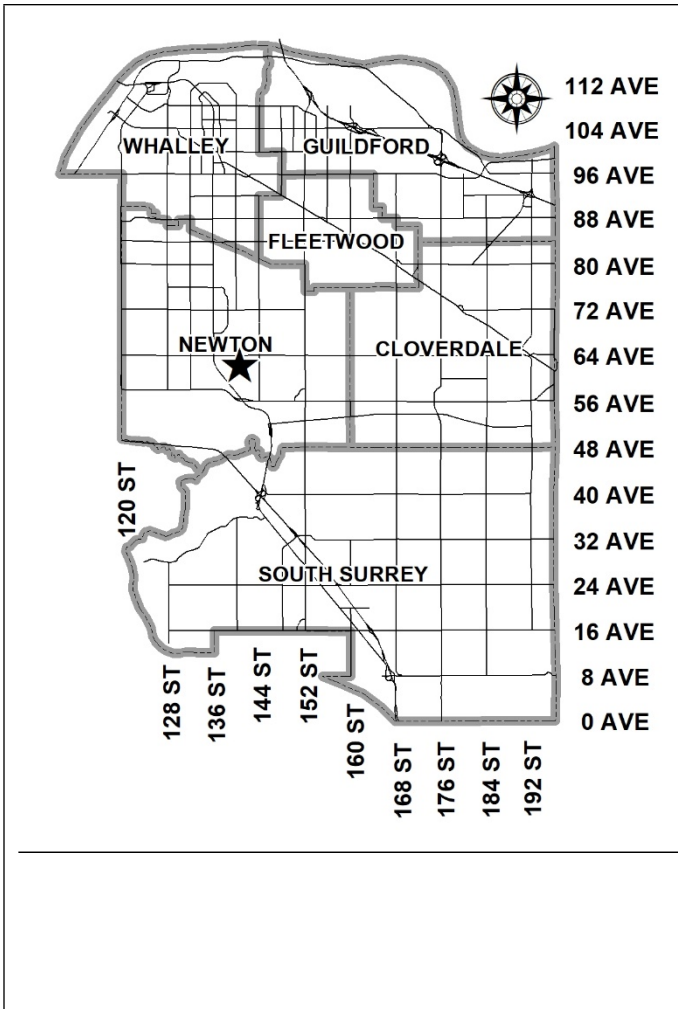


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: **7924-0015-00**

Planning Report Date: February 24, 2025



PROPOSAL:

- **South Newton NCP Amendment** from "Single Family Small Lots", "Creeks and Riparian Setbacks", "Existing and Future Parks", "Single Family Flex 6-14 u.p.a.", and "Detention Ponds" to "Townhouses (25 upa max)" and "Creeks and Riparian Setbacks"
- **Rezoning** from RA to RM-30
- **Development Permit** for Form and Character and Sensitive Ecosystems (Streamside Areas)
- **Development Variance Permit**

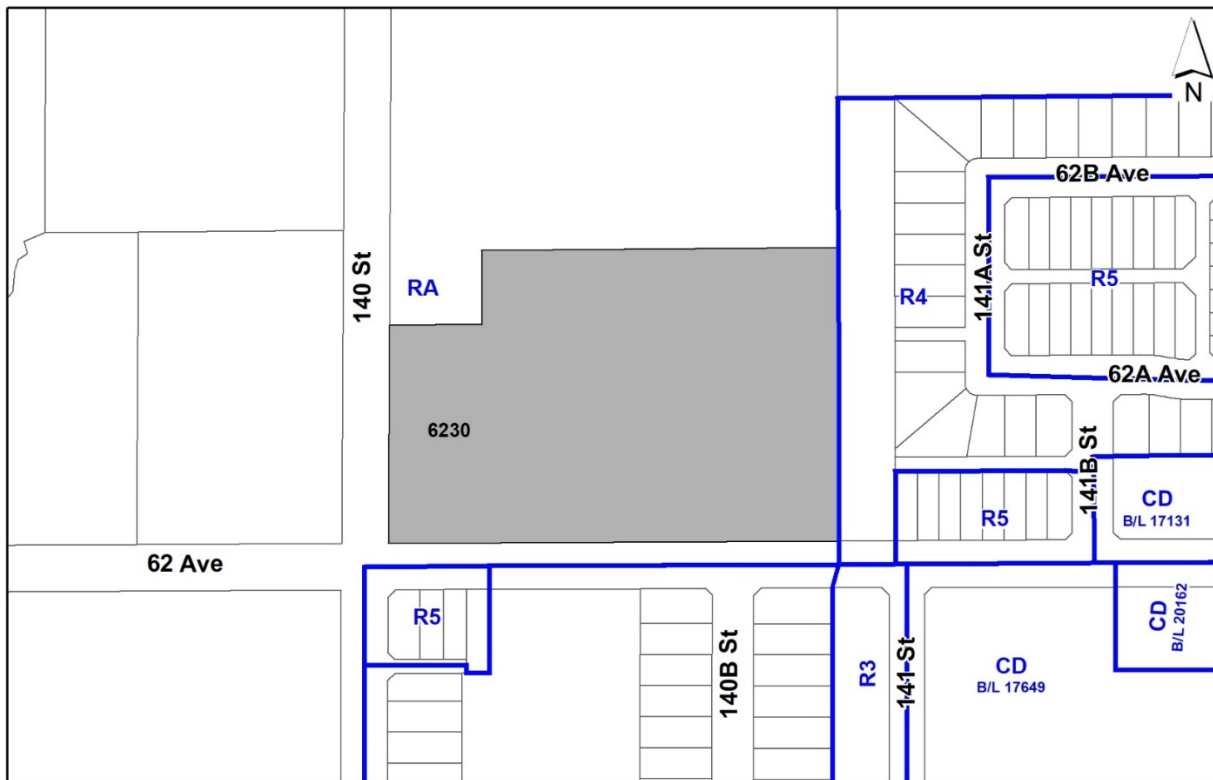
to permit the development of 133 townhouse units.

LOCATION: 6230 - 140 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots; Creeks and Riparian Setbacks; Existing and Future Parks; Single Family Residential Flex 6-14.5 u.p.a.; Detention Ponds



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from “Single Family Small Lots”, “Creeks and Riparian Setbacks”, “Existing and Future Parks” “Single Family Residential Flex 6-14.5 u.p.a.”, and “Detention Ponds” to “Townhouses (25 upa max) and “Creeks and Riparian Setbacks”.
- Proposing variances to reduce the setback requirements of the "Multiple Residential 30 Zone (RM-30)" and streamside setback under Part 7A of the Zoning Bylaw.
- Proposing to reduce the physical indoor amenity space requirements of the RM-30 zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed amendment to permit 133 three-bedroom townhomes at a density of 25 units per acre is appropriate for this part of the South Newton Neighbourhood Concept Plan (NCP). The proposal reflects a development trend for NCP amendments to permit denser townhouse developments in this section of South Newton.
- Other townhouse projects of similar density, character and form have been approved in this section of Newton. While the townhomes would represent an increase in density from the existing "Single Family Small Lots" designation of the site, it is noted that such lots would be able to develop in-accordance with the new small-scale multi-unit housing provisions under the Zoning By-law.
- The applicant proposes a variance to reduce the streamside setback for a red-coded watercourse (Mann Creek) that bisects the property. The variance would reduce the streamside setback of this feature to a range between 10 metres to 20 metres from top of bank. The proposal is detailed through the applicant's Ecosystem Development Plan (EDP) and Impact Mitigation Plan (IMP). The finalized EDP and IMP would require a comprehensive proposal for fencing, remediation (invasive species management and removal of anthropogenic materials), and plant and habitat enhancement. The conditions would be formalized through a restoration agreement with Parks.

-
- The applicant proposes to voluntarily convey 4,297 square metres (1.06 acres) of on-site riparian setback area, associated with Mann Creek and a pond north of the site on McLeod Park, to the City. The proposed variance permits residential development on the western side of the parcel for an overall density similar to other townhouse developments in this area of South Newton.
 - The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
 - The proposed RM-30 side yard setbacks achieve a more urban streetscape in compliance with the South Newton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
 - The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7924-0015-00 for Form and Character and Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7924-0015-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (east) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres;
 - (b) to reduce the minimum side yard (north) setback of the RM-30 Zone from 6.0 metres to 3.0 metres;
 - (c) to permit that upper storey wall projections encroach into the setbacks at a maximum of 0.46 metres; and
 - (d) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a range between 10 metres and 20 metres as measured from top of bank.
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) acceptance of the Riparian Area Regulations Assessment Report (RAPR) by the Ministry of Forests;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) the applicant satisfy the requirements for a restoration agreement for the streamside conveyance area;

- (i) qualified arborist submission of a finalized Tree Risk Assessment Qualification (TRAQ) and Windfirm Boundary Risk Assessment;
 - (j) voluntary conveyance of open space (riparian areas) along Mann Creek and the McLeod Park pond to the City for protection purposes;
 - (k) 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;
 - (l) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (m) registration of a right-of-way for public rights-of-passage for drainage access;
 - (n) 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; and
 - (o) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of final adoption.
5. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Single Family Small Lots", "Creeks and Riparian Setbacks", "Existing and Future Parks", "Single Family Residential Flex 6-14 u.p.a.", "Detention Ponds" to "Townhouses (25 upa max)" and "Creeks and Riparian Setbacks" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP / NCP Designation	Existing Zone
Subject Site	Greenfield, Mann Creek	Urban / Single Family Small Lots, Creeks and Riparian Setbacks, Existing and Future Parks, and Detention Pond	RA
North:	McLeod Park, Detention pond	Urban / Existing and Future Parks	RA

Direction	Existing Use	OCP / NCP Designation	Existing Zone
East (Abutting):	McLeod Park Multi-Use Pathway, Single Family	Urban / Utility R/W / Greenway; Single Family Residential Flex 6-14.5 u.p.a., Single Family Small Lots	R4, R5
South (Across 62 Avenue):	Single Family, Greenbelt, Mann Creek	Urban / Creeks and Riparian Setbacks, Single Family Residential Flex 6-14 u.p.a.	R4, R5
West (Across future 140 Street):	Greenfield, Archibald Creek	Urban / Single Family Residential Flex 6-14 u.p.a., Detention Pond, Existing and Future Parks, Creeks and Riparian Setbacks	RA

Context & Background

- The subject site is a greenfield parcel of 2.3 hectares in area addressed at 6230 140 Street. The property is designated "Urban" under the Official Community Plan (OCP) and "General Urban" under the Metro Vancouver Regional Growth Strategy (RGS), and is zoned "Acreage Residential Zone (RA)".
- The subject site falls under South Newton Neighbourhood Concept Plan (NCP) and is split between designations for "Single Family Small Lots" (most of the site), "Creeks and Riparian Setbacks", "Existing and Future Parks", "Single Family Residential Flex 6-14.5 u.p.a.", and "Detention Ponds".
- Under the NCP, a detention pond was envisioned to the west, with the eastern border of the pond and the associated riparian area falling on the northwest corner of the subject site. As this detention pond is no longer planned, the associated designations would not be appropriate for the subject site.
- The property is directly abutting McLeod Park to the north and east and is bisected in the western area by a tributary of Mann Creek, which is associated with the "Creeks and Riparian Setbacks" designation. This area of Newton is characterized by a network of streams including Henry Bose Creek, Reedville Creek, Archibald Creek, and Mann Creek.
- This area falls between commercial and institutional nodes on 142 Street to the east and King George Boulevard to the west. Under the NCP, it was anticipated that density would taper down to a mix of townhomes and small urban single family lots, which would permit

consolidation of development footprints and safeguarding for sensitive streamside and green infrastructure areas.

- Over the last several decades, there has been a consistent trend for development of townhomes of a denser and more urban typology in this section of South Newton, which have included plan amendments to the "Townhouse 25 upa" designation.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to develop the site with a hooked lot comprising 133 three-bedroom townhouse units and voluntary conveyance of streamside setback areas. The proposal requires the following applications:
 - **NCP Amendment** from "Single Family Small Lots", "Creeks and Riparian Setbacks", "Existing and Future Parks", "Single Family Residential Flex 6-14.5 u.p.a", and "Detention Ponds" to "Townhouses (25 upa max)" and "Creeks and Riparian Setbacks";
 - **Rezoning** from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)"; and
 - **Development Permit** for form and character to permit 133 townhouse units and Sensitive Ecosystem (Streamside Areas) for riparian lands associated with Mann Creek and the McLeod Park detention pond.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	23,227 square metres (5.74 acres)
Road Dedication:	N/A
Streamside Conveyance Area:	4,297 square metres (1.06 acres)
Net Site Area:	18,930 square metres (4.7 acres)
Number of Lots:	1 hooked townhouse lot 1 lot for conveyance of riparian areas
Building Height:	10 metres
Unit Density:	70.26 units per hectare
Floor Area Ratio (FAR):	0.99
Floor Area	
Residential:	18,675.5 square metres
Residential Units:	
3-Bedroom:	133

Referrals

Engineering: The Engineering Department requires registration of a right-of-way for public rights-of-passage for access as Mann Creek conveys public drainage. This may require some minor modifications to the layout so that a standard-width right-of-way may be accommodated on the west side of Mann Creek.

Otherwise, Engineering 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 116 school-age children generated by this development (based on the previous version of the proposal with 132 units rather than 133), of which the School District has provided the following expected student enrollment.

63 Elementary students at Goldstone Park Elementary School
34 Secondary students at Sullivan Heights Secondary School

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.

(Appendix III)

The School District comments that:

- Goldstone Park Elementary operates at 138% capacity and Sullivan Heights Secondary operates at 116% capacity. This 116% capacity reflects the current capacity after a 2022 expansion that increased capacity by 700 students.
- Other schools in this area are operating above capacity.
- Redesignation for townhouses at this site and in South Newton NCP in general will increase the projected number of students and enrollment pressures.
- Snokomish Elementary is planned to open in 2025, but elementary schools in this area will remain over capacity based on current enrollment and population projections.

Parks, Recreation & Culture:

Parks accepts the conveyance of the on-site streamside area upon satisfaction of all conditions for Final Adoption of the Rezoning Bylaw. A finalized Impact Mitigation Plan (IMP) and restoration agreement are needed to confirm acceptance.

Parks notes that the proposed tree removal and management plan required for the layout cannot be confirmed without a finalized Tree Risk Assessment Qualification (TRAQ) and Windfirm Boundary Risk Assessment.

Grading plans will be evaluated at detailed design phase to confirm that proposal does not result in any impacts or regrading of parkland along the site perimeter. Works that would result in removal of City trees on McLeod Park would not be supported.

The closest active and natural park is McLeod Park, abutting the site.

Surrey Fire Department:

The Fire Department notes that standard items will be required to be addressed as part of the Building Permit application.

Advisory Design Panel:

The application was not subject to review by the ADP as review of this building type is not required by the ADP Terms of Reference, but was reviewed by staff and found satisfactory.

Transportation Considerations

- Two separate vehicular accesses for the townhouse parcels on either side of Mann Creek are proposed from 62 Avenue to the south.
- No dedication for 62 Avenue is required as it shall remain a local road and has achieved a full 20 metre width.
- The overall townhouse development will provide a total of 293 parking spaces. This is represented by two garage stalls per townhouse for a total of 266 spaces. 27 visitor stalls are proposed: five of which are on the west portion of the development and 22 of which are on the east portion of the development. One accessible visitor parking space is proposed based on the number of visitor stalls required.
- The property is approximately 740 metres east of the intersection of 62 Avenue and King George Boulevard, with north and south bound stops for the 321 (White Rock Centre / Newton Exchange / Surrey Central) and 394 (White Rock / King George Station Express) routes. The property is approximately 580 metres (as the bird flies) from 342 Langley Centre / Newton Exchange stops on 144 Street.

Parkland and/or Natural Area Considerations

- The applicant proposes conveyance of the on-site streamside area (based on the proposed variances) to the City as open space without compensation. The area would be conveyed as a numbered lot on the subdivision plan.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” land use designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the Urban land use designation in the Official Community Plan (OCP), which permits townhome development up to 72 units per hectare under specified Neighbourhood Concept Plan areas (including South Newton).

Themes/Policies

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:
 - Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

(The proposed development is comparable in scale and density to recently approved and proposed developments in the vicinity.)

- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The proposed development is comparable in scale and density to recently approved and proposed developments in the immediate vicinity.)

- B4.24 – Protect and retain significant trees, forest stands and other natural features within new and existing neighbourhoods.

(While the proposed development and variance does represent a decrease in streamside area from what the original NCP designations, the proposal will preserve approximately 4,297 square metres of riparian habitat for conveyance to the City for safeguarding in perpetuity.)

Secondary Plans

Land Use Designation

- The applicant proposes amending the Neighbourhood Concept Plan (NCP) to redesignate this site from the existing designations ("Single Family Small Lots", "Creeks and Riparian Setbacks", "Existing and Future Parks", "Single Family Residential Flex 6-14.5 u.p.a", and "Detention Ponds") to "Townhouses (25 upa max)" and "Creeks and Riparian Setbacks".

Amendment Rationale

- The South Newton NCP was adopted by Council in June 1999 and is reflective of the form of development considered appropriate at the time. Due to the increased cost of land, mandates for more housing density, and in-alignment with local precedents for a more urban streetscape in South Newton, it is appropriate to consider the development of townhomes on the subject site. Furthermore, whereas the NCP was developed at a time when single family lots were exclusive to one unit and secondary suites were not permitted as a by-right form of development in the City, current-day permissions for small-scale multi-unit housing on small residential lots would mean that development of the lot under the existing "Single Family Small Lots" designation would represent an increase in density above what was envisioned under the original NCP.
- 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.
- The proposal would result in a net density of 28 units per acre. The proposal would still meet the intention of the "Townhouses (25 upa max)" designation based on the gross area of the site and the gross density of the proposal (23.17 units per acre).

Zoning By-law

- The applicant proposes to rezone the subject site from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks, and parking requirements:

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75.00 units per hectare	70.26 units per hectare
Floor Area Ratio:	1.00	0.99
Lot Coverage:	45.00%	41.55%
Yards and Setbacks*		
Front (west – 140 Street):	4.5 metres	4.5 metres
Street Side (south):	4.5 metres	4.5 metres
Rear (East):	6.0 metres	3.0 metres
Side: (North):	6.0 metres	3.0 metres
Height of Buildings		
Principal buildings:	13 metres	10 metres
Indoor amenity:	11 metres	10 metres
Amenity Space		
Indoor Amenity:	399 square metres	The proposed 148 m ² [+ CIL] meets the Zoning By-law requirement
Outdoor Amenity:	399 square metres	The proposed 412 m ² meets the Zoning By-law requirement
Streamside (Part 7A)		
	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	30 metres	10 – 20 metres
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	266	266
Residential Visitor:	27	27
Total:	293	293

*A variance is proposed to permit upper storey wall projections into the setback at a maximum of 0.46 metres. More information is provided in the next section.

Setback Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres; and
 - (b) to reduce the minimum side yard (north) setback of the RM-30 Zone from 6.0 metres to 3.0 metres; and
 - (c) to permit that upper storey wall projections encroach into the setbacks at a maximum of 0.46 metres.
- The proposed rear and side yard setback relaxation from 6.0 metres to 3.0 metres is relatively low-impact and only apply to four end-units.

- The reduced setback to the building face for the side yard (north) is considered reasonable as this land will be conveyed to the City for conservation purposes. The reduced setback to the building face on the rear yard (east) is considered reasonable as it is a side yard condition for one unit that will not conflict with future development, as the east side of the lot abuts a multi-use pathway.
- The proposed upper storey wall projection variance is considered minimal and will not require a full 0.46 metres in every case. This relaxation would be similar to what has been considered for other townhouse projects and will permit an increase floor area while maintaining the at-grade setbacks for most of the buildings.
- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:
 - (d) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a range between 10 metres and 20 metres as measured from top of bank.
- The applicant proposes the streamside variance based on conveyance, remediation, and safeguarding of the streamside area. A restoration agreement will be required to secure the enhancement and protection measures. It is noted that a finalized EDP, IMP, and restoration agreement will need to be finalized prior to final approval.
- 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 \$2,136 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 fee for South Newton \$ \$16,708.86 for townhouses.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 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

- Development Proposal Signs were installed on September 11, 2024, and pre-notification letters were sent on September 24, 2024. Staff received eight responses from neighbouring residents. The residents expressed concerns and objections to the proposed development (*staff comments in italics*):
 - Multiple residents expressed objections to the proposed development as the site is heavily vegetated and abuts McLeod Park. Residents indicated that the property is used by local fauna and that the development would decrease the habitat for wildlife associated with McLeod Park. Residents also expressed concerns about removal of local green space and parkland.

It is accurate that the subject application would represent development of a greenfield lot. Under the South Newton NCP, adopted in 1999, portions of the parcel have been identified for residential development and long-term environmental safeguarding. A redesignation to permit townhomes may increase the density but would not represent a larger development footprint or more loss of green space (as single-family development is more area-intensive than townhomes in requiring larger yards, higher setbacks, detached building forms, and less efficient servicing connections).

The application intends to redesignate the west side of the subject site from detention pond and future parkland. As this detention pond is no longer needed, it is likely that an application for single-family development would also seek to redesignate this area for development.

The subject property has not historically been a park, and the proposal does not reflect a loss in existing City Park land. The subject application includes conveyance of riparian areas associated with Mann Creek and the pond in McLeod Park, which will allow for long-term safeguarding of this natural habitat and extension of the Mann Creek greenbelt established on 14050 62 Avenue.

- Multiple residents expressed objections based on density impacts, particularly concerns on the prevalence of unauthorized suites, congested street parking, and enrolment capacity in the school catchment.

The applicant proposes to meet all resident and visitor off-street parking requirements for townhomes under the Zoning Bylaw. The proposal for redesignation to permit townhome development may represent an increase in density, but the density of the application is consistent with recent developments in the South Newton area. It is also noted that development under the existing single family designation would still result in an increase in density above what was anticipated under the South Newton plan, based on Zoning Bylaw changes to permit small-scale multi-unit housing on such lots in alignment with the Province's Bill 44.

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) stream (Mann Creek) bisecting the site. The subject property also falls under the riparian setback of a Class B (yellow-coded) detention pond north of the site in McLeod Park.
- 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 measured from the top of bank. The proposed setback reduction from Mann Creek require a variance, and result in an estimated 3,000 square metres reduction in the on-site streamside setback area. The varied streamside setback is 4,297 square metres in area.
- A Riparian Area Protection Regulations report requires confirmation from the Ministry of Forests to verify that the layout and varied streamside setback meets Provincial riparian requirements.
- A Class B (yellow-coded) stream would be subject to a 15 metre streamside setback. Under the Riparian Area Regulation, the south side of the adjacent detention pond would be subject to a 30 metre setback as measured from top of bank. The proposed setbacks for the pond comply with the requirements outlined in the Zoning By-law and with the Riparian Area Regulation.
- 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.
- An Ecosystem Development Plan, prepared by Amber Burnett, B.Sc. and Rémi, B.Sc., R.P. Bio., of Redcedar Environmental Consulting Inc. (the QEP) and dated February 18, 2025 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.
- The QEP has also provided an Impact Mitigation Plan (IMP) as rationale for the streamside setback variance. This report proposes preparation of an invasive species management plan and conveyance of the streamside area as rationale for the variance. Further information will be required for the finalized version of the IMP.

- For confirmation, the IMP will need to provide a proposal for fencing, remediation of on-site streamside areas (including an invasive species management plan and plan for removal of anthropogenic materials), planting, maintenance, and monitoring as a condition of final approval. A formal restoration agreement will be required with Parks to implement the conditions of the IMP. More information on streamside restoration opportunities, such as habitat enhancement proposals within the streamside area will be required.
- Drainage plans are required for review at the detailed design phase. More information on base flow impacts on Mann Creek from the development are required to evaluate impact on water availability and long-term health for trees within the streamside setback area that are proposed for retention under the application.

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 Newton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Newton Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to improve the overall design, including:
 - Stepping up of each unit entrance and main floor from adjacent sidewalks to improve separation between private residences, vehicle drive aisles, and the street;
 - Relocation of indoor and outdoor amenity space in a more central location on the east portion of the hooked lot;
 - Maintenance of front yard setbacks that can accommodate landscape planting (with one new tree per townhome for units with a front yard);
 - Orienting townhomes so that habitable space in each unit faces public frontages (the sidewalk on 62 Avenue on the south and the pathway on McLeod Park on the east), enhancing visibility on public pedestrian space;
 - Breaking up townhome buildings into blocks no greater than six units each. And minimizing side yard interfaces; and
 - Design of dormers and roof elements to distinguish units in the same building while maintaining coherent building forms that follow the sloped grades on the site.
- The site consists of 24 buildings comprised of 133 three-bedroom town homes. All units have side-by-side, two-car garages. The site is hooked across the Mann Creek streamside conveyance area.
- A single indoor amenity building and outdoor amenity area are proposed on the eastern portion of the hooked lot in a central location. This is intended to create a more efficient development footprint due to the tighter developable area on the west portion of the hooked lot.

Landscaping

- Units with private front yard patios are proposed to have layered shrub planting and a single tree. A mixture of deciduous and coniferous trees, low-lying shrubs, and groundcover is proposed throughout the site.
- Access to semi-private patio spaces is provided through gated entryways from on-site pathways or the 62 Avenue sidewalk (for those units fronting the south property line). Units fronting the McLeod Park pathway on the east property line will have access from an internal pathway as opposed to the Parks pathway, which is in-keeping with standard Parks interface requirements.

Indoor and Outdoor Amenity

- A single indoor amenity building and outdoor amenity area are proposed on the eastern portion of the hooked lot. This is intended to create a more efficient development footprint due to the narrower development area on the west side of the hooked lot.
- The proposed indoor amenity area is a two-storey multi-purpose building on the west end of Building 15, on the northwest corner of the outdoor amenity area. The building is proposed to be 148 square metres in area. The area does not meet RM-30 requirements but does meet the permitted relaxations under the Zoning By-law General Provisions. The remaining requirement may be addressed through a cash-in-lieu contribution in accordance with Zoning By-law requirements.
- The applicant proposes an outdoor amenity area meeting the Zoning size requirements. The area is proposed to contain canopied outdoor dining and gathering areas, benches, and a rubber-paved playground with a wobble bridge, push up bars, and a playhouse.

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:
 - Coordination of all design drawings for accuracy and completeness, including preparation of complete elevations;
 - Addressing lack of pedestrian access and internal circulation for Buildings 22 and 25 on the west side of the hooked lot;
 - Finalizing locations of pad-mounted transformers (PMT) and bicycle parking;
 - Refinement of outdoor amenity space and adjacent townhouse design to avoid conflicts with private patio space and improve overall design and function;

- Alignment of site perimeter grades with existing Park grades bordering the site, with no regrading of City parkland.
 - Refinement of interface between townhouse lot and streamside areas for pathways and fencing; and
 - Refinement of the amenity area programming.
- 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

- Rémi Masson, R.P.Bio, ISA Certified Arborist of Redcedar Environmental Consulting Inc. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	96	96	0
Alder/Cottonwood (within riparian area)	35	0	35
Deciduous Trees	41	35	6
Coniferous Trees	0	0	0
Onsite Tree Totals	172	131	41
Onsite Replacement Trees Proposed	166		
Total Onsite Retained and Replacement Trees	207		

- The Arborist Assessment states that there are a total of 172 bylaw protected trees on the site (outside of the open space and riparian area proposed for conveyance). Additionally, there are 24 bylaw protected offsite trees and nine bylaw protected City trees within proximity of the proposed development.
- The applicant proposes to remove all onsite trees outside of a riparian area on the development portion of the site as part of this development proposal. All trees within the on-site open space and riparian area are proposed for retention and will become City owned trees upon conveyance of the streamside area.
- While no offsite or City trees are proposed for removal, it is noted that Appendix IV identifies an approximate 18 trees on the unopened road right-of-way for 140 Street (bordering the west side of the lot) as off-site. These would be labeled as City trees in the finalized report.
- 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, including those Alder and Cottonwood trees that are within a streamside protection area. This will require a proposed total of 166 replacement trees on the site.

- The applicant has provided a landscape plan showing replacement plantings for each townhouse unit with a yard and green spaces along the perimeter of the site. The plan proposes 166 replacement trees, which would meet City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 62 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Common Boxwood, Redtwig Dogwood, and Privet Honeysuckle.
- In summary, a total of 166 trees are proposed to be retained or replaced on the site, meeting City requirements. It is noted that the Arborist Assessment summary (Appendix IV) includes 41 trees in the open space and riparian area under their summary of on-site tree retention.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Site Plan, Building Elevations, Cross-Sections, Landscape Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	NCP Amendment Plan
Appendix VI.	Development Variance Permit No. 7924-0015-00

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

JK/cb

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT B, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 79299

Current Civic Address:
6230 140 Street
Surrey, B.C.
PO: 612-697-781
SCALE: 1:500

(All distances are in metres)

STORM CONNECTION NOT VISIBLE
AT TIME OF SURVEY; OWNER TO
EXPLORE FOR INVERT ELEVATION.



LEGEND

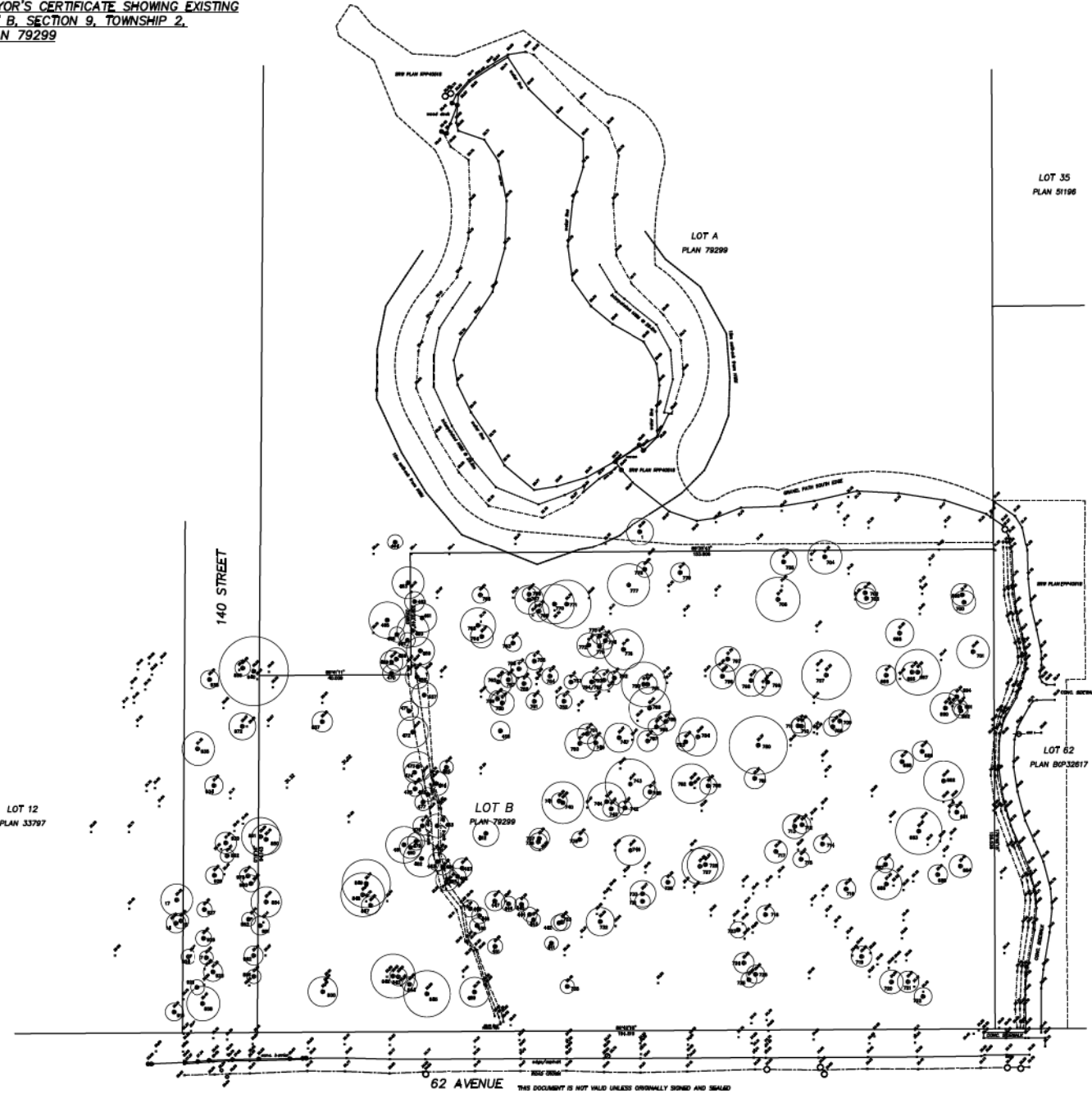
---	...denotes concrete
---	...denotes continuous tree
---	...denotes discontinuous tree
---	...denotes invert
○	...denotes manhole
S&M MH	...denotes sanitary manhole
SDM	...denotes slope
STM MH	...denotes storm manhole
(top)	...denotes top of retaining wall
⊙	...denotes tree
x	...denotes spot elevation
---	...
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- This plan was prepared for design purposes and is for the exclusive use of our clients DHAUNAL AND ASSOCIATES LAND SURVEYING INC. and the liability shall remain the responsibility of our clients. Any errors or omissions are those of the client and not those of the Surveyor. The Surveyor is not responsible for any damage caused by the direct or indirect use or reliance upon the Plan beyond its intended use.

GENERAL NOTES

- All dimensions are in metres
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of Surrey Geomatics datum, monument 5000 elev = 206.000m (CNGSD/NSD 1985).
- On the subject lot, only trees with a diameter of at least 10.0cm are shown.
- This plan does not show non-plan shapes, fans or lobes.
- Property dimensions are derived from Land Title Office records.

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DHAUNAL AND ASSOCIATES
LAND SURVEYING INC.
8119 168th Avenue
Surrey, B.C. V0W 1E3
Phone: (604) 598-5188
email: info@dhaunalandsurvey.com
File: T24-100299
Drawn by: PK



Refer to attached full report for Tree Protection

Number	TPE	Species	DBH	Height	Notes
883	2.52	Dr	442	2.1	Alnus robur
728	2.4	Dr	443	2.8	Alnus robur
729	2.15	Dr	444	1.8	Alnus robur
783	3.7	Dr	445	1.8	Alnus robur
784	3.84	Dr	446	2	Alnus robur
887	3.7	S&M	448	2.1	Alnus robur
888	3.76	Dr	449	2.5	Alnus robur
683	5.12	Act	448	2	Alnus robur
681	2.34	Dr	450	2	Alnus robur
780	3.16	Dr	450	2.2	Alnus robur
782	3.24	Dr	451	2	Alnus robur
800	3.9	Dr	452	1.4	Alnus robur
788	2.88	Dr	453	3.1	Alnus robur
828	2.1	M&S	454	3.2	Alnus robur
789	3.84	Dr	455	1.8	Alnus robur
790	3.3	S&M	455	2.5	Morus ferox
791	3.3	S&M	455	2.5	Morus ferox
792	3.3	S&M	455	2.5	Morus ferox
793	3.3	S&M	455	2.5	Morus ferox
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Appendix I

DRAWING LIST

COVER PAGE	A-0.1
LOCATION PLAN AND TEAM	A-0.2
PROGRAM SUMMARY	A-0.3
BASE PLAN	A-0.4
CONTEXT PLAN	A-0.5
SITE PLAN	A-1.0 & A-1.2
FIRE ACCESS PLAN	A-1.3
FLOOR PLANS	A-2.0 TO A-2.51
ELEVATIONS	A-3.0 TO A-3.25
SECTIONS	A-4.0 TO A-4.7
UNIT PLANS	A-5.0 TO A-5.19

LOCATION



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2025-03-19	Revised/Comments
2024-09-01	Revised/Comments
2024-07-04	Revised/Comments
2023-11-29	DP Submission
2023-09-20	Revised/Comments
2023-08-04	Revised/Comments
2023-06-30	Revised/Comments
2023-05-15	Revised/Comments
2023-03-09	Revised/Comments
2022-11-02	Preliminary Application
Date	Description

Issues / Revisions



PROJECT TEAM

ARCHITECT- PARAMORPH ARCHITECTURE INC.

308-9639 137A Street
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(604) 608-0161
info@paramorph.com

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(604) 501-6188
info@dhalwalsurvey.com

CIVIL - CITIWEST CONSULTING LTD.

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(604) 591-2213
office@citwest.com

LANDSCAPE- M2 LANDSCAPE ARCHITECT

#220-26 Lorne Mews
New Westminster
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office@m2la.com

ARBORIST- REDCEDAR ENVIRONMENTAL CONSULTING INC.

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(604) 621-9811
remi@redcedarenvironment.com

ENVIRONMENT QEP - REDCEDAR ENVIRONMENTAL CONSULTING INC.

Unit 201-45269 Keith Wilson Road,
Chilliwack, BC V2R 5S1
(604) 621-9811
remi@redcedarenvironment.com

Project Title

TOWNHOUSE DEVELOPMENT

Project Address
**6230 140 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By	Date
YU	2023-09-26

Checked By	Project ID
MY	2023_2211

Sheet Title

LOCATION PLAN AND TEAM

Scale

Sheet No.

A-0.2

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Date	Description
2025-03-19	Revised/Comments
2024-09-01	Revised/Comments
2024-07-04	Revised/Comments
2023-11-29	CP Submission
2023-08-20	Revised/Comments
2023-08-04	Revised/Comments
2023-06-30	Revised/Comments
2023-05-15	Revised/Comments
2023-02-09	Revised/Comments

Date	Description
2022-11-02	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
6230 140 STREET
SURREY,
BRITISH COLUMBIA

Drawn By	Date
YJ	2023-09-20
Checked By	Project ID
YJ	8492_2211

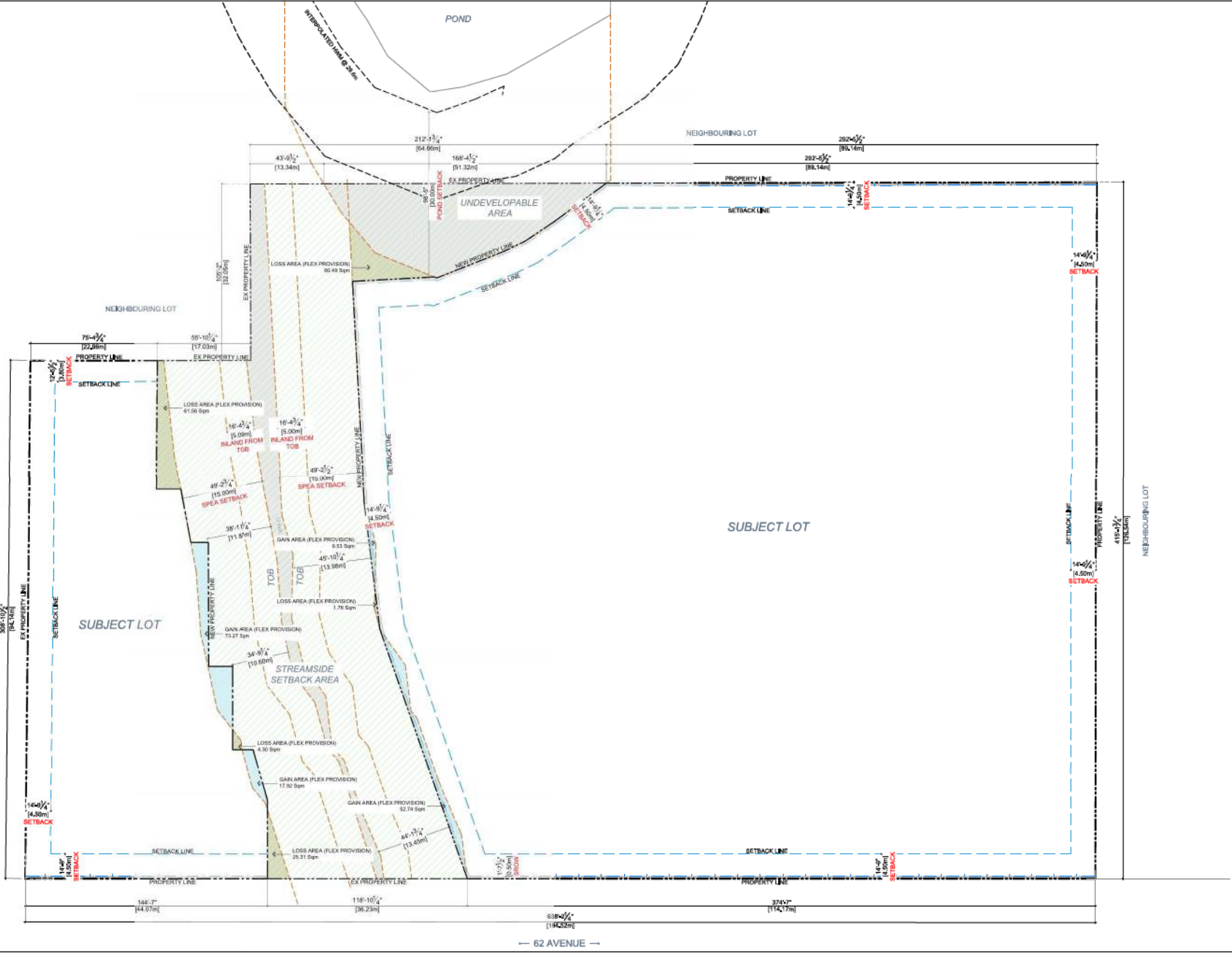
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BASE PLAN

Scale

Sheet No.

A-0.4



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Date	Description
2025-02-19	Revised/Comments
2024-08-01	Revised/Comments
2024-07-24	Revised/Comments
2023-11-29	DP Submission
2023-09-20	Revised/Comments
2023-08-04	Revised/Comments
2023-06-30	Revised/Comments
2023-05-15	Revised/Comments
2023-03-09	Revised/Comments
2022-11-02	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
6230 140 STREET
SURREY,
BRITISH COLUMBIA

Drawn By: YG Date: 2023-09-20
 Checked By: PV Project ID: SU32_2211

Sheet Title
CONTEXT PLAN

Scale
 N.T.S.

Sheet No.
A-0.5



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Date	Description
2025-02-19	Revised comments
2024-08-01	Revised comments
2024-07-24	Revised comments
2023-11-29	DP Submission
2023-09-20	Revised comments
2023-08-04	Revised comments
2023-06-30	Revised comments
2023-05-15	Revised comments
2023-03-09	Revised comments
2022-11-02	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**6230 140 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By
Y.G.

Checked By
P.V.

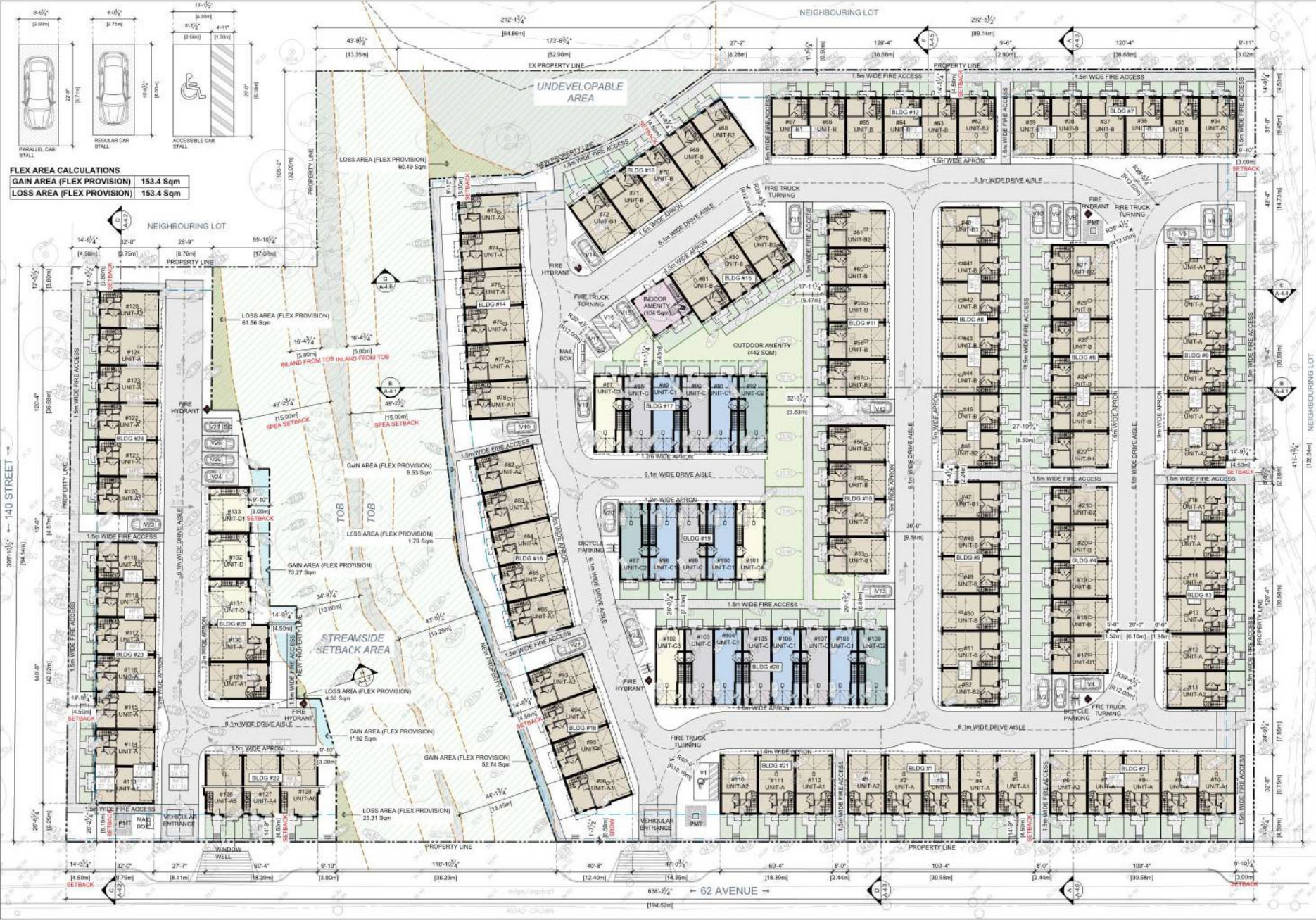
Project ID
SU22_22111

SITE PLAN

Scale
N.T.S.

Sheet No.

A-1.0



FLEX AREA CALCULATIONS

GAIN AREA (FLEX PROVISION)	153.4 Sqm
LOSS AREA (FLEX PROVISION)	153.4 Sqm

February 19, 2025

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2023-09-20	Revised/Comments
2023-08-04	Revised/Comments
2023-06-30	Revised/Comments
2023-05-15	Revised/Comments
2023-03-09	Revised/Comments
2022-11-02	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

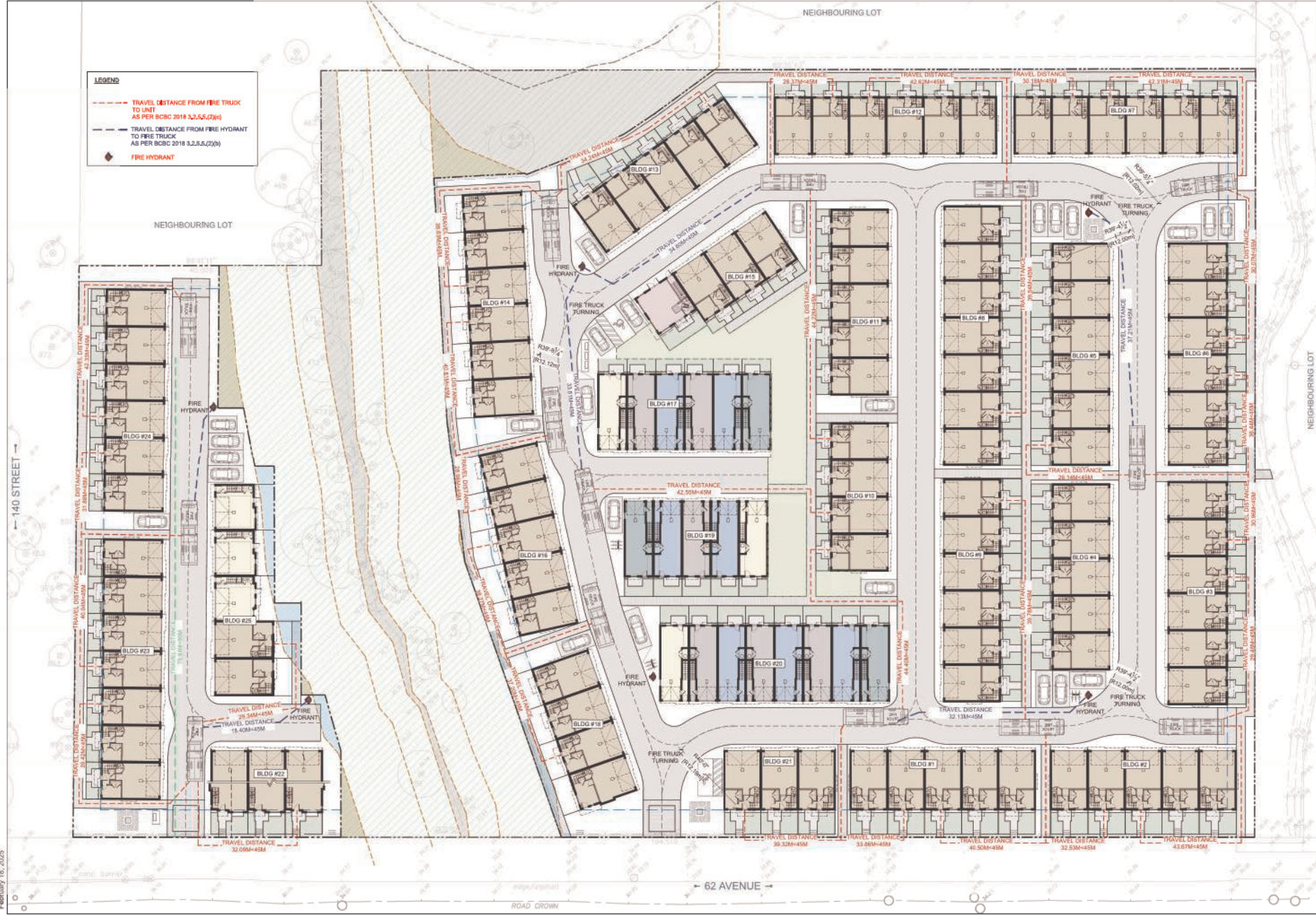
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6230 140 STREET
SURREY,
BRITISH COLUMBIA

Drawn By: YG Date: 2023-09-20
 Checked By: PV Project ID: 2402_2211
 Sheet Title:

FIRE ACCESS PLAN

Scale:
 N.T.S.

Sheet No.
A-1.3



SCHEDULE OF FINISHES



1. COLOR : BM 2126-20
FIBER CEMENT BOARD SIDING
(JAMES HARDIE OR EQUIVALENT)



7. COLOR : BM 2096-30
FIBER CEMENT BOARD
(JAMES HARDIE OR EQUIVALENT)



2. COLOR : BM 2136-40
FIBER CEMENT BOARD SIDING
(JAMES HARDIE OR EQUIVALENT)



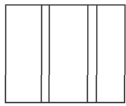
8. COLOR : LIGHT CHERRY WOOD
SMOOTH FINISH WITH TRELLIS,
DOOR, CANOPY AND BALCONY



3. COLOR : BM 2096-30
FIBER CEMENT BOARD SIDING
(JAMES HARDIE OR EQUIVALENT)



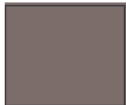
9. COLOR : BLACK
ASPHALT SHINGLE ROOF



4. COLOR : WHITE
FIBER CEMENT BOARD & BATTEN
(JAMES HARDIE OR EQUIVALENT)



10. COLOR: CHARCOAL
FASCIA, VINYL WINDOW, ALUMINUM
RAILING WITH SAFETY GLASS,
GUTTER,



5. COLOR : BM 2126-20
FIBER CEMENT BOARD
(JAMES HARDIE OR EQUIVALENT)



11. COLOR : WHITE
FIBER CEMENT BOARD
(JAMES HARDIE OR EQUIVALENT)



6. COLOR : BM 2136-40
FIBER CEMENT BOARD
(JAMES HARDIE OR EQUIVALENT)



COLOR SCHEME 1:
BUILDING 1,3,5,7,9,11,13,16,17,20,23 AND 25 1
- BLDG 1 - SOUTH ELEVATION



COLOR SCHEME 2:
BUILDING 2,4,6,8,10,12,14,15,18,19,21,22,24 AND 26 2
- BLDG 3 - WEST ELEVATION



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KEY PLAN
N

2025-03-19	Revised/Comments
2024-09-01	Revised/Comments
2024-07-04	Revised/Comments
2023-11-29	DP Submission
2023-08-20	Revised/Comments
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2023-06-30	Revised/Comments
2023-05-15	Revised/Comments
2023-03-09	Revised/Comments
2022-11-02	Preliminary Application

Date	Description
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Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**6230 140 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By YU	Date 2023-09-26
Checked By JW	Project ID SU22_2211

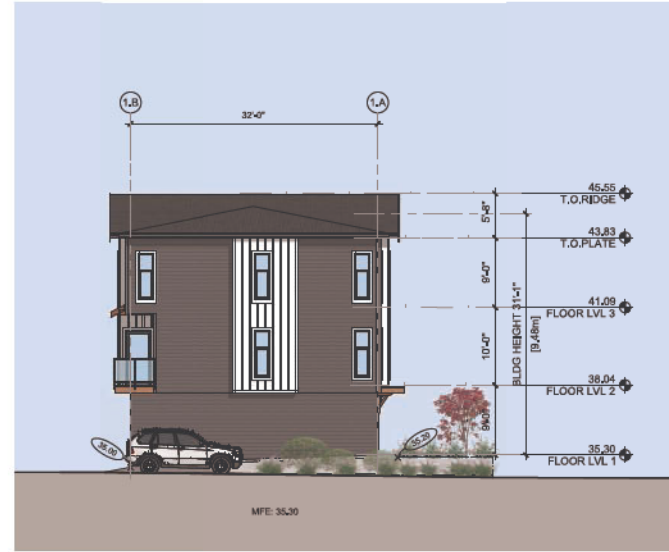
Sheet Title
MATERIAL & FINISHES

Scale
N.T.S.

Sheet No.
A-3.0



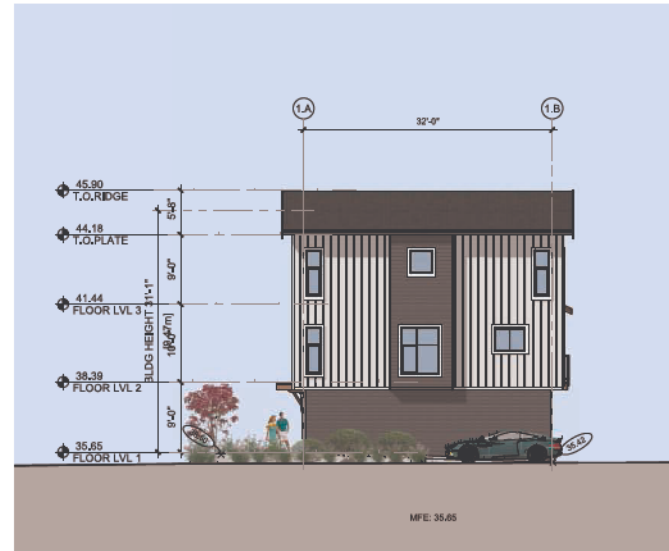
1 BUILDING1- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING1- WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING1- NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING1- EAST ELEVATION
SCALE: 1/16" = 1'-0"

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2023-05-15	Revised/Comments
2023-03-09	Revised/Comments
2022-11-02	Preliminary Application

Date	Description
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2023-03-09	Revised/Comments
2022-11-02	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
6230 140 STREET
SURREY,
BRITISH COLUMBIA

Drawn By
YQ

Date
2023-09-20

Checked By
JV

Project ID
SU23_2211

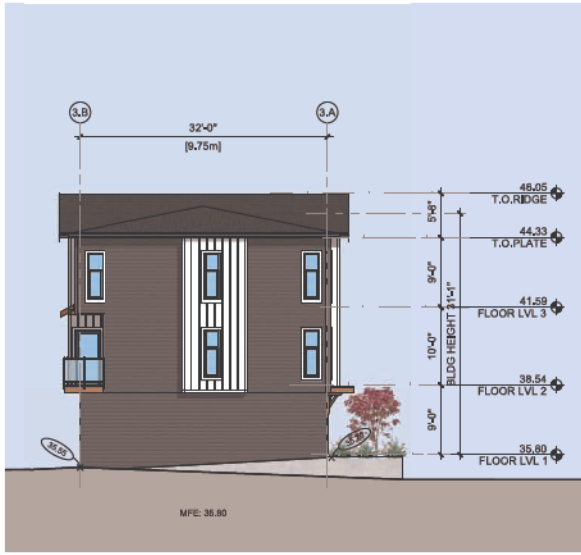
Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.
A-3.1



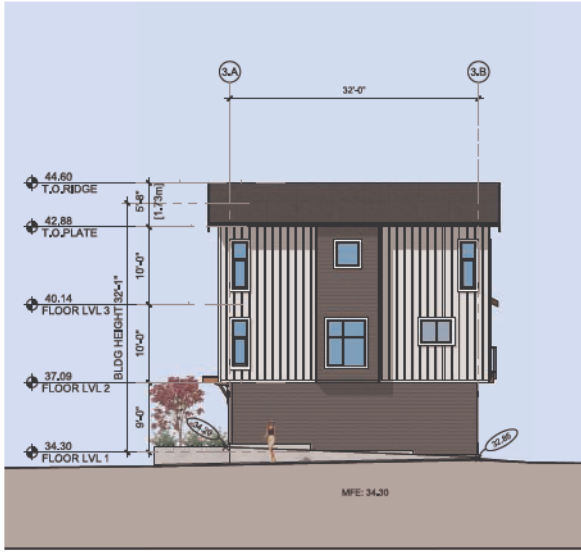
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2 BUILDING3- SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

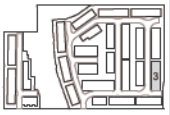


3 BUILDING3- WEST ELEVATION
SCALE: 1/16" = 1'-0"



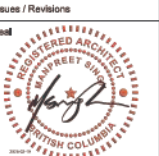
4 BUILDING3- NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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2023-06-15	Revised/Comments
2023-03-09	Revised/Comments
2022-11-02	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
6230 140 STREET
SURREY,
BRITISH COLUMBIA

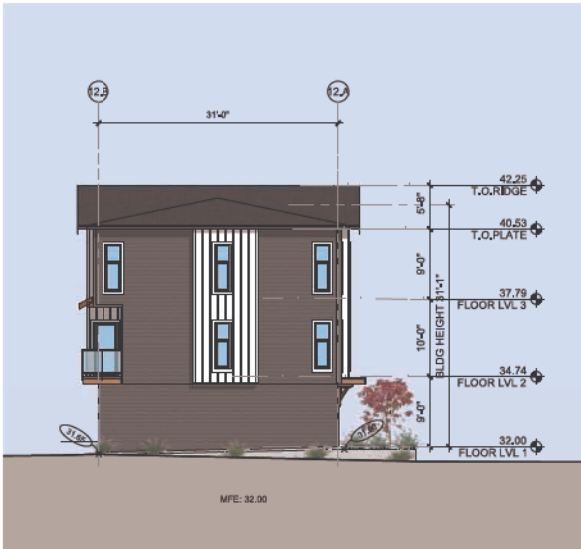
Drawn By YJ
Checked By PJV
Date 2023-09-20
Project ID SUD2_2211

ELEVATIONS

Scale
1/16" = 1'-0"
Sheet No.
A-3.3



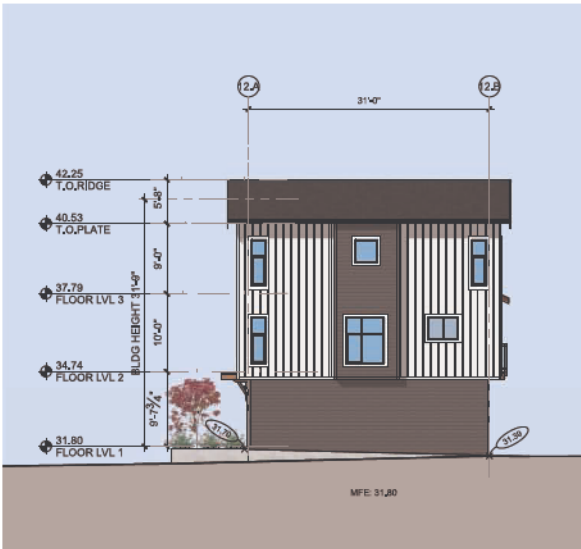
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SCALE: 1/16" = 1'-0"



2 BUILDING12 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING12 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING12 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

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2023-03-09	Revised/Comments
2022-11-02	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**6230 140 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By: YJ Date: 2023-09-20
Checked By: PV Project ID: 2502_2211

Sheet Title
ELEVATIONS

Scale: 1/16" = 1'-0"
Sheet No.



1 BUILDING13 - NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING13 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING13 - SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING13 - SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

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2023-03-09	Revised/Comments
2022-11-02	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**6230 140 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By
YU

Date
2023-09-26

Checked By
JV

Project ID
SU22_2211

Sheet Title

ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.

A-3.13



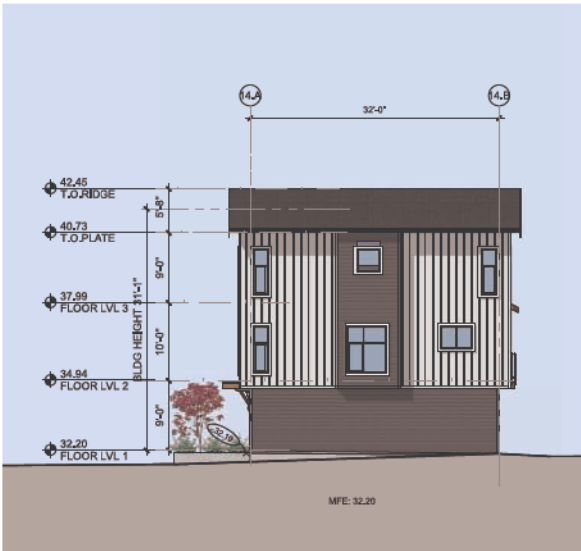
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SCALE: 1/16" = 1'-0"



2 BUILDING 14 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 14 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 14 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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KEY PLAN
N

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Project Title
TOWNHOUSE DEVELOPMENT

Project Address
6230 140 STREET
SURREY,
BRITISH COLUMBIA

Drawn By
YQ

Date
2023-09-20

Checked By
PV

Project ID
SU22_2211

Sheet Title
ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.



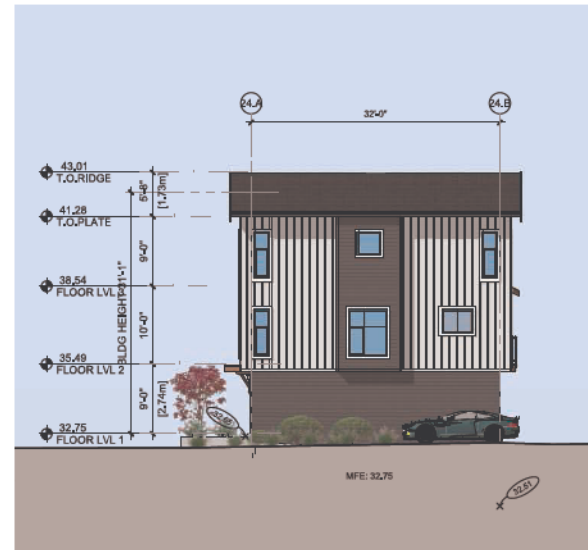
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SCALE: 1/16" = 1'-0"



2 BUILDING24 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING24 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING24 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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2023-05-15	Revised/Comments
2023-03-09	Revised/Comments
2022-11-02	Preliminary Application

Date	Description
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Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**6230 140 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By	Date
YU	2023-09-20
Checked By	Project ID
IV	8182_2211

Sheet Title

ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.

A-3.24



1 SECTION A



2 SECTION A (PARTIAL -1)



3 SECTION A (PARTIAL -2)

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2023-08-04	Revised comments
2023-06-30	Revised comments
2023-05-15	Revised comments
2023-03-09	Revised comments
2022-11-02	Preliminary Application



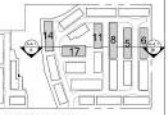
Project Title
TOWNHOUSE DEVELOPMENT

Project Address
6230 140 STREET
SURREY, BRITISH COLUMBIA

Drawn By: YC
Checked By: PV
Date: 2023-09-20
Project ID: 8492_2211

Sheet Title
FLOOR PLANS

Scale:
N.T.S.
Sheet No.



KEY PLAN

Date	Description
2025-02-19	Revised comments
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2024-07-04	Revised comments
2023-11-29	DP Submission
2023-08-20	Revised comments
2023-08-04	Revised comments
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2023-05-15	Revised comments
2023-03-09	Revised comments
2022-11-02	Preliminary Application

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

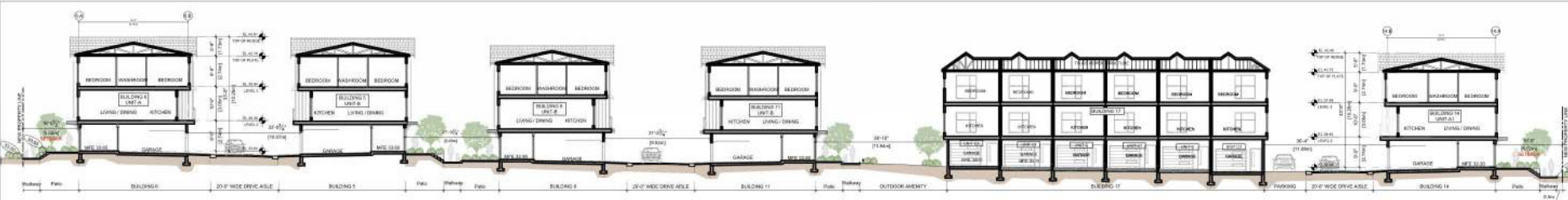
Project Address
**6230 140 STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By: YG Date: 2023-09-20
 Checked By: PV Project ID: 8492_2211

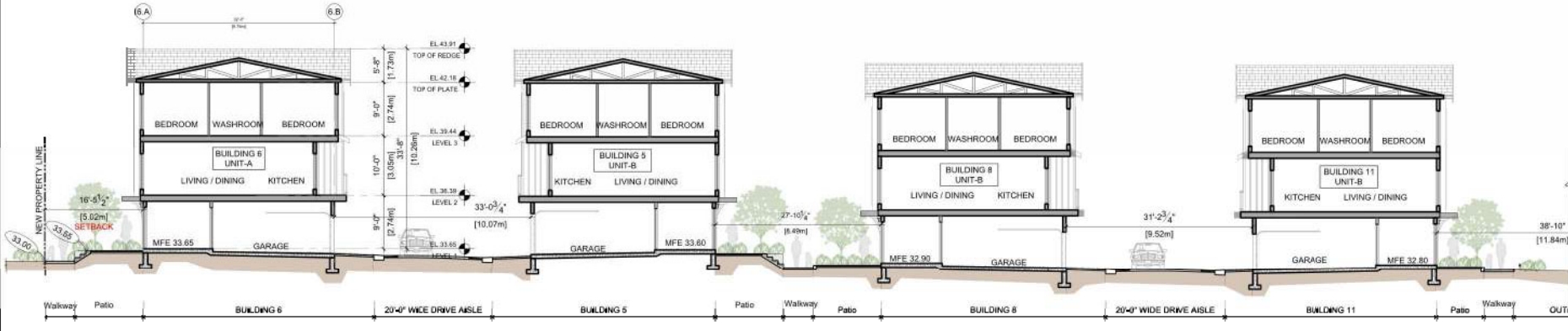
Sheet Title
FLOOR PLANS

Scale
N.T.S.
 Sheet No.

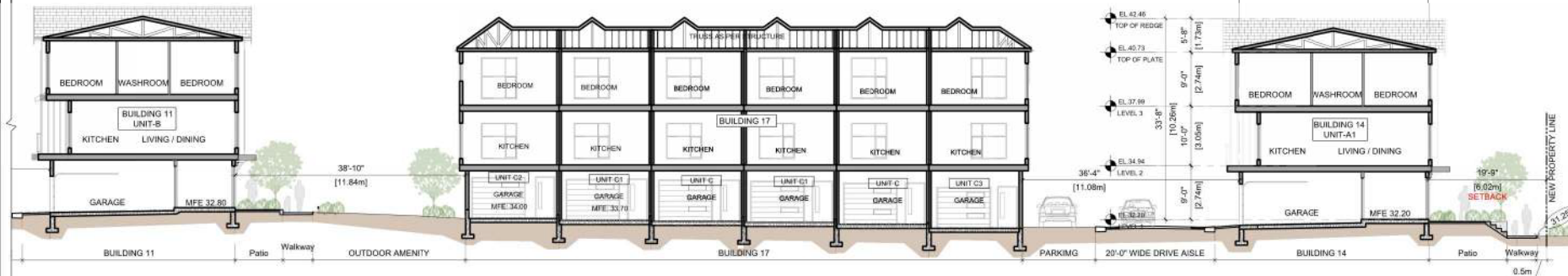
A-4.1



1 SECTION B

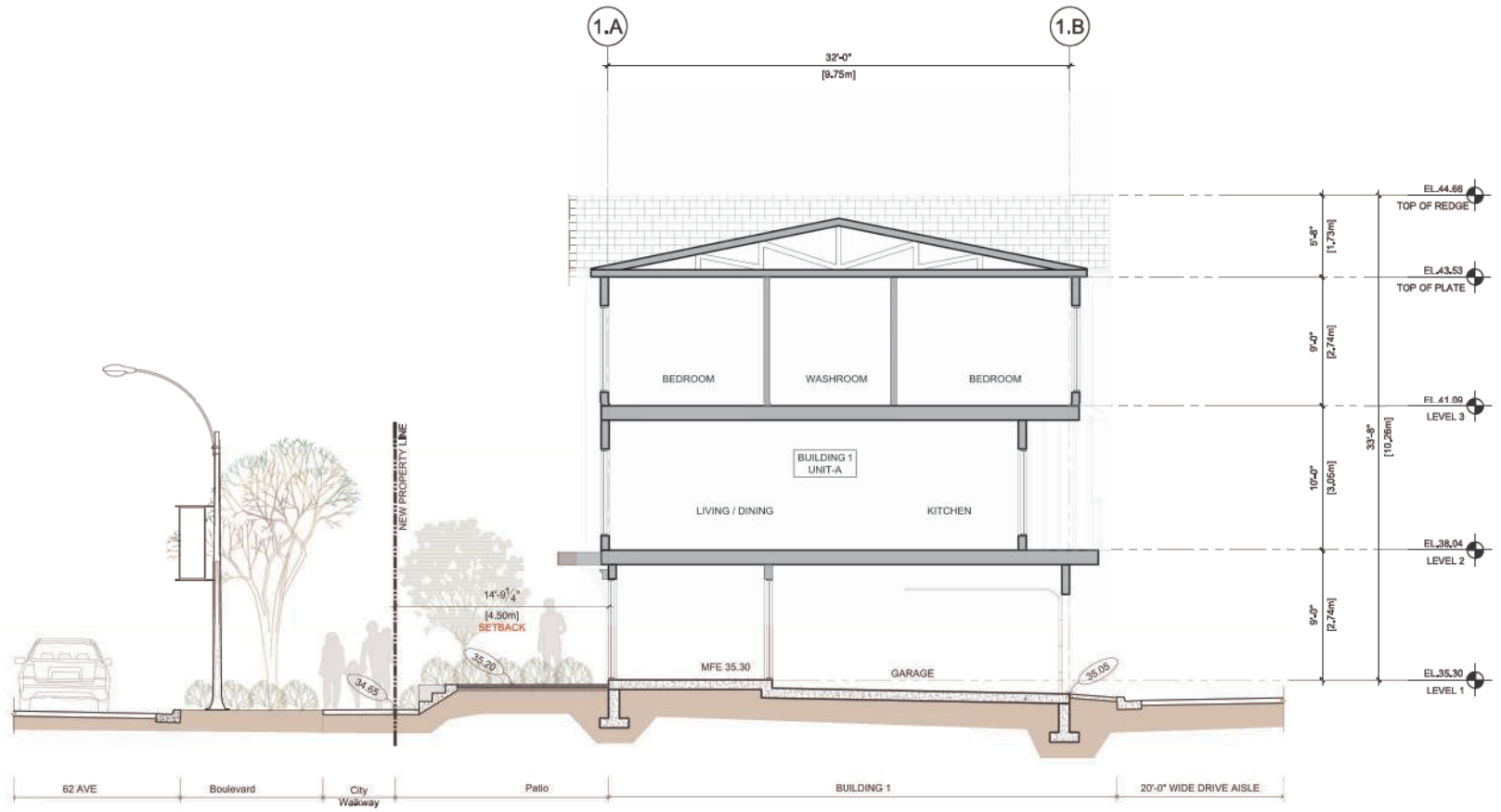


2 SECTION B (PARTIAL -1)



3 SECTION B (PARTIAL -2)

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1 SECTION D
 SCALE: 1/8" = 1'-0"

Date	Description
2025-03-19	Revised comments
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2023-08-04	Revised comments
2023-06-30	Revised comments
2023-05-15	Revised comments
2023-03-09	Revised comments
2022-11-02	Preliminary Application

Date	Description



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
6230 140 STREET
SURREY,
BRITISH COLUMBIA

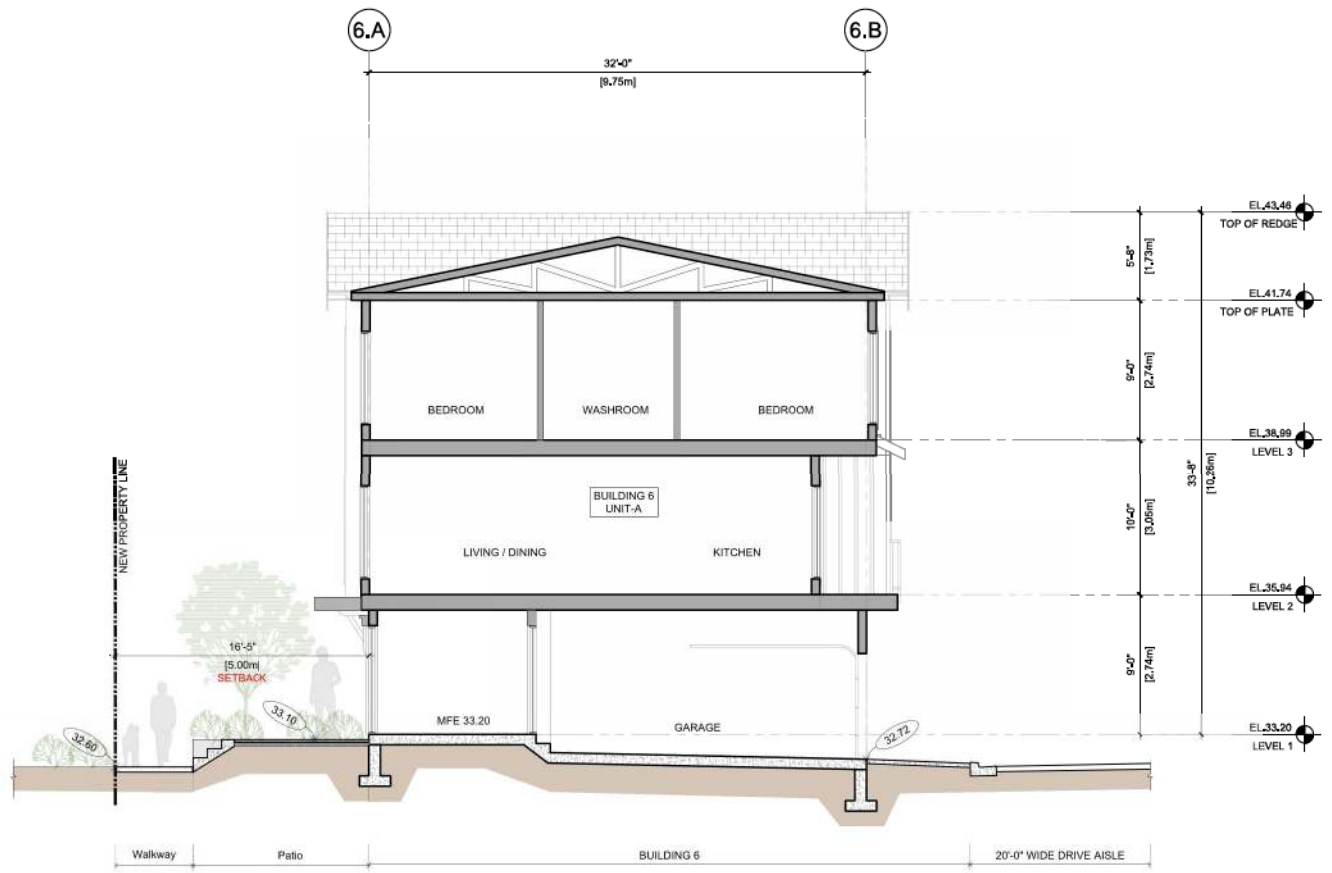
Drawn By YC	Date 2023-09-20
Checked By JW	Project ID 6082_2211

Sheet Title
FLOOR PLANS

Scale
 1/8" = 1'-0"

Sheet No.
A-4.3

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1 SECTION E
 SCALE: 1/8" = 1'-0"

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2023-03-09	Revised/Comments
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
6230 140 STREET
SURREY,
BRITISH COLUMBIA

Drawn By Date
 YC 2023-09-20

Checked By Project ID
 JY 8492_2211

Sheet Title
FLOOR PLANS

Scale
 1/8" = 1'-0"

Sheet No.

A-4.4

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LANDSCAPE ARCHITECTURE

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

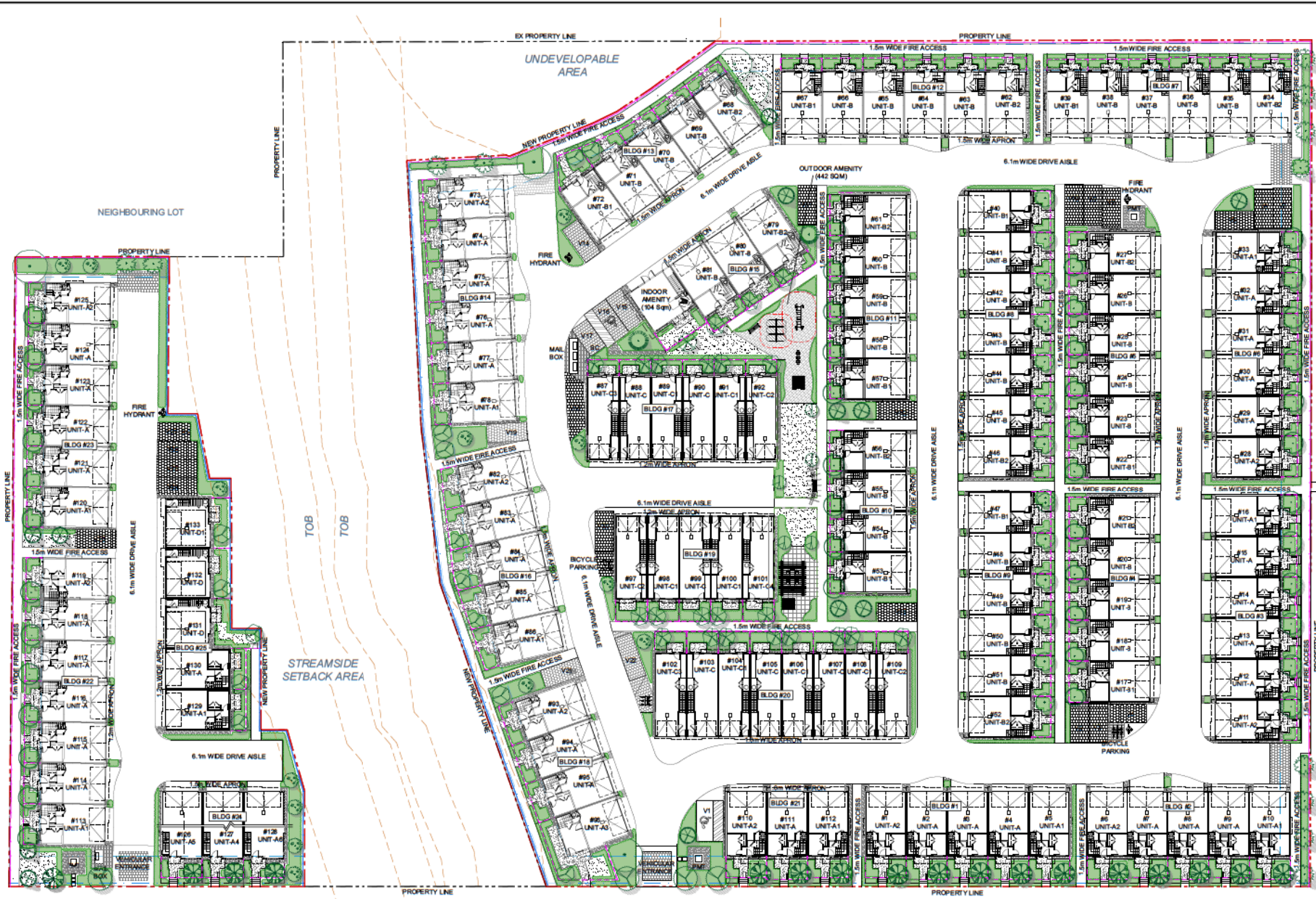


NO.	DATE	REVISION DESCRIPTION	DR.
1	2023/02/21	REV PER SITE PLAN UPDATES	DN
2	2023/02/21	REV PER ARCHITECT REPORT	DN
3	2023/04	REV PER CITY COMMENTS/REPLAN	DN
4	2023/04	REV PER CITY COMMENTS/REPLAN	DN
5	2023/04/21	ISSUED FOR PERMITS	DN
6	2023/05/23	PERMITS LAYOUT DESIGN	DN
7	2023/05/23	PERMITS LAYOUT DESIGN	DN

PROJECT:
**TOWNHOUSE DEVELOPMENT
 LOT A + LOT B**
 6230 100TH STREET,
 SURREY, BC

DRAWING TITLE:
**KEY PLAN
 LOT A + LOT B**

DATE: NOV/23/2023	DRAWING NUMBER:
SCALE: 1:250	
DRAWN: DN	LO
DESIGN: DN	
CHK'D: HLM	OF 20
MPLA PROJECT NUMBER:	23 045



62 AVENUE

INTER-OFFICE MEMO

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **February 19, 2025** PROJECT FILE: **7824-0015-00**

RE: **Engineering Requirements (Commercial/Industrial)**
Location: 6230 140 St

REZONE

Property and Right-of-Way Requirements

- Register 0.5m wide SRW along 62 Avenue.

Works and Services

- Construct north side of 62 Avenue.
- Submit Sanitary Catchment Analysis, and address downstream constraints as required.
- Provide on-site stormwater mitigation features as per the Hyland Creek ISMP.
- Construct storm, sanitary and water service connections for each lot.
- Register applicable legal documents as determined through detailed design stage.
- Pay applicable Latecomers.

A Servicing Agreement is required prior to Rezone.

NCP AMENDMENT/DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to the NCP Amendment, and to issuance of the Development Permit and Development Variance Permit.



Jeff Pang, P.Eng.
Director, Land Development

NG

Department: **Planning and Demographics**
Date: **February 13, 2025**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0015-00**

The proposed development of **132** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	116
---	-----

Projected Number of Students From This Development In:	
Elementary School =	63
Secondary School =	34
Total Students =	97

Current Enrolment and Capacities:	
Goldstone Park Elementary	
Enrolment	718
Operating Capacity	519
# of Portables	8
Sullivan Heights Secondary	
Enrolment	1973
Operating Capacity	1700
# of Portables	9

Summary of Impact and Commentary

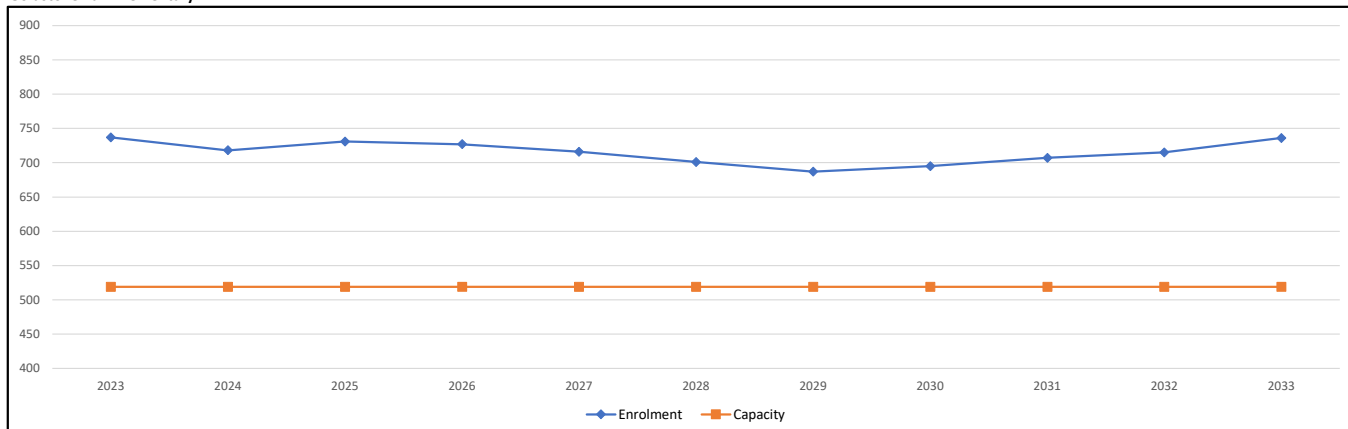
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2024, Goldstone is at 138% capacity. Other schools in the area are also significantly over capacity. To address this, Snokomish elementary will open next year to ease enrolment pressures in the area. That said, schools in this area will remain over capacity and portables will still be required.

Each NCP amendment in the area to increase density beyond the South Newton NCP puts strain on schools in the area. This project is projected to add 63 elementary students, significantly more than the number that would likely be generated by the existing land use plan density.

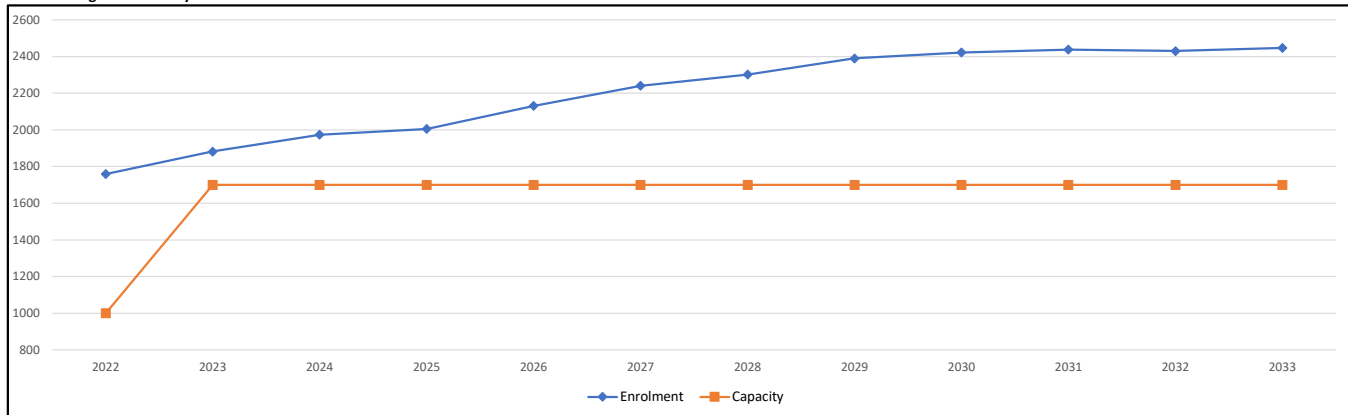
As of September 2024, Sullivan Heights is operating at 116% capacity. Despite a 700 capacity addition that opened in September 2022 the school continues to grow and projected enrolment continues to increase. No further capital requests are currently planned.

Goldstone Park Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Sullivan Heights Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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.

February 19, 2025

TREE PRESERVATION BY LOCATION

Surrey File Number:

Address:

Arborist:

Date of Report/Revision:

24-0015

6230 140 Street, Surrey

Remi Masson

Feb. 2025

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

ONSITE	Alder & Cottonwood Trees			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)	96	96	0
	Alder/Cottonwood (within riparian area)	35	0	35
Total	131	96	35	
Deciduous Trees (excluding Alder & Cottonwood Trees)				
Tree Species	Existing	Remove	Retain	
<i>Salix</i>	31	25	6	
<i>Prunus sp.</i>	6	6	0	
<i>Malus fusca</i>	2	2	0	
<i>Crataegus</i>	1	1	0	
<i>Betula papyrifera</i>	1	1	0	
Deciduous Subtotal	41	35	6	
Coniferous Trees				
Tree Species	Existing	Remove	Retain	
Coniferous Subtotal	0	0	0	
Deciduous & Coniferous Total	41	35	6	
Onsite Tree Totals	172	131	41	
Onsite Replacement Trees Proposed *insert "0" if TBD or unknown		166		
Total Onsite Retained and Replacement Trees		207		

OFFSITE	Alder & Cottonwood Trees			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)	20	0	20
	Alder/Cottonwood (within riparian area)			
Total	20	0	20	
Deciduous & Coniferous (excluding Alder & Cottonwood Trees)				

Tree Species	Existing	Remove	Retain
<i>Acer macrophyllum</i>	1	0	1
<i>Thuja plicata</i>	1	0	1
<i>Salix</i>	2	0	2
Deciduous & Coniferous Total	4	0	4
Offsite Tree Totals			
	24	0	24
Total Offsite Retained Trees			
		24	

CITY	Existing	Remove	Retain
Park/City Lot Trees	9		9
Boulevard Trees			
Total	9	0	9

TREE PRESERVATION SUMMARY

Surrey File Number: 24-0015
 Address: 6230 140 Street, Surrey
 Arborist: Remi Masson
 Date of Report/Revision: Feb. 2025
 Arborist Signature: 

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

ONSITE TREES				# of Trees
Existing Bylaw Trees				172
Proposed Removed Bylaw Trees				131
Proposed Retained Bylaw Trees				41
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
	Removed		Subtotal	-
	96	x 1	96	-
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
	Removed		Subtotal	-
	0	x 2	0	-
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
	Removed		Subtotal	-
	35	x 2	70	-
Required Replacement Trees				166
Proposed Replacement Trees				166
Deficit of Replacement Trees				0
Total Onsite Retained and Replacement Trees				207

OFFSITE TREES				# of Trees
Existing Bylaw Trees				<u>24</u>
Proposed Removed Bylaw Trees				<u>0</u>
Proposed Retained Bylaw Trees				<u>24</u>
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				-
Removed				-
0	x	1	0	-
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				-
Removed				-
0	x	2	0	-
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				-
Removed				-
0	x	2	0	-
Required Replacement Trees *To be taken as cash-in-lieu				<u>0</u>
Total Offsite Retained Trees				<u>24</u>

CITY TREES	Existing	Removed	Retained
Park/City Lot Trees	9	0	9
Boulevard Trees	0	0	0
Total	9	0	9

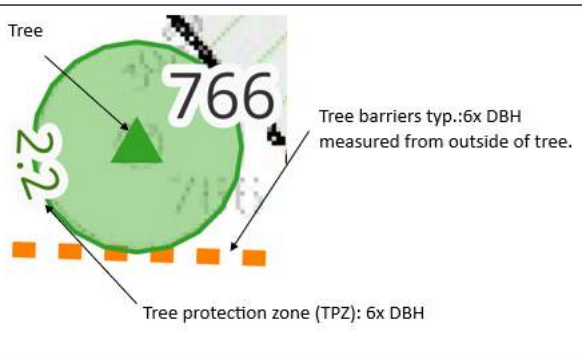
6230 140 Street: Tree Management Plan



FLEX AREA CALCULATIONS
GAIN AREA (FLEX PROVISION) 153.4 Sqm
LOSS AREA (FLEX PROVISION) 153.4 Sqm

An arborist is required to monitor works within any tree protection fencing.

Following SPA delineation, the critical root zone should be evaluated in the field based on the tree condition and the precise SPA boundary and recommendations for this tree should be made at that time.



Amber Burr
 amber@red
 #201-452
 Chilliwack
 BC

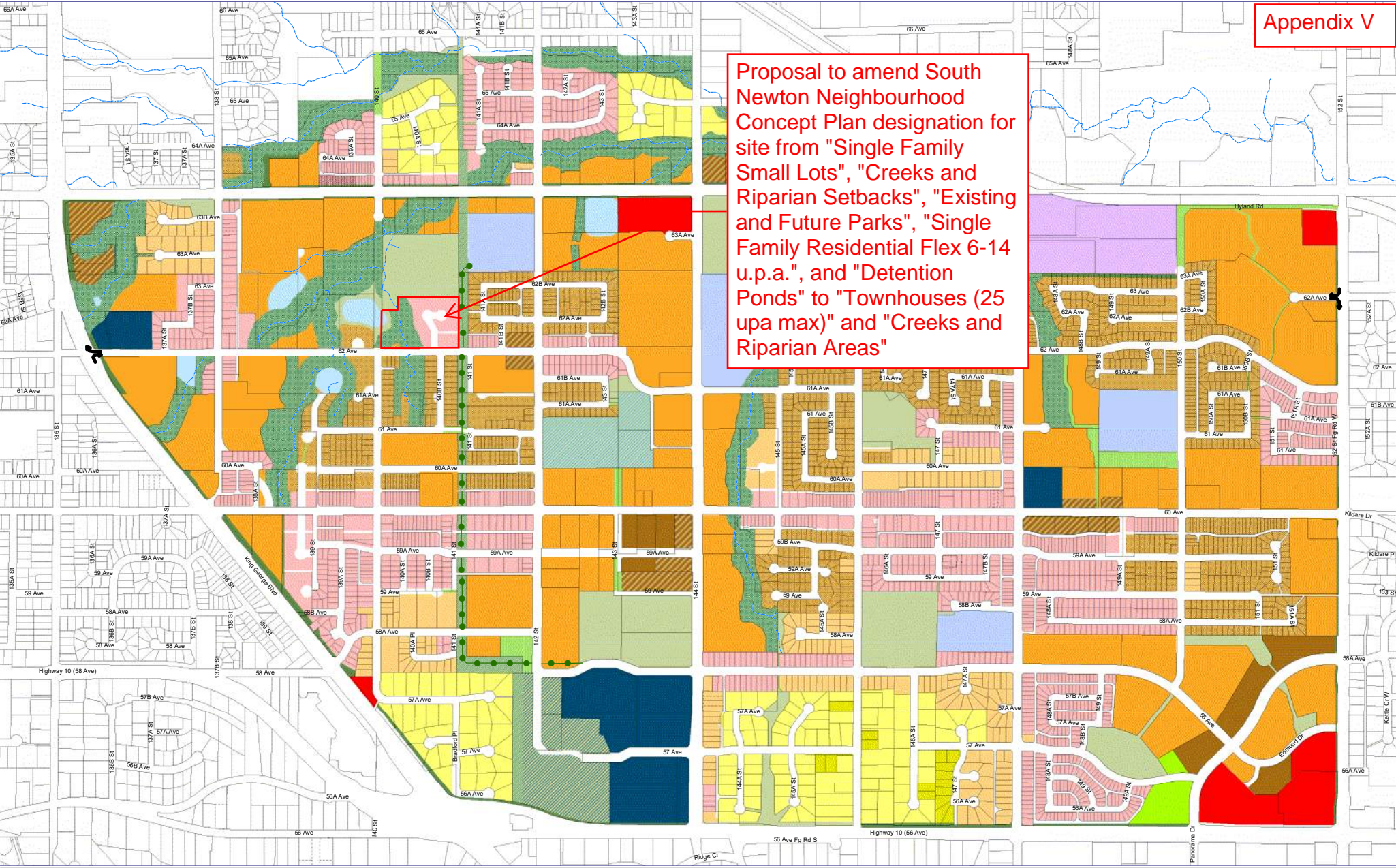


- City trees
- Offsite trees
- Onsite trees
- SPA trees
- Tree Protection Zone
- ✗ Tree to be removed
- SPA/Tree Protection Fencing

<small>Notes: This drawing is the property of the author. It is to be used only as a guide and not as a contract. It is to be used only as a guide and not as a contract. It is to be used only as a guide and not as a contract.</small>	
2024-08-01 2024-07-04 2023-11-29 2023-09-20 2023-08-04 2023-05-30 2023-03-01 2022-11-03	Date Issues / R Seal
Project T1 Project A 6230 140 STREET BRITISH	Project T1 Project A 6230 140 STREET BRITISH
Drawn By YG	Checked By PV
Sheet T1	Scale N.T.S.

REDCEDAR
 Environmental Consulting

Proposal to amend South Newton Neighbourhood Concept Plan designation for site from "Single Family Small Lots", "Creeks and Riparian Setbacks", "Existing and Future Parks", "Single Family Residential Flex 6-14 u.p.a.", and "Detention Ponds" to "Townhouses (25 upa max)" and "Creeks and Riparian Areas"



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

Legend

- Townhouse (up to 25 u.p.a)
- Low-Rise Residential (1.5 FAR)
- Low-Rise Mixed-Use (2 FAR)
- Single Family Small Lots
- Suburban Residential 1/2 Acre
- Row Housing
- Commercial
- Office Park
- Single Family Residential Flex 6-14.5 u.p.a.
- Creeks and Riparian Set Backs
- Existing and Future Parks
- Proposed Parks and Walkways
- Institutional
- Existing and Future School
- Buffers
- Industrial
- Proposed School and Parks
- Mixed Commercial-Recreational
- Detention Ponds
- Utility R/W / Greenway
- WALKWAY



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0015-00

Issued To:

(the Owner)

Address of Owner:

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

Parcel Identifier: 012-097-781
 LOT B SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 79299
 6230 140 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:

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres;
 - (b) to reduce the minimum side yard (north) setback of the RM-30 Zone from 6.0 metres to 3.0 metres;

- (c) to permit that upper storey wall projections encroach into the setbacks at a maximum of 0.46 metres; and
 - (d) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a range between 10 metres and 20 metres as measured from top of bank.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
 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 .

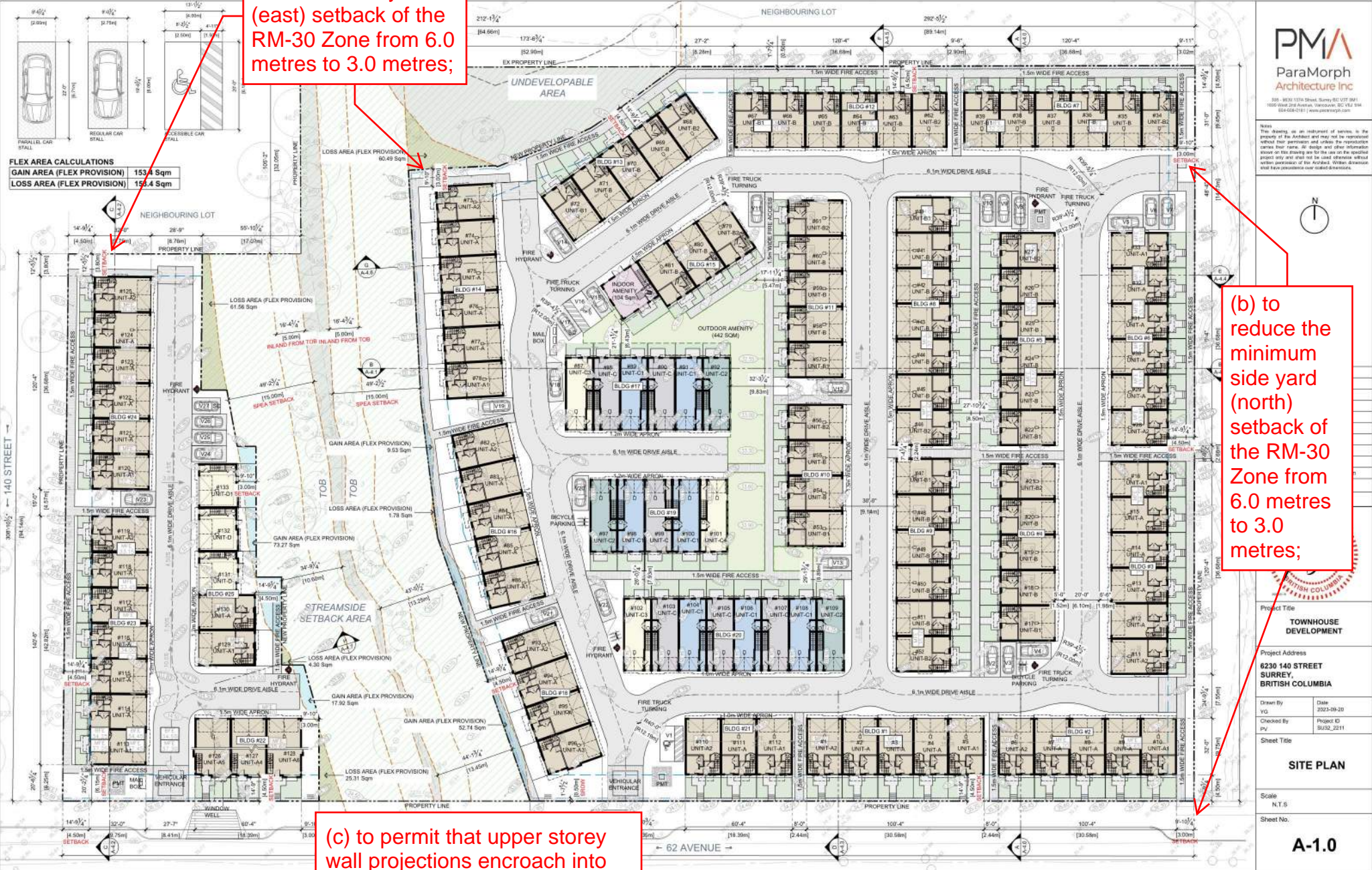
Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

(a) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres;

(b) to reduce the minimum side yard (north) setback of the RM-30 Zone from 6.0 metres to 3.0 metres;

(c) to permit that upper storey wall projections encroach into the setbacks at a maximum of 0.46 metres;



Notes:
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name, the design and other information shown on this drawing are for the use on the specified project only and shall not be used elsewhere without written permission of the Architect. Written permission shall have precedence over printed documents.



Project Title	
TOWNHOUSE DEVELOPMENT	
Project Address	
6230 140 STREET SURREY, BRITISH COLUMBIA	
Drawn by	Date
YG	2023-09-20
Checked By	Project ID
PH	8102_2211
Sheet Title	
SITE PLAN	
Scale	
N.T.S	
Sheet No.	
A-1.0	

(d) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a range between 10 metres and 20 metres as measured from top of bank.



Notes
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Issues / Revisions

Date	Description
2025-02-19	Revised comments
2024-08-01	Revised comments
2024-07-24	Revised comments
2023-11-29	DP Submission
2023-09-20	Revised comments
2023-08-04	Revised comments
2023-06-30	Revised comments
2023-05-15	Revised comments
2023-03-09	Revised comments
2022-11-02	Preliminary Application



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**6230 140 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By
YG Date
2023-09-20

Checked By
PHV Project ID
SUD2_22111

Sheet Title
SITE PLAN

Scale
N.T.S

Sheet No.
A-1.0