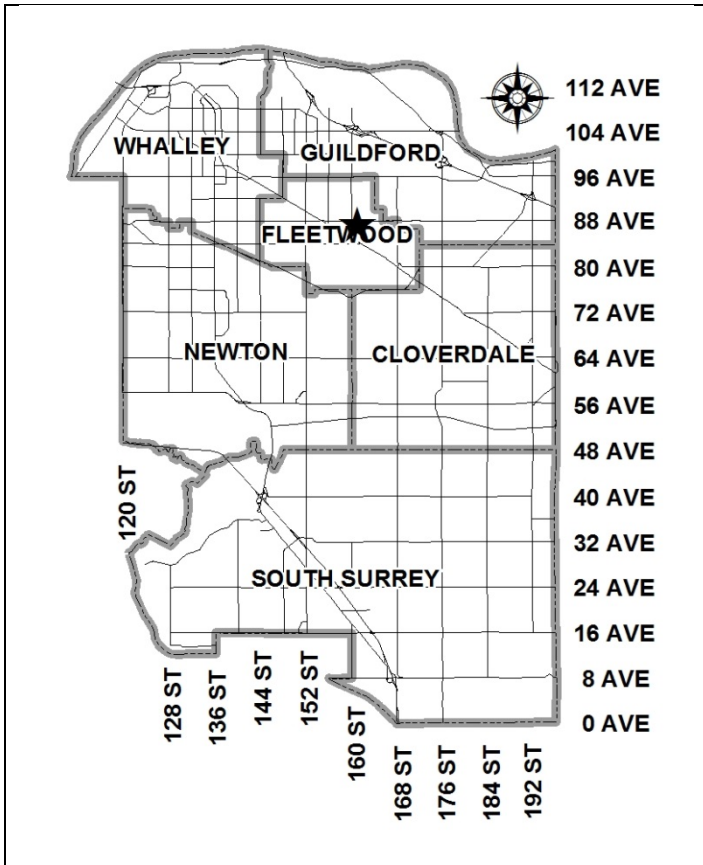


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0170-00

Planning Report Date: May 12, 2014



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 51 townhouse units.

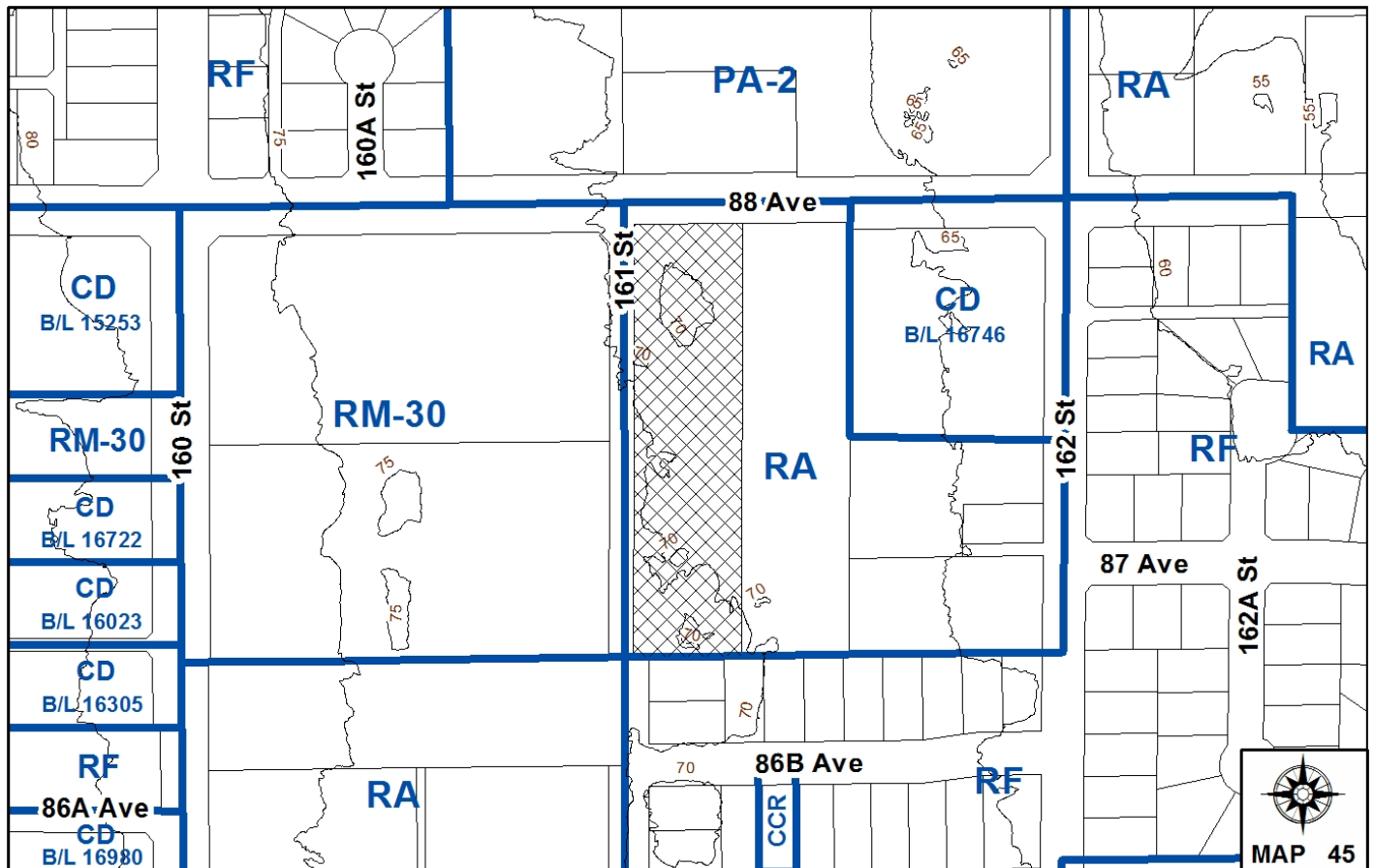
LOCATION: 16114 - 88 Avenue

OWNER: 0761973 BC Ltd.

ZONING: RA

OCP DESIGNATION: Urban

TCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the setbacks of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- Complies with the Fleetwood Town Centre Plan.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.
- Will improve road network in the area by widening a portion of 161 Street and allow for on-street parking on both sides, as well as providing dedication for a portion of 87 Avenue east of 161 Street, which will ultimately connect to 162 Street as the lots to the east develop.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating 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 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 153 square metres (1,647 square feet) to 94 square metres (1,011 square feet).
5. Council authorize staff to draft Development Permit No. 7913-0170-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7913-0170-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north, south and west setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and to 3.9 metres (13 ft.) for the second- and third-floor boxed window projections;
 - (b) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face, to 4.0 metres (13 ft.) for the rear porch or balcony and electrical rooms;
 - (c) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside resident tandem parking space per dwelling unit in Building 4;
 - (d) to vary the tandem parking requirements of the RM-30 Zone to permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits;
 - (e) to vary the parking requirements of the RM-30 Zone, to allow four visitor parking spaces within the required setbacks; and
 - (f) to vary the RM-30 Zone to allow the outdoor amenity space within the required setback.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) submission of an acoustical report for the units adjacent to 88 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (h) 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;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (j) the applicant adequately address the impact of reduced indoor amenity space.

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: **Projected number of students from this development:**

10 Elementary students at Frost Road Elementary School
5 Secondary students at North Surrey Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2015.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: 1-hectare (2.5-acre) lot with a house and accessory buildings to be removed.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 88 Avenue):	Holy Cross Regional High School.	Urban in the OCP	PA-2
East:	1-hectare (2.5-acre) lot with a house and accessory buildings.	Medium Density Townhouses	RA
South:	Single family dwellings.	Single Family Urban	RF
West (Across 161 Street):	Townhouses.	Medium Density Townhouses	RM-30

DEVELOPMENT CONSIDERATIONS

- The subject 1-hectare (2.5-acre) site is located at the southeast corner of 88 Avenue and 161 Street. It is designated Urban in the Official Community Plan (OCP), Medium Density Townhouses in the Fleetwood Town Centre Plan (TCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The applicant proposes a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit to permit the development of 51 townhouse units.
- The proposal indicates a total floor area of 6,153 square metres (66,230 sq. ft.), representing a net floor area ratio (FAR) of 0.84, which is within the maximum 0.9 FAR of the RM-30 Zone.
- The subject properties will be bisected into two distinct development cells by a new 87 Avenue (shown in the NCP) which will be dedicated and constructed as part of the processing of the subject application. The subject site will be one lot "hooked" across 87 Avenue.
- The indoor amenity area, totalling approximately 94 square metres (1,011 sq. ft.), is less than the RM-30 Zone requirement for indoor amenity space of 153 square metres (1,647 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit. The applicant will provide cash-in-lieu for the shortfall of indoor amenity space in accordance with City policy.

- The outdoor amenity area, totalling approximately 197 square metres (2,120 sq. ft.) exceeds the RM-30 Zone requirement for outdoor amenity space of 153 square metres (1,647 sq. ft.), also based on the standard 3 square metres (32 sq.ft.) per dwelling unit. A portion of the outdoor amenity space is within the building setback areas (see By-law Variances Section).
- Outdoor amenity spaces are provided on both the northern and southern portions of the site and available for use by residents of the proposed development. The proposed indoor amenity space on the northern portion of the site will be shared with the residents on the southern portion of the site.
- The application proposes 112 parking spaces, consisting of 102 resident and 10 visitor spaces, which meets the Zoning By-law requirement of 112 spaces.
- A total of 58 parking spaces (29 units) are proposed as tandem parking spaces, located in Buildings 4, 5, 6, and 7. Seven (7) of the tandem parking units will have one parking space located inside the garage, and the second space located behind on the driveway (see By-law Variances Section).
- The property to the east (16150 – 88 Avenue) has redevelopment potential, and the applicant has provided a concept showing how 16150 – 88 Avenue may develop in the future in accordance with the Medium Density Townhouses designation in the Fleetwood Town Centre Plan (Appendix II).

Public Art Policy

- The applicant will be required to provide 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.

PRE-NOTIFICATION

Pre-notification letters were sent on October 9, 2013 and staff received 8 responses (2 phone calls, 1 email and 1 letter), with the following comments (*staff comments in italics*):

- Two respondents opposed the proposal. One respondent expressed that they prefer the area to be developed as single family lots, and that they enjoy the green space that the subject site provides.

(The subject site is designated Medium Density Townhouses in the Fleetwood Town Centre Plan, which was approved in December 2000 following public consultation. The proposed development complies with the designation.

To address concerns about the loss of green space, the applicant and staff spent time reviewing opportunities for tree retention, including the possible retention of a tree grove near the south portion of the site. However, it was determined that the tree grove was not of sufficient quality to be retained.)

- Three respondents asked about the status of the project and general information about the proposal.

(Staff responded to the questions and provided a preliminary site plan for their information.)

- One respondent expressed concern about the difficulty of turning to/from 161 Street and 88 Avenue. Turning from 88 Avenue left onto 161 Street is dangerous, because of the centre turning lane and conflicts with cars turning left into the school parking lot to the north.

(The Engineering Department is aware of the issue, and staff have had previous conversations with the private school on the north side of 88 Avenue to relocate their access to share with the adjoining St. Matthew's Church. Staff will continue to monitor the traffic patterns at this location and signalization of the intersection may be a possibility in the future.)

- One respondent expressed concern about increased traffic on 161 Street southbound through the existing single family neighbourhood.

(161 Street is currently a half-road and there is currently a concrete barrier preventing vehicular access along 161 Street south of the subject site. The subject development application will complete the dedication of 161 Street along the frontage of the development site, which will allow for vehicular movement southbound. Existing residents from the townhouse sites to the west, and future residents from the development site may use 161 Street southbound as an alternative access route to Fraser Highway.

In the Fleetwood Town Centre Plan, 87 Avenue is a planned future road, ultimately connecting 161 Street to 162 Street. When this road is ultimately built, some of the pressures may be reduced from 161 Street. This ultimate connection will act as an additional link to the existing road network and provide additional capacity for road users in the area. The subject application will provide the necessary start to this new east-west link.)

- One responded expressed concern about the amount of tandem parking, on street parking pressures, and the interface of the proposed development with the existing single family neighbourhood to the south.

(The amount of proposed parking satisfies the requirement of the Zoning By-law. While the Zoning By-law permits up to 100% tandem parking, the proposed development will have 29 units, or 57%, with tandem parking, and the remaining 22 units, or 43%, with side-by-side double garages. The proposed development will provide 10 on-site visitor parking spaces which meets the parking requirements of the Zoning By-law.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

Overall Design Considerations

- The subject site will be bisected into two distinct development cells by a new 87 Avenue (shown in the NCP) which will be dedicated and constructed as part of the processing of the subject application. The subject site will be one lot "hooked" across 87 Avenue.
- The proposed development contains 51, three-storey townhouses within 9 buildings. The majority of units will have three bedrooms, with the exception of 7 two-bedroom units. Each unit provides two resident parking spaces.
- The townhouse units range in size from 107 square metres (1,157 sq.ft.) to 167 square metres (1,801 sq.ft.) and are comprised entirely of 44 three-bedroom units and 7 two-bedroom with flex-room units.
- The majority of the living areas are proposed on the upper floors, with a flex room proposed on the ground floor of unit types A, B and D. For all unit types, the kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- Building materials include the extensive use of vinyl siding (taupe and red) accented by hardi panel and cedar shingles (light grey and light brown) for all façades. The roof will be clad in shingles (brown) and includes pitched roofs to differentiate individual units. Brick veneer around the doors provides interest and differentiation of the units at the street level.
- Units that front onto 88 Avenue, 161 Street and 87 Avenue are street-oriented and will have direct pedestrian access by way of individual gates. Buildings along fronting 87 Avenue and 88 Avenue will step with the site's grade to decrease building massing and to respond to grade changes through the site.
- Each unit will have a small private patio, and ground-oriented front or rear yard space.
- Landscaping, gates, and pathways to individual units will be used to delineate between public spaces and private spaces.
- Landscaping consisting of tree species such as Columnar Bowhall Maple, Columnar European Hornbeam, Katsura Tree, Fastigate Beech, interspersed with shrubs such as Boxwood, Dwarf Heavenly Bamboo, Russian Laurel, and Hicks Yew, and perennials and grasses such as Coral Bells, Blue Oat Grass, Silver Grass and Japanese Spurge will be planted throughout the development.
- The indoor amenity space is centrally located on the site adjacent 161 Street.
- The indoor amenity area, totalling approximately 94 square metres (1,011 sq. ft.), is less than the RM-30 Zone requirement for indoor amenity space of 153 square metres (1,647 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit. The applicant will provide cash-in-lieu for the shortfall of indoor amenity space.
- The indoor amenity building will contain a meeting room, washroom facilities and a guest suite.

- There are two outdoor amenity spaces, one located on the northern portion of the site, and one located on the southern portion of the site. All three spaces are for the use of all residents within the full development site.
- The outdoor amenity area, is separated into two areas totalling approximately 197 square metres (2,120 sq. ft.) exceeds the RM-30 Zone requirement for outdoor amenity space of 153 square metres (1,647 sq. ft.), also based on the standard 3 square metres (32 sq.ft.) per dwelling unit. A portion of the outdoor amenity space is within the building setback areas (see By-law Variances Section.)
- The outdoor amenity space on the northern portion of the site is proposed adjacent to the indoor amenity space. The amenity space incorporates a games table and a ping pong table.
- The outdoor amenity space on the southern portion of the site is proposed adjacent to Building 8 and a retained street tree. The amenity space incorporates garden plots for the residents.

Vehicle Access and Parking

- Vehicular access to the two portions of the site is proposed from 87 Avenue, which will be dedicated and constructed across the full width of the site, which will bisect the site.
- Parking is provided in a combination of tandem and side-by-side garages. Unit types B (19 units) and D (3 units) will have side-by-side garages. Unit type C (22 units) will have tandem garages, and unit type A (7 units) will have tandem parking arrangement where one parking space will be located inside the garage, and the second space located behind on the driveway. The tandem parking arrangement for Building A is subject to DVP approval (see By-law Variances Section).
- A total of 112 parking spaces are provided, which is comprised of 102 resident and 10 visitor parking spaces, which meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The RM-30 Zone states that tandem parking spaces are not permitted for units within 6.0 metres (20 ft.) from lots entrances and exits. However, one unit with a tandem parking arrangement is located adjacent to the entrance. Therefore, a variance is required to address the tandem parking arrangement (see By-law Variances Section).
- Four of the proposed 10 visitor parking spaces are located within the building setback areas, subject to DVP approval (see By-law Variances Section).

TREES

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

Table 1: Summary of On-Site Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	48	48	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Acacia, False	2	2	0
Apple	3	3	0
Butternut	2	2	2
Cherry	1	1	0
Linden	1	1	0
Bigleaf Maple	2	2	0
Oak	1	1	0
Pear	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Douglas Fir	16	13	3
Falsecypress	5	5	0
Norway Spruce	1	1	0
Spruce	3	3	0
Western Hemlock	2	2	0
Western Red Cedar	6	4	0
Total (excluding Alder and Cottonwood Trees)	47	42	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		84	
Total Retained and Replacement Trees		89	
Contribution to the Green City Fund		\$14,400	

- The Arborist Assessment states that there are a total of 45 protected trees on the site, excluding Alder and Cottonwood trees. 48 existing trees, approximately 52 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 5 on-site trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of road pavement on 87 Avenue and the curb bulges and sidewalk on 161 Street were altered in order to maximize tree preservation on the site. This will require that the road and sidewalk be constructed above grade with no excavation within the tree protection zone, and that services be routed outside the Tree Protection Zone.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 132 replacement trees on the site. Since only 84 replacement trees can be accommodated on the site, the deficit of 48 replacement trees will require a cash-in-lieu payment of \$14,400, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 88 Avenue, 161 Street and 87 Avenue. The number and location of street trees will be determined at the servicing agreement stage.
- The new trees on the site will consist of a variety of trees including Vine Maple, Red Japanese Maple, Columnar Bowhall Maple, Columnar European Hornbeam, Katsura Tree, Pink Kousa Dogwood, Fastigate Beech, Galaxy Magnolia, and Pink Flowered Japanese Snowbell.
- In summary, a total of 89 trees are proposed to be retained or replaced on the site with a contribution of \$14,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 25, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Urban infill area • Consistent with Fleetwood Town Centre Plan designation
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Provides a range of unit sizes, including a mix of two- and three-bedroom townhouse options • Garden plots provided within outdoor amenity area
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Incorporates Low Impact Development Standards • Recycling pickup is available
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Connected to off-site pedestrian and multiple use paths • Pedestrian linkage to transit stops.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Playground, outdoor community gathering space and indoor community gathering space provided. • Units are located facing the street to allow for natural surveillance. Front yards with low fencing creates defensible space for each resident. Clear transition between public and private space. No hidden areas and no underground parking.
6. Green Certification (F1)	<ul style="list-style-type: none"> • NA

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • NA

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel but was reviewed by the City Architect. The applicant has addressed staff's design concerns; however, there remain some outstanding concerns which primarily relate to the landscaping.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum setbacks of the RM-30 Zone as follows:
 - to reduce the minimum north, south and west setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face, and to 3.9 metres (13 ft.) for the second- and third-floor boxed window projections; and
 - to reduce the minimum east setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face, to 4.0 metres (13 ft.) for the rear porch or balcony and electrical rooms.

Applicant's Reasons:

- The requested north and west setbacks are to City streets and will help form an urban streetscape where the buildings engage with the streets by bringing them closer to the public realm.
- The south and east setbacks are to adjacent lots, although less than the 7.5-metre (25 ft.) setback required by the RM-30 Zone, provide sufficient yard space and separation from the adjacent lots.

Staff Comments:

- The majority of the reduced setbacks pertain to City streets, with the exception of the west setback of Buildings 5, 6, and 7, and the south setback of Buildings 8 and 9.
- The west setback (rear-of-unit setback) of Buildings 5, 6, 7 and 8 is proposed at 6.0 metres (20 ft.) to the principal building face and 4.5 metres (15 ft.) to the rear deck or balcony. This setback is adjacent to a with future redevelopment potential. This rear-of-unit setback allows for an adequate rear yard space for the future residents, and provides sufficient separation from the future development site to the east.

- The south setback of Buildings 8 and 9 is a side-of-unit orientation adjacent to an existing single family dwelling. The side-of-unit orientation of the proposed buildings will have limited windows and limited patio exposure to the existing single family dwellings to the south, which will help maintain privacy.
- Staff support the requested variances.

(b) Requested Variances:

- To vary the parking requirements of the RM-30 Zone as follows:
 - to vary the enclosed tandem parking space requirements to permit one outside resident tandem parking space per dwelling unit in Building 4;
 - to vary the tandem parking requirements to permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits; and
 - to vary the parking requirements to allow four visitor parking spaces within the required setbacks.

Applicant's Reasons:

- The majority of the units have both parking spaces inside the garage, however in order to provide ground-level rooms that provide better interaction with the street, some units have one exterior parking space behind the garage.
- The proposal includes a mix of double garages and tandem garages. Due to the site configuration and the mix of unit types, the most efficient site layout is to provide one tandem unit adjacent to the site entry. All other units adjacent to the entry have double-garages.
- In order to retain two butternut trees at the north portion of the site, the visitor parking spaces were reconfigured and encroach slightly into the east setback area.
- There are existing single family lots located immediately to the south of the subject site. Two visitor parking stalls are proposed between the existing single family lots and the nearest townhouse unit in order to provide increased separation. This area will be landscaped.

Staff Comments:

- The RM-30 Zone requires that both tandem parking spaces for townhouse developments be enclosed and attached to each dwelling unit.
- The applicant is proposing one outside tandem parking space for 7 of the 102 resident parking spaces, which is 7% of the total resident parking spaces proposed for the project. In the RM-30 Zone, up to 50% of all required resident parking is permitted outside. Therefore, if these were not tandem parking spaces they would be permitted.

- The RM-30 Zone does not permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits.
- Due to the existing lot width and driveway configuration, the applicant is able to achieve double-garage units on the west portion of the site and tandem-garage units on the east portion of the site.
- The tandem parking unit closest to the lot entrance is approximately 4.5 metres (15 ft.) away from the lot entrance. All other units adjacent to the lot entrance are double-garage units.
- Visitor space numbers 5 and 6 are located between Buildings 4 and 5, and are located within the setback in order to retain one butternut tree adjacent to Building 4. Visitor space numbers 9 and 10 are located to the south of Buildings 9 and 10. The purpose of placing the visitor spaces here is to increase the setback distance between Buildings 9 and 10 from the existing single family dwellings located immediately to the south of the development site.
- The visitor parking stall will be adequately screened from the adjoining street and sidewalk with a low brick wall and landscaping.
- Staff support the requested parking variances.

(c) Requested Variance:

- To vary the RM-30 Zone to allow the outdoor amenity space within the required setback.

Applicant's Reasons:

- To reinforce the natural connection of outdoor amenity space with tree retention, the outdoor amenity areas are located adjacent to the best opportunities for tree retention on the site. Since the best tree candidates for tree retention occur on the perimeter of the site, some of the outdoor amenity areas fall within the setback areas.

Staff Comments:

- The RM-30 Zone requires outdoor amenity space in the amount of 3 sq. m. (32 sq. ft.) per dwelling unit and such shall not be located within the required setbacks.
- However, the applicant has made efforts to retain mature trees both on the subject site and within City boulevard. The outdoor amenity areas are located adjacent to the retained City boulevard trees, which creates a memorable experience for the users of the outdoor amenity area.
- Staff concur with the applicant's reasons.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. OCP Redesignation Map
- Appendix VII. Development Variance Permit No. 7913-0170-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Colin A Hogan
 Focus Architecture Incorporated
 Address: Unit 109, 1528 - McCallum Road
 Abbotsford, BC V2S 8A3

 Tel: 1-604-853-5222
 Fax:

2. Properties involved in the Application

(a) Civic Address: 16114 - 88 Avenue

(b) Civic Address: 16114 - 88 Avenue
 Owner: 0761973 BC Ltd.
 Director Information:
 Avtar S. Mann
 Amrik Sahota
 Narinderpal Sigh Thandi

Officer Information:
Avtar S. Mann (President)
Amrik Sahota (Secretary)

PID: 004-999-380
Lot 39 Section 25 Township 2 New Westminster District Plan 40398

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (c) Introduce a By-law to rezone the property.
- (g) Proceed with Public Notification for Development Variance Permit No. 7913-0170-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		10,156.6 sq.m.
Road Widening area		2,722.0 sq.m.
Undevelopable area		0
Net Total		7334.6 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	42.9%
Paved & Hard Surfaced Areas		27%
Total Site Coverage		69.9%
SETBACKS (in metres)		
Front	7.5 m	4.5 m*
Rear	7.5 m	4.5 m*
Side #1 (W)	7.5 m	4.5 m*
Side #2 (E)	7.5 m	6.0 m/4.5 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	10.25 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		0
Two Bedroom		7
Three Bedroom +		44
Total	42	51
FLOOR AREA: Residential		
		6,156.2 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,600 sq.m.	6,156.2 sq.m.

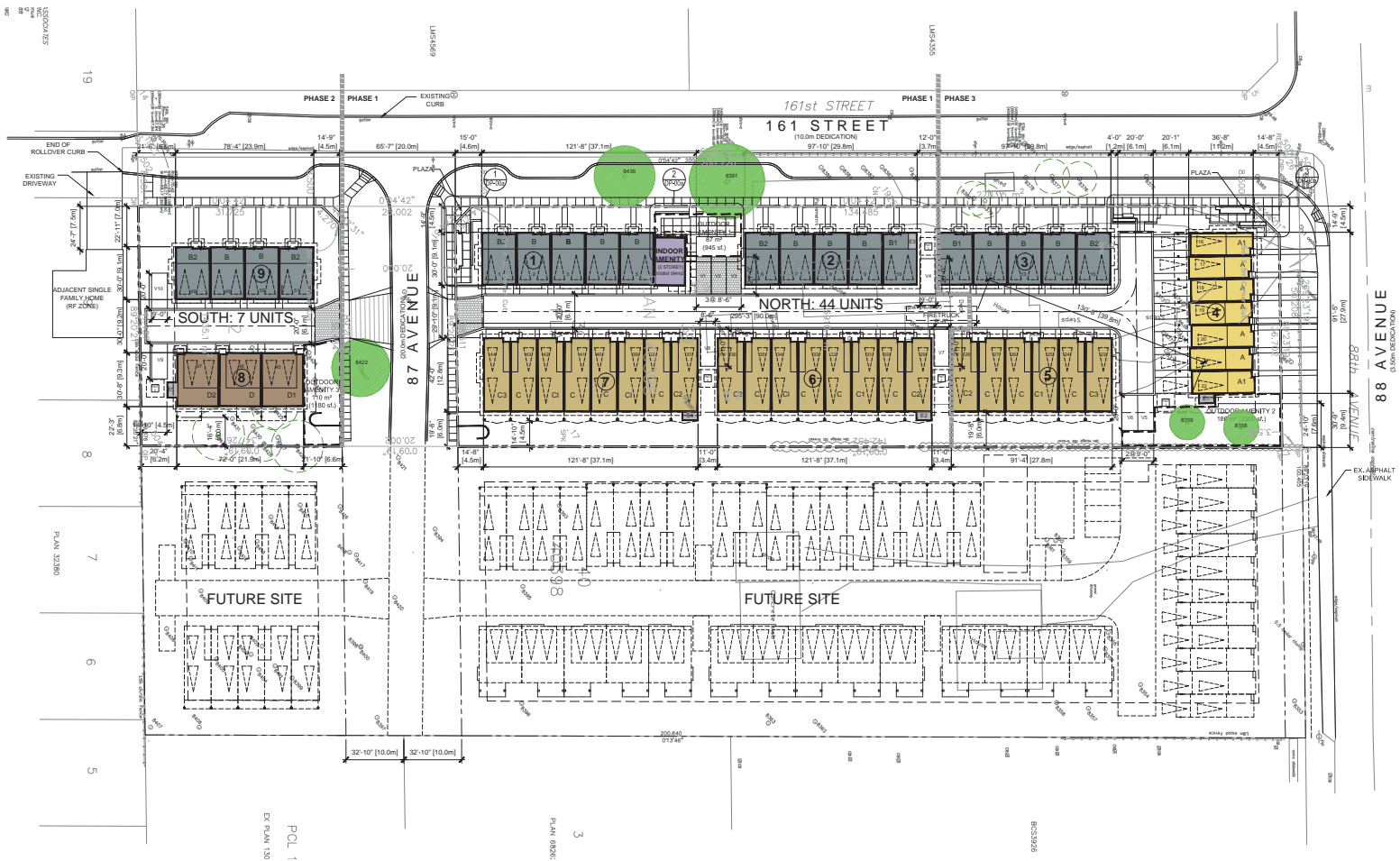
*** Seeking Variances**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph / 30 upa	69.4 uph / 28.1 upa
FAR (gross)		
FAR (net)	0.9	0.8
AMENITY SPACE (area in square metres)		
Indoor	153 sq.m.	94 sq.m.**
Outdoor	153 sq.m.	197 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2 x 7 = 14	14
3-Bed	2 x 44 = 88	88
Residential Visitors	0.2 x 51 = 10.2	10
Institutional		
Total Number of Parking Spaces	112	112
Number of disabled stalls	0	0
Number of small cars	0	0
Tandem Parking Spaces: Number / % of Total Number of Units	100%	58 (51.8%)
Size of Tandem Parking Spaces width/length	3.2m x 12.2 m	3.2m x 12.2 m

**** Providing cash in lieu to address shortfall in indoor amenity space**

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



- ▲ 2014-04-29 PLANNING REVISIONS
- ▲ 2014-02-24 TREE RETENTION COORDINATION
- ▲ 2014-02-11 PLANNING REVISIONS
- ▲ 2013-12-08 PLANNING REVISIONS
- ▲ 2013-11-14 PLANNING REVISIONS
- ▲ 2013-11-08 OWNER REVISIONS
- ▲ 2013-10-22 PLANNING REVISIONS
- ▲ 2013-06-27 ISSUED FOR RZDP

REVISIONS
 CONSULTANT

CLIENT
 0761973 BC Ltd.

PROJECT
 PROPOSED TOWNHOUSE DEVELOPMENT

16114 - 88 AVE
 SURREY, BC

SURREY FILE No: 7913-0170-00

DRAWING TITLE

SITE PLAN

DATE 2013.06.27 FILE NO.
 DWN. ch 1307
 CHK.

SHEET NO.

DP-00

SITE RECONCILIATION

LEGAL DESCRIPTION:

CURRENT: LOT 38 SECTION 25 TOWNSHIP 2 NWD PLAN 40398

CIVIC ADDRESS:

CURRENT: 16114 - 88 AVE

ZONING INFORMATION:

ZONE: EXISTING: RA
 PROPOSED: RM-30

LOT AREAS:

GROSS: 10,956.6 m² (2,485 ac)
 ROAD DEDICATION: 2,722.0 m² (0.673 ac)
 NET TOTAL: 7,234.6 m² (1,612 ac)
 NORTH (NET): 5,906.3 m² (1,460 ac)
 SOUTH (NET): 1,428.3 m² (0,353 ac)
 NORTH AND SOUTH AREAS ARE "HOOKED" AS ONE PARCEL

SETBACKS (BUILDING FACE):

	REQUIRED:	NORTH PROPOSED:	SOUTH PROPOSED:
NORTH	7.5 m	4.5 m	4.5m
SOUTH	7.5 m	4.5 m	4.5m
EAST (BUILDING FACE)	7.5 m	6.0 m	6.8m
EAST (DECK COLUMN)	7.5 m	4.5 m	5.0m
WEST	7.5 m	4.5 m	7.0m

LOT DENSITY:

PERMITTED: 30 UPA x 1,812 ac = 54.36 units
 PROPOSED: 51 units

FLOOR AREA RATIO:

PERMITTED: 0.9
 PROPOSED: 6,153.7 m² / 7,334.6 m² = 0.839

LOT COVERAGE:

ALLOWABLE: 45%
 PROPOSED: 42.9%
 NET TOTAL: 3,169.0 m² / 7,334.6 m² = 0.431
 PROPOSED: 13.0 m

BUILDING HEIGHT:

PERMITTED: 13.0m
 PROPOSED: 10.26m

AMENITY:

OUTDOOR: REQUIRED: 51 UNITS x 3m² per unit = 153 m²
 PROPOSED: 382 m²

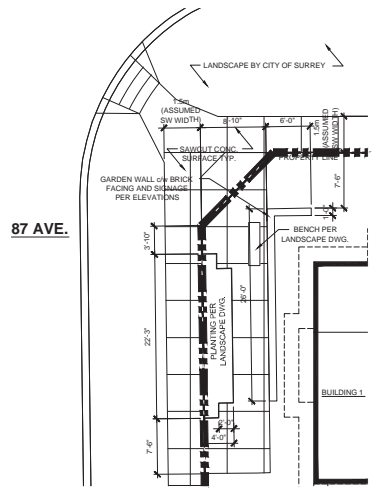
INDOOR: REQUIRED: 51 UNITS x 3m² per unit = 153 m²
 PROPOSED: 94 m²

PARKING:

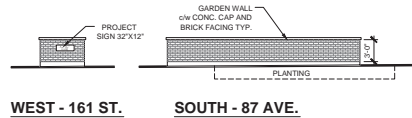
REQUIRED: RESIDENT: 51 UNITS x 2 CARS/UNIT = 102 CARS
 VISITOR: 51 UNITS x 0.2 CARS/UNIT = 10.2 (10 CARS)
 PROPOSED: RESIDENT: 102 CARS (95 IN GARAGES, 7 IN DRIVEWAYS)
 VISITOR: 10 CARS

UNIT BREAKDOWN:

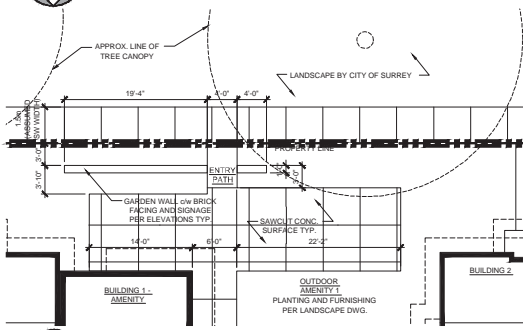
UNIT A	2 BED	1197 SF	x	5	UNITS =	5785 SF
UNIT A1	2 BED	1223 SF	x	2	UNITS =	2446 SF
UNIT B	3 BED	1368 SF	x	12	UNITS =	16296 SF
UNIT B1	3 BED	1370 SF	x	2	UNITS =	2740 SF
UNIT B2	3 BED	1376 SF	x	5	UNITS =	6880 SF
UNIT C	3 BED	1369 SF	x	11	UNITS =	14949 SF
UNIT C1	3 BED	1383 SF	x	5	UNITS =	6900 SF
UNIT C2	3 BED	1368 SF	x	4	UNITS =	5552 SF
UNIT C3	3 BED	1448 SF	x	2	UNITS =	2896 SF
UNIT D	3 BED	1779 SF	x	1	UNITS =	1796 SF
UNIT D1	3 BED	1801 SF	x	1	UNITS =	1806 SF
UNIT D2	3 BED	1801 SF	x	1	UNITS =	1801 SF
TOTAL				51	UNITS	66265 SF (6156.2 m ²)



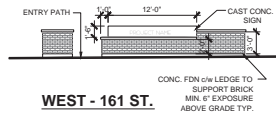
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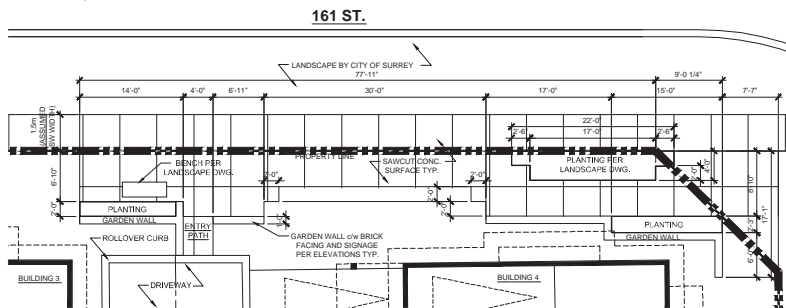
SITE DETAIL 1 - ELEVATIONS
SCALE: 1/8"=1'-0"



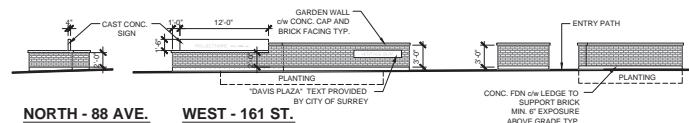
SITE DETAIL 2
SCALE: 1/8"=1'-0"



SITE DETAIL 2 - ELEVATION
SCALE: 1/8"=1'-0"



SITE DETAIL 3
SCALE: 1/8"=1'-0"



SITE DETAIL 3 ELEVATIONS
SCALE: 1/8"=1'-0"



2014-04-25	PLANNING REVISIONS
2014-02-24	TREE RETENTION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

REVISIONS
CONSULTANT

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
1614 - 88 AVE
SURREY, BC
SURREY FILE No: 7913-0170-00
DRAWING TITLE

SITE DETAILS

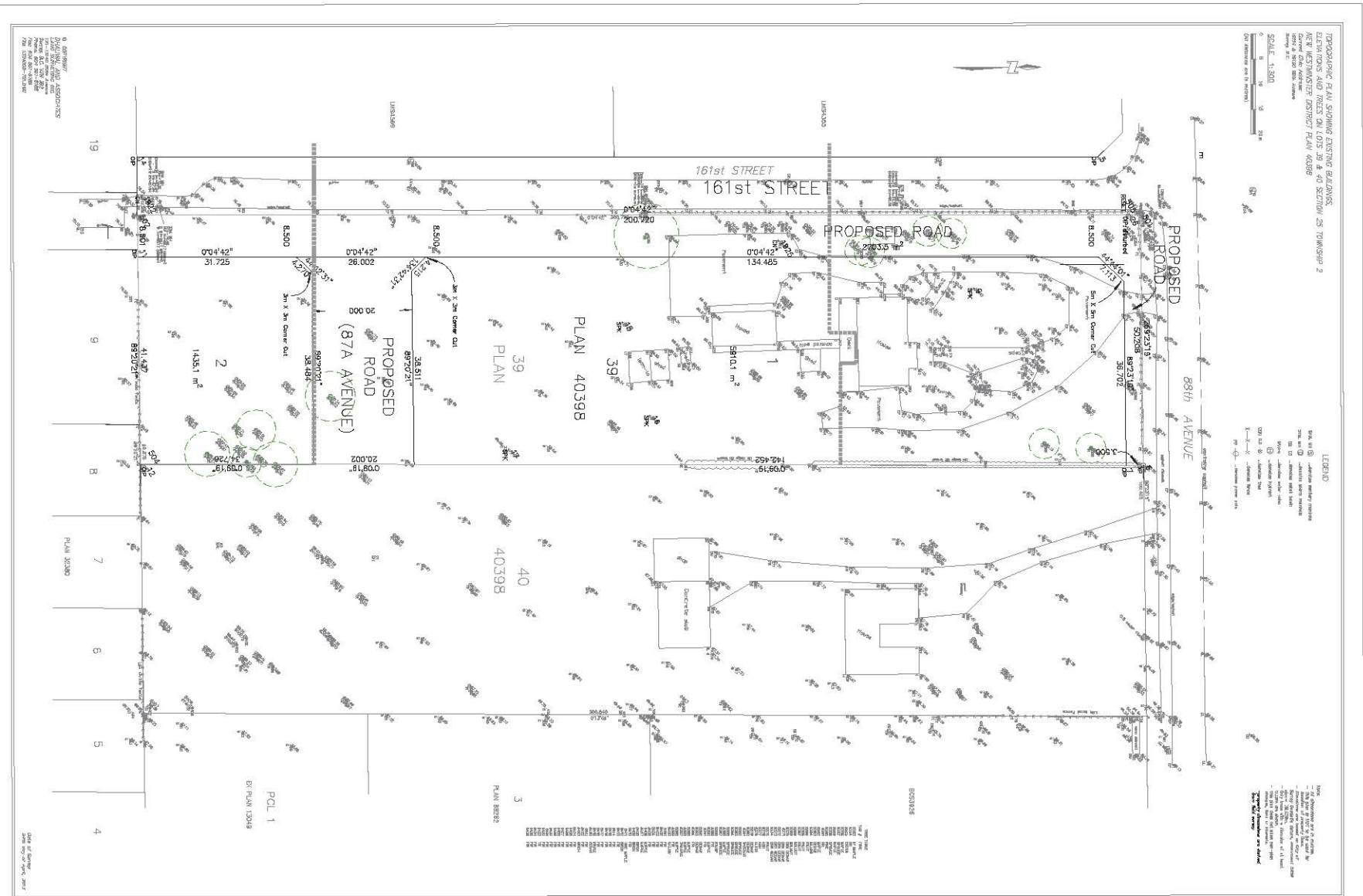
DATE: 2013.06.27
DWL: ch
CHK: 1307

SEAL
SHEET NO.

DP-00a

PLAN: 10/26/2016 11:56:42 AM

SCALE: 1:300



PROPOSED PLAN SHOWING EXISTING DETAILS
 ELEVATIONS AND BEARS ON LOTS 20, 21 & 40 SECTION 25 TOWNSHIP 2
 NW4 QUARTER DISTRICT PLAN 40289
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:300
 DATE: 2013.06.27

LEGEND
 [Symbol] EXISTING BOUNDARIES
 [Symbol] PROPOSED BOUNDARIES
 [Symbol] EXISTING ROADS
 [Symbol] PROPOSED ROADS
 [Symbol] EXISTING UTILITIES
 [Symbol] PROPOSED UTILITIES
 [Symbol] EXISTING TREES
 [Symbol] PROPOSED TREES
 [Symbol] EXISTING BUILDINGS
 [Symbol] PROPOSED BUILDINGS



DATE	REVISIONS
2014-04-25	PLANNING REVISIONS
2014-02-24	TREE REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR RZDP

CLIENT
 0761973 BC Ltd.

PROJECT
 PROPOSED TOWNHOUSE DEVELOPMENT
 1614 - 88 AVE
 SURREY, BC
 SURVEY FILE No: 7913-0170-00
 DRAWING TITLE

SURVEY

DATE 2013.06.27 FILE NO.
 DWL - 1307
 CHK



SEAL
 SHEET NO.

DP-01

Project: 2013.06.27 DP-02

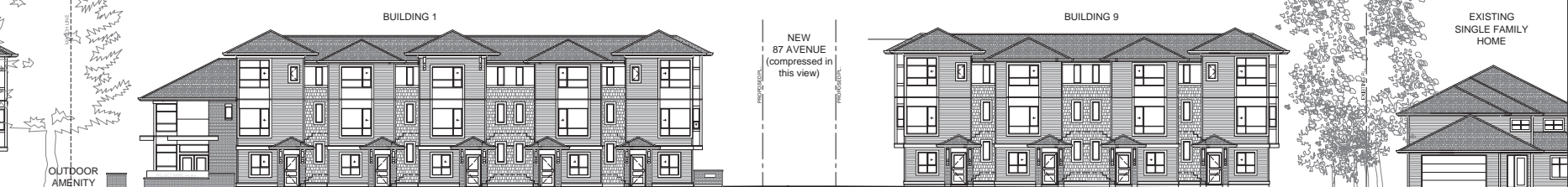
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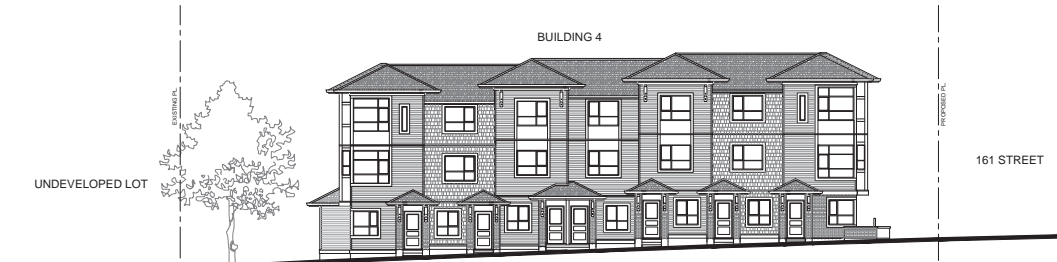
OVERALL 161 STREET STREETScape
SCALE: NTS



PARTIAL 161 STREET STREETScape NORTH
SCALE: 3/32"=1'-0"



PARTIAL 161 STREET STREETScape - SOUTH
SCALE: 3/32"=1'-0"



88 AVENUE STREETScape
SCALE: 3/32"=1'-0"

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2014-04-25	PLANNING REVISIONS
2014-02-24	TREE REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P
REVISIONS	
CONSULTANT	

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
16114 - 88 AVE
SURREY, BC
SURREY FILE No: 7913-0170-00
DRAWING TITLE

STREETSCAPES

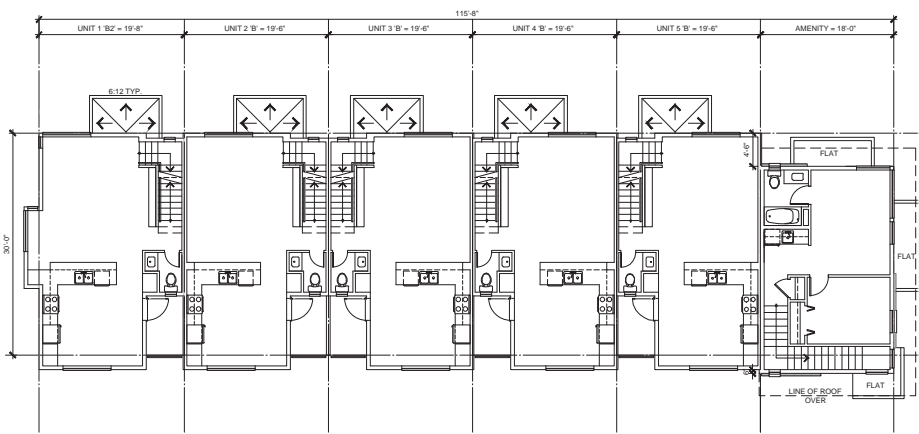
DATE	2013.06.27	FILE NO.	
DWNL	PH	1307	
CHK			

SEAL
SHEET NO.

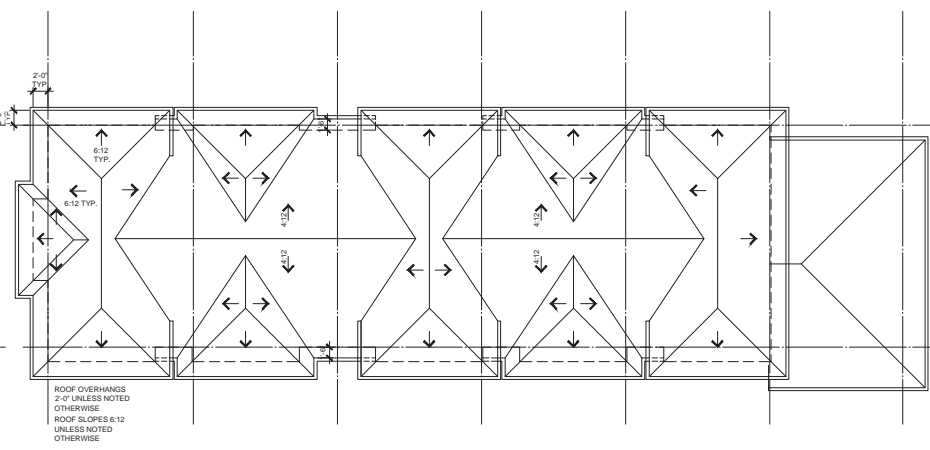
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PROJECT: 16114-88 AVENUE, SURREY, BC

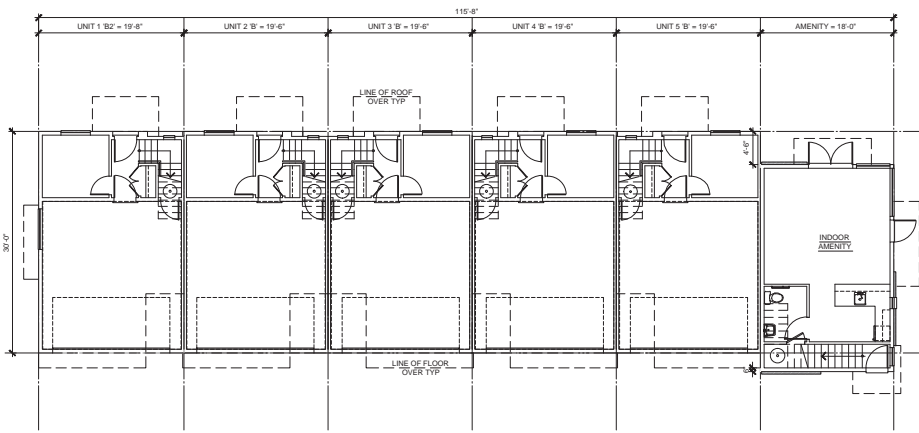
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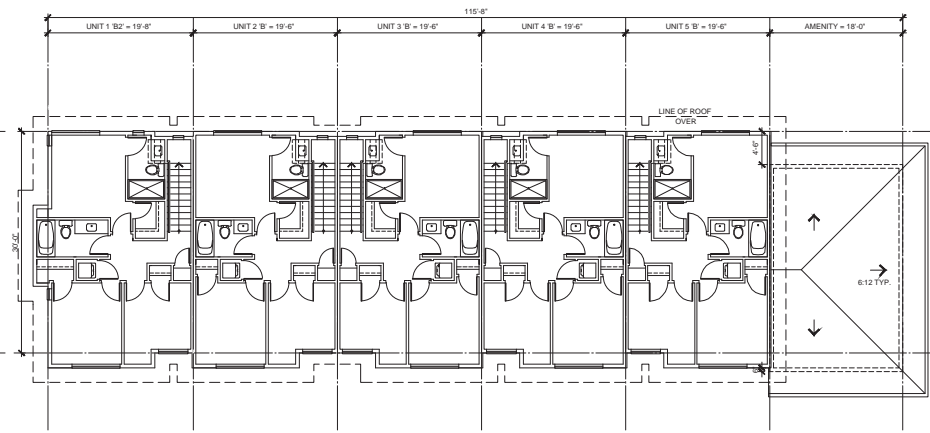
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

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2014-04-25	PLANNING REVISIONS
2014-02-24	TRUS REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-06	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R20P

REVISIONS
CONSULTANT

CLIENT
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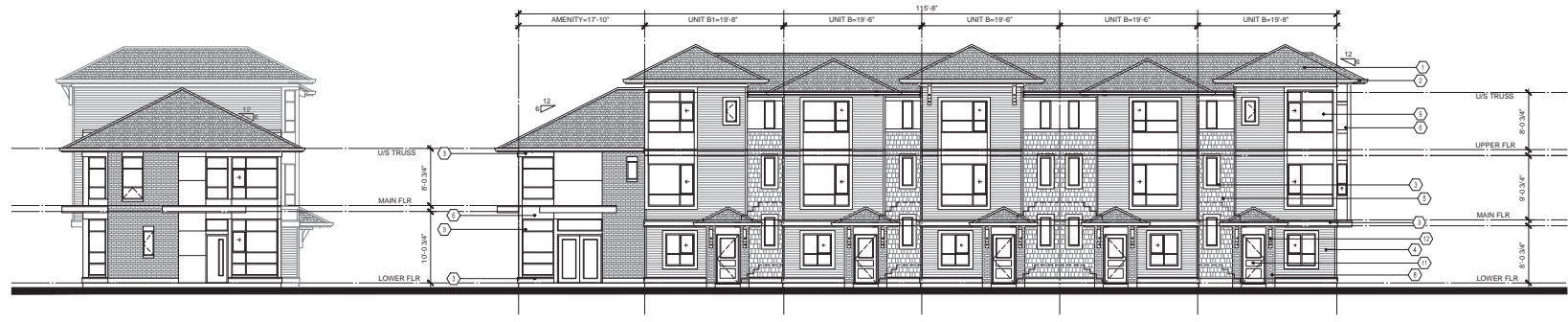
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
16114 - 88 AVE
SURREY, BC
SURREY FILE No: 7913-0170-00
DRAWING TITLE

BUILDING 1 FLOOR PLANS

DATE: 2013.06.27 FILE NO.
DWG: PH 1307
CHK:

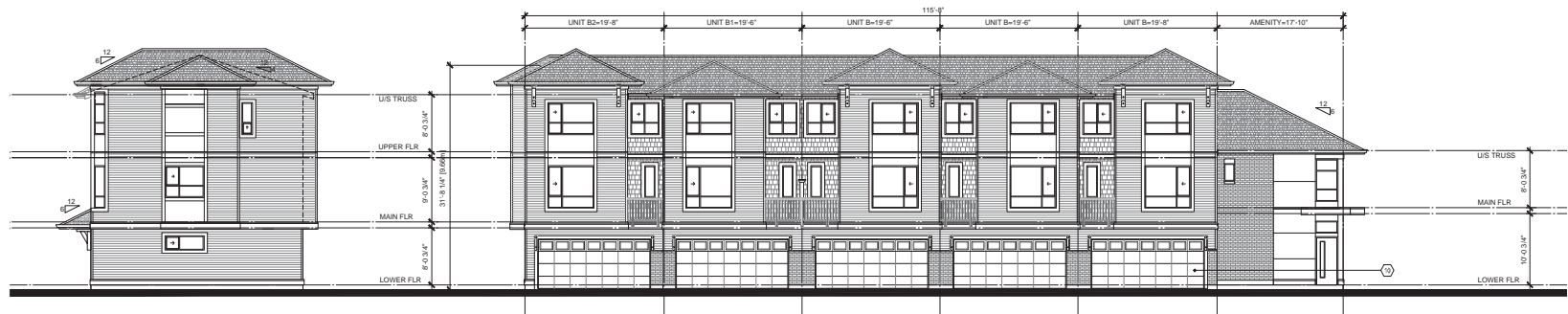
SEAL
SHEET NO.

BUILDING 1 DP-03



NORTH ELEVATION
SCALE: 1/8"=1'-0"

WEST ELEVATION- 161 ST.
SCALE: 1/8"=1'-0"



SOUTH ELEVATION- 87 AVE.
SCALE: 1/8"=1'-0"

EAST ELEVATION
SCALE: 1/8"=1'-0"

- ELEVATION MATERIAL LEGEND**
- ① SHINGLE ROOFING
 - ② PREFINISHED ALUMINUM GUTTER
 - ③ PAINTED WOOD FASCIA AND TRIMS
 - ④ VINYL SIDING
 - ⑤ PAINTED CEDAR SHINGLES
 - ⑥ HARDIE PANEL SIDING
 - ⑦ PREFINISHED ALUMINUM RAILINGS
 - ⑧ CULTURED STONE VENEER
 - ⑨ VINYL FRAME WINDOW
 - ⑩ INSULATED GARAGE DOOR
 - ⑪ EXTERIOR DOOR
 - ⑫ PAINTED WOOD KNEE BRACE
 - ⑬ WOOD BRACE TO SUPPORT CABLES FOR CLIMBING VINE (SEE LANDSCAPE)

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DATE	REVISIONS
2014-04-25	PLANNING REVISIONS
2014-02-24	TREE RETENTION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

REVISIONS
CONSULTANT

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

1614 - 88 AVE
SURREY, BC

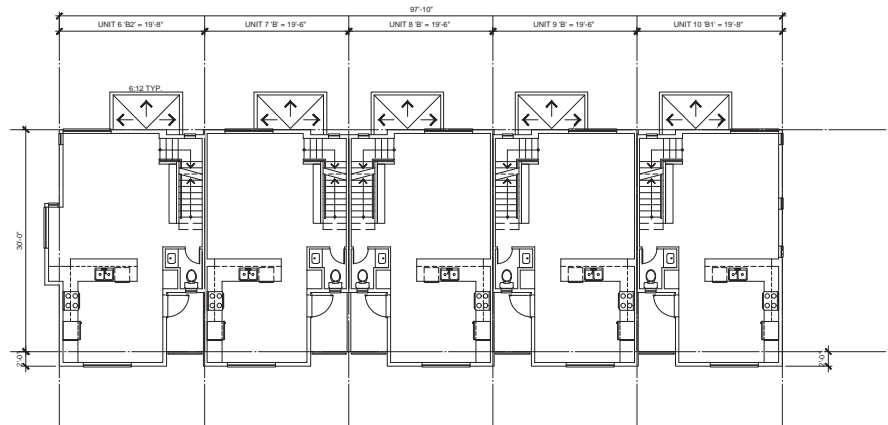
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DRAWING TITLE

BUILDING 1 ELEVATIONS

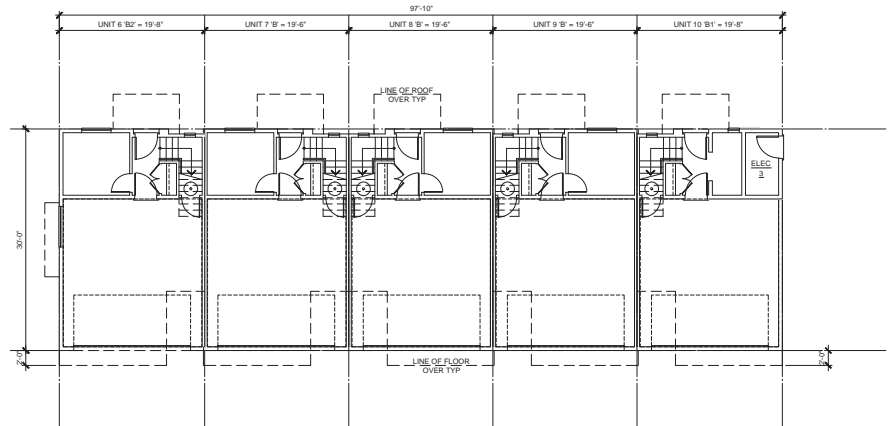
DATE 2013.06.27 FILE NO.
DWG. PH **1307**
CHK.

SEAL
SHEET NO.

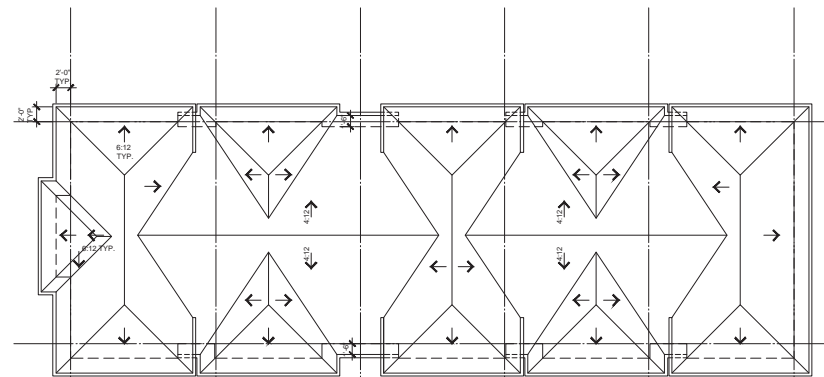
BUILDING 1 DP-04



MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"

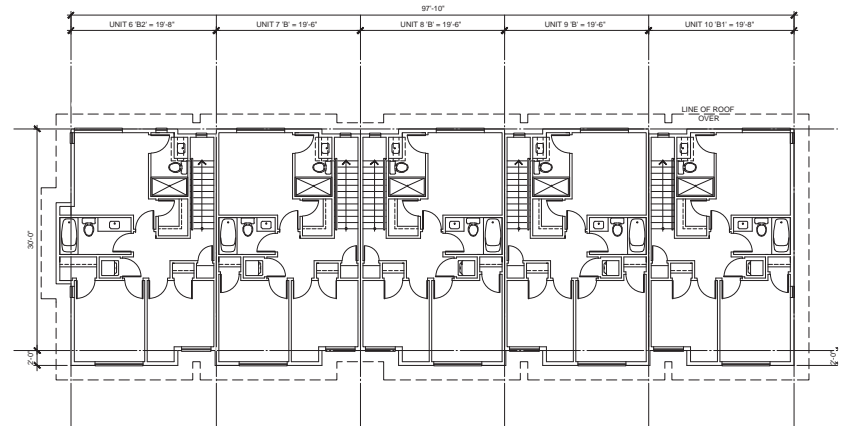


LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF OVERHANGS
2'-0" UNLESS NOTED
OTHERWISE
ROOF SLOPES 6:12
UNLESS NOTED
OTHERWISE

ROOF PLAN
SCALE: 1/8"=1'-0"



 **UPPER FLOOR PLAN**
SCALE: 1/8"=1'-0"



2014-04-25	PLANNING REVISIONS
2014-02-24	TIME REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R20P

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CONSULTANT

CLIENT
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PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
16114 - 88 AVE
SURREY, BC
SURREY FILE No: 7913-0170-00
DRAWING TITLE

BUILDING 2 FLOOR PLANS

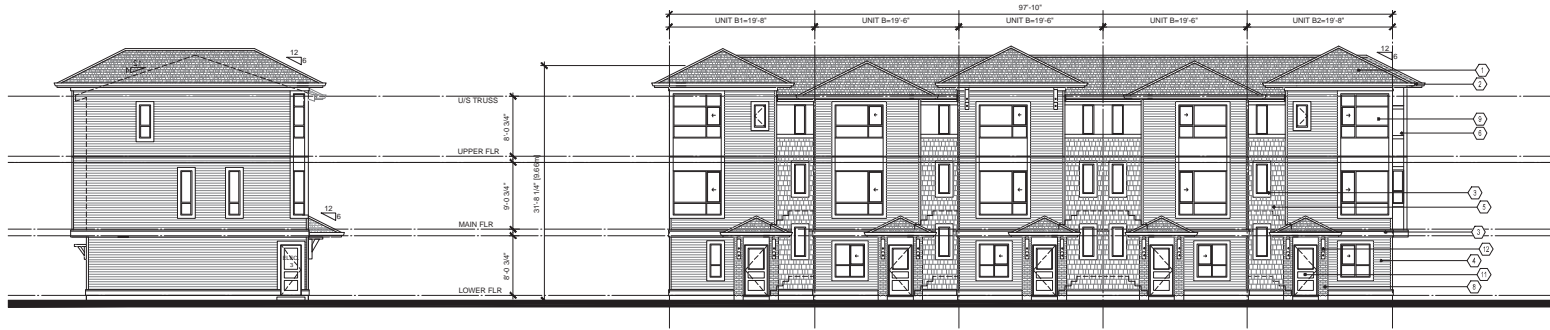
DATE 2013.06.27 FILE NO.
DWL PH 1307
CHK

SEAL SHEET NO.

BUILDING 2 DP-05

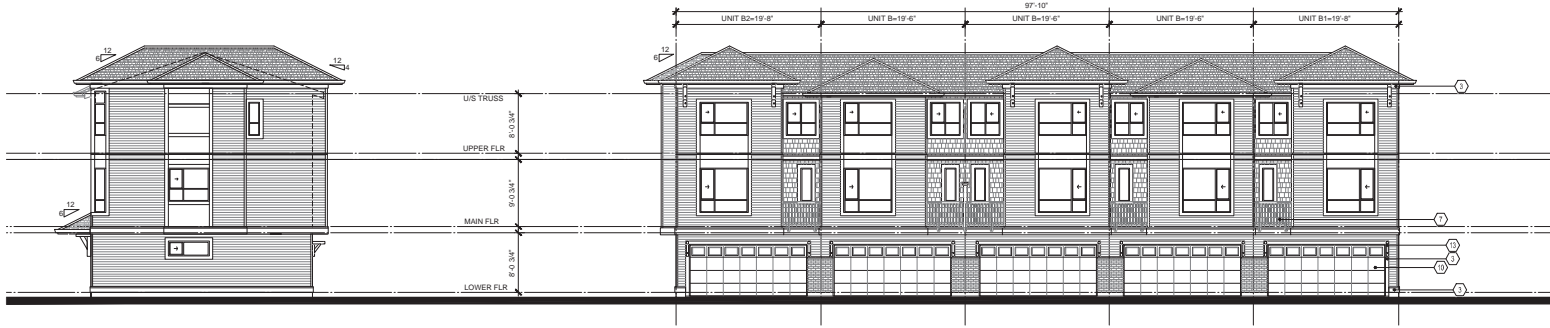
Project: 16114-88 Ave & 120th St, New Market

File: 2/23/2015 10:01 AM User: JRM Date: 2/23/2015 10:01 AM Project: 16114-88 Ave & 120th St, New Market - L2015-01-06



NORTH ELEVATION
SCALE: 1/8"=1'-0"

WEST ELEVATION- 161 ST.
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

- 1 SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER
- 3 PAINTED WOOD FASCIA AND TRIMS
- 4 VINYL SIDING
- 5 PAINTED CEDAR SHINGLES
- 6 HARDIE PANEL SIDING
- 7 PREFINISHED ALUMINUM RAILINGS
- 8 CULTURED STONE VENEER
- 9 VINYL FRAME WINDOW
- 10 INSULATED GARAGE DOOR
- 11 EXTERIOR DOOR
- 12 PAINTED WOOD KNEE BRACE
- 13 WOOD BRACE TO SUPPORT CABLES FOR CLIMBING VINE (SEE LANDSCAPE)

BUILDING 2

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FOCUS
ARCHITECTURE
INCORPORATED

Suite 109 - 1528 McCallum Road
Abbotsford British Columbia V2S 8A3
1 804.853.5222 f. 804.853.5442
info@focus.ca

2014-04-25	PLANNING REVISIONS
2014-02-24	TIME REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

REVISIONS
CONSULTANT

CLIENT
0761973 BC Ltd.

PROJECT
**PROPOSED TOWNHOUSE
DEVELOPMENT**

16114 - 88 AVE
SURREY, BC

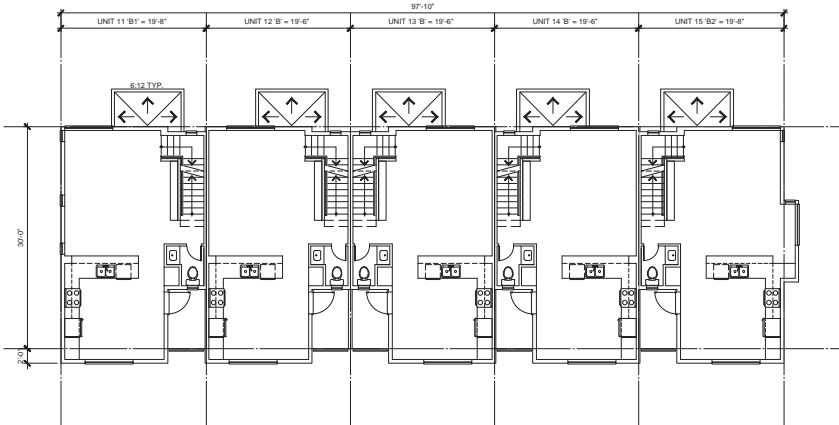
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DRAWING TITLE

**BUILDING 2
ELEVATIONS**

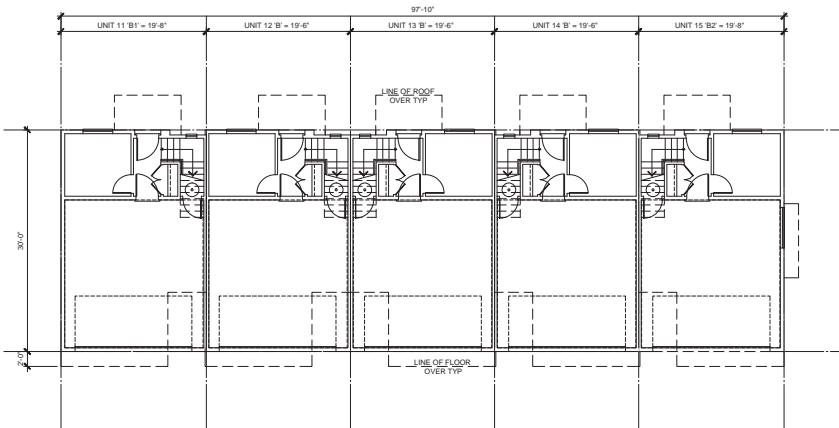
DATE	2013.06.27	FILE NO.
DWNL.	PH	1307
CHK.		

SEAL
SHEET NO.

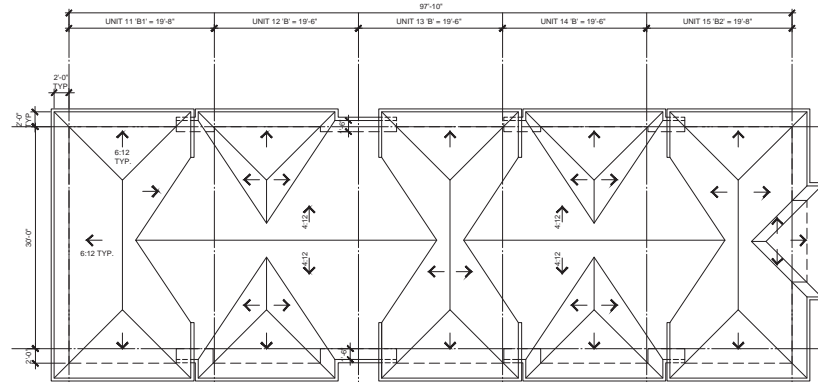
DP-06



MAIN FLOOR PLAN
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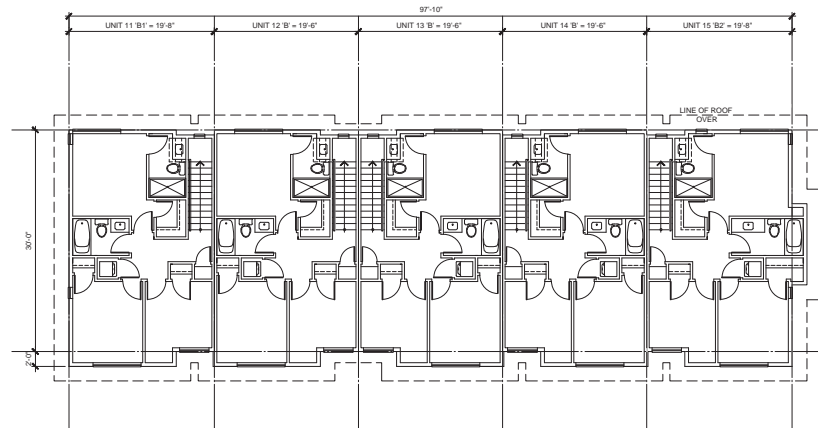


LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF OVERHANGS
2'-0" UNLESS NOTED
OTHERWISE
ROOF SLOPES 6:12
UNLESS NOTED
OTHERWISE

ROOF PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

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2014-04-25	PLANNING REVISIONS
2014-02-24	TIME REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

REVISIONS
CONSULTANT

CLIENT
0761973 BC Ltd.

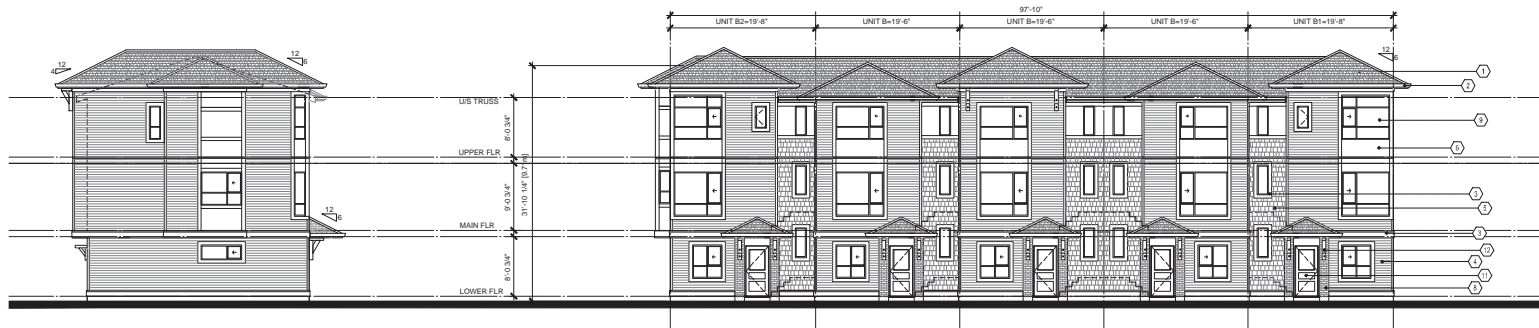
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
16114 - 88 AVE
SURREY, BC
SURREY FILE NO: 7913-0170-00
DRAWING TITLE

BUILDING 3 FLOOR PLANS

DATE 2013.06.27 FILE NO.
DWG. PH 1307
CHK. CHC

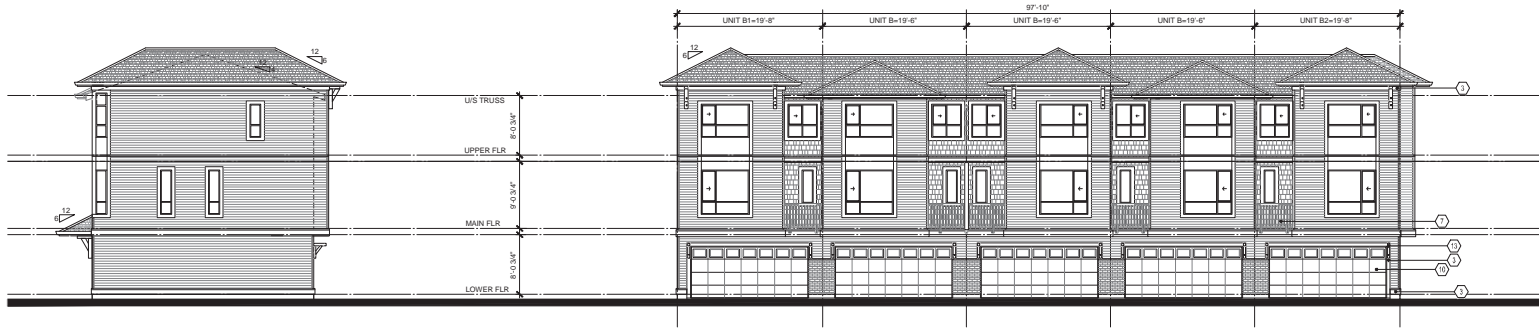
SEAL
SHEET NO.

BUILDING 3 DP-07



NORTH ELEVATION
SCALE: 1/8"=1'-0"

WEST ELEVATION-161 ST.
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

- ① SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER
- ③ PAINTED WOOD FASCIA AND TRIMS
- ④ VINYL SIDING
- ⑤ PAINTED CEDAR SHINGLES
- ⑥ HARDIE PANEL SIDING
- ⑦ PREFINISHED ALUMINUM RAILINGS
- ⑧ CULTURED STONE VENEER
- ⑨ VINYL FRAME WINDOW
- ⑩ INSULATED GARAGE DOOR
- ⑪ EXTERIOR DOOR
- ⑫ PAINTED WOOD KNEE BRACE
- ⑬ WOOD BRACE TO SUPPORT CABLES FOR CLIMBING VINE (SEE LANDSCAPE)

BUILDING 3

DATE	REVISIONS	CONSULTANT
2014-04-25	PLANNING REVISIONS	
2014-02-24	TRAIL REVISION COORDINATION	
2014-02-11	PLANNING REVISIONS	
2013-12-08	PLANNING REVISIONS	
2013-11-14	PLANNING REVISIONS	
2013-11-08	CORNER REVISIONS	
2013-10-22	PLANNING REVISIONS	
2013-06-27	ISSUED FOR R200P	

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

1614 - 88 AVE
SURREY, BC

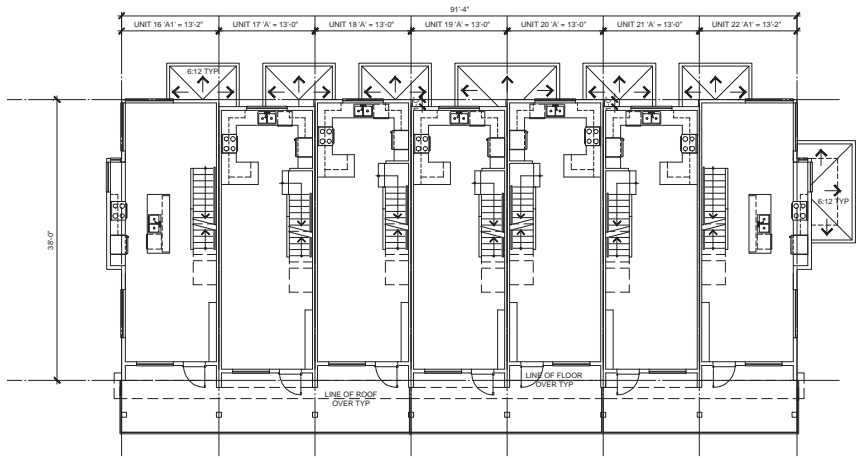
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DRAWING TITLE

BUILDING 3 ELEVATIONS

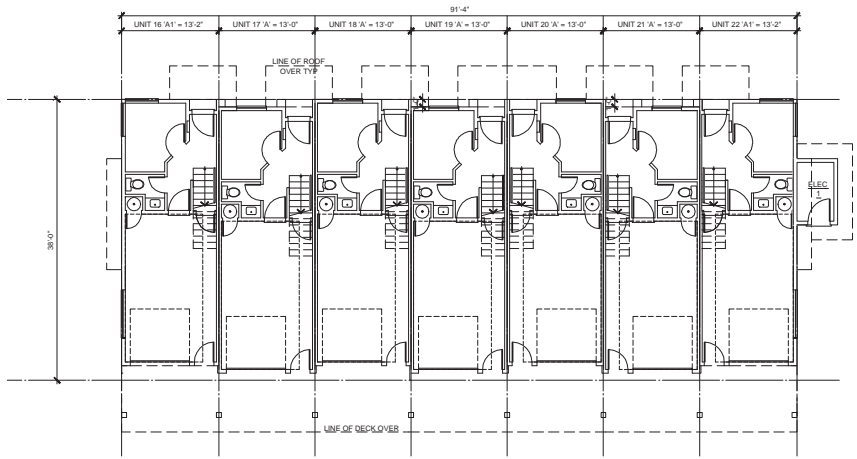
DATE	FILE NO.
2013.06.27	1307

SEAL
SHEET NO.

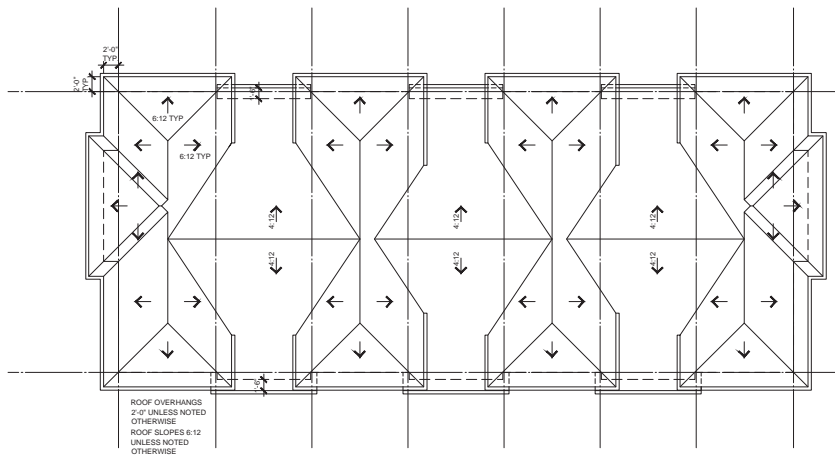
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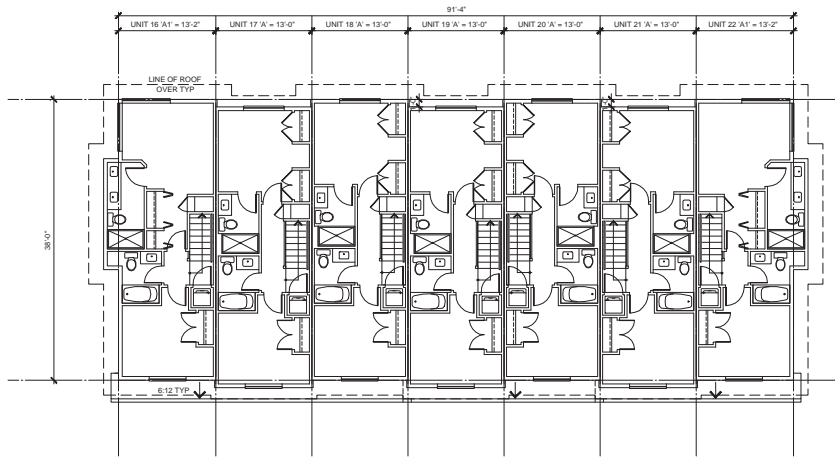
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

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2014-04-25	PLANNING REVISIONS
2014-02-24	TIME REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-06	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P
REVISIONS	
CONSULTANT	

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
1614 - 88 AVE
SURREY, BC
SURREY FILE No: 7913-0170-00
DRAWING TITLE

**BUILDING 4
FLOOR PLANS**

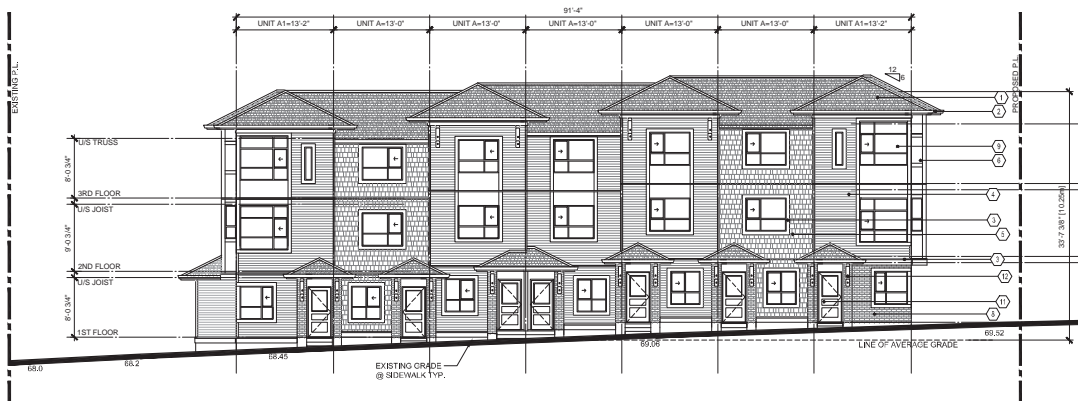
DATE 2013.06.27 FILE NO.
DWL PH 1307
CHK

SEAL
SHEET NO.

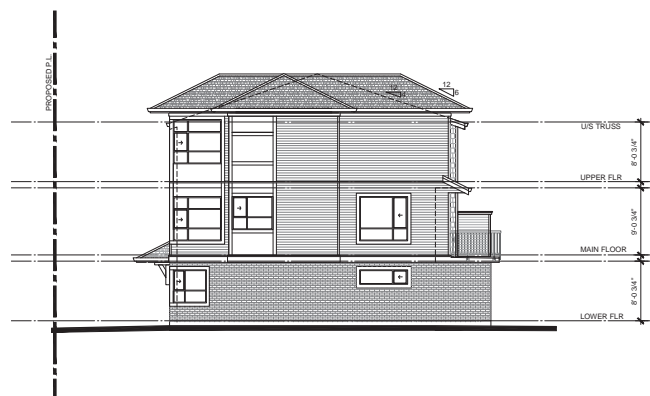
BUILDING 4 DP-09



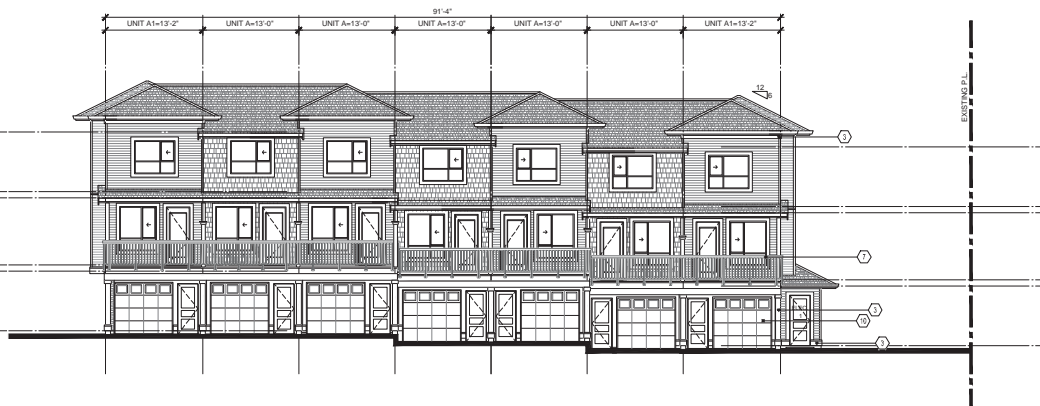
EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION- 88th AVE.
SCALE: 1/8"=1'-0"



WEST ELEVATION- 161st ST.
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

- ① SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER
- ③ PAINTED WOOD FASCIA AND TRIMS
- ④ VINYL SIDING
- ⑤ PAINTED CEDAR SHINGLES
- ⑥ HARDIE PANEL SIDING
- ⑦ PREFINISHED ALUMINUM RAILINGS
- ⑧ CULTURED STONE VENEER
- ⑨ VINYL FRAME WINDOW
- ⑩ INSULATED GARAGE DOOR
- ⑪ EXTERIOR DOOR
- ⑫ PAINTED WOOD KNEE BRACE
- ⑬ WOOD BRACE TO SUPPORT CABLES FOR CLIMBING VINE (SEE LANDSCAPE)



FOCUS ARCHITECTURE INCORPORATED
Suite 109 - 1528 McCallum Road
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1 804.853.5222 f. 804.853.5442
info@focus.ca

DATE	REVISIONS
2014-04-25	PLANNING REVISIONS
2014-02-24	TRAIL REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

CLIENT
0761973 BC Ltd.

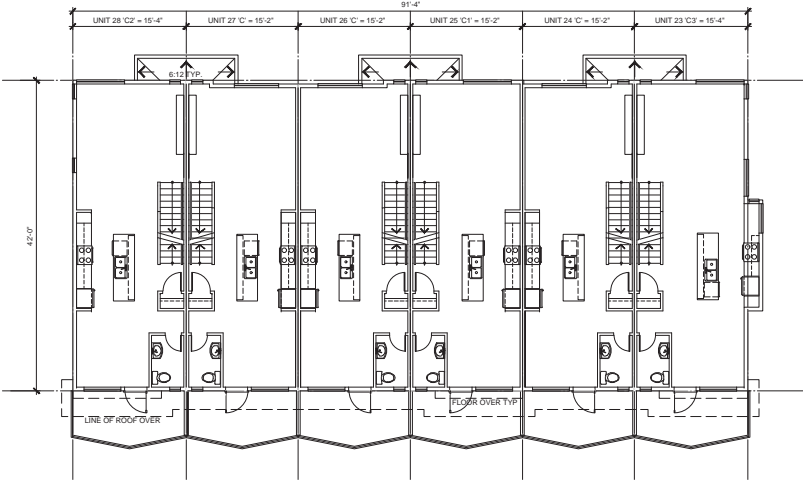
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
16114 - 88 AVE
SURREY, BC
SURREY FILE NO: 7913-0170-00
DRAWING TITLE

BUILDING 4 ELEVATIONS

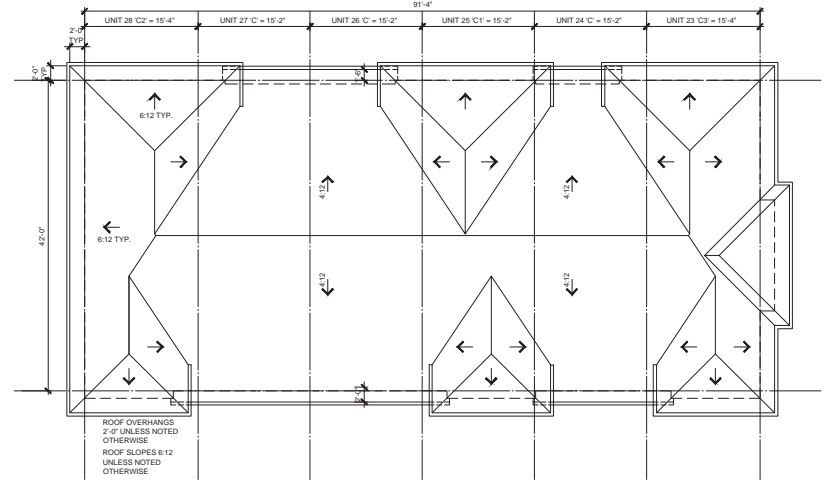
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DWL. PH. **1307**
CHK.

SEAL SHEET NO.

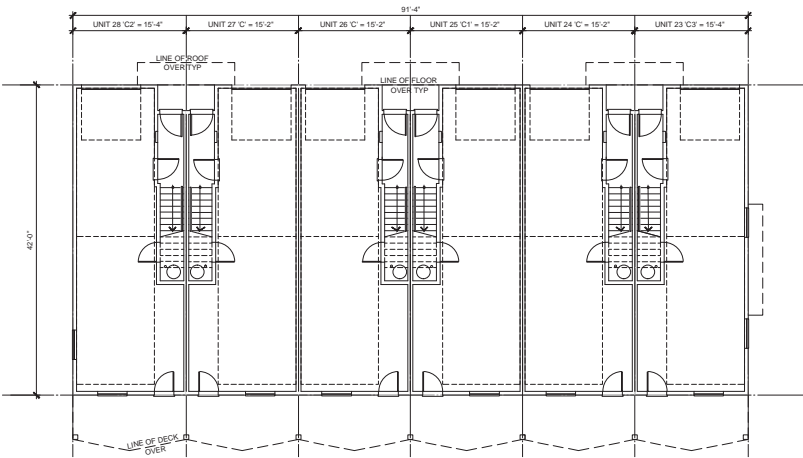
BUILDING 4 DP-10



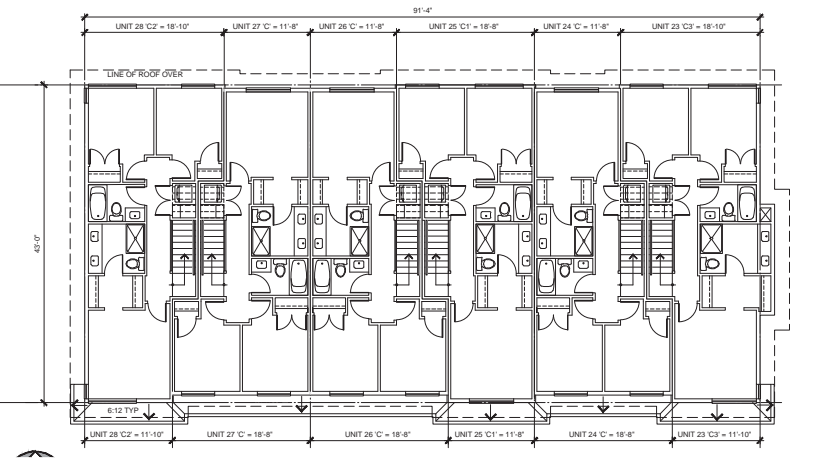
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

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2014-04-25	PLANNING REVISIONS
2014-02-24	TIME REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-06	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

CLIENT: 0761973 BC Ltd.

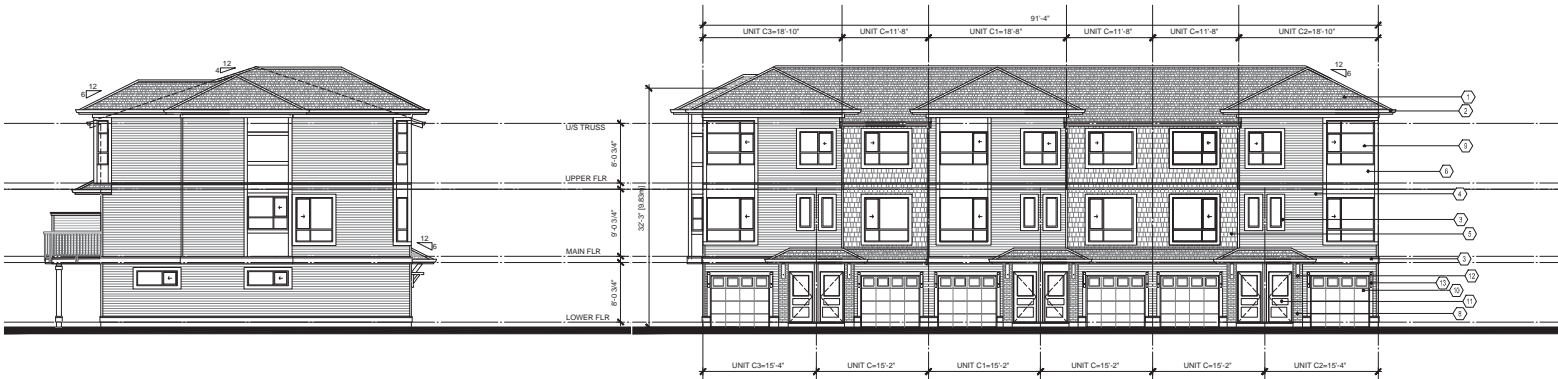
PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
1614 - 88 AVE
SURREY, BC
SURREY FILE No: 7913-0170-00
DRAWING TITLE

BUILDING 5 FLOOR PLANS

DATE: 2013.06.27 FILE NO. 1307
DWG. PH
CHK.

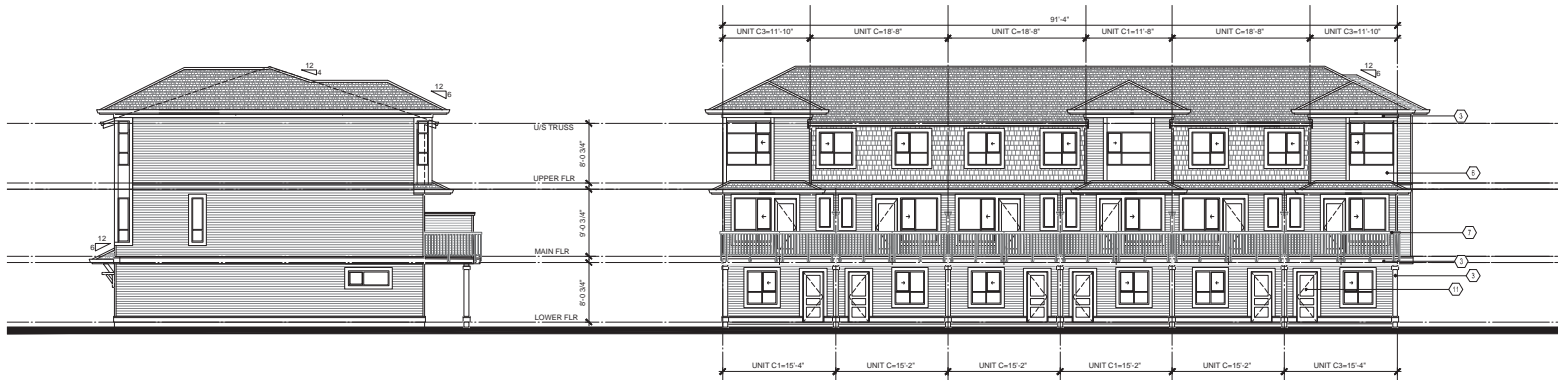
SEAL SHEET NO.

BUILDING 5 DP-11



NORTH ELEVATION
SCALE: 1/8"=1'-0"

WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

- ① SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER
- ③ PAINTED WOOD FASCIA AND TRIMS
- ④ VINYL SIDING
- ⑤ PAINTED CEDAR SHINGLES
- ⑥ HARDIE PANEL SIDING
- ⑦ PREFINISHED ALUMINUM RAILINGS
- ⑧ CULTURED STONE VENEER
- ⑨ VINYL FRAME WINDOW
- ⑩ INSULATED GARAGE DOOR
- ⑪ EXTERIOR DOOR
- ⑫ PAINTED WOOD KNEE BRACE
- ⑬ WOOD BRACE TO SUPPORT CABLES FOR CLIMBING VINE (SEE LANDSCAPE)

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DATE	DESCRIPTION
2014-04-25	PLANNING REVISIONS
2014-02-24	TRAIL REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

REVISIONS
CONSULTANT

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

**1614 - 88 AVE
SURREY, BC**

SURREY FILE No: 7913-0170-00
DRAWING TITLE

**BUILDING 5
ELEVATIONS**

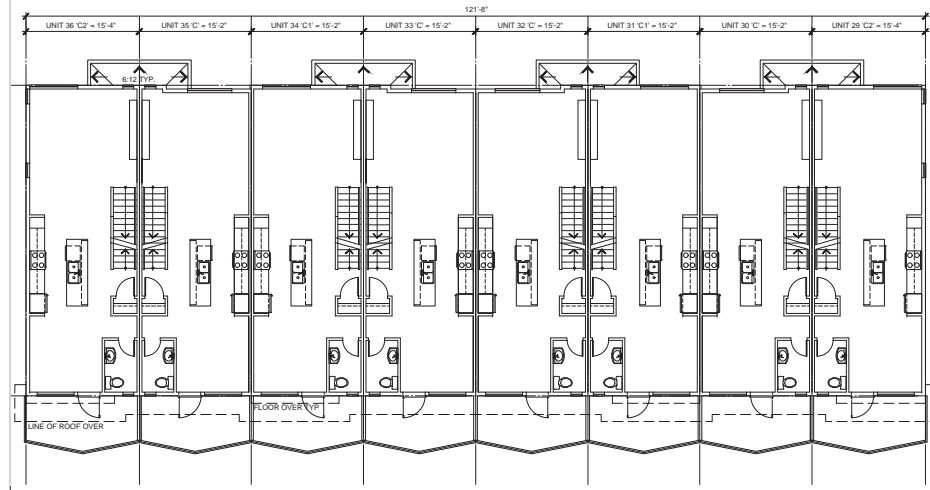
DATE: 2013.06.27 FILE NO.
DWG. PH: **1307**
CHK.

SEAL
SHEET NO.

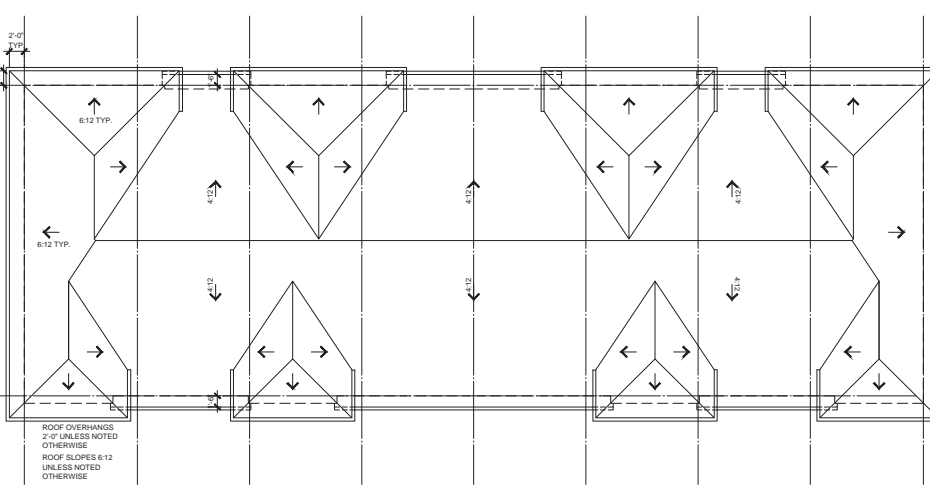
BUILDING 5

DP-12

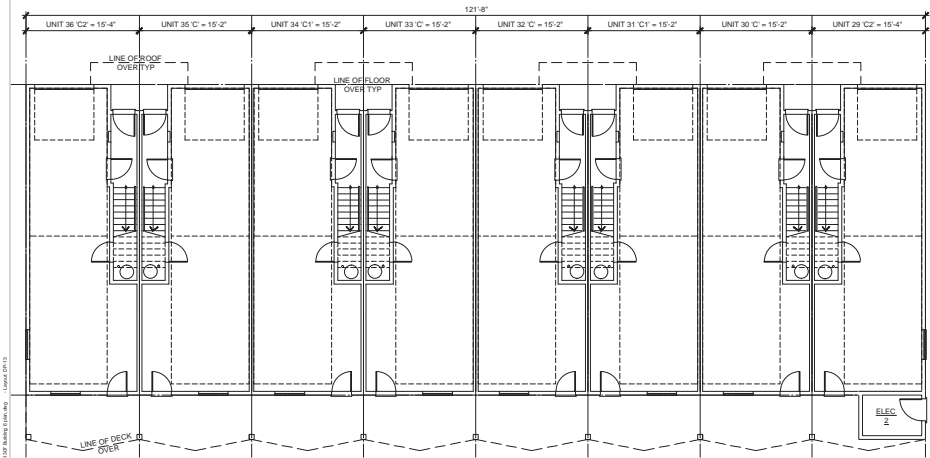
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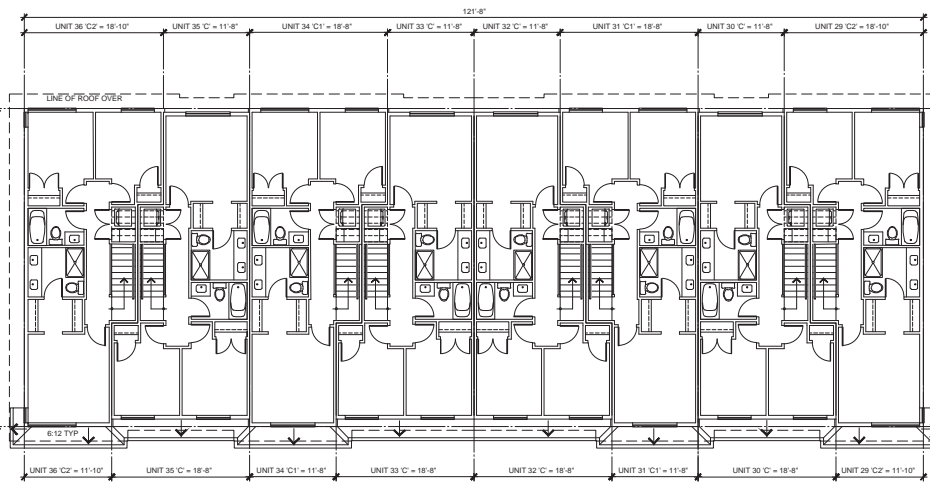
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SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



 **UPPER FLOOR PLAN**
SCALE: 1/8"=1'-0"

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2014-04-25	PLANNING REVISIONS
2014-02-24	TITLE REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-06	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

REVISIONS
CONSULTANT

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

16114 - 88 AVE
SURREY, BC
SURREY FILE No: 7913-0170-00
DRAWING TITLE

BUILDING 6 FLOOR PLANS

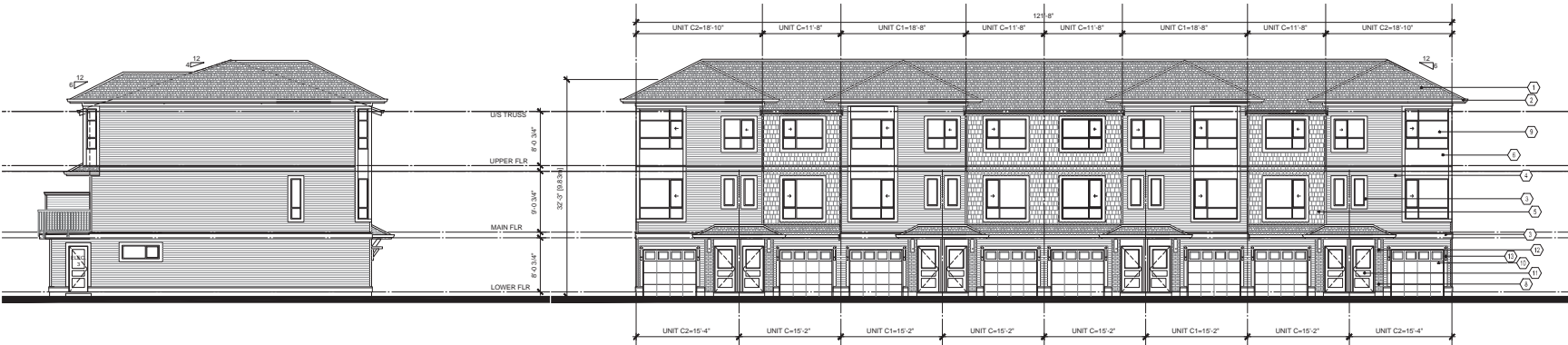
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DWN. PH **1307**
CHK

SEAL
SHEET NO.

BUILDING 6 DP-13

PLANET ARCHITECTURE INC. 2014-04-25 12:00 PM

PLANET ARCHITECTURE INC. 2014-04-25 12:00 PM



NORTH ELEVATION
SCALE: 1/8"=1'-0"

WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

- ① SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER
- ③ PAINTED WOOD FASCIA AND TRIMS
- ④ VINYL SIDING
- ⑤ PAINTED CEDAR SHINGLES
- ⑥ HARDIE PANEL SIDING
- ⑦ PREFINISHED ALUMINUM RAILINGS
- ⑧ CULTURED STONE VENEER
- ⑨ VINYL FRAME WINDOW
- ⑩ INSULATED GARAGE DOOR
- ⑪ EXTERIOR DOOR
- ⑫ PAINTED WOOD KNEE BRACE
- ⑬ WOOD BRACE TO SUPPORT CABLES FOR CLIMBING WINE (SEE LANDSCAPE)

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DATE	REVISIONS
2014-04-25	PLANNING REVISIONS
2014-02-24	TRIM REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
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2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

16114 - 88 AVE
SURREY, BC

SURREY FILE No: 7913-0170-00
DRAWING TITLE

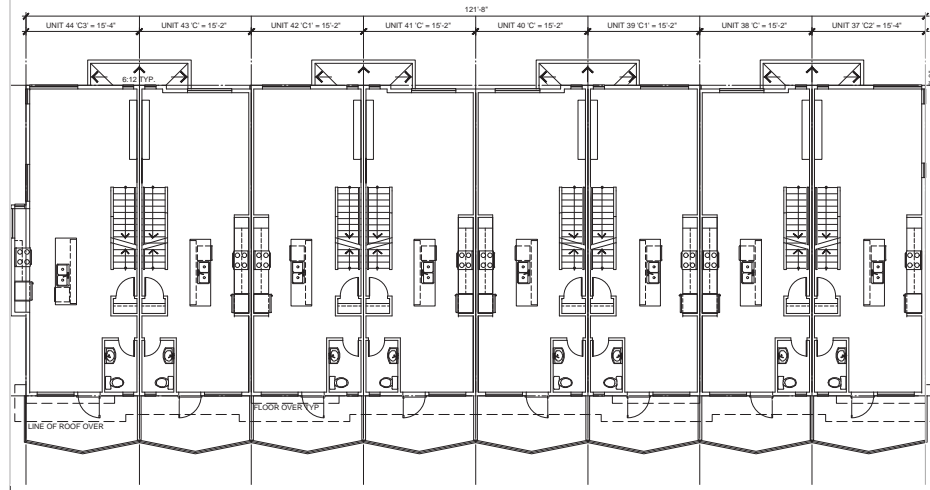
BUILDING 6 ELEVATIONS

DATE	2013.06.27	FILE NO.
DWNL	PH	1307
CHK		

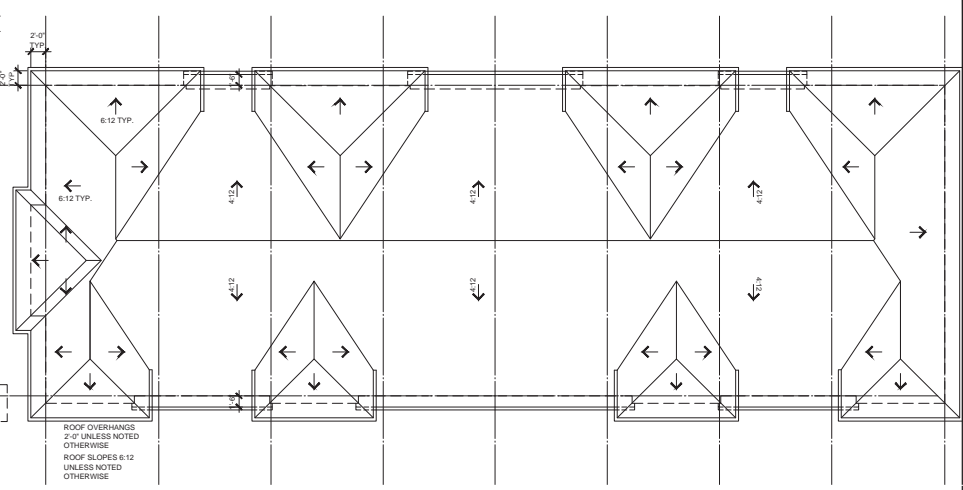
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BUILDING 6 DP-14

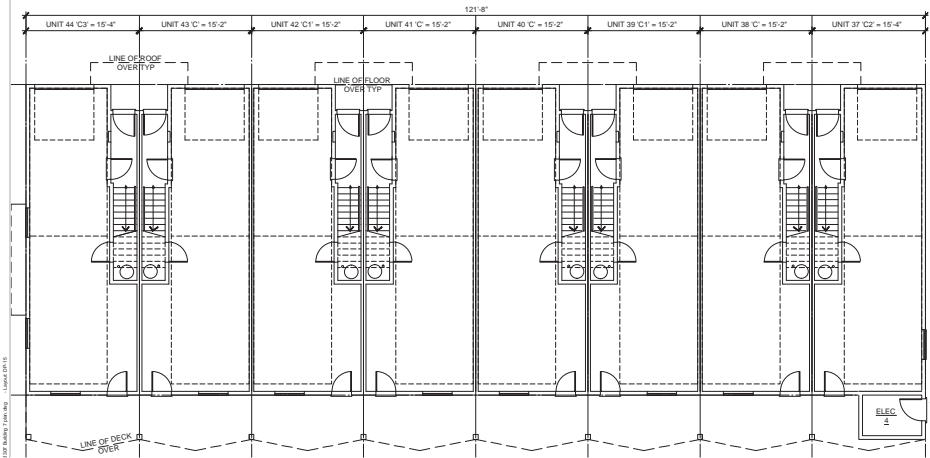
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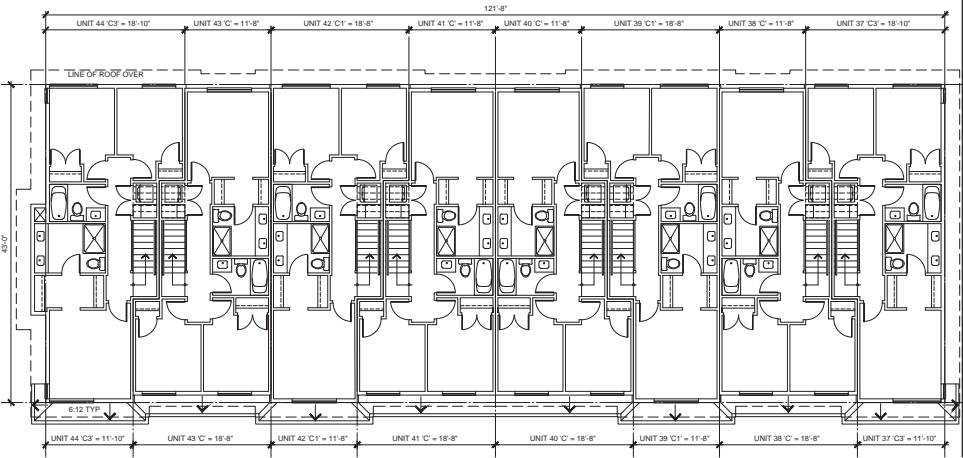
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



 **UPPER FLOOR PLAN**
SCALE: 1/8"=1'-0"

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NO.	DATE	DESCRIPTION
2014-04-25		PLANNING REVISIONS
2014-02-24		TRAC REVISION COORDINATION
2014-02-11		PLANNING REVISIONS
2013-12-06		PLANNING REVISIONS
2013-11-14		PLANNING REVISIONS
2013-11-08		OWNER REVISIONS
2013-10-22		PLANNING REVISIONS
2013-06-27		ISSUED FOR R200P

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

16114 - 88 AVE
SURREY, BC

SURREY FILE No: 7913-0170-00
DRAWING TITLE

BUILDING 7 FLOOR PLANS

DATE 2013.06.27 FILE NO.
DWN. PH **1307**
CHK.

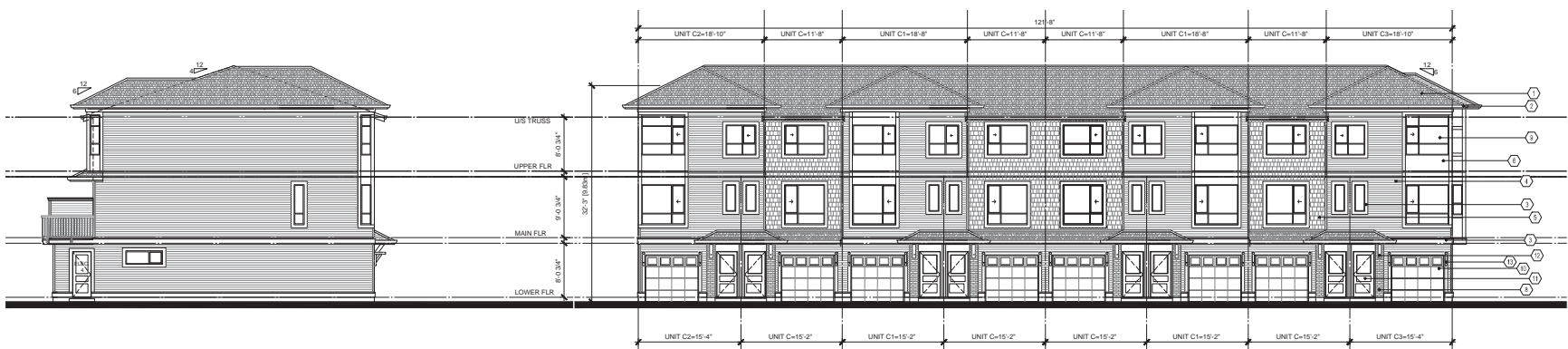
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BUILDING 7 DP-15

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DATE: 2013.06.27 11:45 AM DWG: 16-1457-Proposed 1378 Bldg Elev - 16000 01-16

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NORTH ELEVATION
SCALE: 1/8"=1'-0"

WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION- 87 AVE
SCALE: 1/8"=1'-0"

EAST ELEVATION
SCALE: 1/8"=1'-0"

2014-04-25	PLANNING REVISIONS
2014-02-24	TREE REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-05	PLANNING REVISIONS
2013-11-08	CORNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R200P

REVISIONS
CONSULTANT

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

1614 - 88 AVE
SURREY, BC

SURREY FILE No: 7913-0170-00
DRAWING TITLE

BUILDING 7 ELEVATIONS

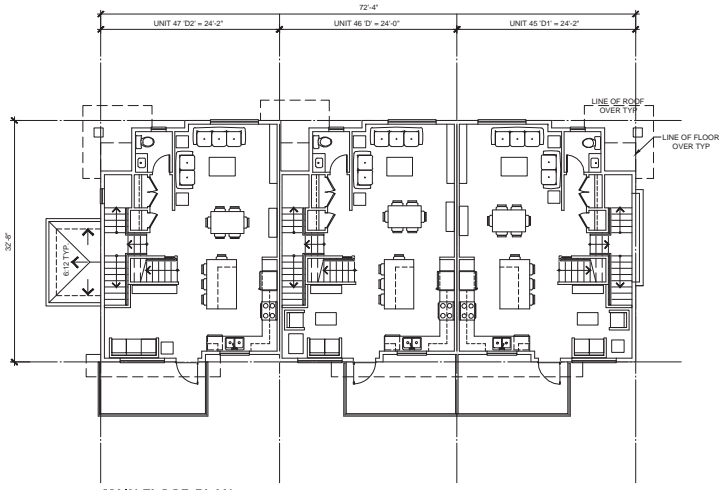
DATE	2013.06.27	FILE NO.	
DWNL	PH		
CHK			1307

ELEVATION MATERIAL LEGEND

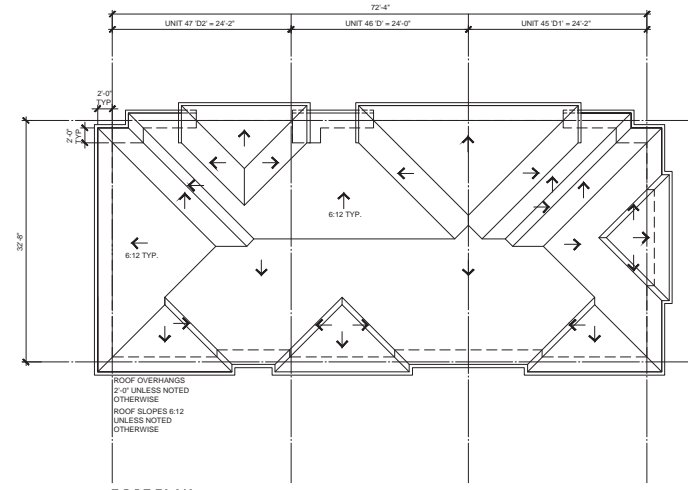
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- ③ PAINTED WOOD FASCIA AND TRIMS
- ④ VINYL SIDING
- ⑤ PAINTED CEDAR SHINGLES
- ⑥ HARDIE PANEL SIDING
- ⑦ PREFINISHED ALUMINUM RAILINGS
- ⑧ CULTURED STONE VENEER
- ⑨ VINYL FRAME WINDOW
- ⑩ INSULATED GARAGE DOOR
- ⑪ EXTERIOR DOOR
- ⑫ PAINTED WOOD KNEE BRACE
- ⑬ WOOD BRACE TO SUPPORT CABLES FOR CLIMBING WINE (SEE LANDSCAPE)

BUILDING 7

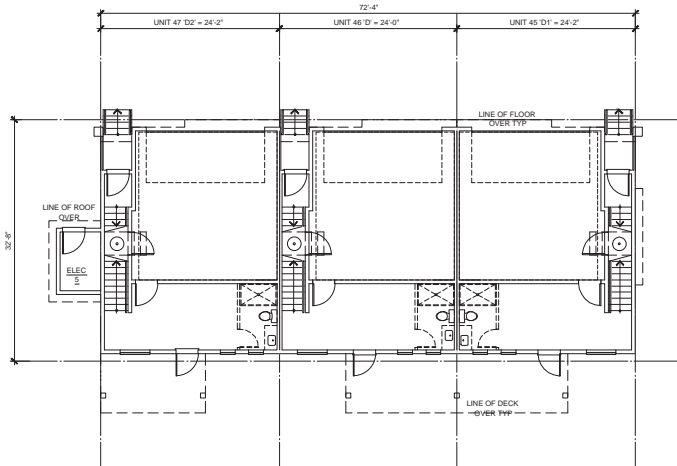
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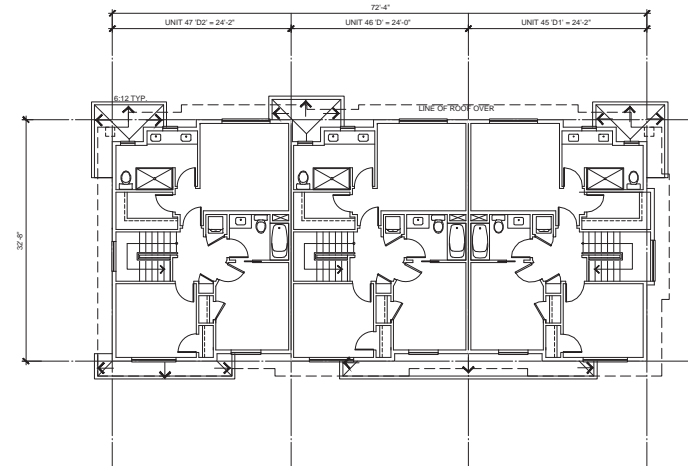
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

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2014-04-25	PLANNING REVISIONS
2014-02-24	TRIAL REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-06	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R20P

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CONSULTANT

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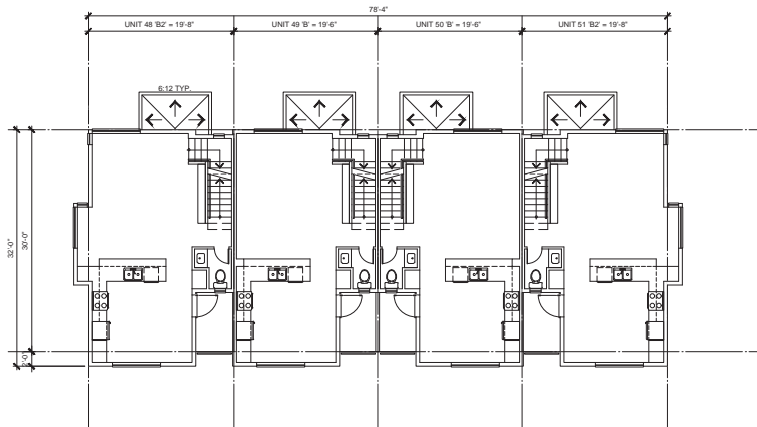
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
16114 - 88 AVE
SURREY, BC
SURREY FILE No: 7913-0170-00
DRAWING TITLE

BUILDING 8 FLOOR PLANS

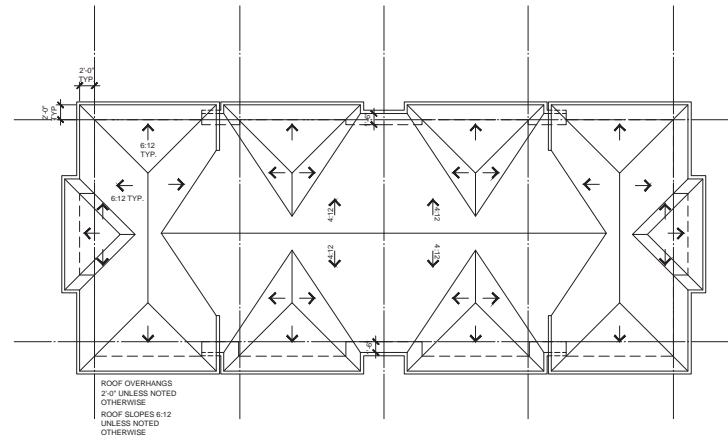
DATE 2013.06.27 FILE NO.
DWL PH
CHK **1307**

SEAL
SHEET NO.

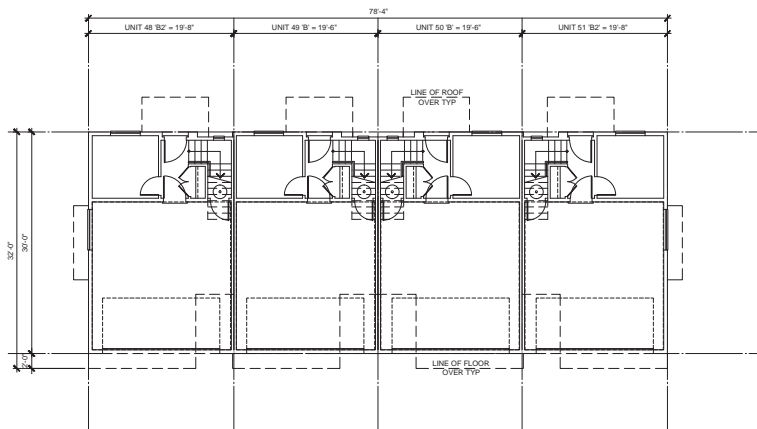
BUILDING 8 DP-17



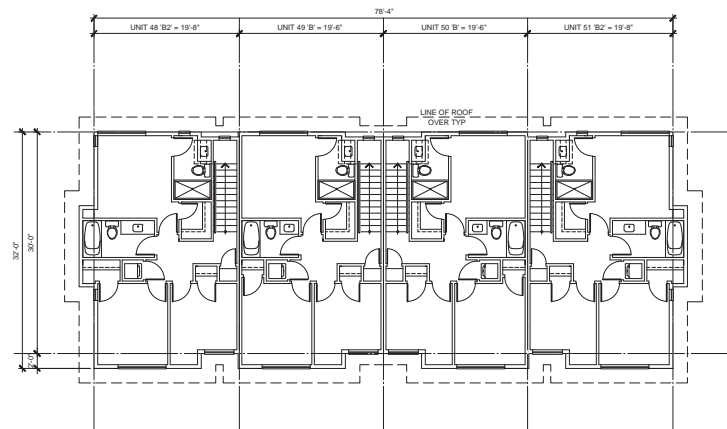
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



LOWER FLOOR PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

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info@focus.ca

2014-04-25	PLANNING REVISIONS
2014-02-24	TRAC REVISION COORDINATION
2014-02-11	PLANNING REVISIONS
2013-12-06	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	OWNER REVISIONS
2013-10-22	PLANNING REVISIONS
2013-06-27	ISSUED FOR R20P

REVISIONS
CONSULTANT

CLIENT
0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

16114 - 88 AVE
SURREY, BC

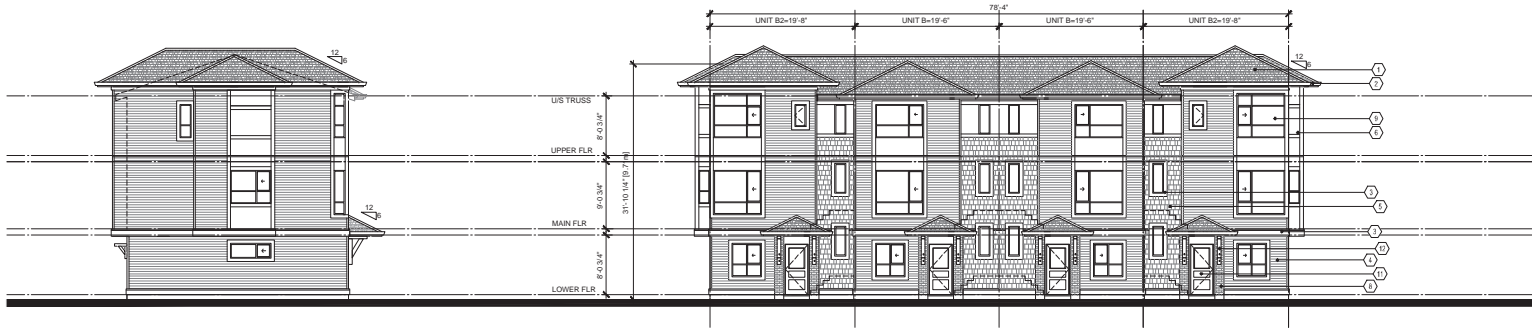
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**BUILDING 9
FLOOR PLANS**

DATE 2013.06.27 FILE NO.
DWL PH 1307
CHK

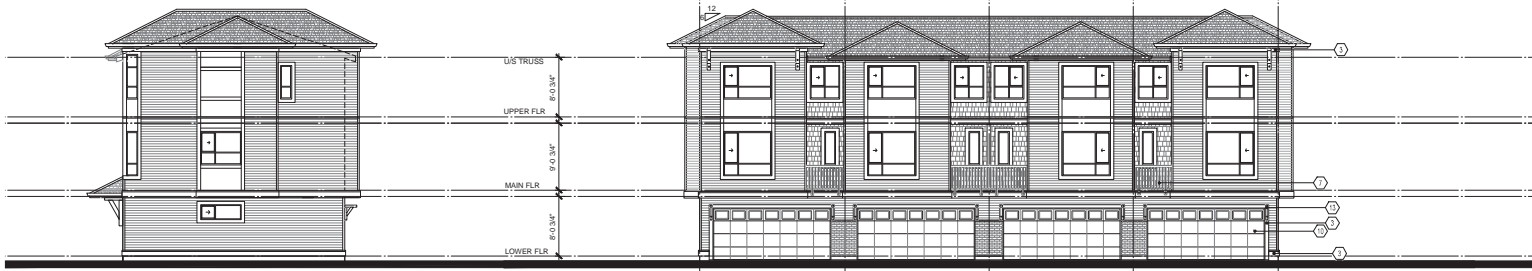
SEAL
SHEET NO.

BUILDING 9 DP-19



NORTH ELEVATION- 87 AVE.
SCALE: 1/8"=1'-0"

WEST ELEVATION- 161 ST.
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

- ① SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER
- ③ PAINTED WOOD FASCIA AND TRIMS
- ④ VINYL SIDING
- ⑤ PAINTED CEDAR SHINGLES
- ⑥ HARDIE PANEL SIDING
- ⑦ PREFINISHED ALUMINUM RAILINGS
- ⑧ CULTURED STONE VENEER
- ⑨ VINYL FRAME WINDOW
- ⑩ INSULATED GARAGE DOOR
- ⑪ EXTERIOR DOOR
- ⑫ PAINTED WOOD KNEE BRACE
- ⑬ WOOD BRACE TO SUPPORT CABLES FOR CLIMBING VINE (SEE LANDSCAPE)

**BUILDING 9
ELEVATIONS**

FOCUS

ARCHITECTURE
INCORPORATED

Suite 109 - 1528 McCallum Road
Abbotsford British Columbia V2S 8A3
1 804.853.5222 f. 804.853.5442
e info@focus.ca

- 2014-04-25 PLANNING REVISIONS
- 2014-02-24 TREE REVISION COORDINATION
- 2014-02-11 PLANNING REVISIONS
- 2013-12-08 PLANNING REVISIONS
- 2013-11-14 PLANNING REVISIONS
- 2013-11-08 OWNER REVISIONS
- 2013-10-22 PLANNING REVISIONS
- 2013-06-27 ISSUED FOR R200P

REVISIONS
CONSULTANT

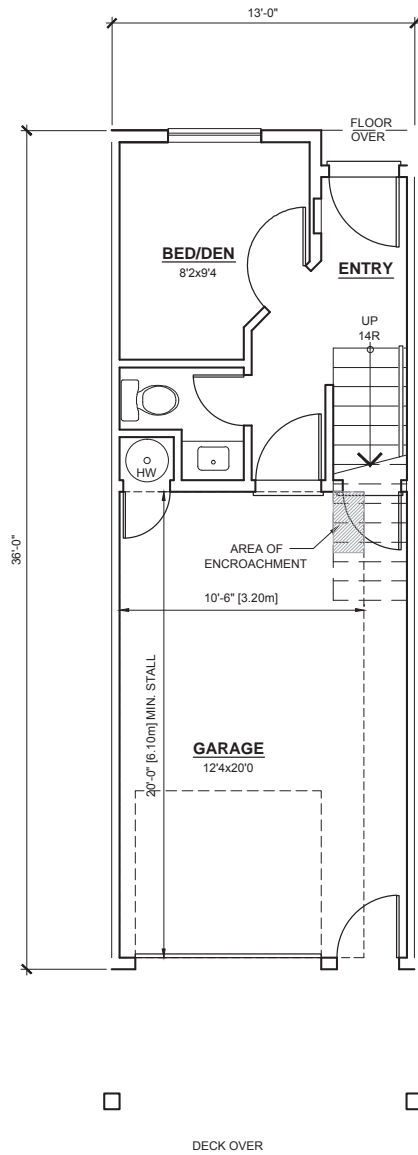
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0761973 BC Ltd.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
16114 - 88 AVE
SURREY, BC
SURREY FILE No: 7913-0170-00
DRAWING TITLE

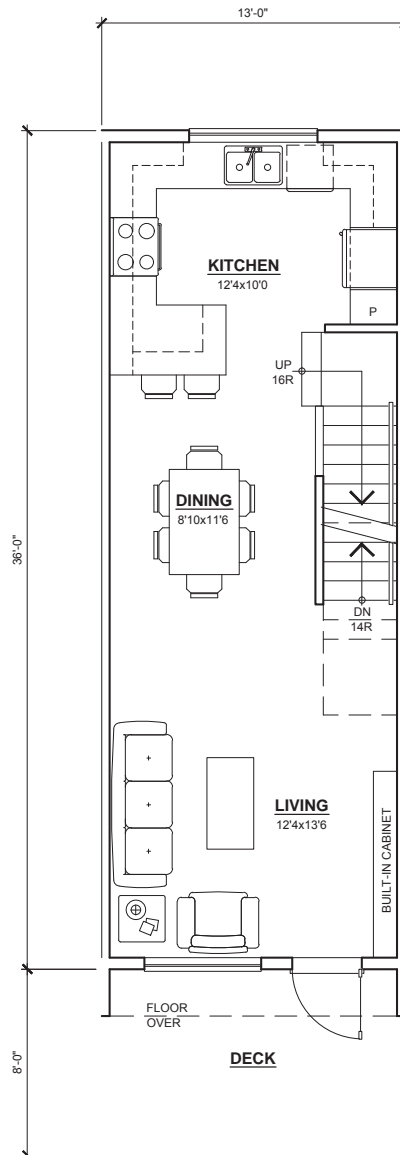
**BUILDING 9
ELEVATIONS**

DATE **2013.06.27** FILE NO.
DWG. PH **1307**
CHK.

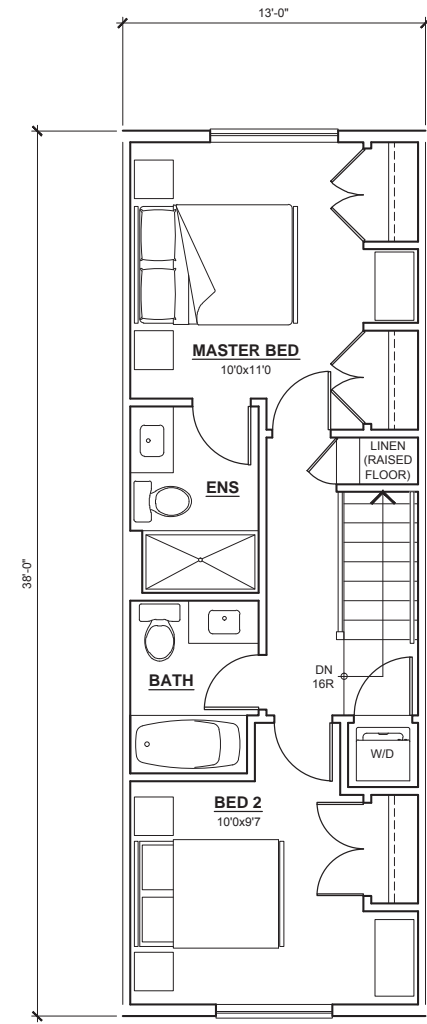
SEAL
SHEET NO.



LOWER FLOOR PLAN
 AREA : 195 sf.
 GARAGE AREA : 266 sf.



MAIN FLOOR PLAN
 AREA : 468 sf.



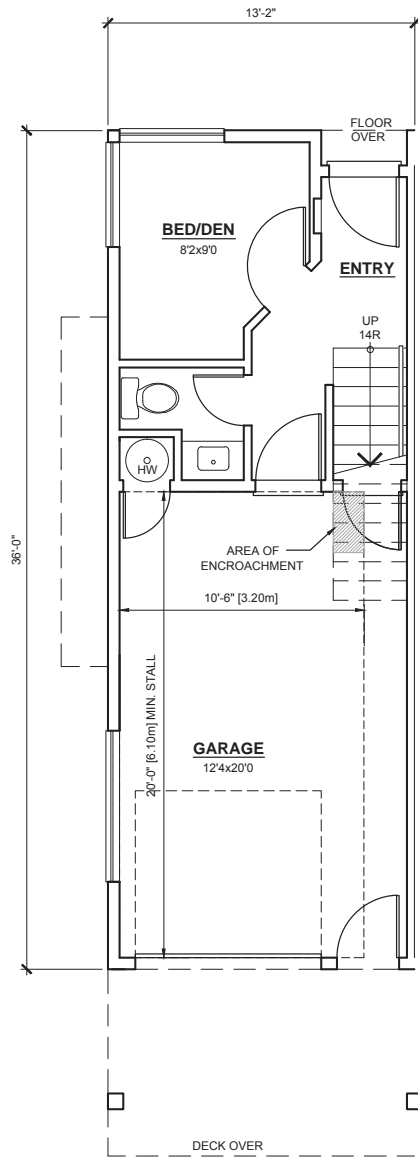
UPPER FLOOR PLAN
 AREA : 494 sf.

A	3 BED
	2.5 BATH
1157 sf	

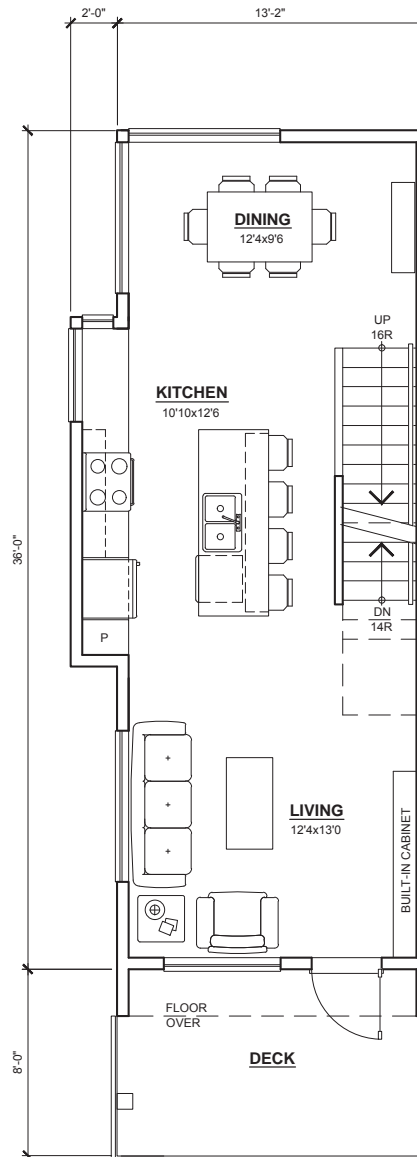
SCALE: 3/16"=1'-0"
 2013-09-26

FILE : 1307
 AMANN CONSTRUCTORS
 16144 88 AVE, SURREY, BC

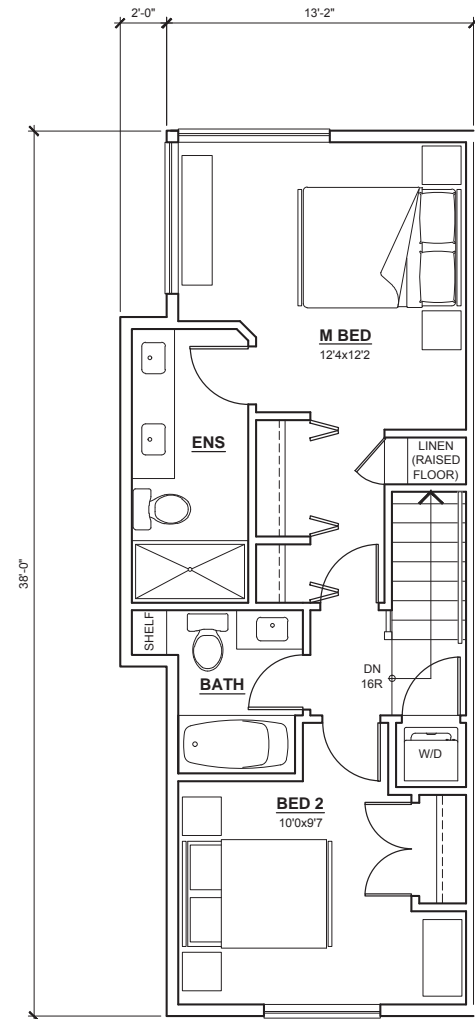




LOWER FLOOR PLAN
 AREA : 198 sf.
 GARAGE AREA : 270 sf.



MAIN FLOOR PLAN
 AREA : 504 sf.

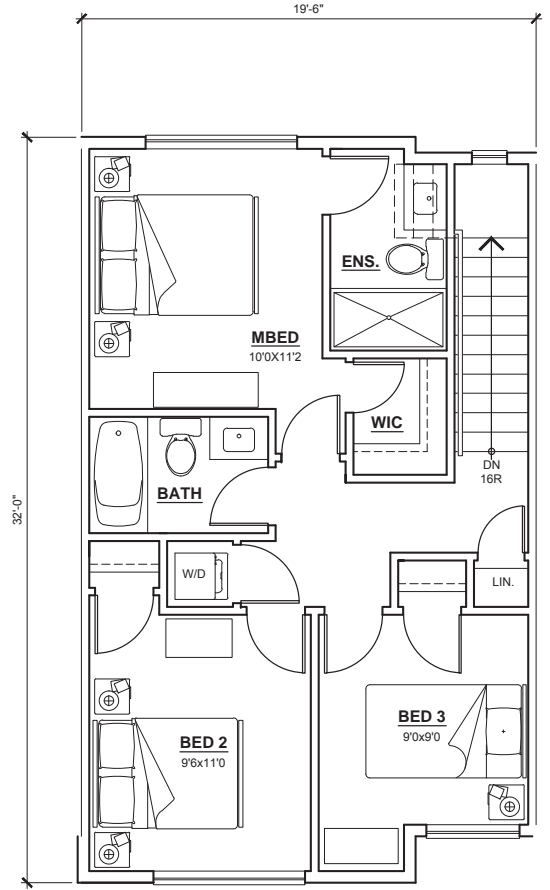
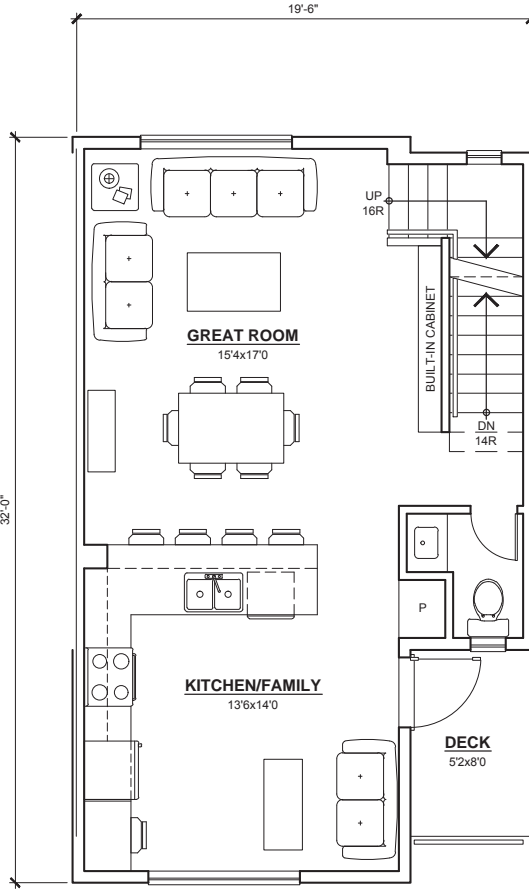
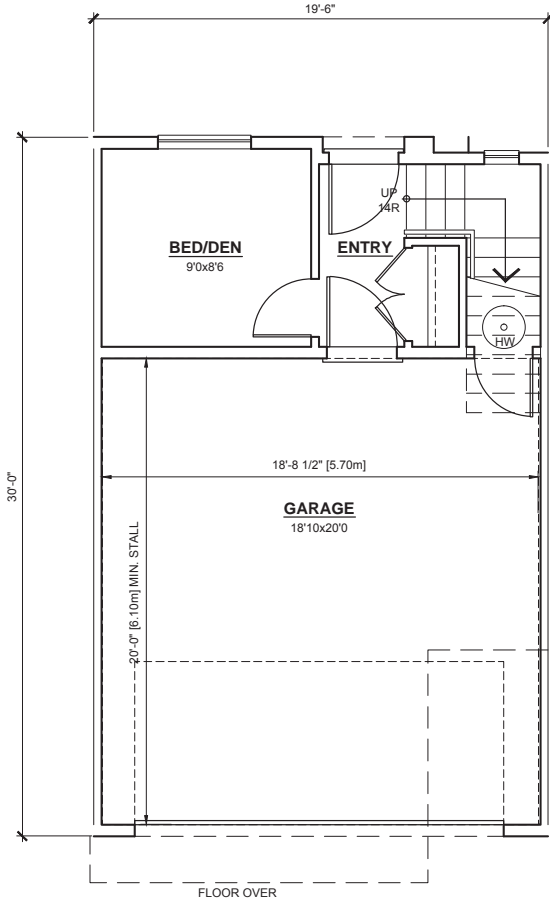


UPPER FLOOR PLAN
 AREA : 530 sf.

A1 3 BED
 2.5 BATH
 1232 sf

SCALE: 3/16"=1'-0" FILE : 1307
 2013-09-26 AMANN CONSTRUCTORS
 16144 88 AVE, SURREY, BC

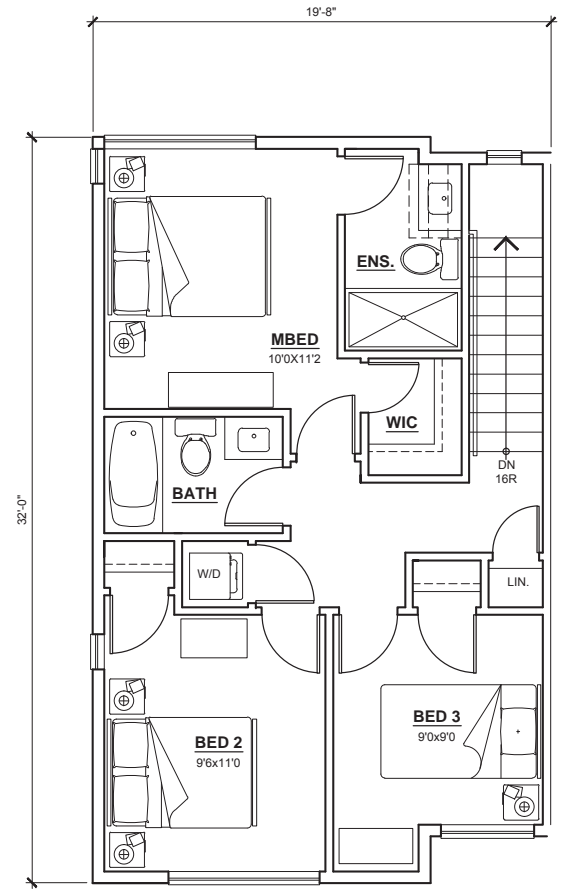
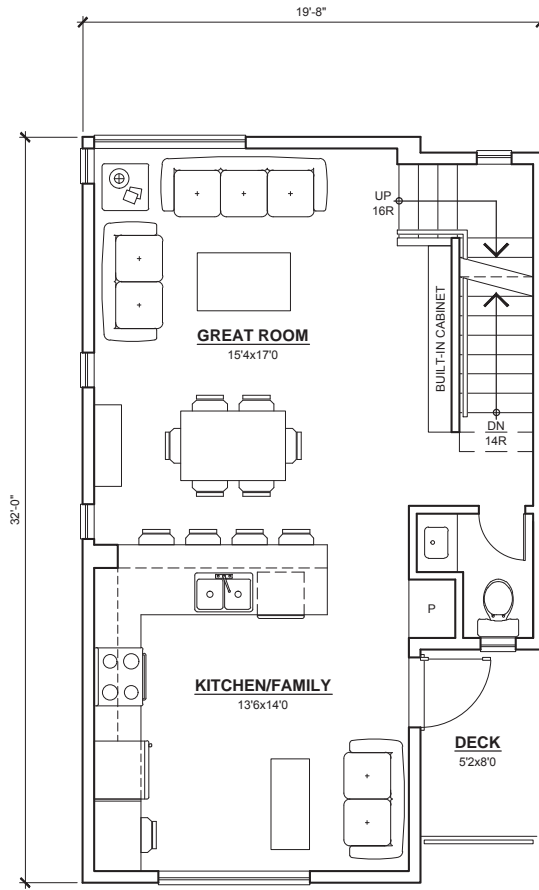
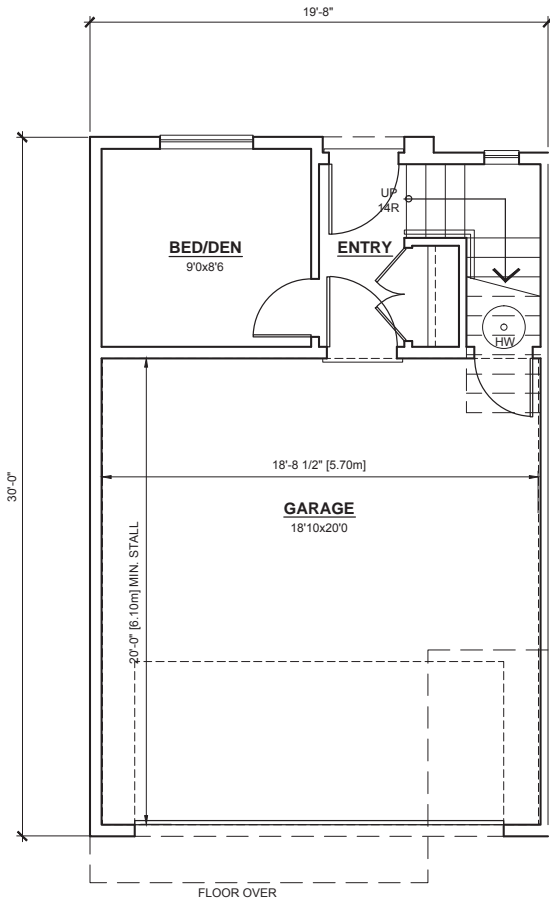




B 3 BED + DEN
2.5 BATH
1358 sf

SCALE: 3/16"=1'-0" FILE : 1307
2013-09-26 AMANN CONSTRUCTORS
16144 88 AVE, SURREY, BC

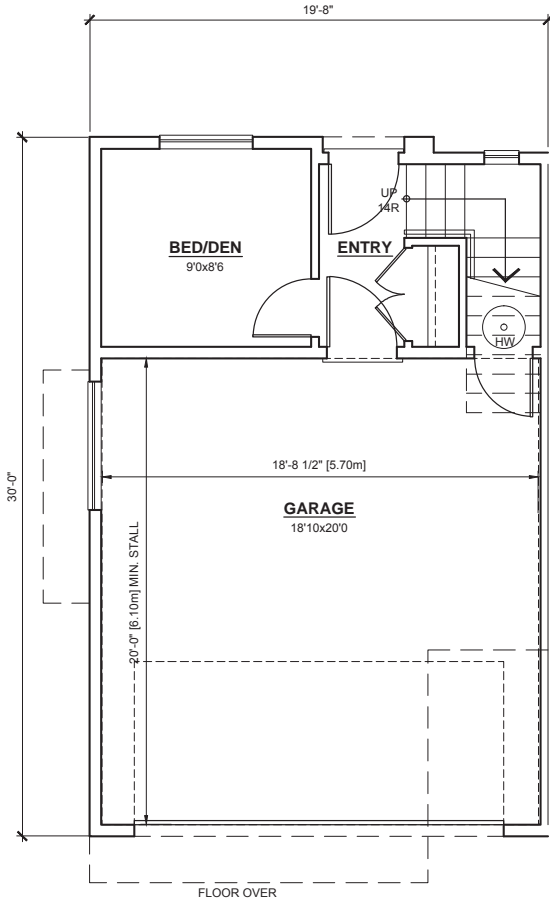




B1 3 BED + DEN
2.5 BATH
1370 sf

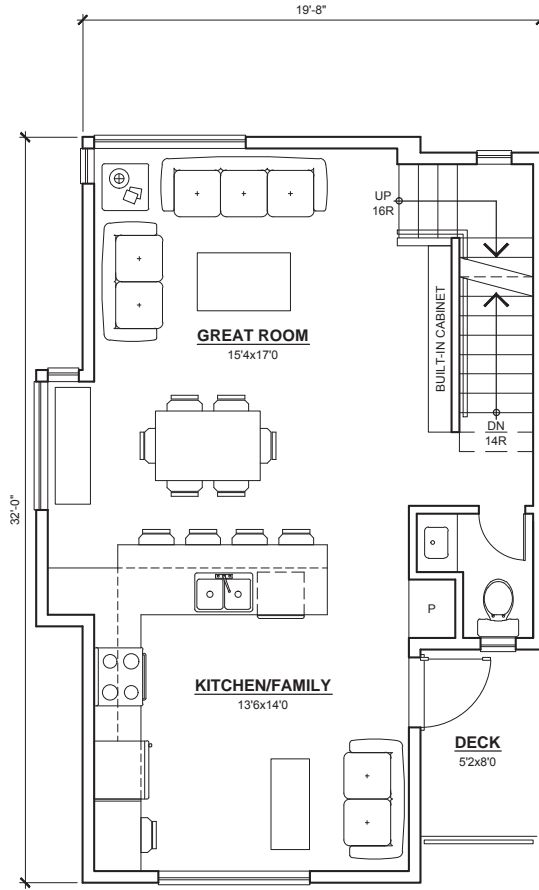
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2013-09-26 AMANN CONSTRUCTORS
16144 88 AVE, SURREY, BC





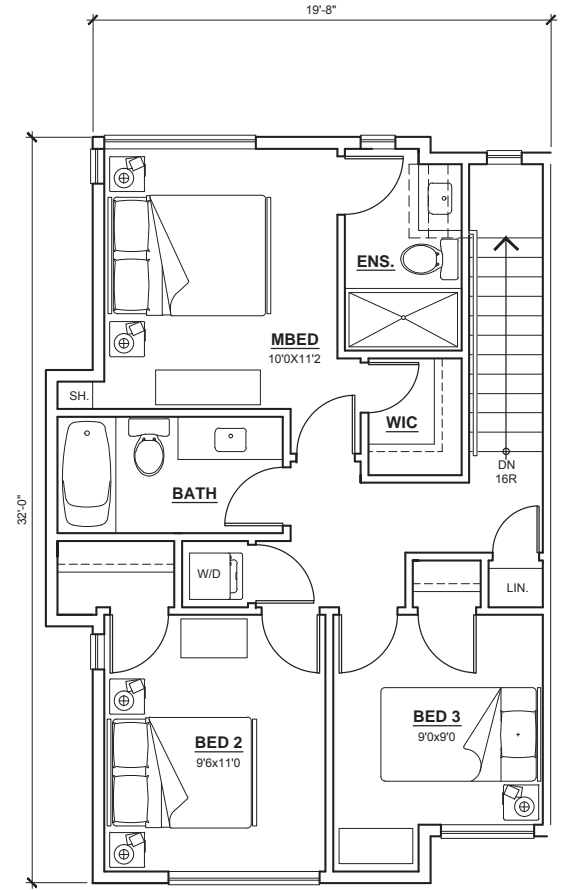
LOWER FLOOR PLAN

AREA : 180 sf.
 GARAGE AREA : 403 sf.



MAIN FLOOR PLAN

AREA : 580 sf.



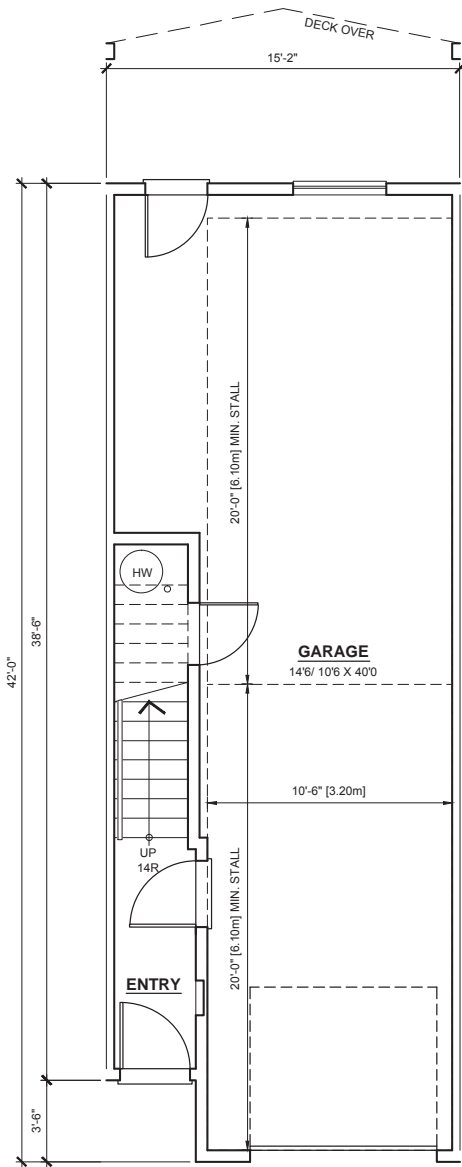
UPPER FLOOR PLAN

AREA : 616 sf.

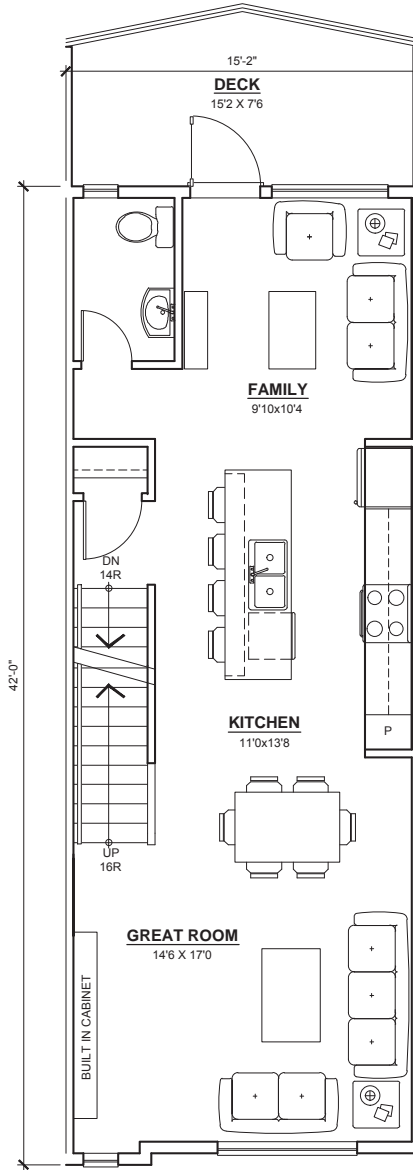
B2 3 BED + DEN
 2.5 BATH
 1376 sf

SCALE: 3/16"=1'-0" FILE : 1307
 2013-09-26 AMANN CONSTRUCTORS
 16144 88 AVE, SURREY, BC

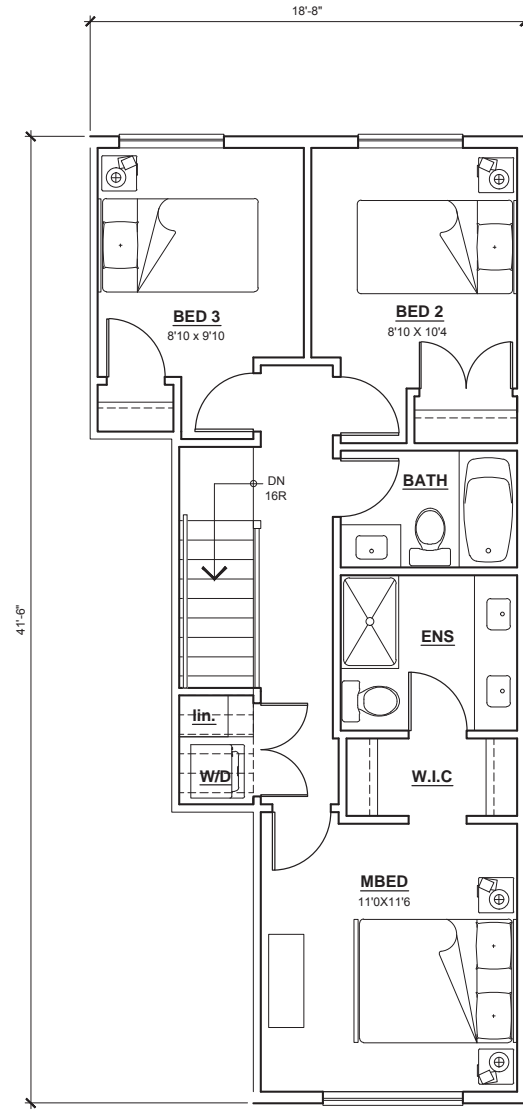




LOWER FLOOR PLAN
 AREA : 97 sf
 GARAGE AREA : 526 sf



MAIN FLOOR PLAN
 AREA : 631 sf

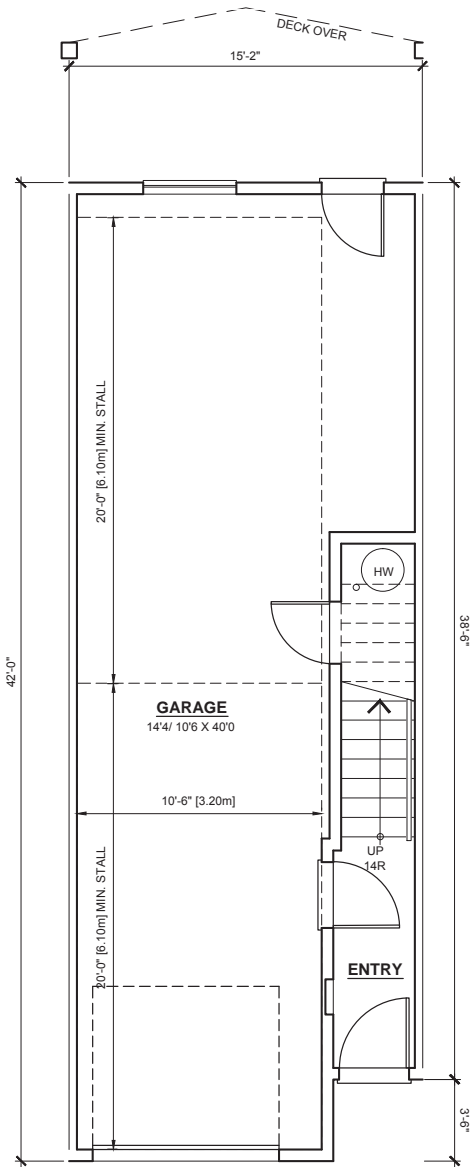


UPPER FLOOR PLAN
 AREA : 631 sf

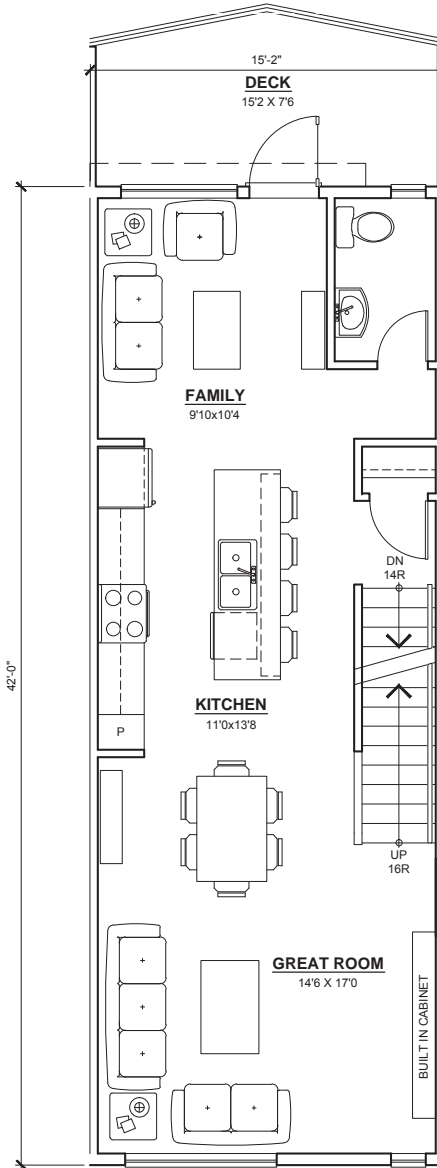
C 3 BED
 2.5 BATH
 1359 sf

SCALE: 3/16"=1'-0"
 2013-09-26 FILE : 1307
 AMANN CONSTRUCTORS
 16144 88 AVE, SURREY, BC

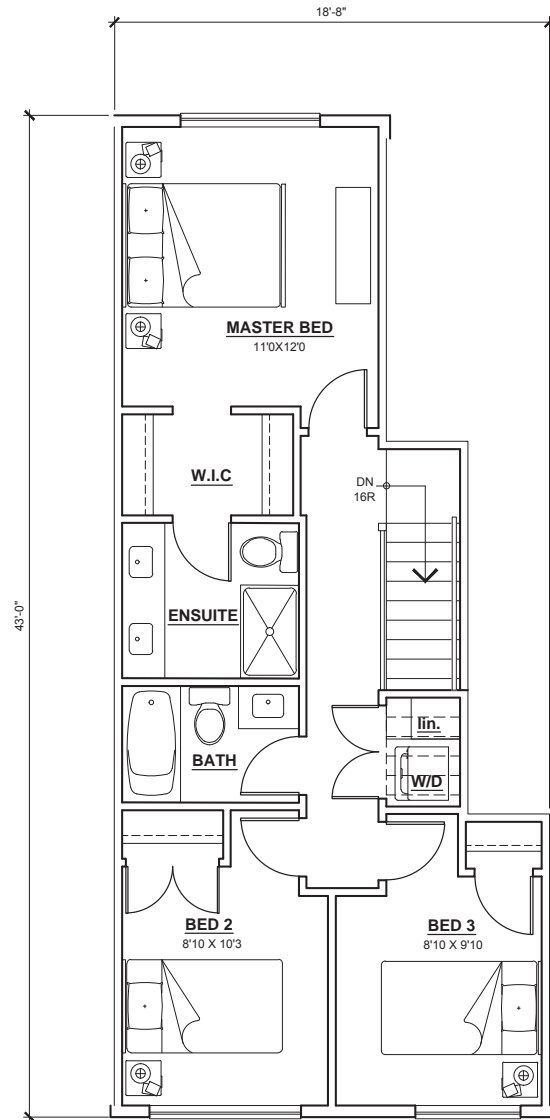




LOWER FLOOR PLAN
 AREA : 97sf
 GARAGE AREA : 527sf



MAIN FLOOR PLAN
 AREA : 637sf



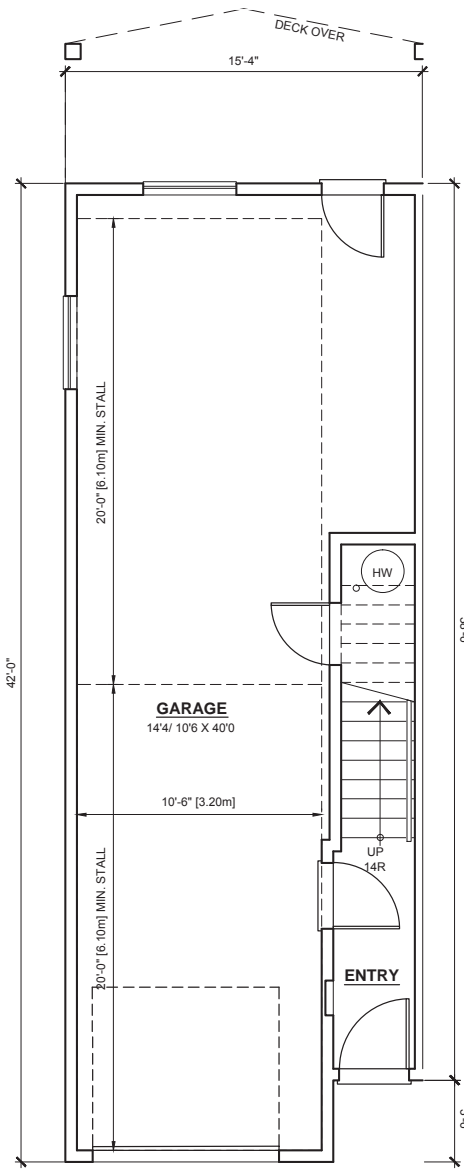
UPPER FLOOR PLAN
 AREA : 649sf

C1 3 BED
 2.5 BATH
 1383 sf

SCALE: 3/16"=1'-0"
 2013-09-26

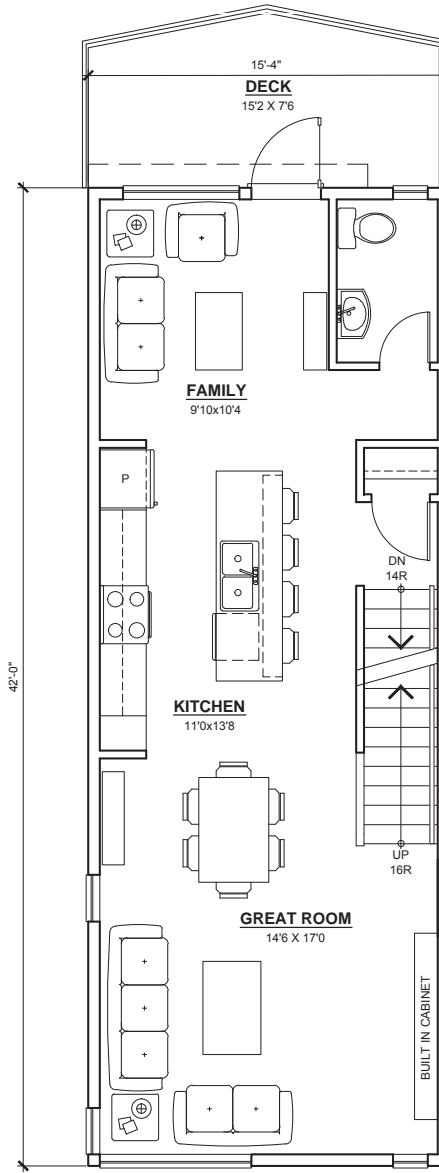
FILE : 1307
 AMANN CONSTRUCTORS
 16144 88 AVE, SURREY, BC





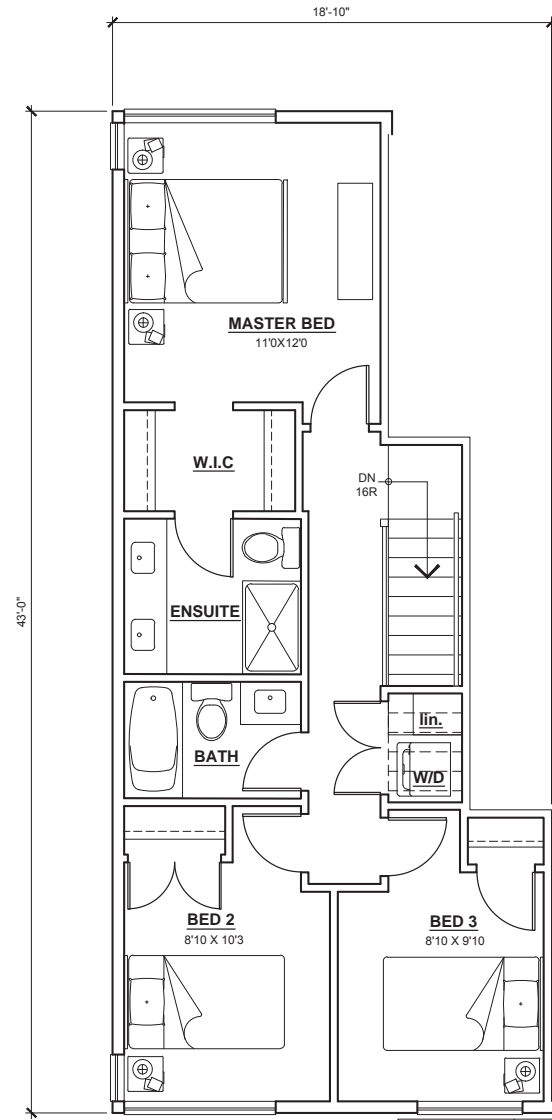
LOWER FLOOR PLAN

AREA : 88 sf
GARAGE AREA : 543 sf



MAIN FLOOR PLAN

AREA : 644 sf



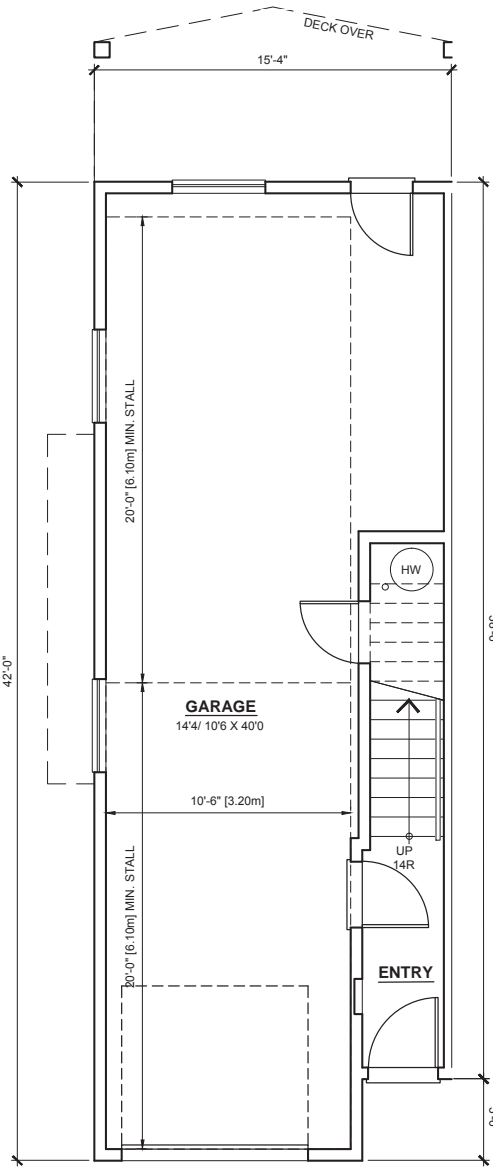
UPPER FLOOR PLAN

AREA : 656 sf

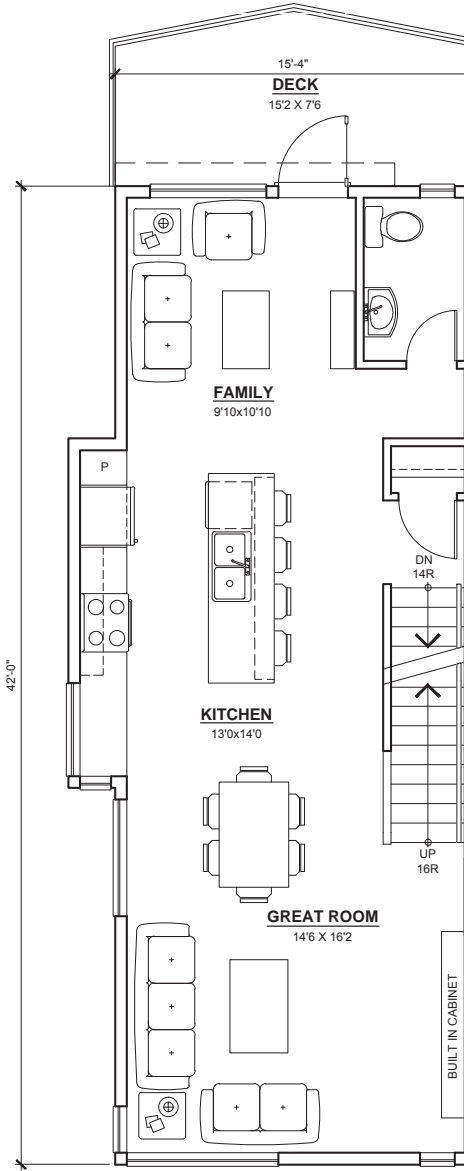
C2 3 BED
2.5 BATH
1388 sf

SCALE: 3/16"=1'-0" FILE : 1307
2013-09-26 AMANN CONSTRUCTORS
16144 88 AVE, SURREY, BC

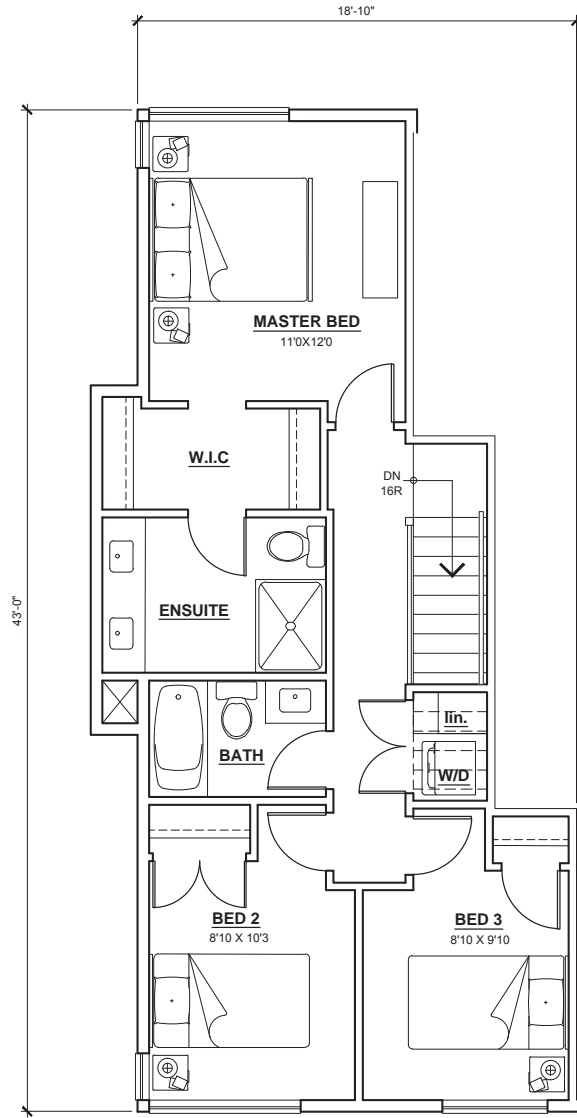




LOWER FLOOR PLAN
 AREA : 88sf.
 GARAGE AREA : 542sf



MAIN FLOOR PLAN
 AREA : 674sf.

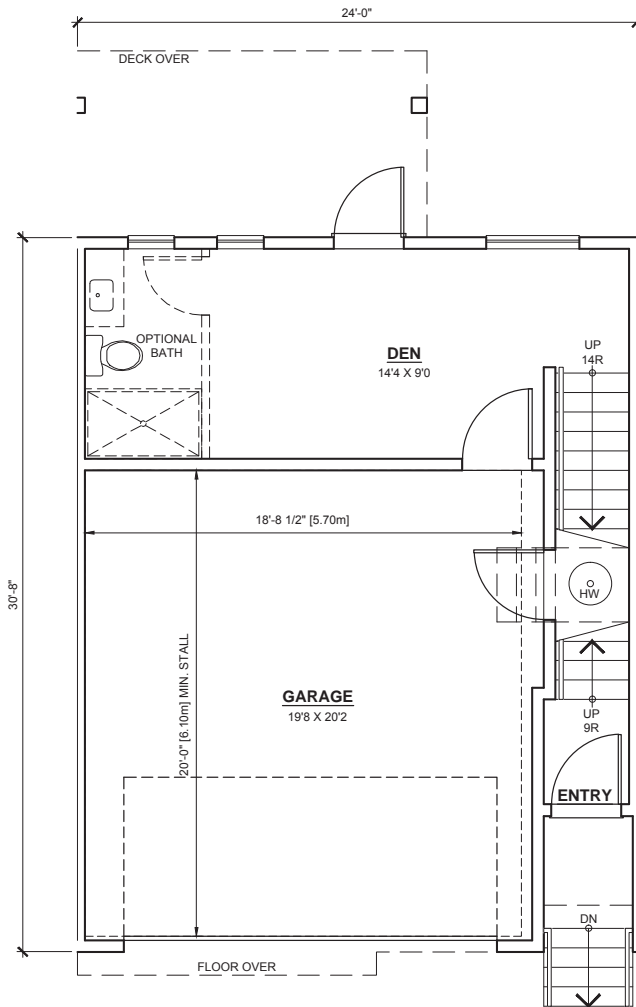


UPPER FLOOR PLAN
 AREA : 686sf.

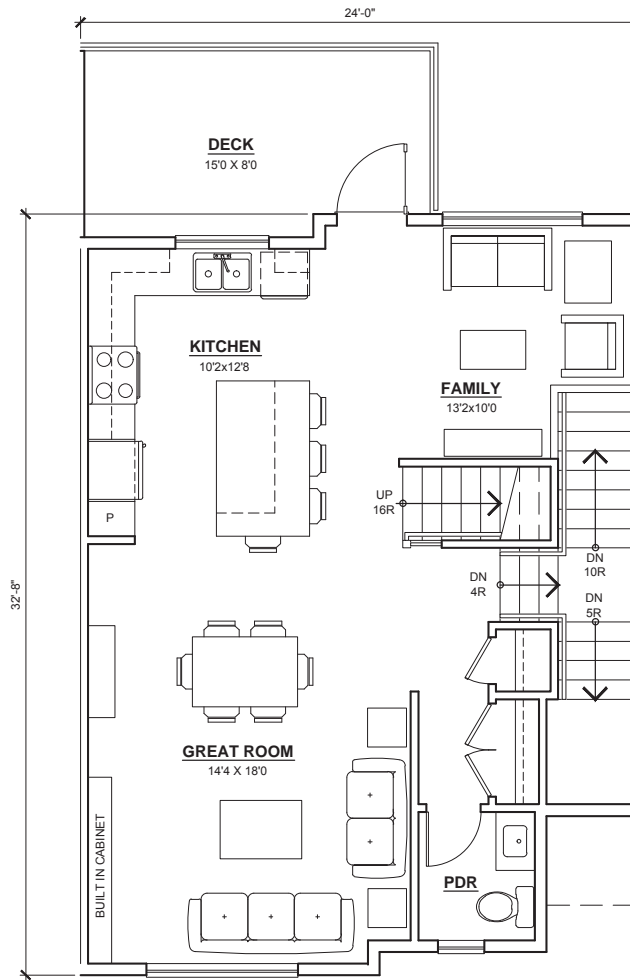
C3 3 BED
 2.5 BATH
 1448sf

SCALE: 3/16"=1'-0" FILE : 1307
 2013-09-26 AMANN CONSTRUCTORS
 16144 88 AVE, SURREY, BC

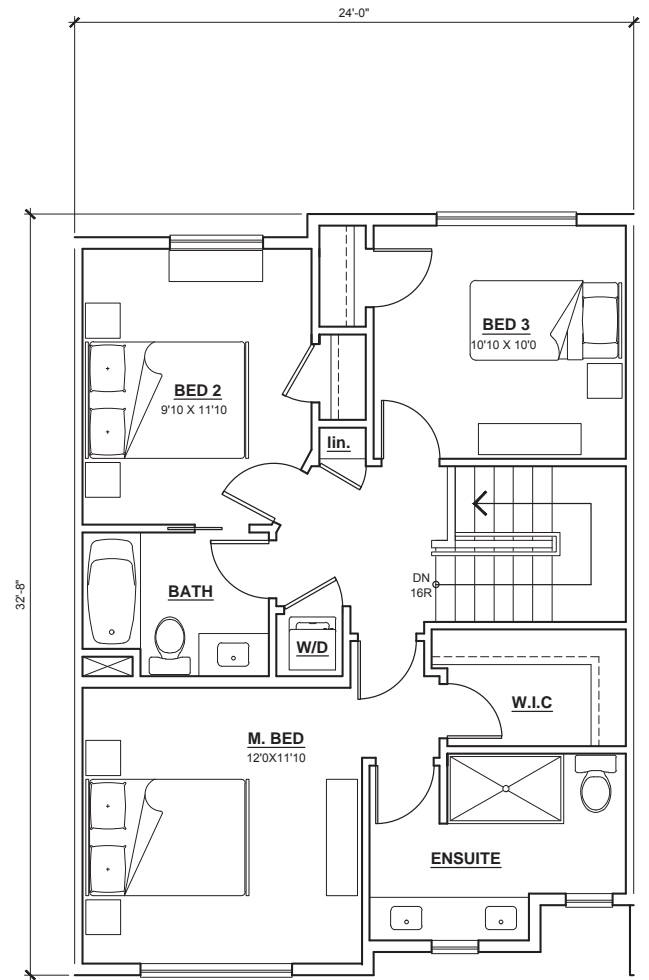




LOWER FLOOR PLAN
 AREA : 302sf.
 GARAGE AREA : 411sf



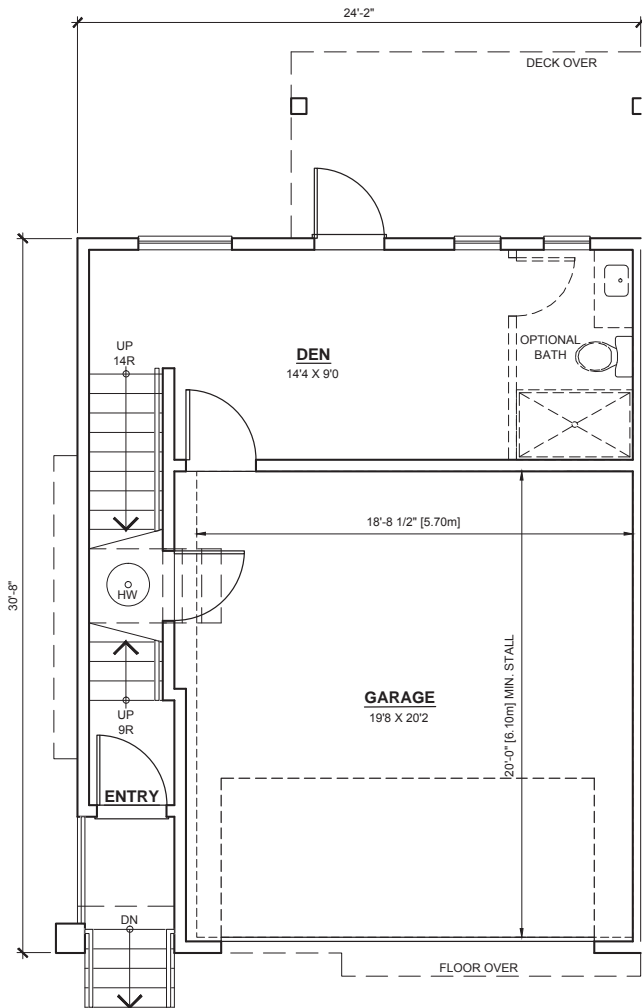
MAIN FLOOR PLAN
 AREA : 740sf.



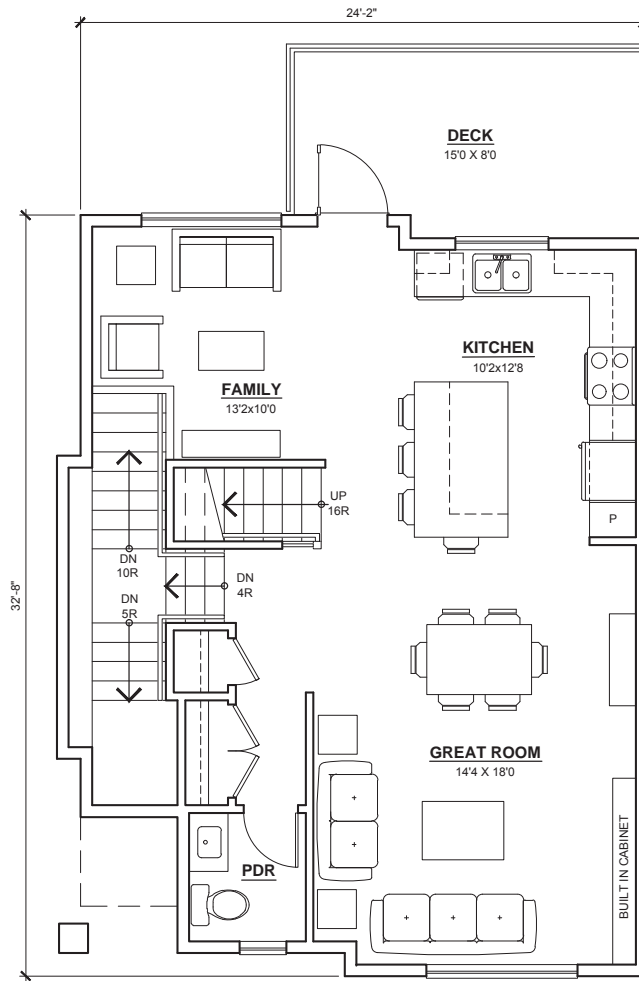
UPPER FLOOR PLAN
 AREA : 755sf.

D	3 BED & DEN
	2.5 BATH 1796sf
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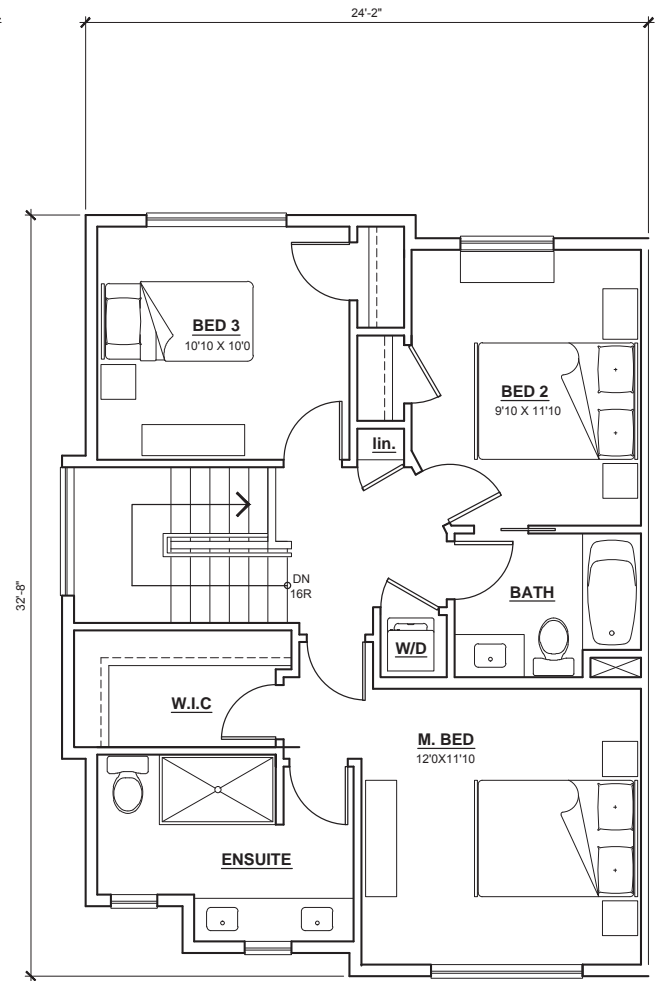




LOWER FLOOR PLAN
 AREA : 306sf.
 GARAGE AREA : 411sf



MAIN FLOOR PLAN
 AREA : 757sf.

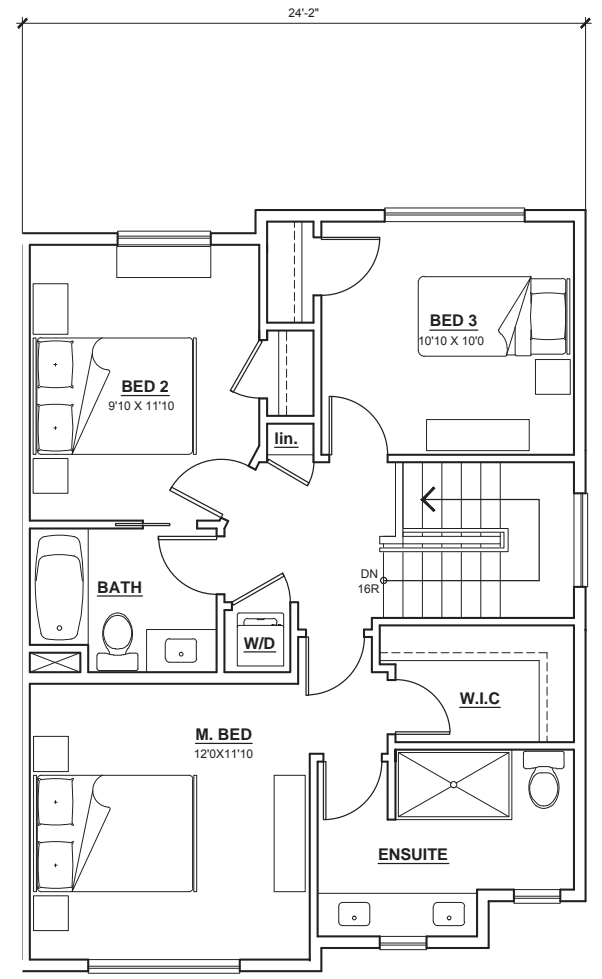
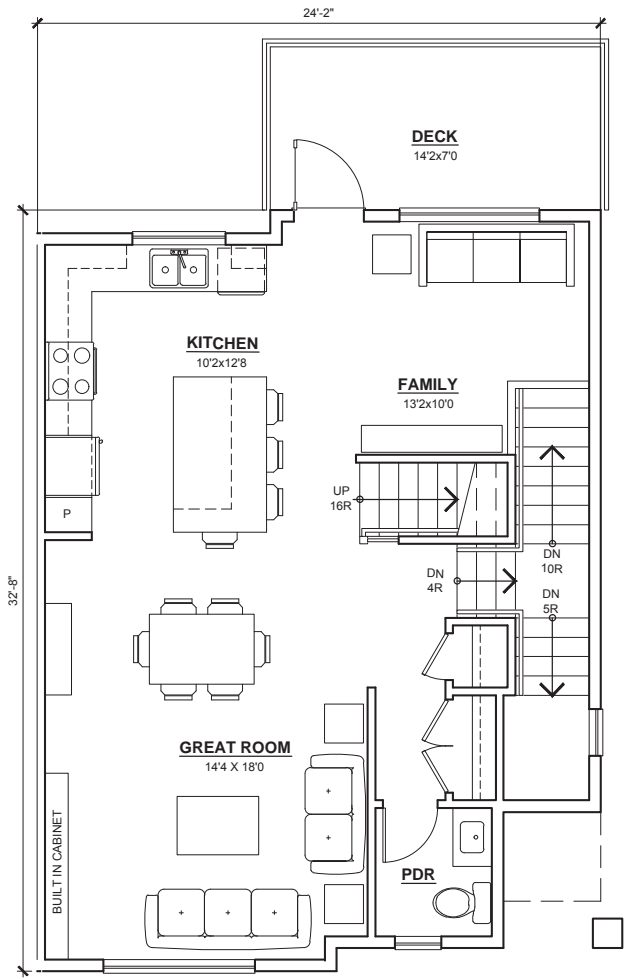
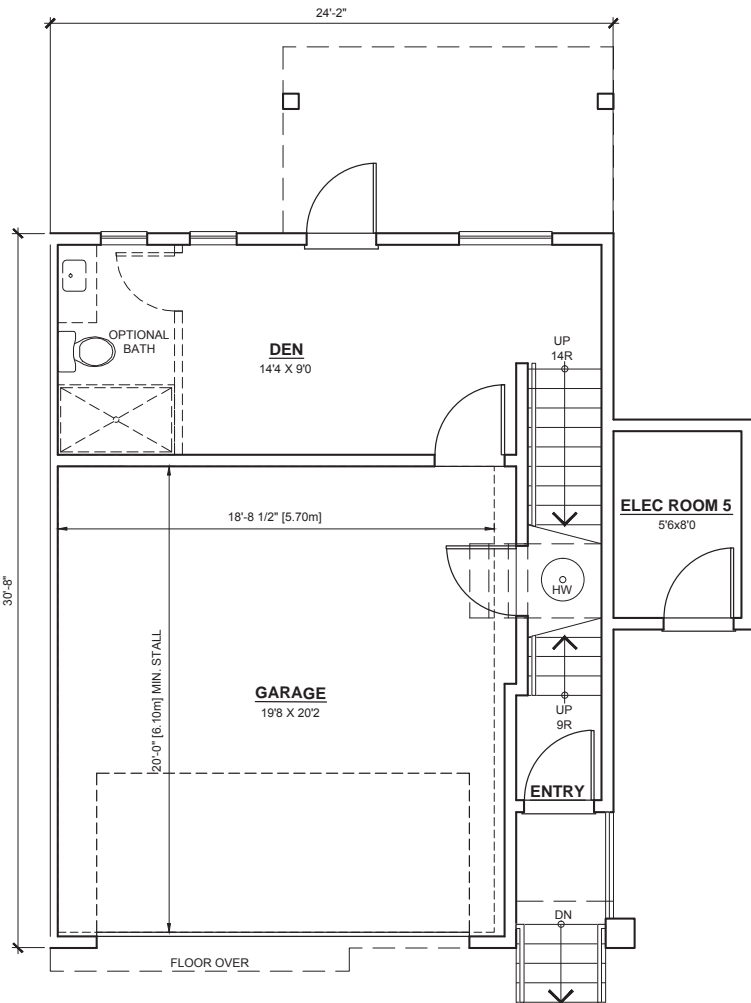


UPPER FLOOR PLAN
 AREA : 773sf.

D1 3 BED & DEN
 2.5 BATH
 1836sf

SCALE: 3/16"=1'-0" FILE : 1307
 2013-09-26 AMANN CONSTRUCTORS
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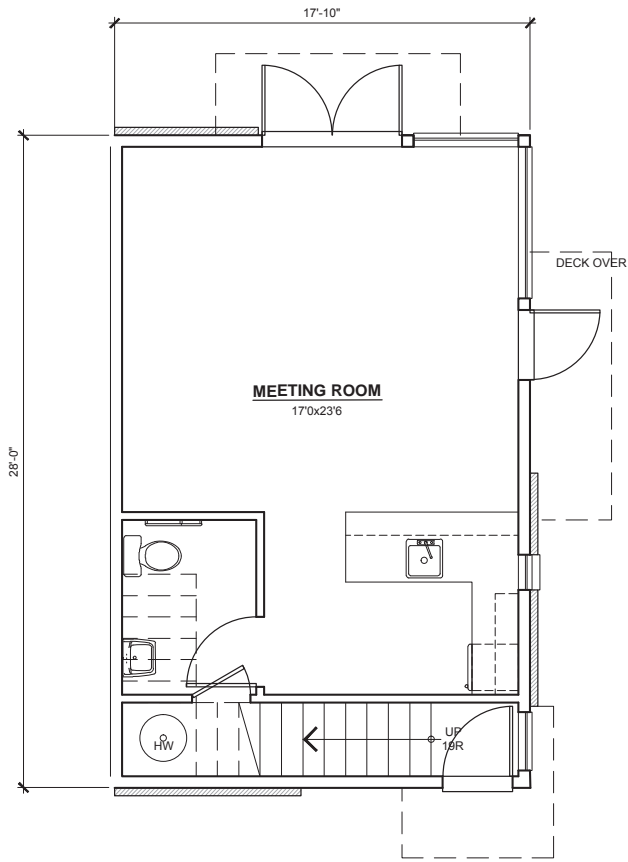




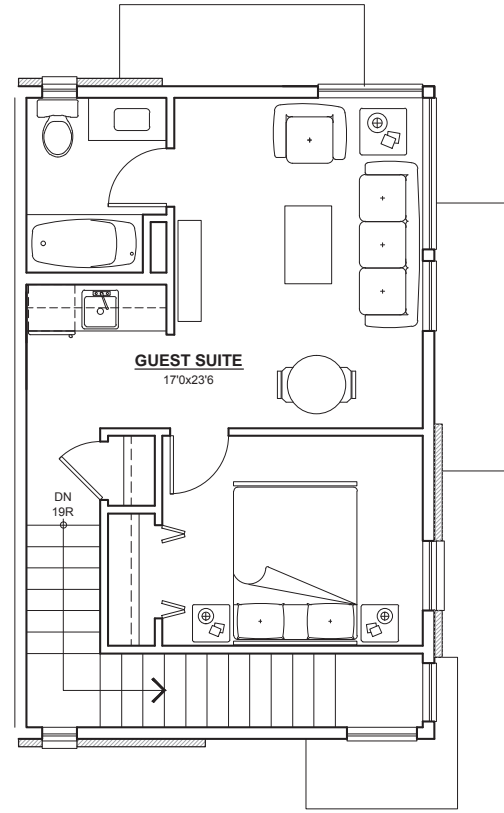
D2 3 BED & DEN
2.5 BATH
1810sf

SCALE: 3/16"=1'-0" FILE: 1307
2013-09-26 AMANN CONSTRUCTORS
16144 88 AVE, SURREY, BC





LOWER FLOOR PLAN
AREA : 504sf.



UPPER FLOOR PLAN
AREA : 504sf.

**INDOOR
AMENITY
1008sf**

SCALE: 3/16"=1'-0" FILE : 1307
2013-09-26 AMANN CONSTRUCTORS
16144 88 AVE, SURREY, BC





Roof

Pabco Premier Laminated Fiberglass Shingles
Weathered Wood



James Hardie Panel:

Benjamin Moore: HC-172 'Revere Pewter'



James Hardie Panel @ Amenity Entry:

Benjamin Moore: 2134-30 'Iron Mountain'



Painted Wood Shingle:

Benjamin Moore: HC-89 'Northampton Putty'



Trims:

Benjamin Moore: HC-168 'Chelsea Gray'



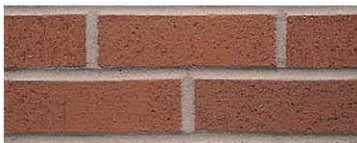
Horizontal Siding 1:

Gentek - Concord 'Pebble'



Horizontal Siding 2:

Gentek - Sequoia Select 'Venetian Red'



Brick finish:

Mutual Materials - Burgundy - Smooth

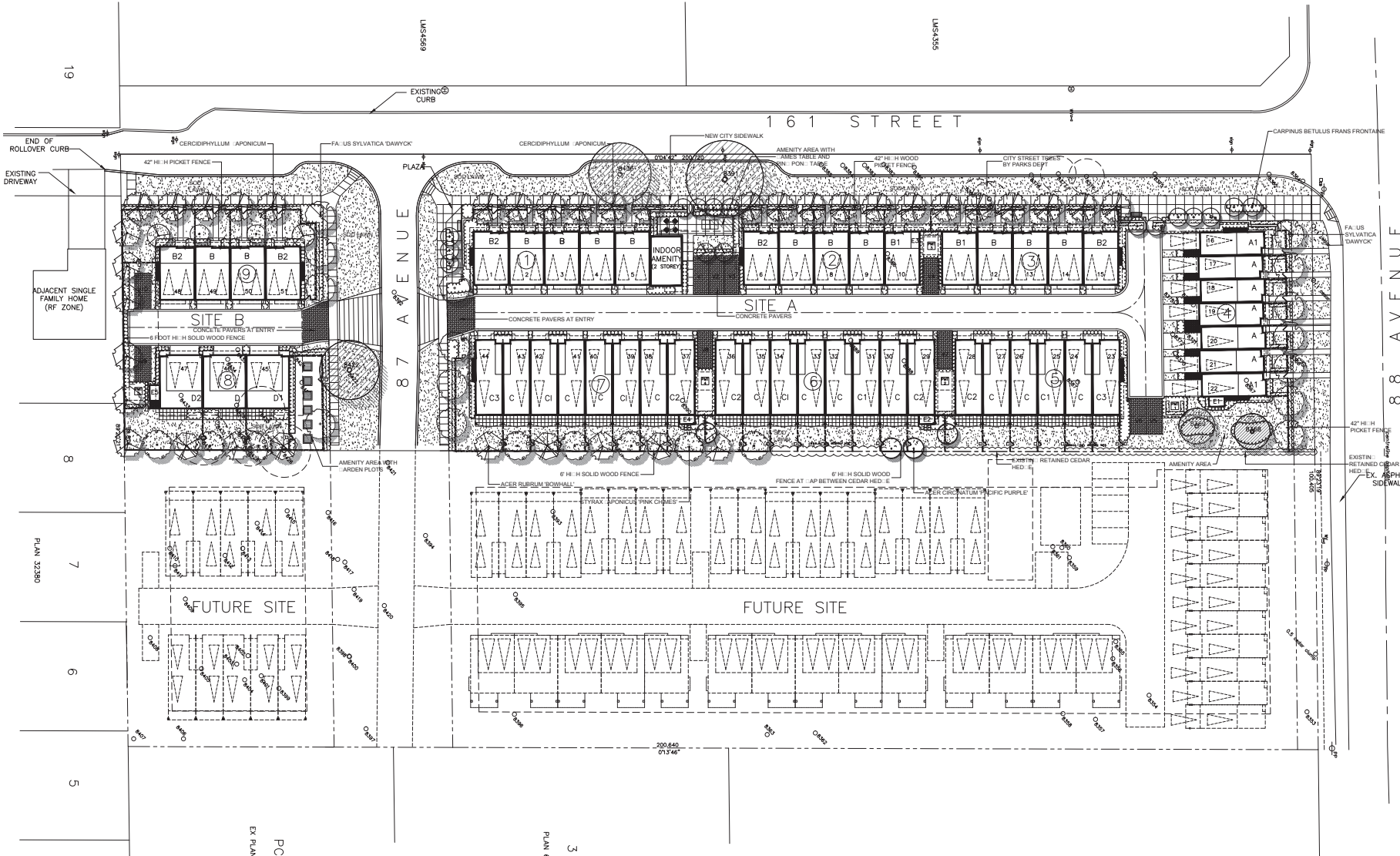


OC: 11/11/13
 P: 11/11/13
 R: 11/11/13
 S: 11/11/13
 T: 11/11/13
 U: 11/11/13
 V: 11/11/13
 W: 11/11/13
 X: 11/11/13
 Y: 11/11/13
 Z: 11/11/13

pmg
 LANDSCAPE ARCHITECTS

S: C100 - 4185 S
 B: 11/11/13
 C: 11/11/13
 V: 11/11/13
 W: 11/11/13
 X: 11/11/13
 Y: 11/11/13
 Z: 11/11/13

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	14 APR 2013	NEW SITE PLAN	DO
2	14 APR 2013	REVISE PER CITY COMMENTS	DO

EXISTING: RETAINED CEDAR
 EX: ASPHALT SIDEWALK

CLIENT:

PRO. ECT:

TOWNHOUSE DEV.

16114 88TH AVENUE
 SURREY, BC

DRAWN: TITLE:
LANDSCAPE TREE PLAN

DATE: 14 JAN 13 DRAWN: NUMBER:
 SCALE: 1"=25'-0"
 DRAWN: DO
 DESI: N
 CHKD: MCV

L1

OF 4



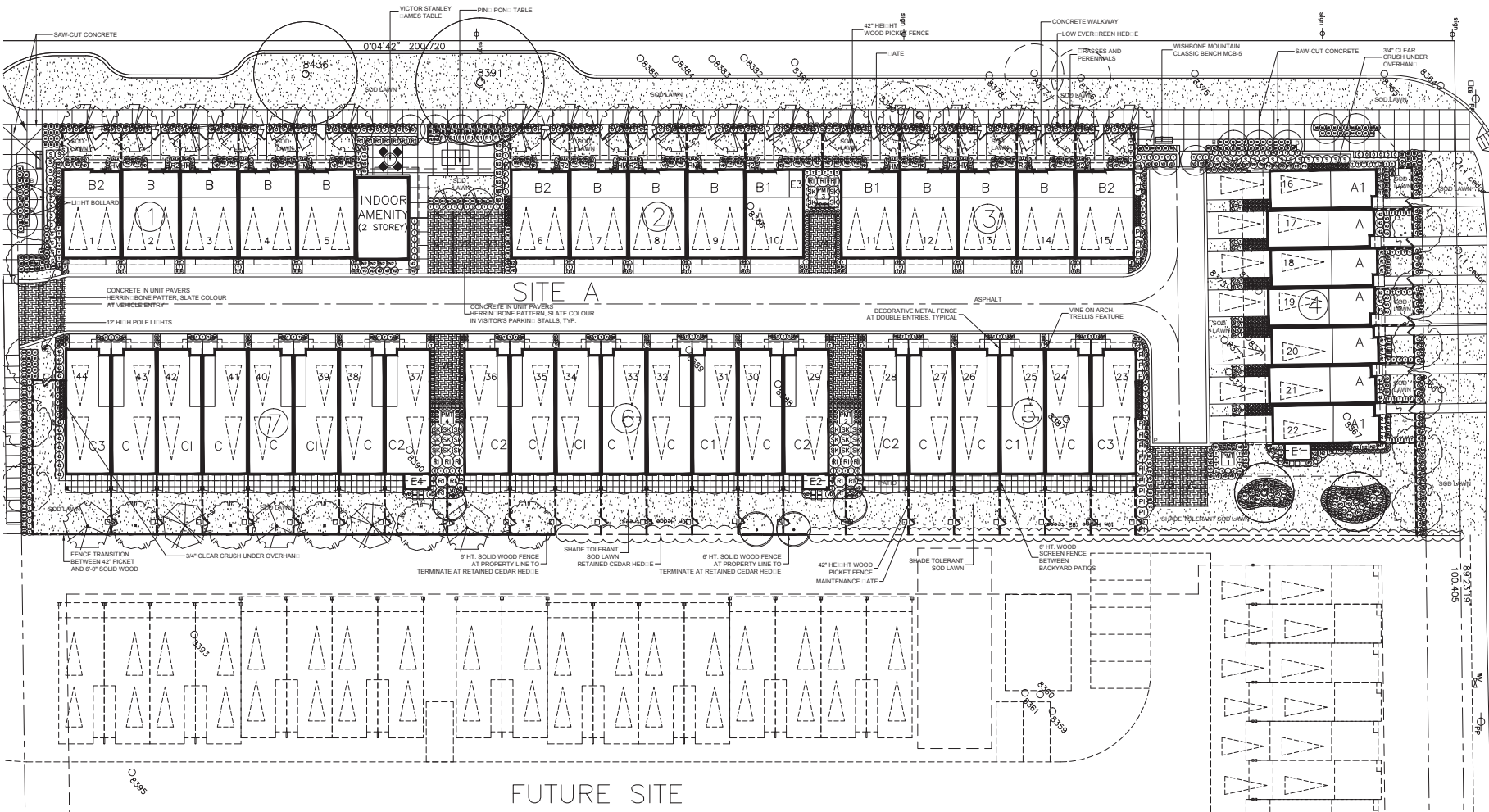
CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

pmg
LANDSCAPE ARCHITECTS

SUITE C100 - 4185 SUTCLIFF DRIVE
BURNABY, BC V5C 6J9
TEL: 604 294-0011 FAX: 604 294-0022

SEAL:

161 STREET



NO.	DATE	REVISION DESCRIPTION	DR.
1	14 APR 25	REVISION PER CITY COMMENTS	DO
2	14 APR 25	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PRO. ECT:

TOWNHOUSE DEV.

16114 88TH AVENUE
SURREY, BC

DRAWN: TITLE:
LANDSCAPE SHRUB PLAN

DATE: 14 JAN 13 DRAWN: NUMBER:

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

DRAWN: DO

DESI: N:

CHKD: MCV

L2

OF 4

13179-3.2P

PM: PRO. ECT NUMBER:

13-179



0 1 2 3 4 5 6 7 8 9 10 11 12
 1 2 3 4 5 6 7 8 9 10 11 12
 1 2 3 4 5 6 7 8 9 10 11 12
 1 2 3 4 5 6 7 8 9 10 11 12
 1 2 3 4 5 6 7 8 9 10 11 12

pmg
 LANDSCAPE
 ARCHITECTS
 S U I T E C 100 • 4185 S U N C R I S T D R
 B U R N I E Y D , B C V5C 6S9
 T E L : 604 294-0011 F : 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	14 APR. 25	REVISE PER CITY COMMENTS	DO
1	14 APR. 25	NEW SITE PLAN	DO

CLIENT:

PRO. ECT.:

TOWNHOUSE DEV.
 16114 88TH AVENUE
 SURREY, BC

DRAWN: TITLE:
LANDSCAPE SHRUB PLAN

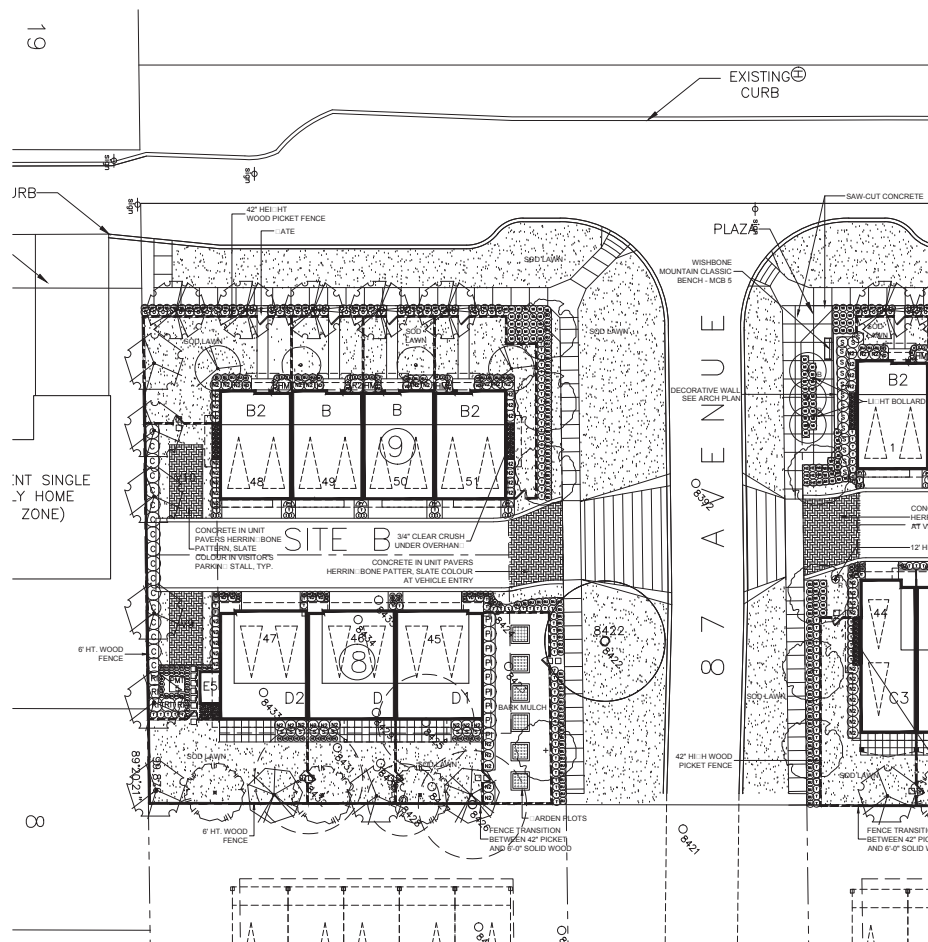
DATE: 14 JAN. 13 DRAWN: NUMBER
 SCALE: 1/16"=1'-0"
 DRAWN: DO
 DESI: N
 CHKD: MCV **OF 4**

13179-3.2P PM: PRO. ECT NUMBER: 13-179

PMG PROJECT NUMBER: 13-179				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
4		ACER CIRCINATUM 'PACIFIC PURPLE'	VINE MAPLE	50M CAL. 2.75M HT. B&B
2		ACER PALMATUM ATROPURPUREUM	RED / JAPANESE MAPLE	50M CAL. 2.75M HT. B&B
10		ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	60M CAL. 2M STD. B&B
14		CARPINUS BETULUS FRANS FRONTANE	COLUMNAR EUROPEAN HORNBEEAM	60M CAL. 1.2M STD. B&B
23		CERCIOPHYLLUM 'APONICUM'	KATSURA TREE	60M CAL. 1.8M STD. B&B
4		CORNUS KOUSA 'SATOMI'	PINK KOUSA DO - WOOD	50M CAL. 1.5M STD. B&B
15		FA. US SYLVATICA 'DAWYCK'	FASTI WATE OR DAWYCK BEECH	60M CAL. 1.2M STD. B&B
4		MA. NOLIA 'ALAXY'	'ALAXY MA.' NOLIA	50M CAL. 1.8M STD. B&B
8		STYRAX 'APONICUS 'PINK CHIMES'	PINK FLOWERED / JAPANESE SNOWBELL	50M CAL. 1.5M STD. B&B
SHRUB				
199		BUXUS MICROPHYLLA 'WINTER REEN'	LITTLE LEAF BOX	3 POT. 40CM
17		CORNUS ALBA 'ELEI ANTISSIMA'	VARIE ATED SHRUB DO - WOOD	2 POT. 80CM
10		HYDRAN. EA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRAN. EA. LACECAP BLUE	3 POT. 40CM
133		'NANDINA DOMESTICA 'TIRE POWNY'	DWARF HEAVENLY BAMBOO	2 POT. 20CM
28		PIERIS 'APONICA 'FOREST FLAME'	PIERIS	3 POT. 80CM
203		PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	7 POT. 90CM
18		'PIRACANTHA ORAN. E. 'LOW'	ORAN. E. 'LOW' FRETHERN	3 POT. 80CM MUL. STK.
9		RHOODOENDRON 'ANAH KRUSCHKE'	RHOODOENDRON: BLUE	3 POT. 80CM
27		RHOODOENDRON 'P. 'M.'	RHOODOENDRON: LI. HT. PURPLE. E. MAY	3 POT. 80CM
20		RIBES SAN. LINEUM KN. 'EDWARD'	KIN. 'EDWARD FLOWERN. CURRANT	3 POT. 80CM
22		SKIMMIA 'APONICA 'DI. MALE'	JAPANESE SKIMMIA	2 POT. 80CM
39		SPIRAEA 'APONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA: PINK	2 POT. 40CM
337		TAXUS X MEDIA 'HICKSI'	HICKS YEW	1.0M B&B
95		VIBURNUM DAVIDI	DAVID'S VIBURNUM	2 POT. 30CM
RASS				
4		FESTUCA CINEREA 'ELI AH BLUE'	-	1 POT.
71		'HAKONEGLIOMA MAIORA 'ALBEROLA'	'OLDEN - RASS	1 POT.
210		HELICTOTRICHON SEMPERVIRENS	BLUE OAT - RASS	2 POT.
113		IMPERATA CYLINDRICA 'RED BARKOY'	BLOOD - RASS	1 POT.
291		MISCANTHUS SINENSIS 'YAKU 'IMAI'	'YAKU 'IMAI JAP. SILVER - RASS	1 POT.
30		PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN - RASS	1 POT.
VINE				
9		LONICERA X BROWNII 'DROPMORE SCARLET'	SCARLET TRUMPET HONEYSUCKLE	2 POT. 60CM STAKED
PERENIAL				
76		HEUCHERA 'PALACE PURPLE'	CORAL BELLS	15CM POT.
C				
322		PACHYSANDRA TERMINALIS	'JAPANESE SPUR - E	1 POT. 15CM
42		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 POT. 25CM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING. ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD / DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

KEY: LI: HT ELEMENTS	
●	BOLLARD LI: HTS
⊕	12' PEDESTRIAN LI: HTS



19

EXISTING CURB

JRB
 6" HT. WOOD FENCE
 INT. SINGLE HOME (ZONE)

80

PLAZA

WISHBONE MOUNTAIN CLASSIC BENCH - MOBS 5

DECORATIVE WALL SEE ARCH PLAN

CONCRETE IN UNIT PATTERNS

CONCRETE IN UNIT PATTERS HERRIN BONE PATTERN SLATE COLOUR AT VEHICLE ENTRY

CONCRETE IN UNIT PATTERS HERRIN BONE PATTERN SLATE COLOUR AT VEHICLE ENTRY

CONCRETE IN UNIT PATTERS HERRIN BONE PATTERN SLATE COLOUR AT VEHICLE ENTRY

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CONCRETE IN UNIT PATTERS HERRIN BONE PATTERN SLATE COLOUR AT VEHICLE ENTRY

CONCRETE IN UNIT PATTERS HERRIN BONE PATTERN SLATE COLOUR AT VEHICLE ENTRY

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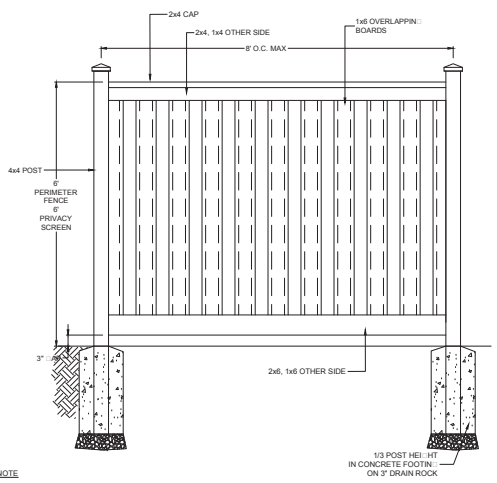
CONCRETE IN UNIT PATTERS HERRIN BONE PATTERN SLATE COLOUR AT VEHICLE ENTRY

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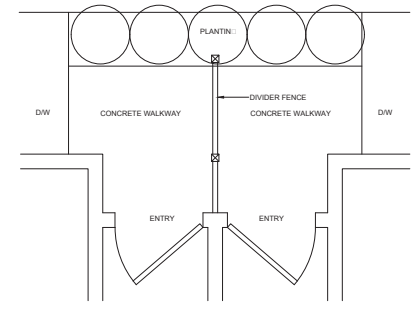
CONCRETE IN UNIT PATTERS HERRIN BONE PATTERN SLATE COLOUR AT VEHICLE ENTRY

SEAL:

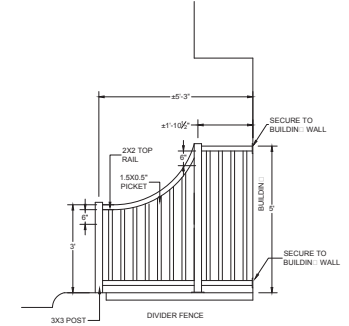


- NOTE**
1. ALL POSTS PRESSURE TREATED HEMFIR
 2. TREAT ALL END CUTS
 3. ALL OTHER MEMBERS CEDAR
 4. ALL HARDWARE HOT DIPPED - ALVANI ED
 5. APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM

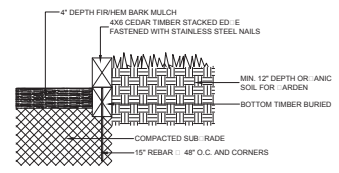
1 6' HT. WOOD PERIMETER FENCE / 6' PRIVACY SCREEN
 3/4"=1'-0"



2 DECORATIVE METAL ENTRY FENCE
 1/2"=1'-0"



**3 42\"/>
 1/2"=1'-0"**



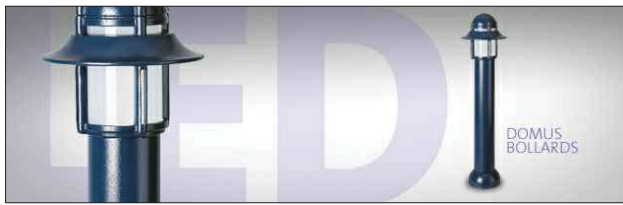
6 GARDEN PLOTS
 1/8"=1'-0"



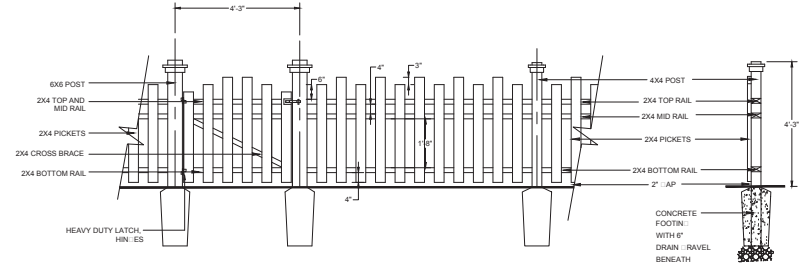
5 WISHBONE MCB-5



4 PEDESTRIAN LAMP STANDARD AND BOLLARD



**3 42\"/>
 1/2"=1'-0"**



1. ALL WOOD P.T. HEMFIR
2. ALL HARDWARE HOT DIPPED - ALVANI ED
3. APPLY TWO COATS PREMIUM WEATHER-PROOFING - STAIN, TO MATCH ARBOUR AND PREAPPROVED BY ARCHITECT OR OWNER

- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR. 2 (CONSTRUCTION) - GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED - ALVANI ED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PRO. ECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHAIN - 65 IN - GRADE TO BE IN 12\"/>

CLIENT:

REVISIONS:

NO.	DATE	REVISION DESCRIPTION	DR.
2	14 APR 25	REVISE PER CITY COMMENTS	DO
1	14 APR 25	NEW SITE PLAN	DO

PRO. ECT.

TOWNHOUSE DEV.
 16114 88TH AVENUE
 SURREY, BC

DRAWN: TITLE:
LANDSCAPE DETAILS

DATE: 14 JAN 13 DRAWN: NUMBER:
 SCALE: AS SHOWN
 DRAWN: DO
 DESI: N
 CHKD: MCY

L4
 OF 4



INTER-OFFICE MEMO

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

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

DATE: **May 6, 2014** PROJECT FILE: **7813-0170-00**

RE: **Engineering Requirements
Location: 16114 88 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE***Property and Right-of-Way Requirements***

- Dedicate 8.500 metres on 161 Street for a total of 20.000 metres;
- Dedicate 3.442 metres on 88 Avenue for a total of 27.000 metres;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 161 Street and 88 Avenue;
- Dedicate as road, gazetted road (The south 10.058 metres of 88 Avenue);
- Dedicate 20.000 metres for a total of 20.000 metres for 87 Avenue;
- Dedicate 3.0m x 3.0m corner cuts at the intersection of 161 Street and 87 Avenue;
- Provide 0.500 metre wide on-site SROW along 161 Street and 88 Avenue; and
- Provide 0.500 metre wide on-site SROW along both sides of 87 Avenue.

Works and Services

- Construct east side of 161 Street to the Through Local standard;
- Construct 87 Avenue to the Neo-traditional Through Local standard;
- Construct 1.5 metre wide concrete sidewalk on 88 Avenue;
- Construct sanitary sewer main, storm sewer main and water main to service the site;
- Construct 1.5 metre wide concrete sidewalk on the east side of 161 Street under Development Coordinated Works (DCW); and
- Pay Sanitary Connection Fee.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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

Rémi Dubé, P.Eng.
Development Services Manager
HB

NOTE: Detailed Land Development Engineering Review available on file



Thursday, October 10, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0170 00

SUMMARY

The proposed 51 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

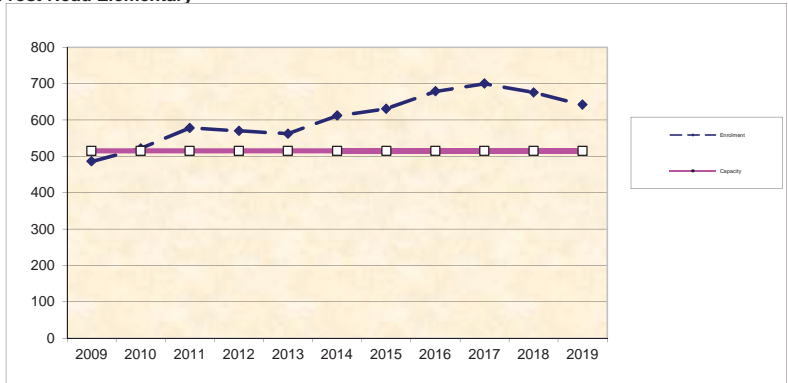
Elementary Students:	10
Secondary Students:	5

September 2013 Enrolment/School Capacity

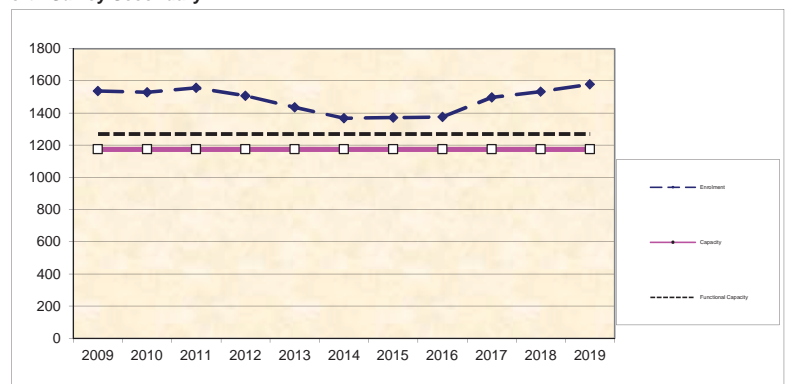
Frost Road Elementary	
Enrolment (K/1-7):	65 K + 497
Capacity (K/1-7):	40 K + 475
North Surrey Secondary	
Enrolment (8-12):	1435
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.
 The elementary school capacity below is adjusted to full day K implementation (full day K implementation in 2011 may result in two modular classrooms added to Frost Road Elementary). There are no new capital space projects proposed at Frost Road Elementary and no new capital projects identified for North Surrey Secondary. The school district has a future secondary school planned in North Clayton Area (priority #30 in the 2010-2014 Five Year Capital Plan), which when completed will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

Frost Road Elementary



North Surrey Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 13-0170-00

Project Location: 16114 - 88 Avenue

Arborist: Mike Fadum and Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Ground cover transitions from turf grasses around the existing house and north half of the site to a naturalized stand of native broadleaf and coniferous trees across the south half. The dominant tree resource at the north end includes a small stand of falsecypress, two good quality butternut trees and a row of native and non native coniferous species flanking 161 Street. A small stand of mature Douglas-fir extending across the neighbouring property dominates the south half of the site. The firs are typically of moderate structure and good health with limited trunk tapers. The remainder of the tree resource includes a few stand alone native conifers and a number of poorly structured red alder.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 95
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 92
Number of Protected Trees to be retained (A-C)	(D) 3
Number of Replacement Trees required (48 alder and cottonwood X 1 and 43 others X 2)	(E) 136
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

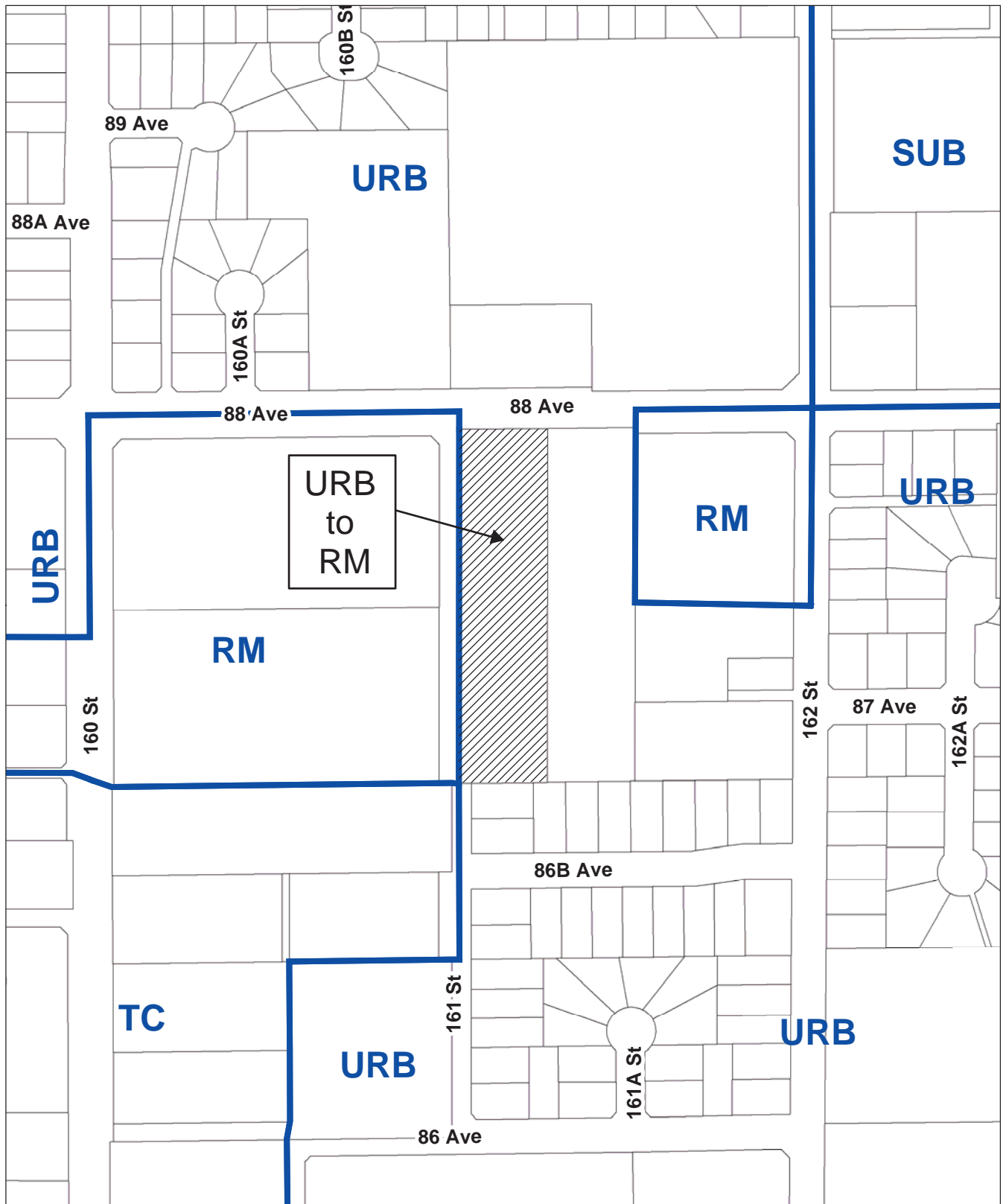
Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: February 19, 2014





OCP Amendment 7913-0170-00

Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0170-00

Issued To: 0761973 BC LTD

("the Owner")

Address of Owner: 13165 - 73 Avenue
Surrey, BC V3W 2R4

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: 004-999-380
Lot 39 Section 25 Township 2 New Westminster District Plan 40398

16114 - 88 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 has been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setbacks are varied as follows:
 - (i) to reduce the minimum north, south and west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face, and to 3.9 metres (13 ft.) to the second- and third-floor boxed window projections;
 - (ii) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face, to 4.0 metres (13 ft.) for the rear porch or balcony, and to the electrical rooms.
 - (b) In Section H of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum parking requirements are varied as follows:
 - (i) to vary the enclosed tandem parking space requirements to permit one outside resident tandem parking space per dwelling unit in Building 4;
 - (ii) to vary the tandem parking requirements to permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits; and
 - (iii) to vary the parking requirements to allow four visitor parking spaces within the required setbacks.
 - (c) In Section J of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum outdoor amenity space requirements are permitted within the required setbacks, as shown on Schedule A.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7913-0170-00 (A) (the "Drawings") which is attached hereto and form part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

CLIENT	0761973 BC LTD.
PROJECT	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS	16114-88 AVE SURREY, BC
DRAWING TITLE	SITE PLAN
DATE	2013.06.27
FILE NO.	1307
DATE	2013.06.27
FILE NO.	1307
DATE	2013.06.27
FILE NO.	1307

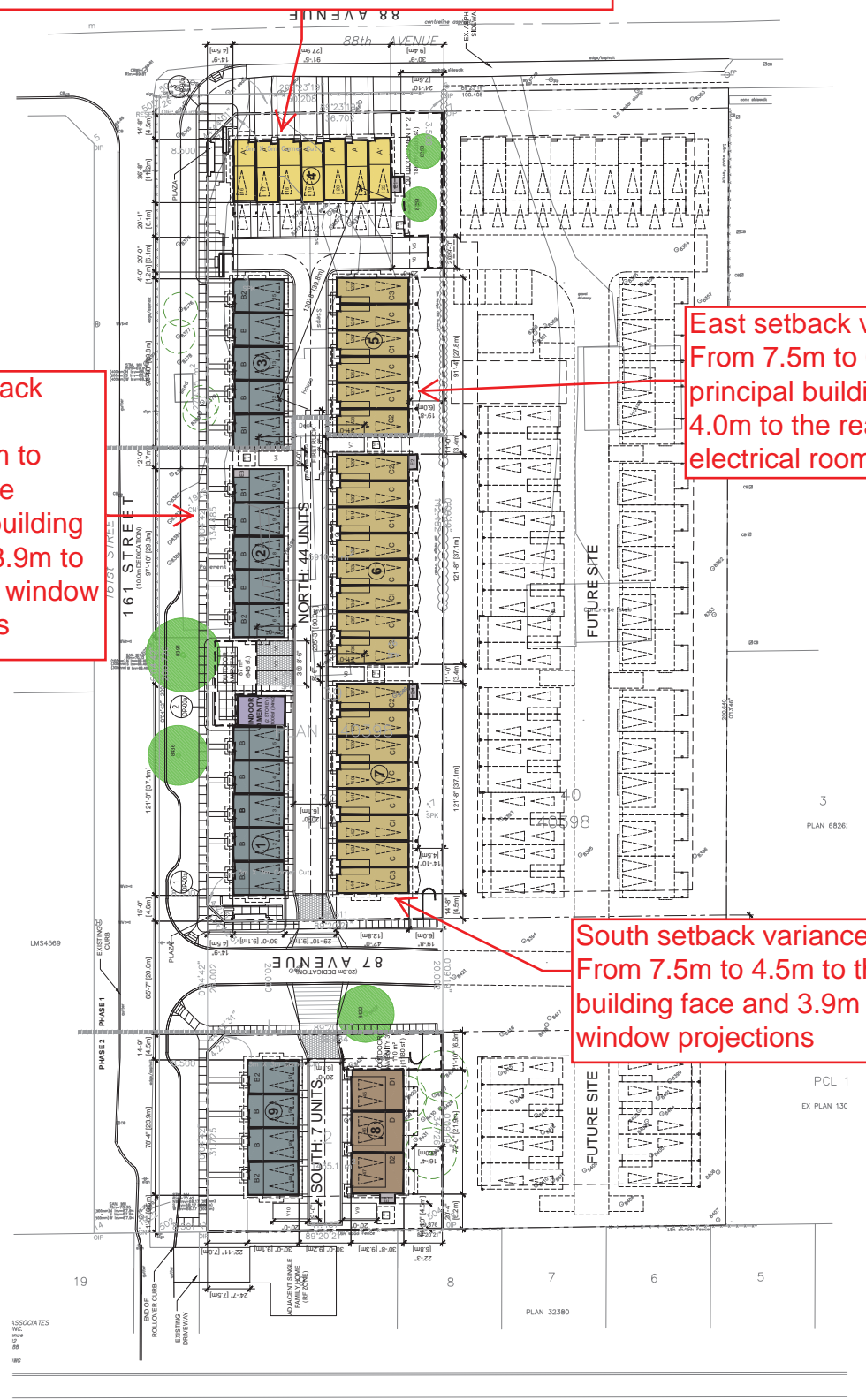
DATE	2013.06.27
FILE NO.	1307
DATE	2013.06.27
FILE NO.	1307
DATE	2013.06.27
FILE NO.	1307

North setback variance:
From 7.5m to 4.5m to the principal building face and 3.9m to the boxed window projections

East setback variance:
From 7.5m to 6.0m to the principal building face and 4.0m to the rear balcony or electrical rooms

West setback variance:
From 7.5m to 4.5m to the principal building face and 3.9m to the boxed window projections

South setback variance:
From 7.5m to 4.5m to the principal building face and 3.9m to the boxed window projections



AMENITY	REQUIRED	PROPOSED
OUTDOOR:	51 UNITS x 3.3m ² per unit = 150 m ²	50 m ²
INDOOR:	51 UNITS x 2.5m ² per unit = 120 m ²	94 m ²
PARKING:	RESIDENT: 51 UNITS x 2 CAR/UNIT = 102 CARS	102 CARS
	VISITOR: 10 CARS	10 CARS

UNIT BREAKDOWN	REQUIRED	PROPOSED
UNIT A	2 BED	1102 SF
UNIT B	3 BED	1308 SF
UNIT C	3 BED	1308 SF
UNIT D	3 BED	1308 SF
UNIT E	3 BED	1308 SF
UNIT F	3 BED	1308 SF
UNIT G	3 BED	1308 SF
UNIT H	3 BED	1308 SF
UNIT I	3 BED	1308 SF
UNIT J	3 BED	1308 SF
UNIT K	3 BED	1308 SF
UNIT L	3 BED	1308 SF
UNIT M	3 BED	1308 SF
UNIT N	3 BED	1308 SF
UNIT O	3 BED	1308 SF
UNIT P	3 BED	1308 SF
UNIT Q	3 BED	1308 SF
UNIT R	3 BED	1308 SF
UNIT S	3 BED	1308 SF
UNIT T	3 BED	1308 SF
UNIT U	3 BED	1308 SF
UNIT V	3 BED	1308 SF
UNIT W	3 BED	1308 SF
UNIT X	3 BED	1308 SF
UNIT Y	3 BED	1308 SF
UNIT Z	3 BED	1308 SF
TOTAL		60,205 SF (6162 m ²)

SETBACKS BUILDING FACE	PERMITTED	PROPOSED
NORTH	7.5m	4.5m
EAST BUILDING FACE	7.5m	6.0m
EAST (DECK COLUMN)	7.5m	4.0m
WEST	7.5m	4.5m

TE RECONCILIATION	PERMITTED	PROPOSED
LOT DENSITY	0.89	0.89
FLOOR AREA RATIO	0.89	0.89
LOT COVERAGE	42%	42%
BUILDING HEIGHT	10.25m	10.25m

GENERAL DESCRIPTION:	PERMITTED	PROPOSED
NET TOTAL	10,006 m ² (2,653 sq)	10,006 m ² (2,653 sq)
NET TOTAL	2,720.0 m ² (687 sq)	2,720.0 m ² (687 sq)
NET TOTAL	7,286.0 m ² (1,966 sq)	7,286.0 m ² (1,966 sq)
SOUTH NET	1,423.3 m ² (333 sq)	1,423.3 m ² (333 sq)
NORTH AND SOUTH AREAS ARE 'HOOKED' AS ONE PARCEL		