposes to convey riparian area from the development site, which will be the closest park with natural area.

Surrey Fire Department: No concerns.

Transportation Considerations

- The site is approximately a 280-metre walk from bus stop 55676 which serves south bound passenger traffic on 132 Street. This stop services bus route 324 (Surrey Central Station).
- The site is approximately a 100-metre walk from bus stop 55658 which serves north bound traffic on 132 Street. This stop services bus route 324 (Newton Exchange).

Road Network & Infrastructure

- A new east-west road (83A Avenue) is proposed as part of this development. It will be constructed to a local road standard of 20 metres wide. The road will connect to the existing 133 Street to the east when the property to the east redevelops.
- The application requires the existing 6.0 metre lane abutting the south property line to be constructed with an outlet on to 132 Street. The lane currently has access from 132 Street from a temporary lane under a Statutory Right of Way between off-site properties (8286 and 8278 132 Street), which will be discharged and removed once the new lane and outlet has been constructed on the subject site.

Access and Parking

- The townhouse development will have access from the new east-west road, which will ultimately connect to 132 to 133 Street.
- The townhouse development will provide a total of 97 parking spaces which meets the zoning bylaw requirement. Nine (9) of the proposed parking spaces are for the purposes of visitor parking and are situated in various locations across the common areas of the development. Eighty-eight (88) of the proposed parking spaces are for residential purposes which are located in each of the unit's garages or driveways at a rate of two parking spaces per residential unit. Eight (8) of these residential parking spaces will be provided in tandem configuration.
- The applicant has provided six visitor bicycle parking spaces on bike racks located immediately adjacent to the indoor amenity building.

Natural Area Considerations

- Within and immediately north of the subject site is a Class A watercourse that extends through 13278 84 Avenue and northward until it connects to Mahood (Bear) Creek. The applicant is proposing to convey the riparian area to the City at no cost under maximum safeguarding.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as 'General Urban' in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers.

Official Community Plan

Land Use Designation

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

Amendment Rationale

- The proposed OCP Amendment from Urban to Multiple Residential will accommodate three storey townhouse units with a density of 0.90 Floor Area Ratio (FAR) and a unit density of 28 units per acre (UPA).

- Based on the site context, there is merit for a townhouse development on the subject site, as the properties to the west (across 132 Street) are designated industrial, which is only occupied during business hours. The properties to the north are encumbered by streamside environmental areas (Cruikshank Creek & Bear Creek) where development is not proposed. The townhouses will be located adjacent an existing farm to the east and more broadly is located in an existing single family neighbourhood.
- There is rationale for supporting increased densities near transit, schools and parks. The property is located within 250 metres of Dominion Park and Newton Elementary School.
- Bus transit service is available along 132 Street, as well as more frequent service along King George Highways to the west and 128 Street to the east. There are also frequent transit services along 88 Avenue to the north.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- Staff had requested that the applicant hold a Public Information Meeting (PIM) given the changing land use and the proposed OCP amendment. This would have allowed the applicant the opportunity to hear directly for local residents and an opportunity to consider any changes that may result from any feedback that was the received. The applicant chose not to hold a PIM and instead wanted to move forward for consideration by Council.

Themes/Policies

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

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and Comprehensive Development Zone (based on "Single Family Residential (10) Zone (RF-10)").
- 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)", streamside setbacks and parking requirements.

RM-30 Zone	Permitted and/or Required	Proposed
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RM-30 Zone	Permitted and/or Required	Proposed
Unit Density:	30 Units Per Acre	28 Units Per Acre
Floor Area Ratio:	1.0 FAR	0.9 FAR
Lot Coverage:	60%	42%
Yards and Setbacks		
North:	4.5 m	4.5 m
East:	4.5 m	3.0 m
South:	6.0 m	6.0 m
West:	4.5 m	4.5 m
Height of Buildings		
Principal buildings:	13 metres	13 metres
Amenity Space		
Indoor Amenity:	1,408 square metres	The proposed 1,429 square metres meets the Zoning By-law requirement.
Outdoor Amenity:	1,408 square metres	1,429 square metres
Streamside (Part 7A)		
Streamside Setbacks		
Class A (red-coded) Stream:	30 metres from top of bank	30 metres from top of bank
Parking (Part 5)		
Number of Stalls		
Residential:	88	88
Residential Visitor:	9	9
Total:	97	97
Tandem (%):		5%
Bicycle Spaces		
Residential Visitor:	4	4

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed single family lot on the southwest portion of the subject site as a sensitive transition to the RF lots to the south. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Single Family Residential (10) Zone (RF-10)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RF-10 Zone, and the proposed CD By-law is illustrated in the following table:

Zoning	RF-10 (Type III) Zone (Part 17 C)	Proposed CD Zone
Unit Density:	2.5 units per hectare	2.5 units per hectare
Lot Coverage:	52%	52%
Front Yard:	4.0 metre	4.0 metre
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.7 metres	2.7 metres
Rear:	7.5 metres	7.5 metres
Lot Size:	363 square metres	293 square metres
Lot Width:	10.5 metres	9.5 metres
Lot Depth:	36.0 metres	35 metres
Principal Building Height:	9.5 metres	9.5 metres
Permitted Uses:	Single Family Residential	Single Family Residential
Number of Spaces	3 off street parking spaces	3 off street parking spaces

- The proposed CD lot is based on a Type III RF-10 Zone, which has a minimum lot width of 10.5, width of 36 metres and lot area of 363 square metres. The proposed lot is 9.5 metres wide, 35 metres deep and has a lot area of 325 square metres.
- The RF-10 lot typically allows for a maximum house size of 217 square metres, provided that 39 square metres is used only as a garage or carport, however, the applicant has agreed to reduce the house size to 195 square metres, provided that 39 square metres is used only as a garage or carport. This is to ensure that a functional home can be constructed on the proposed lot without any further variances in the future.

Setback Variance

- The applicant is requesting the following variances:
 - (a) to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the east building face for Buildings 5, 6, 7 and 8; and
 - (b) to reduce the minimum side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the south building face of Buildings 1 and 3.
- The proposed 3.0-metre side yard setback for the proposed buildings are acceptable given that this will front onto a future lane and/or is a side of unit condition. Landscaping has been proposed in this space for screening and to soften the interface.
- 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- 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 \$4,272.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.

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 subject to the updated \$1,068 fee per new unit and 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 July 21, 2023 and the Development Proposal Signs were installed on July 28, 2023. Staff received approximately 15 responses from neighbouring property owners. The general concerns of all residents were that they did not want increased density and traffic in their predominately single-family residential neighbourhood.

(The proposed development conforms to the goal of allowing sensitive urban infill in an existing neighbourhood. The development is appropriate in scale and density to the existing neighbourhood and is located in proximity to transit (along 132 Street, 88 Avenue, King George) and commercial amenities (along King George and 128 Street)

The application did not meet the threshold that would trigger a Traffic Impact Assessment (TIA) given that only 44 units are proposed. Additionally 84 Avenue was recently opened east of King George Boulevard which will allow opportunities for increased traffic dispersal in the area. This section of 84 Avenue is also within the City's 10 Year Servicing Plan and is envisioned to be upgraded to an arterial road standard, inclusive of 2 travel lanes in each direction.)

Public Information Meeting

- The applicant was encouraged to hold a Public Information Meeting; however, that request was denied.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse (Cruikshank Creek) which flows along the north portion of the property. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- The proposed remnant lot (Lot B) adjacent to the creek is being retained for future redevelopment. The area adjacent to the creek is not proposed to be developed at this time.
- An Ecosystem Development Plan, prepared by Ryan Preston, *R.P. Bio.*, of Blueline Environmental and dated April 3, 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed development consists of 44 townhouse units within 8 buildings. Eight (8) townhouse units are tandem units, and the remaining 36 units have side-by-side double car garages. All proposed townhouse units contain 3 or 4 bedrooms.
- Access to the site will be provided by a driveway and curb-let-down from the new east west public local road, which will ultimately connect 132 Street and 133 Street. The driveway will be used exclusively for the future owners and visitors of the subject development.

- The applicant has worked with staff to ensure the provision of an adequate public realm interface where units are oriented to face the street, with habitable rooms associated with the front entrance for each unit.
- The primary cladding materials include shingle siding, hardie plank siding, and window trim. The colour scheme consists primarily of black and grey, and other neutral tones to blend in with the surrounding residential context.
- The townhouse buildings will be articulated as a three-storey form, which are emphasized vertically to facilitate the identification of individual units. Sufficient glazing is proposed on the facades of each unit which will facilitate acceptable Crime Prevention Through Environmental Design (CPTED) outcomes.

Landscaping

- The proposal provides for tree and shrub planting along the public realm frontages of the new east west road, 84 Avenue and adjacent to the existing single family residential lots. Trees, such as Paperback Maple, Japanese Maple, Bark Maple, White Wonder Dogwood, Star Magnolia and Japanese Snowbell are being planted along with a variety of shrubs.
- Prior to final adoption, staff will continue to work with the applicant to explore ways of incorporating more trees and landscaping into the final site design, internal to the site along drive aisles and along the common frontage with the future park.
- There is significant tree retention proposed along 132 Street and 84 Avenue, which will provides a buffer between the proposed development and adjacent uses.

Indoor Amenity

- The application requires 1,408 square metres of both indoor and outdoor amenity space (3.0 sq. m. per dwelling unit). The applicant is proposing to provide 1,429 square metres of indoor amenity space, exceeding city requirements.
- The amenity building is directly adjacent to and accessible from the outdoor amenity space. The character of the amenity building is consistent with that of the overall development, which includes a gym and meeting room.

Outdoor Amenity

- The applicant is proposing to provide 1,429 square metres of outdoor amenity space, exceeding city requirements.
- The character of the outdoor amenity is consistent with the overall development and contains a play area, seating, and landscape treatments. Staff will continue to work with the landscape architect to expand the programmed outdoor amenity space prior to Final Adoption.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include straightening the pathway along the south property line, providing dimensions for visitor stalls, providing options for playground equipment in the open amenity area, ensuring that the amenity building is accessible and fixing any technical and graphical errors.
- 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 proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	38	0	38
Coniferous Trees			
Grand Fir	6	6	0
Western Red Cedar	173	50	123
Total (excluding Alder and Cottonwood Trees)	179	56	123
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		67	
Total Retained and Replacement Trees Proposed		228	
Estimated Contribution to the Green City Program		\$24,750	

- The Arborist Assessment states that there are a total of 180 mature trees on the site, excluding Alder and Cottonwood trees. 38 existing trees, approximately 18% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 162 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 112 replacement trees on the site. Since the proposed 67 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the proposed deficit of 45 replacement trees will

require an estimated cash-in-lieu payment of \$24,750, 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, Japanese Maple, Bark Maple, White Wonder Dogwood, Star Magnolia and Japanese Snowbell are being planted along with a variety of shrubs.
- In summary, a total of 228 trees are proposed to be retained or replaced on the site with an estimated contribution of \$24,750 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

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, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	Block Plan
Appendix VII.	Development Variance Permit No. 7922-0355-00

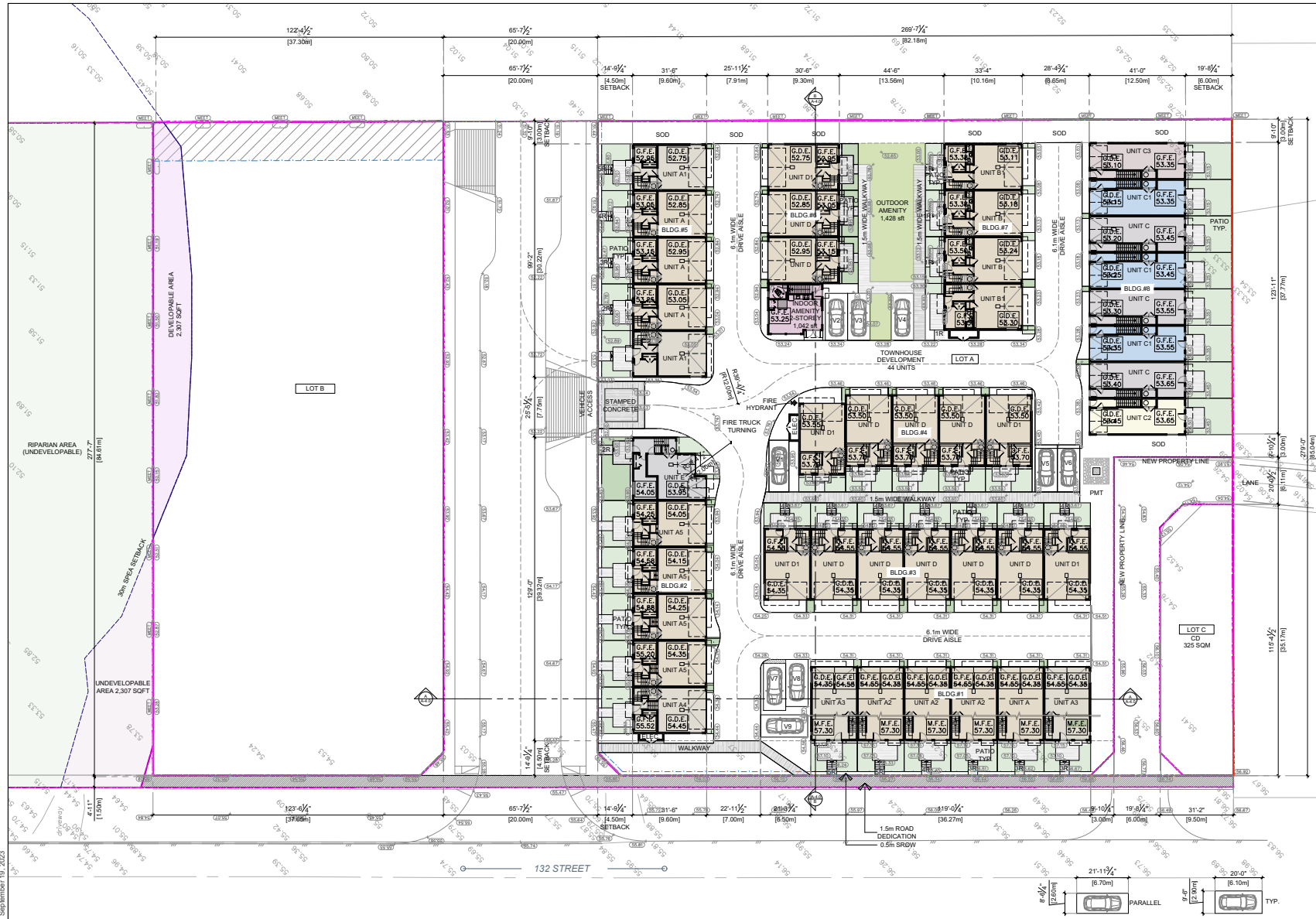
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HS/ar



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2022-11-01	DP Application
Date	Description
Issues / Revisions	
Seal	

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By	YG	Date	2022-XX-XX
Checked By	PV	Project ID	8226

Sheet Title

SITE PLAN

Scale
N.T.S.
Sheet No.

DRAWING LIST

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SECTIONS	A-4.0 - 4.2
UNIT PLANS	A-5.0 - 5.14

PROJECT TEAM

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LANDSCAPE M2 LANDSCAPE ARCHITECTURE
 220 - 26 LORNE MEWS
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 604-553-0044
 office@m2la.com

PROGRAM SUMMARY

PROJECT SUMMARY	
ADDRESS	13228 - 84 AVENUE, SURREY, BRITISH COLUMBIA
LEGAL DESCRIPTION	LOT 17 EXCEPT: PART DEDICATED ROAD ON PLAN LMP31313, SE QUARTER SEC 29, TP 2, NWD PLAN 5488

LOT INFO	SITE AREA			
	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	183,369	17,035	4.21	1.70
UNDEVELOPABLE AREA	53,319	4,953	1.22	0.50
ROAD DEDICATION	20,650	1,918	0.47	0.19
NET AREA (AFTER DEDICATION)	109,400	10,163	2.51	1.02
LOT A NET AREA	68,441	6,358	1.5712	0.64
LOT B NET AREA	34,247	3,182	0.79	0.32
LOT C NET AREA	6,720.2	624	0.15	0.06

PROJECT LOT A SUMMARY		
ZONING	CURRENT	PROPOSED
AREA LAND USE PLAN	A1	RM30

ZONING	SETBACKS	
	PROPOSED	
	SOUTH (ALONG NEIGHBOURING LOT)	6m
	NORTH (ALONG WITH DRIVE AISLE)	4.5
	EAST (ALONG NEIGHBOURING LOT)	3m
WEST (ALONG 132 STREET)	4.5m	

BLDG HEIGHT	PERMITTED	PROPOSED
	13 m	3 STOREY < 13 m

DENSITY	PERMITTED	PROPOSED
	UPA (UNITS PER ACRE)	27.97
TOWNHOUSE DWELLING UNITS		

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)		
	(Sqft)	(Sqm)	(%)
PROPOSED	28,170	2,617	41.16%

FAR CALCULATION	PARKING REQUIREMENTS BREAKDOWN							
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE	LVL-1	TOTAL LVL-1	LVL-2	LVL-3	TOTAL	NO. OF UNITS
UNIT-A / 4 BEDROOM	415	210	625	601	664	1,475	17	25,083
UNIT-B / 4 BEDROOM	441	250	691	640	706	1,596	7	11,172
UNIT-C / 3 BEDROOM	548	87	635	624	681	1,392	8	11,136
UNIT-D / 4 BEDROOM	415	220	635	611	674	1,505	12	18,060
							44	65,451
							TOTAL FAR (NET)	0.96

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
TOWHOUSE	44	2 CAR / UNIT	88	88	88
VISITORS	44	0.2 CAR / UNIT	8.8 SAY 9	9	9
TOTAL				97	

AMENITY CALCULATIONS	AMENITY		REMARKS	
	INDOOR AMENITY	REQUIRED (Sqft)	1,408	32 Sqft / UNIT
	PROPOSED (Sqft)	1,429		
	OUTDOOR AMENITY	REQUIRED (Sqft)	1,408	32 Sqft / UNIT
PROPOSED (Sqft)	1,428			



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2023-11-01	DP Application
Date	Description

Issues / Revisions

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Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
 SURREY,
 BRITISH COLUMBIA**

Drawn By YG	Date 2023-XX-XX
Checked By PV	Project ID S236

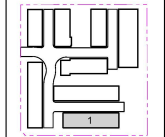
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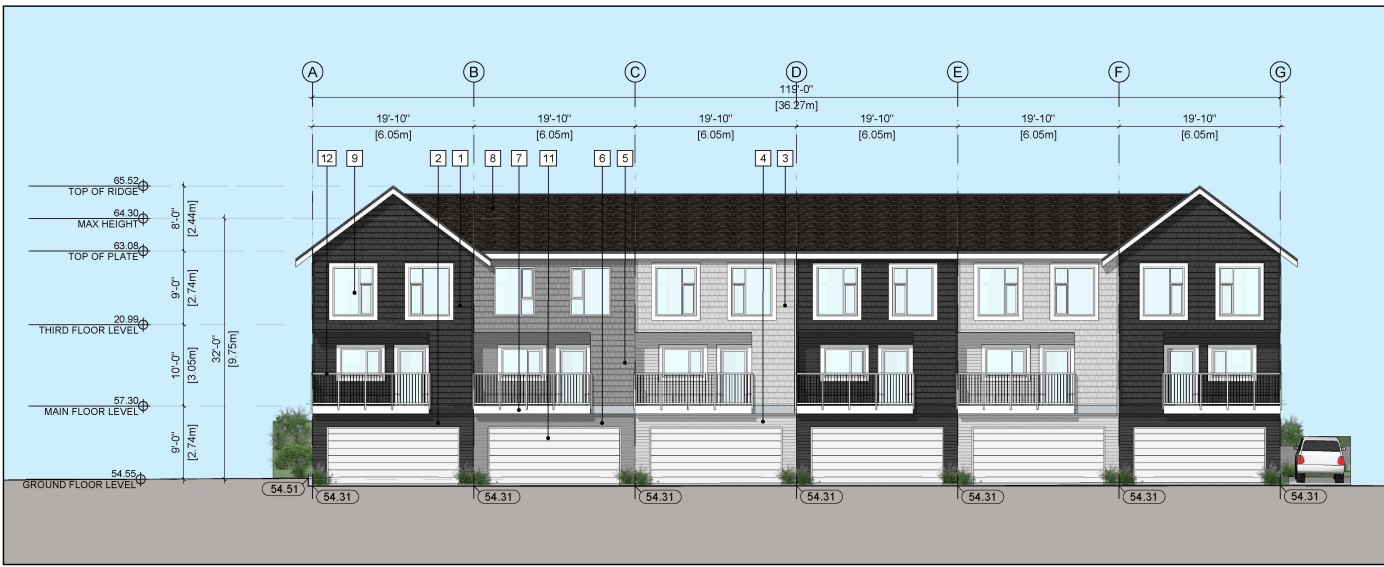
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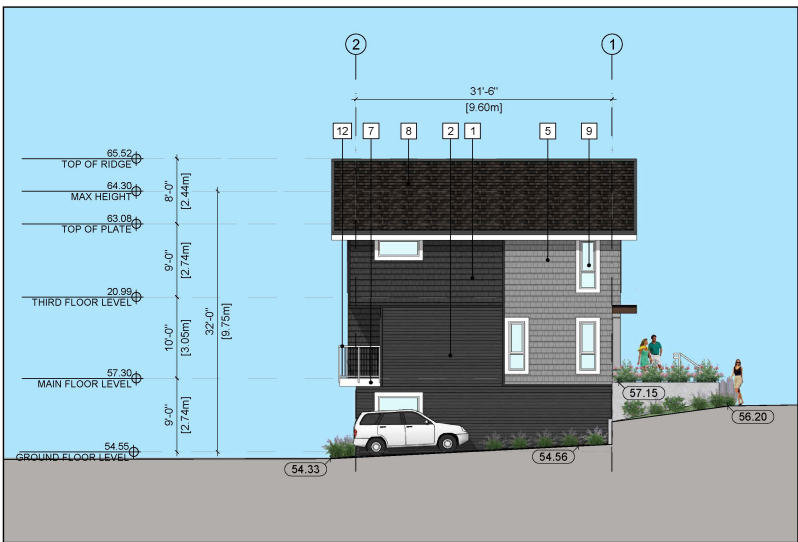
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KEY PLAN



1 BUILDING 1 EAST ELEVATION



2 BUILDING 1 NORTH ELEVATION

SCHEDULE OF FINISHES			
	1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10		8. ASPHALT SINGLE ROOF COLOR: BLACK
	2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		11. GARAGE DOORS COLOR: WHITE
	5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40		12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
	6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40		13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
	7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

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Project Title
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Project Address
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2022-XX-XX

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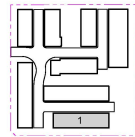
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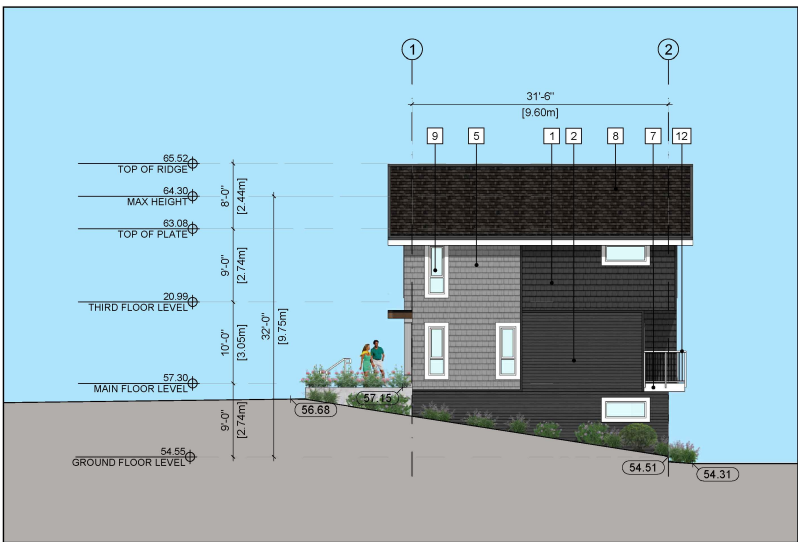
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KEY PLAN



1 BUILDING 1 WEST ELEVATION



2 BUILDING 1 SOUTH ELEVATION

SCHEDULE OF FINISHES			
	1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10		8. ASPHALT SINGLE ROOF COLOR: BLACK
	2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		11. GARAGE DOORS COLOR: WHITE
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	7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

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Project Address
**13228 84TH AVE,
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Drawn By YJC	Date 2022-XX-XX
Checked By Pv	Project ID 9029

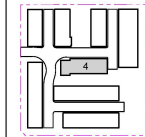
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KEY PLAN 



1 BUILDING 4 EAST ELEVATION



2 BUILDING 4 NORTH ELEVATION

SCHEDULE OF FINISHES			
	1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10		8. ASPHALT SINGLE ROOF COLOR: BLACK
	2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		11. GARAGE DOORS COLOR: WHITE
	5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40		12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
	6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40		13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
	7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

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Drawn By
YJC Date
2022-XX-XX

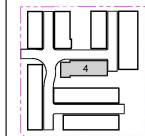
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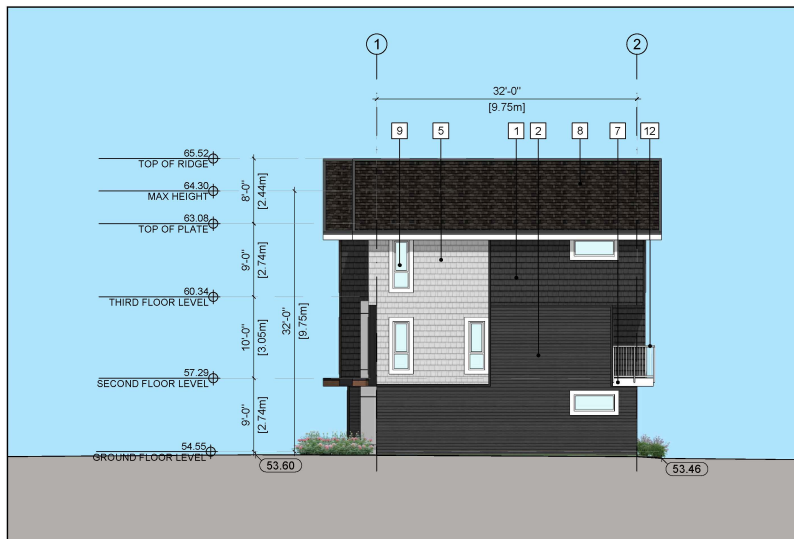
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


1 BUILDING 4
WEST ELEVATION



2 BUILDING 4
SOUTH ELEVATION

SCHEDULE OF FINISHES

	1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10		8. ASPHALT SINGLE ROOF COLOR: BLACK
	2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		11. GARAGE DOORS COLOR: WHITE
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	7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

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Date
2023-XX-XX

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Pv

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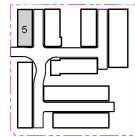
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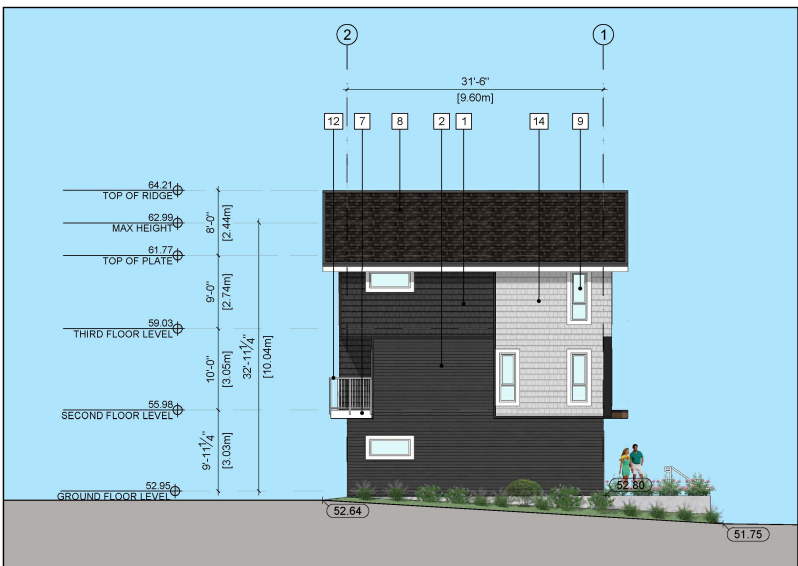


1 BUILDING 5 SOUTH ELEVATION














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KEY PLAN N



2 BUILDING 5 EAST ELEVATION

SCHEDULE OF FINISHES			
	1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10		8. ASPHALT SINGLE ROOF COLOR: BLACK
	2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		11. GARAGE DOORS COLOR: WHITE
	5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40		12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
	6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40		13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
	7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

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Checked By PV	Project ID SU28

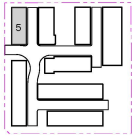
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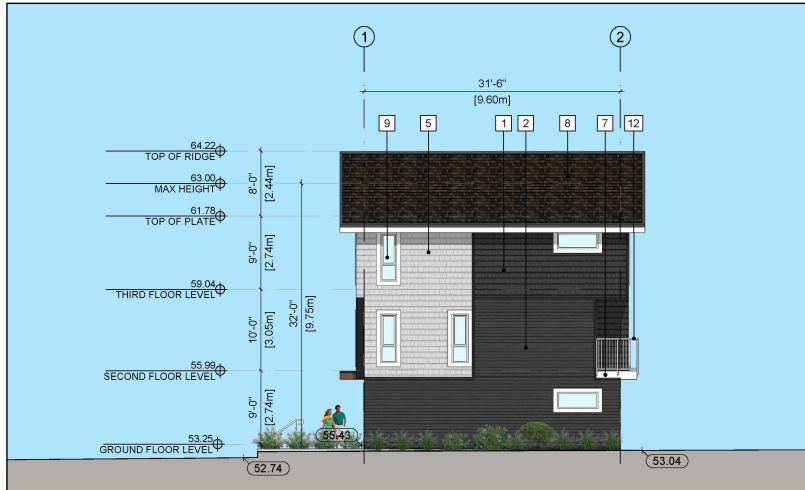
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KEY PLAN 



1 BUILDING 5 NORTH ELEVATION



2 BUILDING 5 WEST ELEVATION

SCHEDULE OF FINISHES			
	1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10		8. ASPHALT SINGLE ROOF COLOR: BLACK
	2. PAINTED VINYL SIDING COLOR: BENJAMIN MOORE 2112-10		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
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	7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

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Pv

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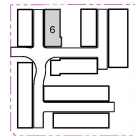
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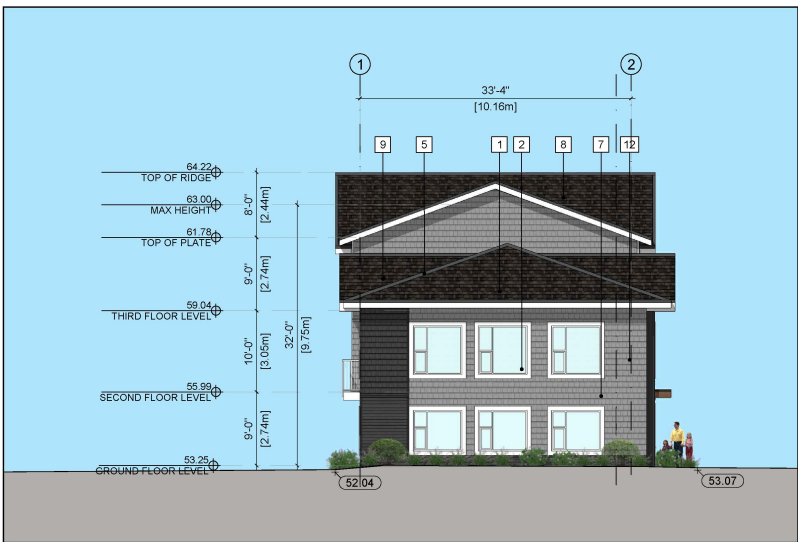
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KEY PLAN



1 BUILDING 6 SOUTH ELEVATION



2 BUILDING 6 WEST ELEVATION

SCHEDULE OF FINISHES			
	1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10		8. ASPHALT SINGLE ROOF COLOR: BLACK
	2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		11. GARAGE DOORS COLOR: WHITE
	5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40		12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
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	7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

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YJC

Date
2022-XX-XX

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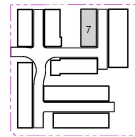
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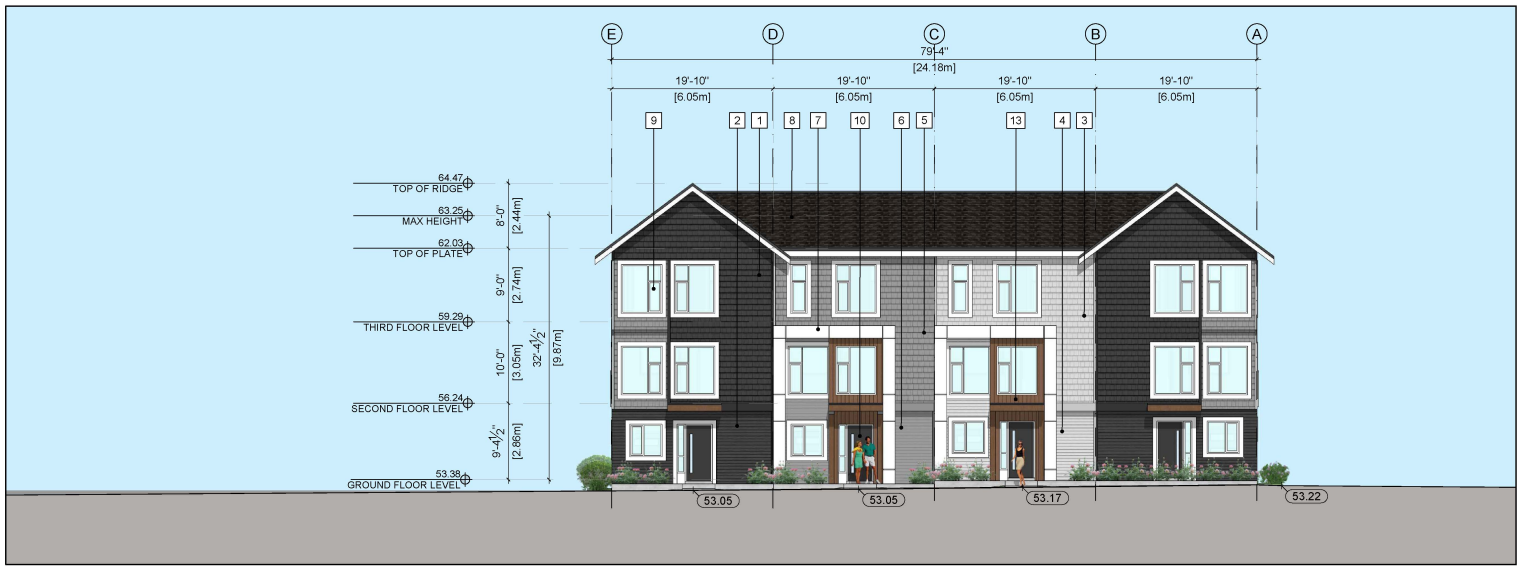
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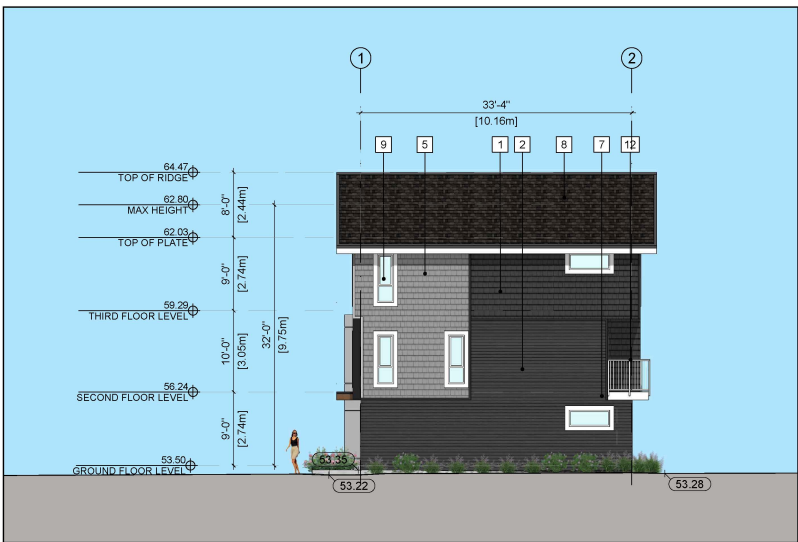
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KEY PLAN 



1 BUILDING 7 NORTH ELEVATION



2 BUILDING 7 WEST ELEVATION

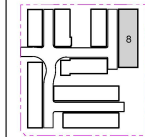
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	2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		11. GARAGE DOORS COLOR: WHITE
	5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40		12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
	6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40		13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
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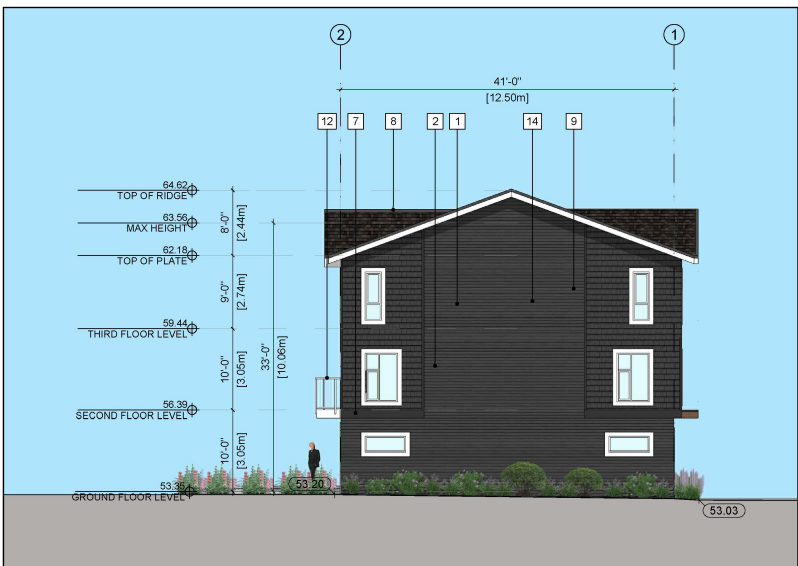
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KEY PLAN 



1 BUILDING 8 NORTH ELEVATION



2 BUILDING 8 EAST ELEVATION

SCHEDULE OF FINISHES			
	1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10		8. ASPHALT SINGLE ROOF COLOR: BLACK
	2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		11. GARAGE DOORS COLOR: WHITE
	5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40		12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
	6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40		13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
	7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

2022-11-01	DP Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

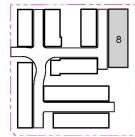
Drawn By YG	Date 2022-XX-XX
Checked By PV	Project ID SU28

Sheet Title

ELEVATIONS

Scale N.T.S.
Sheet No.

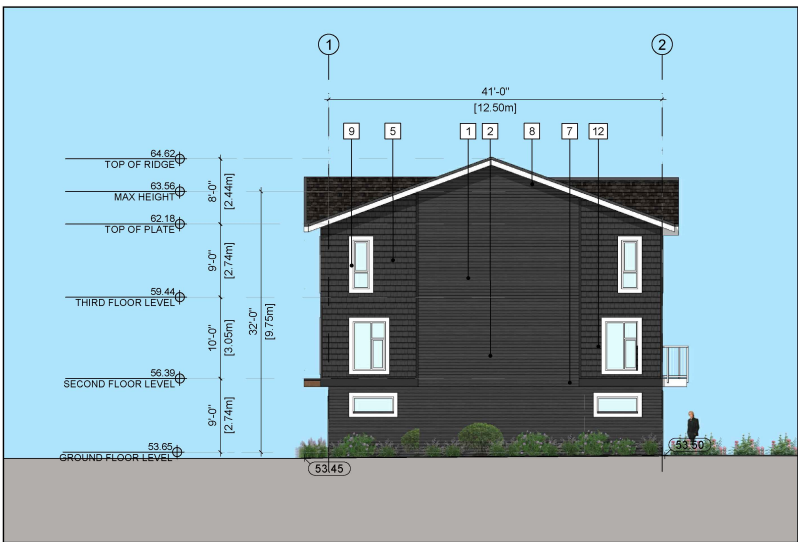
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KEY PLAN



1 BUILDING 8 SOUTH ELEVATION



2 BUILDING 8 WEST ELEVATION

SCHEDULE OF FINISHES			
	1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10		8. ASPHALT SINGLE ROOF COLOR: BLACK
	2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		9. PAINTED VINYL WINDOWS COLOR: WHITE
	3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70		10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70		11. GARAGE DOORS COLOR: WHITE
	5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40		12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
	6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40		13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
	7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

2022-11-01	DP Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By YJ	Date 2022-XX-XX
Checked By Pv	Project ID 8028

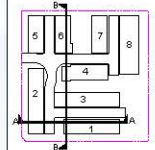
Sheet Title

ELEVATIONS

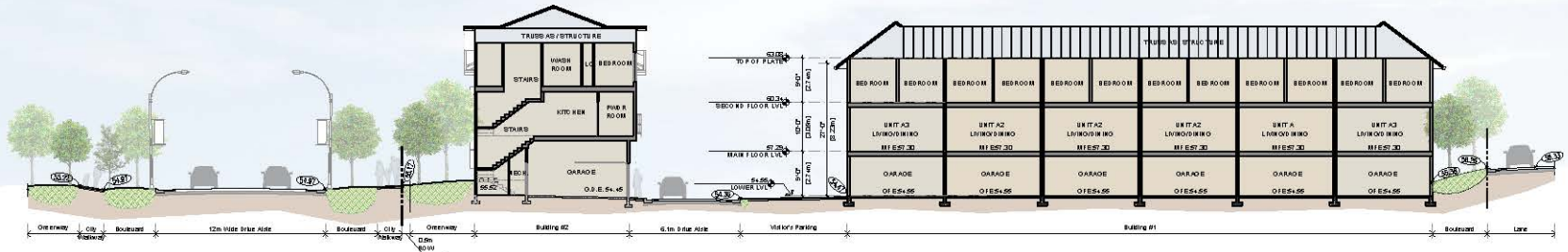
Scale
N.T.S.

Sheet No.
A-3.15

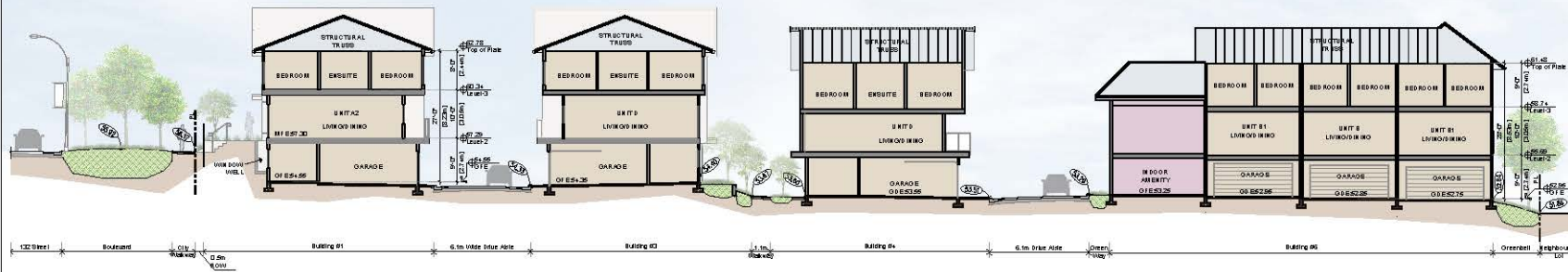
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KEY PLAN 



SECTION AA
Scale: NTS



SECTION BB
Scale: NTS

2022-11-01	DP Application
Date	Description

Issues / Revisions

Seal	

Project Title
MULTI-FAMILY DEVELOPMENT

Project Address
13228 84TH AVE,
SURREY,
BRITISH COLUMBIA

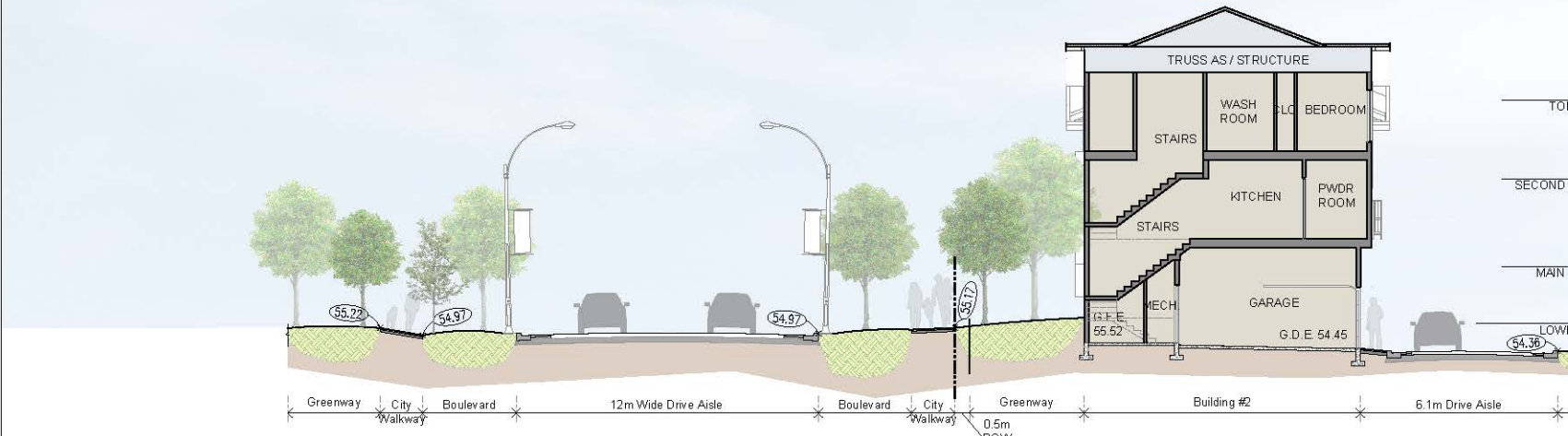
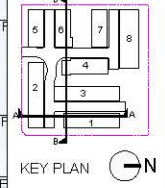
Drawn By YG	Date 2022-10-06
Created by PV	Project ID 9526

SECTIONS

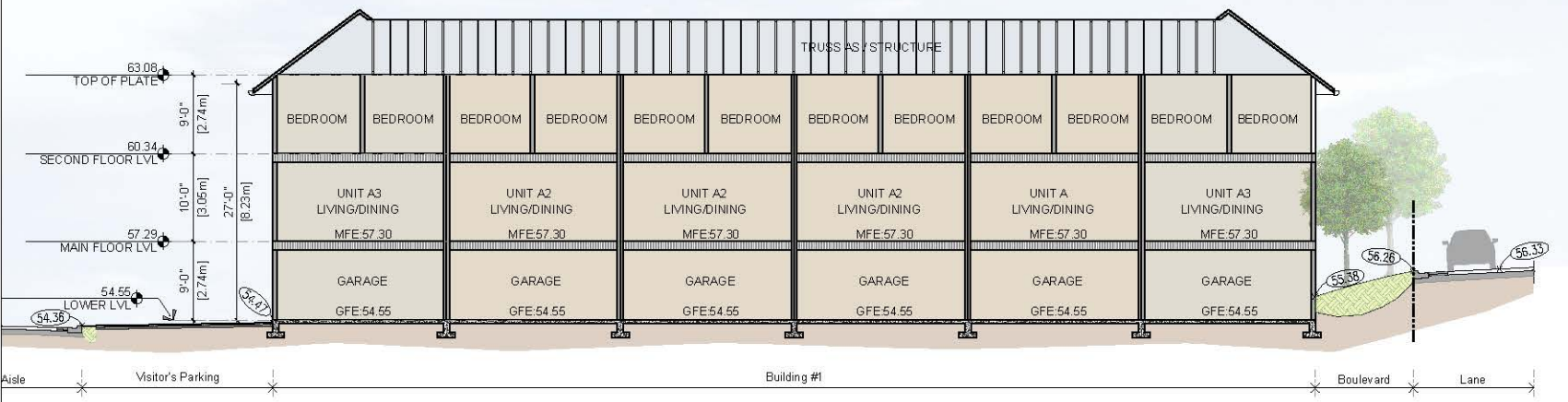
Scale
NTS

Sheet No.

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① SECTION AA(PART-1)
Scale: NTS



② SECTION AA(PART-2)
Scale: NTS

2022-11-01	DP Application
Date	Description
Issues / Revisions	

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
13228 84TH AVE,
SURREY,
BRITISH COLUMBIA

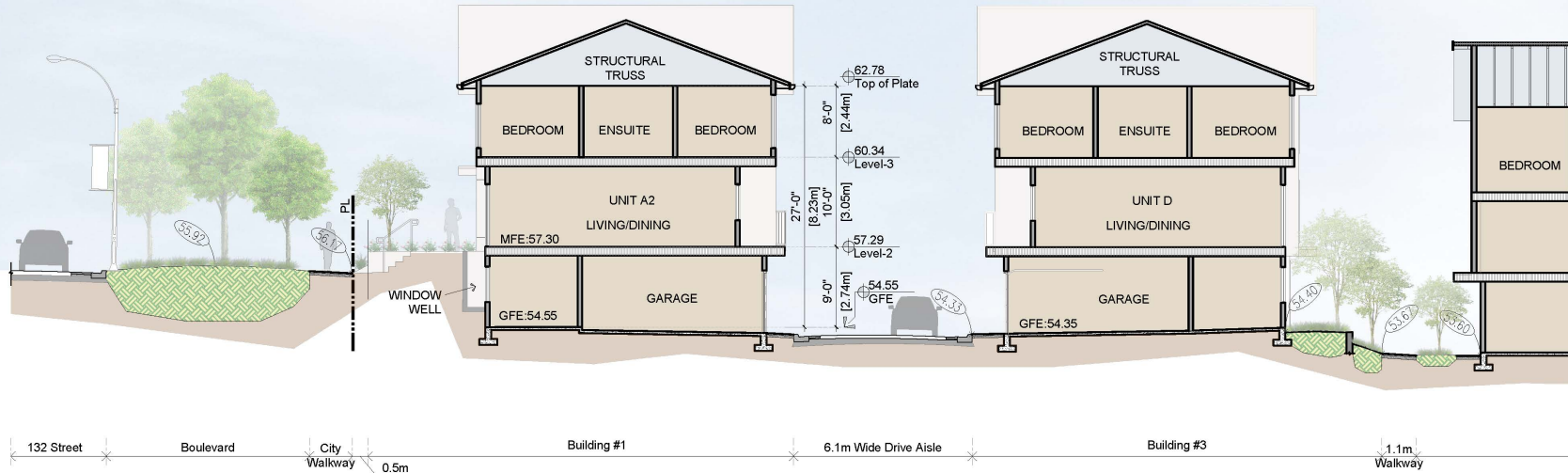
Drawn By: YG
Created by: PV
Date: 2022-09-06
Project ID: 9526

Sheet Title

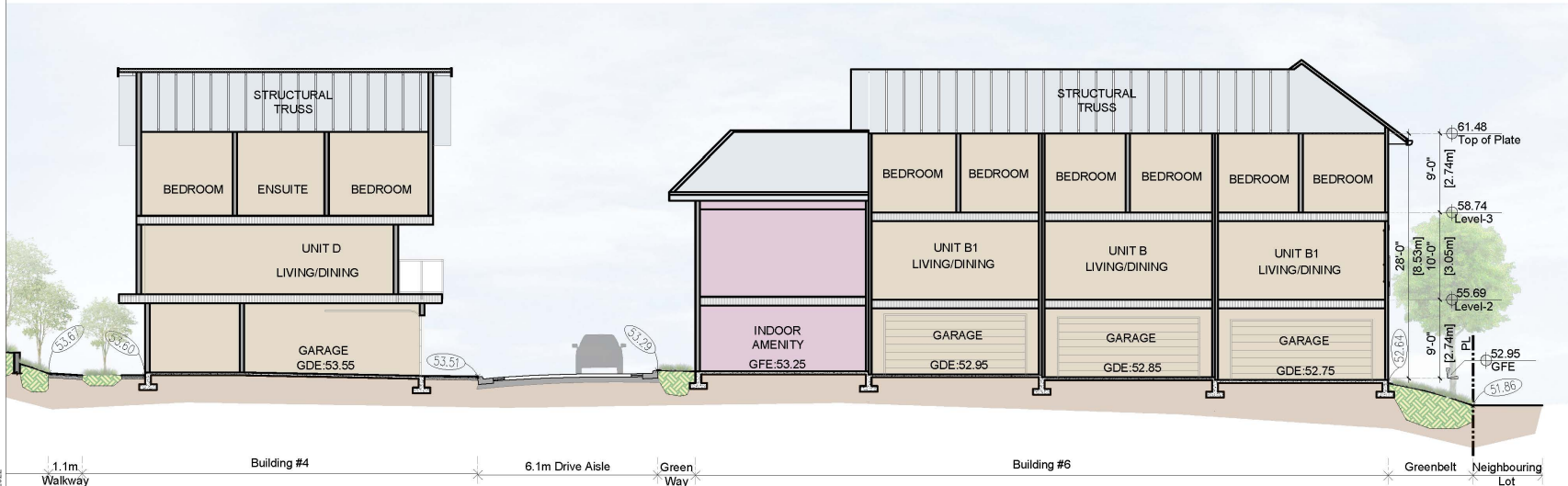
SECTIONS

Scale: NTS
Sheet No.

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1 SECTION BB(PART-1)
Scale: NTS



2 SECTION BB(PART-2)
Scale: NTS

2023-11-01	DP Application
Date	Description
Issues / Revisions	
Seal	
Project Title	
MULTI FAMILY DEVELOPMENT	
Project Address	
13228 84TH AVE, SURREY, BRITISH COLUMBIA	
Drawn By	Date
YG	2023-06-06
Checked By	Project ID
PV	SU26
Sheet Title	
SECTIONS	
Scale	
NTS	
Sheet No.	



#220 - 26 Lorne Mews
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 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



PLANT SCHEDULE - SHRUBS

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 23.009	PLANTED SIZE / REMARKS
300	AZALEA JAPONICA 'WARD'S PLUMANT WHITE'	AZALEA WHITE	#2 POT	#2 POT 25cm
150	AZALEA JAPONICA 'FERRIS SPLENDOR'	AZALEA RED-VIOLET	#2 POT	#2 POT 30cm
370	BUNIS SPIDER-SHRUB	GO-HOL BUSHWOOD	#2 POT	#2 POT 40cm
40	CANTON TERNATA	HICKSIA HOOGH. SHRUB	#2 POT	#2 POT 30cm
11	HYDRANGEA 'HACROPHYLIA'	BURLEAF HYDRANGEA	#2 POT	#2 POT 30cm
1	LOUISIEA FLEURIA	PROFT HYDRANGEA	#2 POT	#2 POT 30cm
240	PRUNUS LINDIANA	PORCELAINE LABEL	#2 POT	#2 POT 40cm
16	PHODODENDRON 'CREST'	PHODODENDRON YELLOW-WAY	#2 POT	#2 POT
10	ONOPORDION PLANGICAPARIS	BLACK HONED GRASS	#2 POT	#2 POT
300	LAVANDULA ANGSTROFIIA	ENGLISH LAVENDER	#2 POT	#2 POT
400	LIRIOPE 'REGINA'	BLUE LILY-TOP	#2 POT	#2 POT
200	NERITA X VERANICA 'DROPHORE'	GARNET	#2 POT	#2 POT
300	FRAXINUS TERNALE '6 GREEN OMBE'	JAPANESE BRUSH	#2 POT	#2 POT
200	POSYDONIA MAREM	HISTORIA BARKED PINE	#2 POT	#2 POT 25cm

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARDS LATEST EDITION. CONTRACTORS SHOULD SPECIFY AS PER OTHER DRAWINGS. BOTH IN PLAN AND CROSS SECTION USE THE FOLLOWING ACCEPTABLE NOTATION: * REFER TO SPECIFICATIONS FOR OTHER CONTRACT REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF GRAVE TO INCLUDE OTHER MATERIAL AND PROPER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A PERIOD OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE STANDARD - DEPARTMENT OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



NO.	DATE	REVISION DESCRIPTION	DR.
1	2023/06/08	PROVISIONAL DESIGN	ON/C
2	2023/06/08	REVISED FOR SP	ON/C
3	2023/06/08	REV. AS PER NEW TREE SPECIES	ON/C
4	2023/06/08	REV. AS PER COASTAL BRACE BLACK	ON
5	2023/06/08	REV. AS PER REVISIONS	ON/C

PROJECT:
MULTI-FAMILY DEVELOPMENT
 13228 84th AVE,
 Surrey, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 22 NOV 24 DRAWING NUMBER:
 SCALE: 1/8"=1'-0"
 DRAWN BY: **L2**
 DESIGN BY:
 CHECK: JAH
 M2LA PROJECT NUMBER: 22-056



FENCE LEGEND
 --- 42" HOOD PICKET FENCE
 --- 5' HI. HOOD PERIMETER FENCE

HARDSCAPE LEGEND
 --- PROPERTY LINE
SURFACE MATERIAL LEGEND
 [Pattern] AGGREGATE PERFORMALD CONCRETE UNIT
 [Pattern] PAVED DRIVE/STAIRCASE, SWIMMING POOL
 [Pattern] PATTERNS, NATURAL COLOR, 75%
 [Pattern] STAMPED CONCRETE
 [Pattern] SOFT LAWN
 [Pattern] DRIP STRIP
 [Pattern] PAVEMENT

FURNITURE LEGEND
 SYMBOL QTY DESCRIPTION
 [Symbol] 1 FENCED LAWN BOUND W/ESH BY FORMER OR SHILAS
 [Symbol] 1 BAYVIEW PARK BENCH DV-6 BY HANDBONE OR HIGHLAND
 [Symbol] 1 BAYVIEW BENCH BY HANDBONE OR HIGHLAND
 [Symbol] 1 BAYVIEW PING PONG TABLE HANDBONE, GREEN ACCESS ONE SIDE (BY-PH-4)

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2023/08/08	PROVISIONAL DESIGN	DRG/C
2	2023/08/08	PROVED FOR 2P	DRG/C
3	2023/08/08	REV AS PER NEW TREE SPECIES	DRG/C
4	2023/08/08	REV AS PER NEW TREE SPECIES	DRG/C
5	2023/08/08	REV AS PER COMMENTS/ BENCH RACK	DRG/C

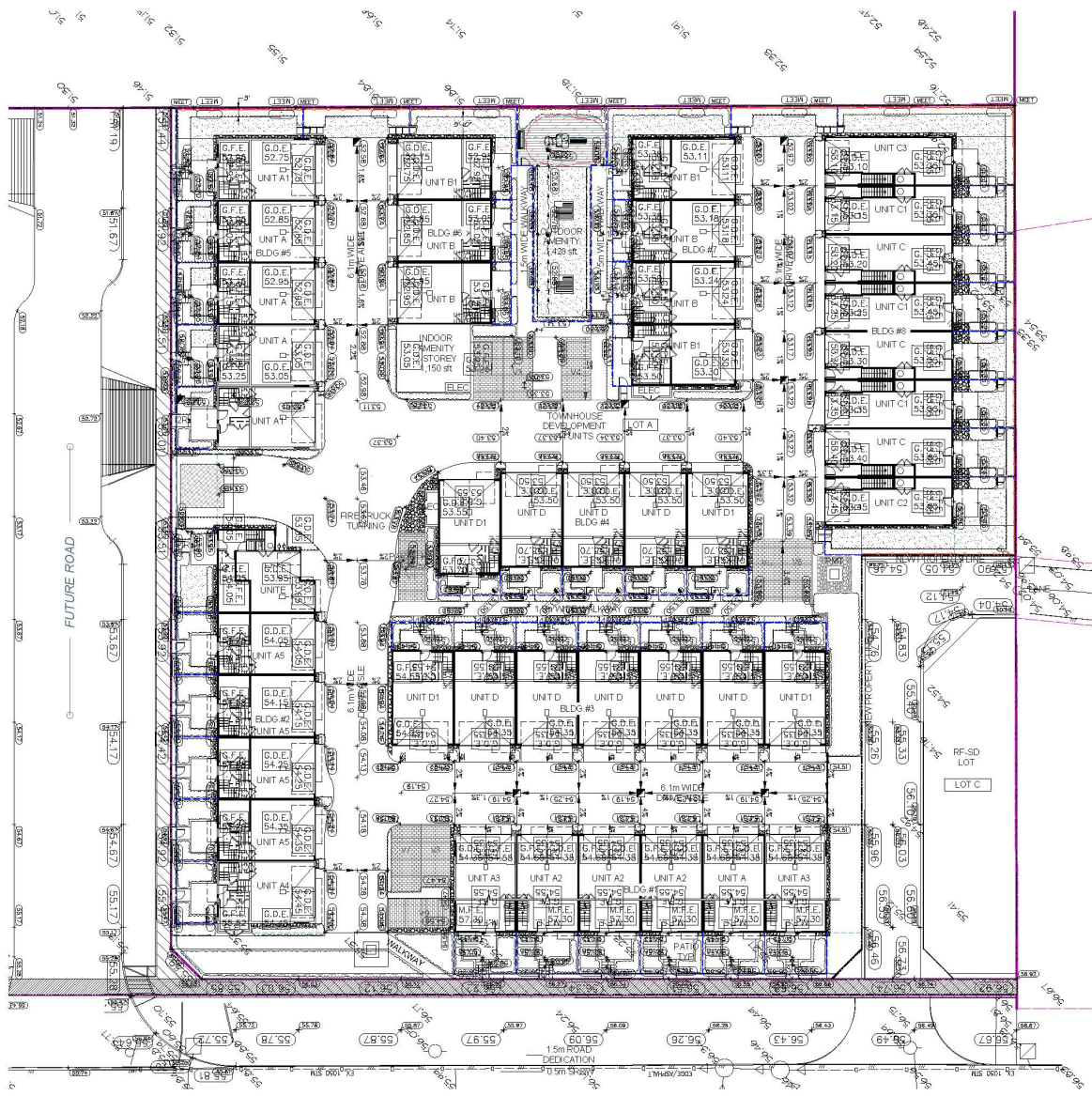
PROJECT:
MULTI-FAMILY DEVELOPMENT
 13228 84th AVE,
 Surrey, BC

DRAWING TITLE:
HARDSCAPE/ FURNITURE PLAN

DATE: 22 NOV 04	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L3
DRAWN: BN	
DESIGN: BN	
CHECK: JMH	
M2LA PROJECT NUMBER:	22-056-04-29



#220 - 26 Lorne Mews
 New Westminster, British Columbia
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 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2ia.com



NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			

PROJECT:
MULTI-FAMILY DEVELOPMENT
 13228 84th AVE,
 Surrey, BC

DRAWING TITLE:
GRADING PLAN

DATE: 22 NOV 04	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L4
DRAWN: BN	
DESIGN: BN	
CHECK: JAH	
M2LA PROJECT NUMBER: 22-056-06-29	CF 6

**TO: Director, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: August 30, 2023 **PROJECT FILE: 7822-0355-00**

**RE: Engineering Requirements
Location: 13228 84 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.442m along 84 Avenue and 132 Street.
- Dedicate 20.0m road for 83A Avenue.
- Dedicate 6.0m road for lane access.
- Dedicate necessary corner cuts at intersections.
- Register 0.5m SRW along 84 Avenue, 132 Street and 83A Avenue frontages.

Works and Services

- Construct south side of 84 Avenue, and east side of 132 Street.
- Construct 83A Avenue to local road standards.
- Construct lane.
- Construct driveway letdowns.
- Construct watermain along 83A Avenue.
- Provide and register RC for on-lot sustainable drainage features.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- Register applicable easements for interim utilities.

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
RH

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **September 5, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0355 00**

The proposed development of **44** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	38
---	----

Projected Number of Students From This Development In:	
Elementary School =	21
Secondary School =	11
Total Students =	32

Current Enrolment and Capacities:	
Newton Elementary	
Enrolment	460
Operating Capacity	527
# of Portables	0
Princess Margaret Secondary	
Enrolment	1432
Operating Capacity	1500
# of Portables	5

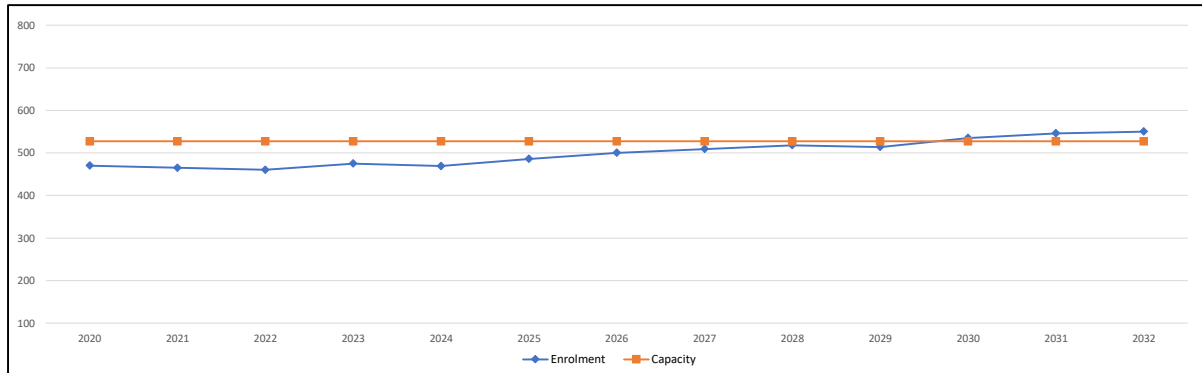
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

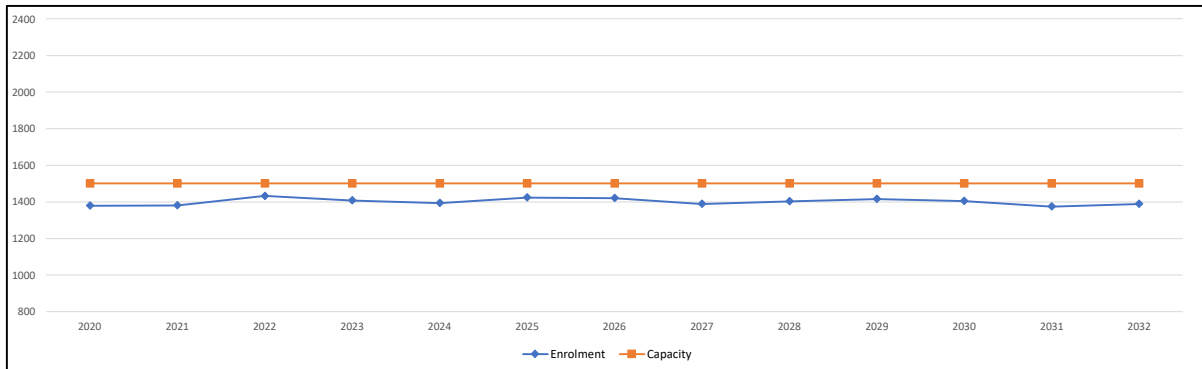
Newton Elementary is currently operating under capacity but is still showing a modest growth trend. Because of the slower growth trend, the district anticipates that the demand for more space at the school can be handled with portables once enrolment surpasses the school's existing capacity. Currently there are no capital requests for this school.

Princess Margaret has also been operating below capacity and is projected to remain so in the next few years. There is no capital projects requests for this school; but this catchment is monitored to watch annual enrolment growth impacts and changes to the strength and steepness of the growth trend line.

Newton Elementary



Princess Margaret Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Tree Preservation Summary

Surrey Project No:

Address: 13228 84 Avenue, Surrey, BC V3W 3G9

Registered Arborist: Xudong Bao (ISA certified arborist PN-9671A, TRAQ)

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	217
Protected Trees to be Removed	56
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	161
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{56} \times \text{two (2)} = 112$ 	112
Replacement Trees Proposed	67
Replacement Trees in Deficit	45
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

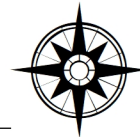
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

September 20, 2023

Date



84 Ave

132 St

IND

URB

BLOCK A

**Amendment from
"Urban" to "Multiple Residential"**



SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BY-LAW No. _____ OF:
 LOT 17 EXCEPT: PART DEDICATED ROAD ON PLAN LMP31313, SOUTH EAST QUARTER
 SECTION 29 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 5488

For Rezoning Purposes
 BCGS 92G 016



ALL DISTANCES IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE NOTED.

The intended plot size of this plan is 432mm in width 560mm
 in height (C Size) when plotted at a scale of 1:500

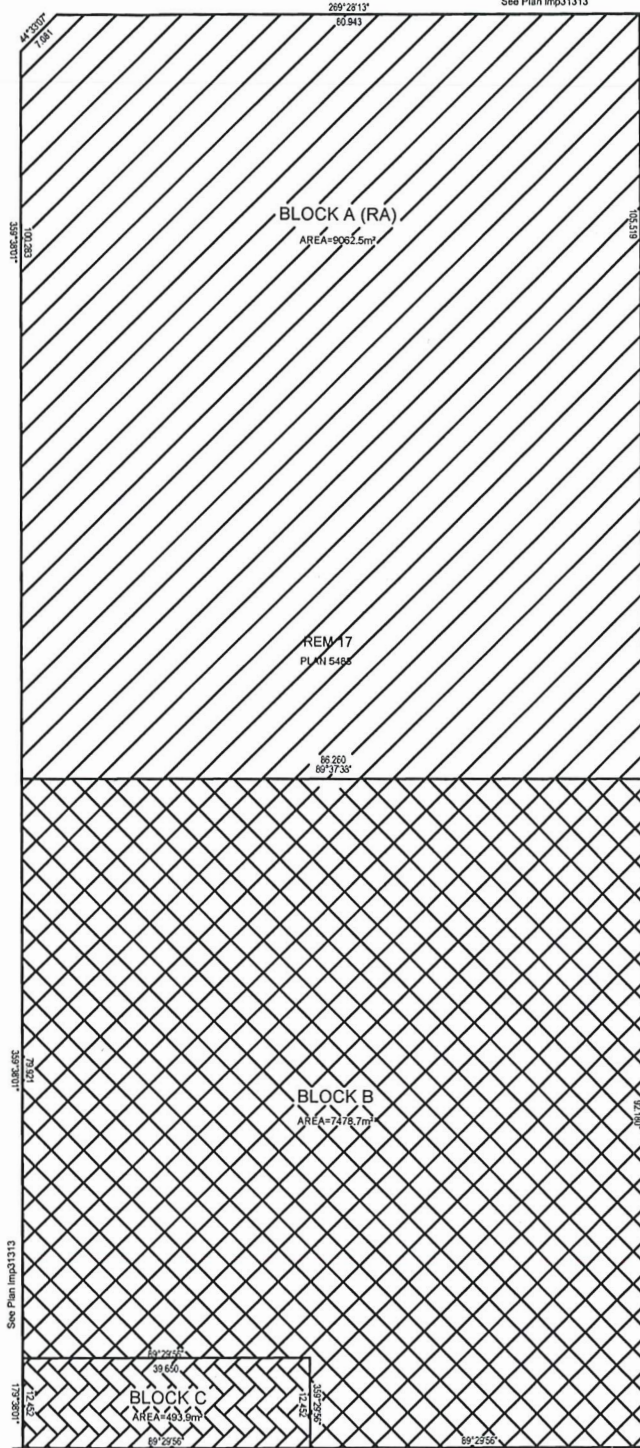


Note:
 Property boundary dimensions are derived from
 registered plan LMP31313

84 AVENUE

See Plan Imp31313

132 STREET



REM 18
 PLAN 5488



BENNETT LAND SURVEYING
 BRITISH COLUMBIA LAND SURVEYORS
 204-15565 24th AVENUE, SURREY, B.C. V4A 2J4
 PHONE: 604-531-4087 Fax: 604-531-5811
 email: info@bennettsurveying.ca

Lot 17
 Plan NWP78645

LANE

Lot 8
 Plan NWP78645

Lot 7
 Plan NWP78645

Gary Rowbotham
 IM9GCS

Digitally signed by
 Gary Rowbotham
 IM9GCS
 Date: 2023.09.20
 11:53:09 -07'00'

CERTIFIED CORRECT

BOLS

Dated this 5th day of September, 2023

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0355-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

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

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

Parcel Identifier: 010-548-840
Lot 17 Except: Part Dedicated Road On Plan LMP31313,
South East Quarter Section 29 Township 2 New Westminster District Plan 5488
13228 84 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - a) to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the east building face for Building 5, 6, 7 and 8;
 - b) to reduce the minimum side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the south building face of Building 1 and 3;
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

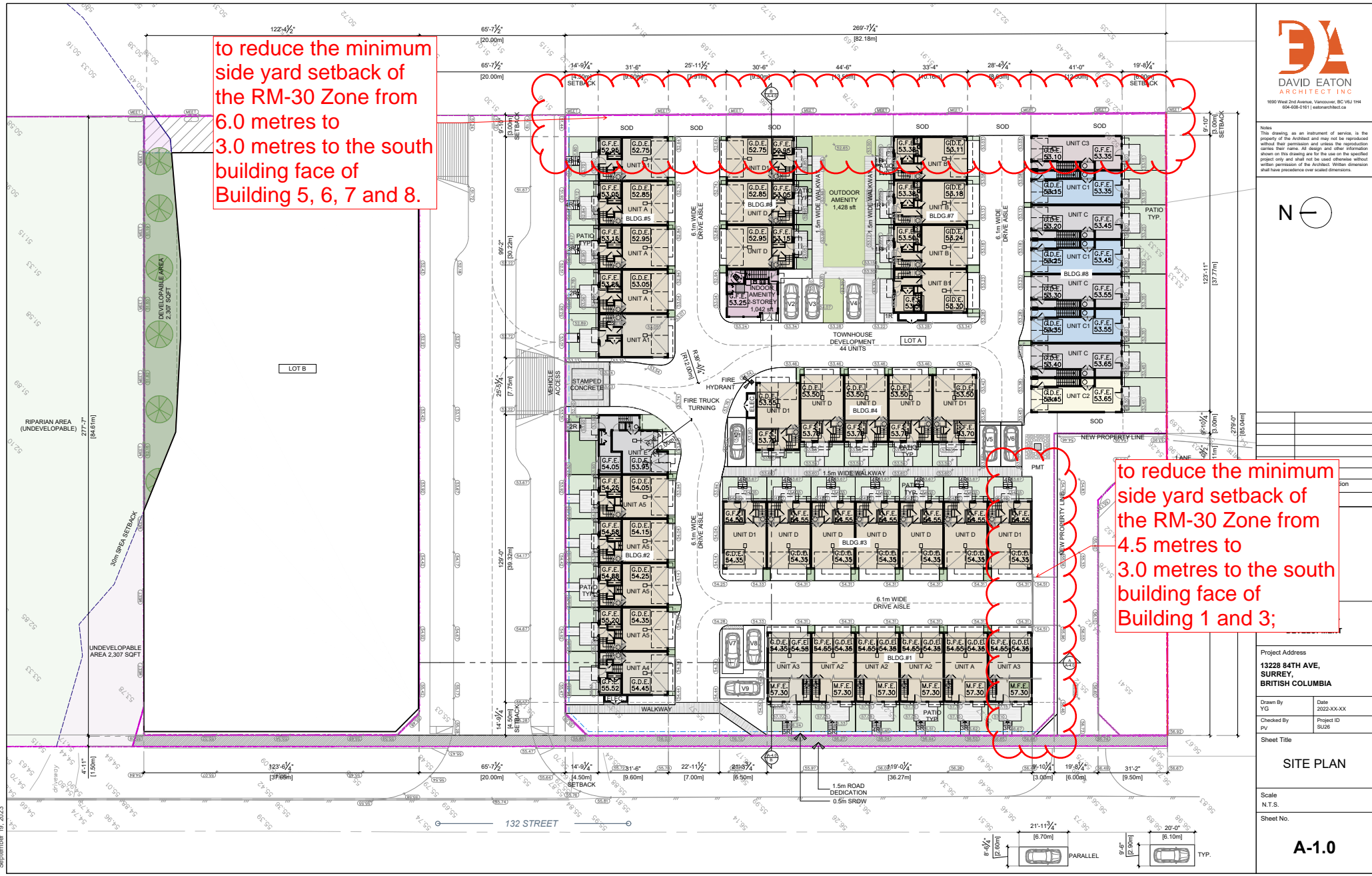
City Clerk – Jennifer Ficocelli

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to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the south building face of Building 5, 6, 7 and 8.

to reduce the minimum side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the south building face of Building 1 and 3;



Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By
YG Date
2022.XX.XX

Checked By
PV Project ID
SL26

Sheet Title

SITE PLAN

Scale
N.T.S.

Sheet No.