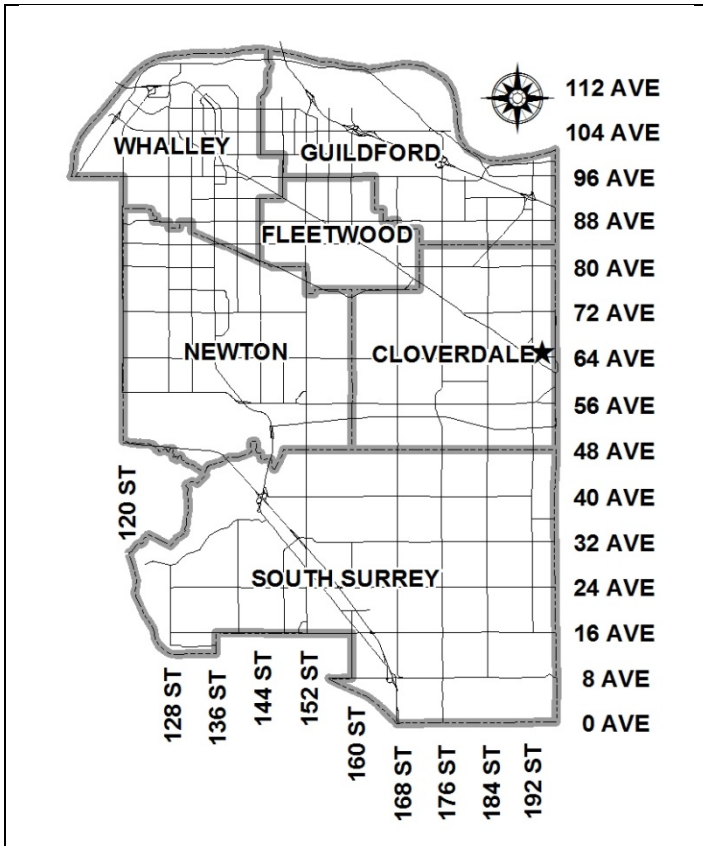


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0311-00

Planning Report Date: June 15, 2015



**PROPOSAL:**

- Rezoning of a portion from RA to RM-30
- Development Permit
- Development Variance Permit

to permit the development of thirty-one (31) townhouse units.

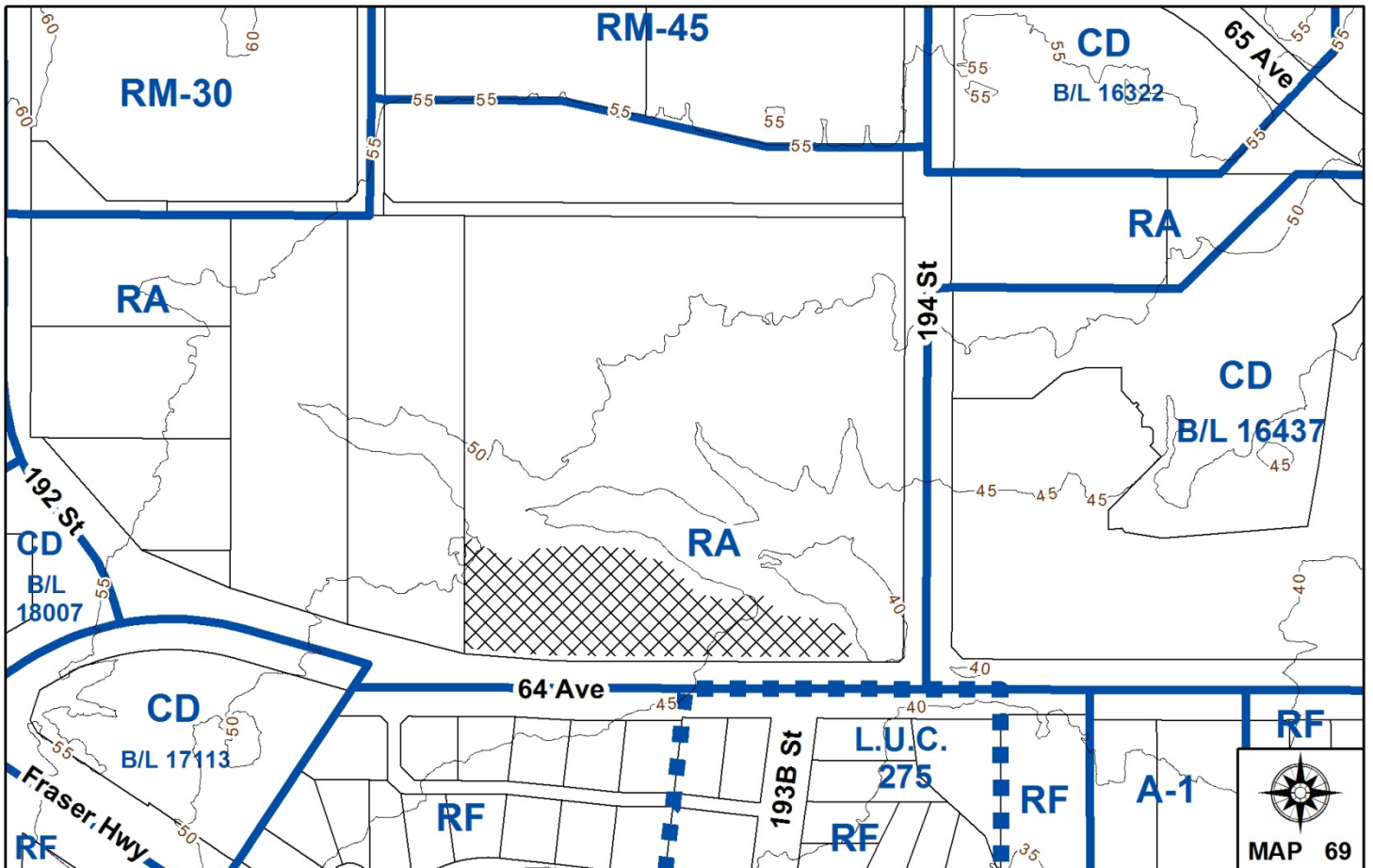
**LOCATION:** Portion of 19343 - 64 Avenue

**OWNER:** Surrey 1628 Investments Ltd.

**ZONING:** RA

**NCP DESIGNATION:** 22-45 u.p.a. (High Density), Special Setback and Landscaping Buffers, Riparian Protection Area and Public Open Space/Park

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting to reduce the north (rear) and west (side) building setbacks of the RM-30 Zone.

### RATIONALE OF RECOMMENDATION

- Complies with the "Urban" OCP Designation and the "22-45 u.p.a High Density" designation in the East Clayton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of East Clayton.
- The applicant is proposing to dedicate 1.2 hectares (3.1 acres) for the preservation of McLellan Creek and riparian area without compensation.
- The proposal facilitates the construction and continuation of the 64 Avenue multi-use pathway.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7914-0311-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0311-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (north) setback of the RM-30 Zone for the principal building, from 7.5 metres (25 ft.) to 3.3 metres (11 ft.); and
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone for the principal building from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
5. Council instruct staff to resolve the following issues prior final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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) the applicant adequately address the impact of no indoor amenity space;

- (i) 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;
- (j) registration of a 2.7-metre (9 ft.) wide right-of-way for pedestrian access along the southern portion of the site to accommodate a public pathway; and
- (k) the applicant to enter into a monitoring and maintenance agreement for replanting in the riparian area as per City Policy No. P-15, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.

**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:**

9 Elementary students at Latimer Road Elementary School  
5 Secondary students at Clayton Heights 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 Spring 2017.

Parks, Recreation & Culture: The Parks, Recreation and Culture Department supports the development proposal and the dedication of the creek. The applicant will be required to enter into a license and monitoring agreement with the City in accordance with Policy No. P-15 and conditions as stipulated by the Realty Services Division.

**SITE CHARACTERISTICS**

Existing Land Use: Vacant, treed acreage parcel, with Class A (red-coded) watercourse (McLellan Creek) bisecting the southern portion of the site from east to west and three Class B (yellow-coded) tributaries running north to south on the eastern portion of the site.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Neighbourhood Park	Storm water ponds (100 year flood event)	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 194 Street):	4-storey Waterstone apartment development	22-45 u.p.a (High Density)	CD (By-law No. 16437)
South (Across 64 Avenue):	Single family dwellings	Urban	RF and LUC No. 275 (underlying RF)
West:	Vacant, treed acreage parcel	22-45 u.p.a. (High Density), Special Setback and Landscaping Buffers, Riparian Protection Area and Public Open Space/Park	RA

### DEVELOPMENT CONSIDERATIONS

- The subject lot, located at 19343 – 64 Avenue, is located on the northwest corner of 64 Avenue and 194 Street in East Clayton.
- The 3.7-hectare (9.1 acre) subject site is designated "Urban" in the Official Community Plan (OCP) and "22-45 u.p.a. (High Density), Special Setback and Landscaping Buffers, Riparian Protection Area and Public Open Space/Park" in the East Clayton Neighbourhood Concept Plan (NCP).
- The applicant is proposing to subdivide the subject site in order to create three separate lots: a multi-family lot to the south fronting 64 Avenue (proposed Lot 1), a second lot to be conveyed to the City for riparian protection (proposed Lot 2) and a third lot to the north of the riparian lot to be purchased by the City for park (proposed Lot 3) (see Appendix II).

#### *Proposed Lot 1*

- Proposed Lot 1 is located south of McLellan Creek, fronting 64 Avenue, with a lot area of 0.59 hectare (1.46 acres).
- The applicant is proposing to rezone this developable portion of the site (proposed Lot 1) from "One-Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)", in order to allow the development of thirty-one (31) townhouse units with a proposed unit density of 21 units per acre (upa) (52 upha) and a floor area ratio (FAR) of 0.64.
- The proposed density of 21 upa (52 upha) and FAR of 0.64 conform to the maximum 30 upa (74 upha) and 0.90 FAR of the RM-30 Zone and is consistent with the 22-45 upa (High Density) designation in the East Clayton NCP.
- A 2.7-metre (9 ft.) wide statutory right-of-way for public access for a portion of a 4-metre (13-ft.) wide multi-use pathway will be registered along the southern property line, adjacent to 64 Avenue. The remaining portion of this pathway will be constructed within the 3.0-metre (10 ft.) wide road dedication. The pathway is a portion of a larger network that will connect through the East Clayton neighbourhood once completed.

- In addition, a Development Permit and a Development Variance Permit are required. The applicant is proposing to reduce the minimum 7.5-metre (25 ft.) building setback requirement of the RM-30 Zone along the north and west property lines (see By-law Variance section).

#### *Proposed Lot 2*

- Proposed Lot 2 consists of McLellan Creek and the surrounding riparian protection area, with a total lot area of 1.2 hectares (3.1 acres).
- The applicant is volunteering to convey the creek riparian setback area to the City as open space without compensation (see Appendix II). Parks, Recreation and Culture confirmed that the conveyance of this land to the City as open space is acceptable. This lot will remain zoned RA. A P-15 Agreement is required for habitat compensation works within this land to be conveyed to the City.

#### *Proposed Lot 3*

- Proposed Lot 3 is located north of McLellan Creek, fronting 194 Street, with a lot area of 1.9 hectares (4.6 acres).
- Parks, Recreation and Culture and Realty will work with the applicant to purchase this land for public open space/park in accordance with the East Clayton NCP. This lot will remain zoned RA.

### PRE-NOTIFICATION

Pre-notification letters were sent on April 23, 2015 to a total of 853 neighbouring property owners. Staff received ten phone calls and four written responses from property owners and one from the Cloverdale Community Association. The property owners expressed concerns regarding the proposed townhouse form, traffic, preservation of the riparian area, trees and the impact on the on-street parking, as described in more detail below with staff comments in italics:

- Residents expressed concern with the townhouse form and density.

*(Staff explained that the subject site is designated 22-45 u.p.a. (High Density) in the East Clayton Neighbourhood Concept Plan (NCP). The proposed density of 21 upa and FAR of 0.64 conform to the maximum 30 upa and 0.90 FAR of the RM-30 Zone and is consistent with 22-45 upa (High Density) designation in the East Clayton NCP.)*

- Residents expressed concern with the impact of the proposed development on traffic and parking in the area.

*(The applicant is providing required road widening along 64 Avenue and 194 Street. Design is currently underway for the 64 Avenue widening project with construction scheduled for 2016/2017 depending on funding availability.)*

*The proposed development meets the minimum required number of on-site resident and visitor parking spaces.)*

- The Cloverdale Community Association requested double-sided on-street parking to be provided with a green boulevard with trees, grass and sidewalks on all sides of the site. The Association also requested that 64 Avenue be widened to two lanes in each direction.

*(On-street parking will not be provided on 64 Avenue, which is an arterial road. On-street parking will be provided on the west side of 194 Street. 64 Avenue will be widened to four lanes in the future. Staff explained there is no opportunity to provide additional parking along the internal drive-aisle as there is insufficient depth to accommodate a deep enough driveway apron to parallel park a car in front of the double garages without compromising yard space. The Zoning By-law requirements for off-street resident and visitor parking spaces are being satisfied.*

*Staff requested internal sidewalks along the entire south streetscape as well as a multi-use pathway and landscape buffer. The sidewalk continues in a loop around the large outdoor amenity area being provided.)*

- Concerns regarding the protection of McLellan Creek and tree retention.

*(The proposed development conforms to the East Clayton NCP and will facilitate the conveyance of proposed Lot 2 that includes the preservation of McLellan Creek and the surrounding riparian area as well as the potential purchase of proposed Lot 3 for open space and park purposes in accordance with the East Clayton NCP.*

*The majority of the trees on site will be retained with tree removal occurring only on the developable portion to accommodate the proposed 31-unit townhouse development. To facilitate the 31 townhouses, 21 alder and cottonwood species and 13 other deciduous and coniferous trees in moderate to poor health require removal. The development includes the planting of 132 new trees.)*

## DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 31-unit, 3-storey townhouse development.
- The townhouse units range in size from 115 square metres (1,238 sq.ft.) to 127 square metres (1,365 sq.ft.) and are comprised of twenty-four (24) 2-bedroom units and seven (7) 3-bedroom units.
- The proposal includes 8 units (26%) with fully enclosed tandem garages and 23 units (74%) with fully enclosed double garages, which complies with the recent amendments to the Zoning By-law with respect to the maximum of 50% tandem parking allowed in a multiple residential zone.
- The townhouse units will be built in a modern shingle design, and incorporate exterior finishes in cedar shingle, wood trim, hardi and vinyl siding and will be finished in a contemporary colour scheme of white, grey and navy.
- The design incorporates significant detailing that includes box windows, wood shutters, lattice details and flower boxes that add depth and interest to the façades of the buildings.

- Each unit will have a small private patio or front yard space.
- Buildings 2, 4 and 5 front 64 Avenue and consist of seventeen (17) street-oriented units with direct street access from the front yard.
- The dwelling units fronting onto the multi-use pathway on 64 Avenue address the pathway with strongly defined front entries that encourage neighbourhood interaction and provide an "eyes on the street" function. The architectural expression incorporates layered landscape material and low-level rail fences with gates and additional landscaping between the adjacent public sidewalk and each unit entry.
- Temporary vehicular access is proposed from 64 Avenue at the southwest corner of the site. The proposed access may be removed when the adjacent properties to the west redevelop and provide ultimate access from a dedicated road along the west property line of 19257 - 64 Avenue.
- A separate pedestrian entrance from 64 Avenue is located east of the vehicular access, connecting to the internal drive-aisle.
- There are also three additional pedestrian entrances to the site from the multi-use pathway along 64 Avenue that lead to an internal sidewalk.

#### Riparian Area

- There is a Class A (red-coded) watercourse (McLellan Creek) bisecting the southern portion of the site from east to west and three Class B (yellow-coded) tributaries running north to south on the eastern portion of the site.
- To preserve the riparian area, the applicant is proposing to dedicate 1.2 hectares (3.1 acres) to the City to accommodate the watercourse and riparian area. The proposed open space will remain in its natural state.
- The applicant for the subject site retained Rolf Sickmuller, R.P.Bio and QEP of Envirowest Consultants Inc. to conduct a Riparian Areas Regulation (RAR) assessment to determine the required riparian area setbacks to the watercourses. Ken Lambertsen, R.P.Bio and QEP of Phoenix Environmental Services Ltd. conducted a Peer Review of the RAR assessment report, which confirmed the findings of the initial report.
- The reports, as well as the Peer Review process, have been reviewed and monitored by staff and generally found acceptable.

#### Hazard Land Development Permit Area

- In accordance with the new Official Community Plan (OCP), given there are existing slopes on the property in excess of 15% grade, the subject site is located in a Hazard Lands Development Permit area. The applicant is required to submit a Development Feasibility Study including a comprehensive geotechnical report providing soil stability analysis in relation to the slope and its ability to accommodate development.



- The applicant retained John Carter, P.Eng. of GeoPacific Consultants Ltd. to provide a report presenting the results of a geotechnical investigation of the soil and groundwater conditions at the site and present recommendations for site preparation, building setbacks from McLellan Creek, building foundations, temporary excavations, on-site pavement structure and utilities. The recommendations of the geotechnical engineer have been incorporated in the site plan and will be implemented at construction stage.
- The report has been reviewed by staff and generally found acceptable.

#### Landscaping and Outdoor and Indoor Amenity Space

- A 2.7-metre (9 ft.) wide statutory right-of-way for public access will be registered along the southern property line of the site to accommodate a portion of the 4-metre (13 ft.) wide multi-use pathway along 64 Avenue. The remainder of the pathway will be constructed within the dedicated road allowance. The pathway is a portion of a larger network that will connect through the East Clayton neighbourhood once completed.
- A 4.3-metre (14 ft.) wide landscape buffer consisting of Western Red Cedar trees, Red Osier Dogwood, Compact Strawberry bush and Bonica Rose shrubs and a lawn area will soften the streetscape along 64 Avenue and provide a visual and acoustical screen for future homeowners.
- Each townhouse unit fronting 64 Avenue includes a private patio framed by 0.9-metre (3-ft.) high wood rail fence and layered planting consisting of a variety of grasses and shrubs. Each private entrance also includes a Magnolia, or Maple tree.
- An outdoor amenity area is provided in the southeast corner of the site. This area includes a passive open lawn area for bocce or croquet, a natural children's play space with cedar logs and tree steppers on a fiber safety surface and a seating area for a lookout over the riparian area to north.
- A sidewalk surrounds the outdoor amenity area and provides a walking loop adjacent the riparian area.
- The proposed outdoor amenity space totals 254 square metres (2,731 sq. ft.), exceeding the minimum 93 square metres (1,001 sq.ft.) required under the RM-30 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- No indoor amenity space is proposed for this townhouse development. The applicant has indicated that due to the small, boutique nature of the development and the number of units proposed (31), the project does not have the economy-of-scale to warrant the additional maintenance costs for an amenity building.
- The RM-30 Zone requires that 93 square metres (1,001 sq.ft.) of indoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit). The applicant has agreed to provide a monetary contribution of \$37,200 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Parking

- The proposed development includes a total of 68 parking spaces for the 31 units, consisting of 62 resident parking spaces and 6 spaces for visitors, which complies with the Surrey Zoning By-law. Visitor parking spaces are located throughout the site.
- Resident parking spaces will be provided in a fully enclosed tandem garage for eight (8) of the units and a side-by-side double car garage for twenty-three (23) of the units.
- To ensure that the tandem garage parking spaces are not converted into livable space, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption of the rezoning By-law.

TREES

- Peter Mennal, 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 Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	21	21	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Cherry	1	1	0
Maple, Bigleaf	1	1	0
Plum	1	1	0
Plum, Purple Leaf	2	2	0
<b>Coniferous Trees</b>			
Western Red Cedar	7	7	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>13</b>	<b>13</b>	<b>0</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>36</b>	<b>2</b>	<b>34</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>132</b>	
<b>Total Retained and Replacement Trees</b>		<b>168</b>	
<b>Contribution to the Green City Fund</b>		<b>n/a</b>	

- The Arborist Assessment states that there are a total of 13 mature trees on the developable portion of the site, excluding Alder and Cottonwood trees. 21 existing trees, approximately 62% of the total trees on the developable portion of the site, are Alder and Cottonwood trees. It was determined that no trees on the developable portion of the site 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.
- Table 1 includes an additional 36 protected trees that are located within the riparian area to be conveyed to the City. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department however at this time 2 have been identified for removal. There are also a number of trees within proposed Lot 3 that have not been surveyed. The Parks Recreation and Culture Department will work with the applicant to acquire this lot for park purposes in accordance with the East Clayton NCP.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- 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 47 replacement trees on the site. The applicant is proposing 132 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 64 Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Paperbark, Red Japanese and Green Maple, Serviceberry, Sweetgum, Magnolias, Spruce and Western Red Cedar.
- In summary, a total of 168 trees are proposed to be retained or replaced on the site.

#### BIODIVERSITY CONSERVATION STRATEGY

- While the subject site that is not identified as a Hub or Corridor through the City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), the proposed dedication of riparian protection area (proposed Lot 2) to the City as open space and the purchase of the remaining portion to the north (proposed Lot 3) by the City will preserve McLellan Creek and the associated riparian area, and contribute to the City's overall network of environmental features.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 3, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The site is located within the East Clayton Neighbourhood Concept Plan (NCP) area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed density is consistent with 22-45 upa (High Density) designation in the East Clayton NCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The proposed development will incorporate low impact development standards and make provisions for recycling and organic waste programs.</li> <li>It will also convey riparian area and facilitate the acquisition of additional parkland.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The site is located on two arterial roads with a transit stop located directly in front of the proposed development.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The development includes CPTED (Crime prevention through environmental design) principles.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>While the project will not be certified, it will include some green building features and functions including low water usage appliances and VOC paints and non-urea formaldehyde MDF cabinetry.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter).</li> </ul>

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variances:

- To reduce the minimum rear yard (north) setback of the RM-30 Zone for the principal building from 7.5 metres (25 ft.) to 3.3 metres (11 ft.); and
- To reduce the minimum west side yard setback of the RM-30 Zone for the principal building from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

**Applicant's Reasons:**

- The proposed setback relaxations improve the proposed townhouse development layout.
- The reduced rear yard (north) setback facilitates additional area to accommodate the road dedication along 64 Avenue, as well as provide adequate front yards, a landscape buffer and multi-use pathway along the south streetscape.

**Staff Comments:**

- The reduced 3.3-metre (11 ft.) rear yard setback applies to a corner pinch point on Unit 20 and a canopy post on Unit 18. The remainder of the setback area along the north lot line is a minimum of 4.1 metres (13 ft.) providing adequate yard space for the units adjacent the riparian area.
- The proposed west side yard setback is a side of unit condition therefore not impacting functional yard space, and is consistent with the side yard setbacks of existing townhouse developments in East Clayton.
- Staff support the requested variances.

**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.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7914-0311-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/da

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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:                      Ted Dawson  
   Dawson & Sawyer Developments Ltd.  
   Address:                      Suite 101, 15230 No. 10 (56 AVE) Highway  
   Surrey, BC V3S 5K7  
  
   Tel:                                      604-626-5401
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      19343 - 64 Avenue
  
  - (b)      Civic Address:                      19343 - 64 Avenue  
   Owner:                                      Surrey 1628 Investments Ltd  
   PID:    002-360-756  
   Lot 1 Except: Parcel D (By-law Plan 81847) Section 15 Township 8 New Westminster  
   District Plan 3974
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone a portion of the property.
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7914-0311-00 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
<b>LOT AREA*</b> (in square metres)		
Gross Total		37,542 m <sup>2</sup>
Road Widening area		769.24 m <sup>2</sup>
Undevelopable area		30,868 m <sup>2</sup>
Net Total		5,904 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	38%
Paved & Hard Surfaced Areas		25%
Total Site Coverage		63%
<b>SETBACKS</b> ( in metres)		
Front (64 Avenue)	7.5 m	14 m
Rear (north)	7.5 m	3.3 m
Side #1 (west)	7.5 m	10 m
Side #2 (east)	7.5 m	3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	11 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		11
Three Bedroom +		20
Total		
<b>FLOOR AREA: Residential</b>		3,766 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		3,766 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 upHa / 30 upa	53 upHa / 21 upa
FAR (gross)		
FAR (net)	0.90	0.64
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	93 m <sup>2</sup>	0
Outdoor	93 m <sup>2</sup>	254 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	22	22
3-Bed	40	40
Residential Visitors	6	6
Institutional		
Total Number of Parking Spaces	68	68
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	50%	26%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW  
OF PART OF LOT 1 EXCEPT: PARCEL D (BYLAW PLAN 81847),  
SECTION 15, TOWNSHIP 8, N.W.D. PLAN 3974.**

SCALE 1:1250



All Distances are in Metres.



**LOT 6**  
PLAN BCP13045  
SRW PLAN BCP10359

**LOT 97** PLAN BCP13045

90°14'05"  
193.277

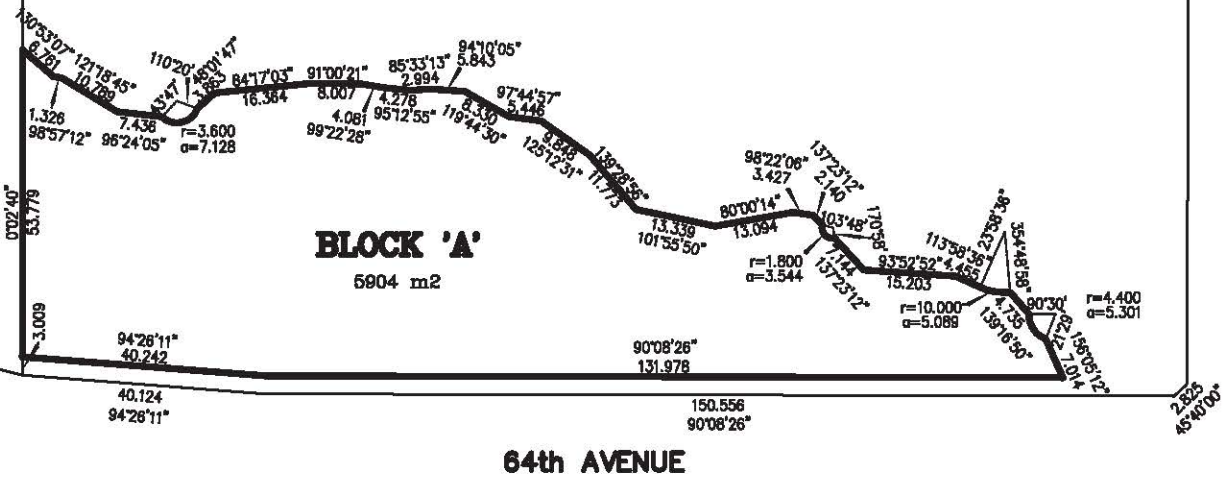
SRW PLAN BCP10359

**REM.  
E 1/2  
OF 2**  
PLAN 7314

**REM. 1**  
PLAN 3974

**194th STREET**

192.777  
0°15'02"



**BLOCK 'A'**  
5904 m2

**64th AVENUE**

Underwater Land Surveying  
B.C. Land Surveyors  
#104-5830 178A Street  
Cloverdale B.C.  
FILE: JS1489\_RZ1

© Certified correct, completed on  
the 9th day of June, 2015.

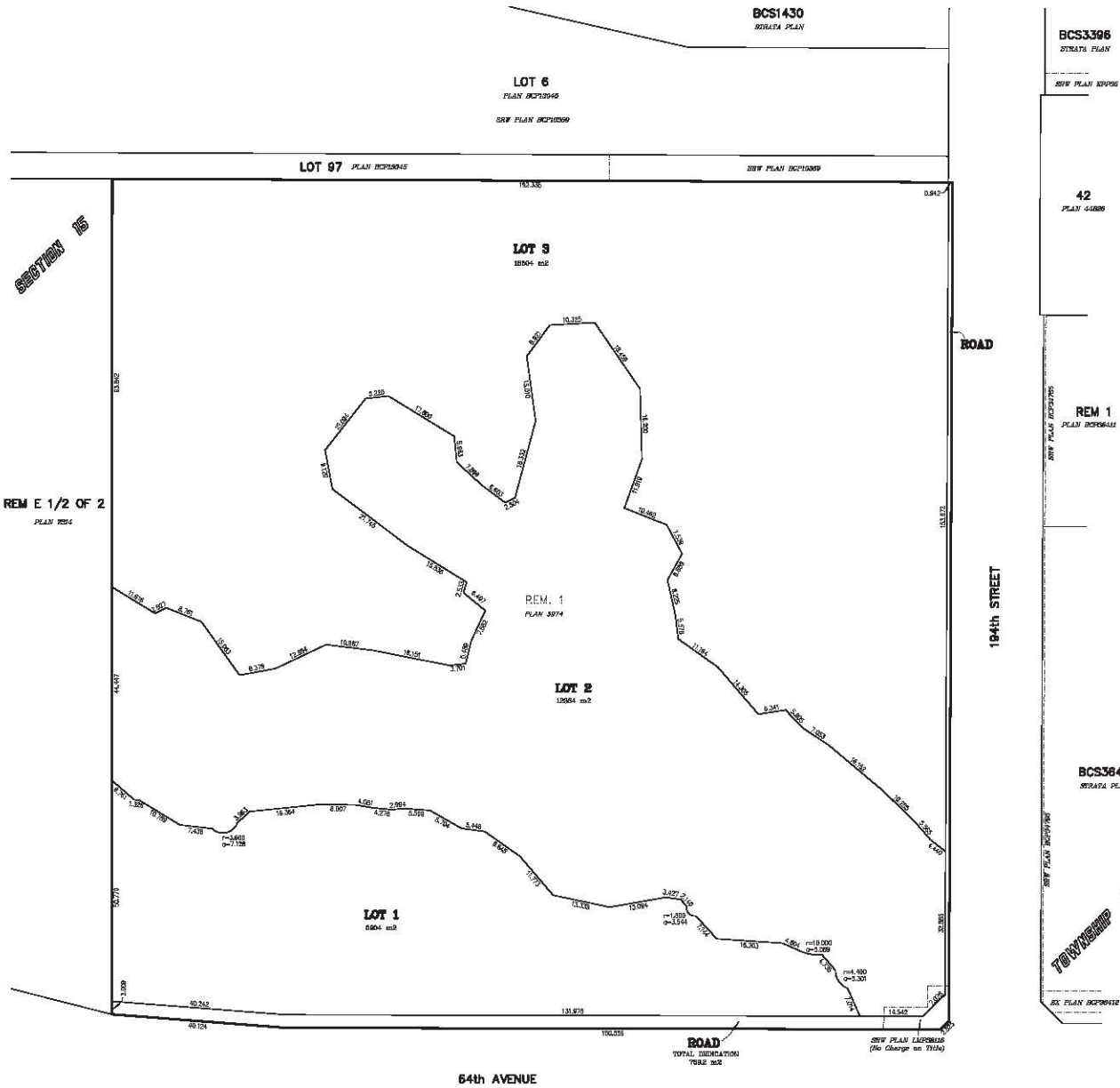
*This Plan Lies Within The  
Greater Vancouver Regional District*

B.C.L.S.

**PROPOSED SUBDIVISION PLAN OF  
LOT 1 EXCEPT: PARCEL D (BYLAW PLAN 81847), SECTION 15 TOWNSHIP 8  
NEW WESTMINSTER DISTRICT PLAN 3974**

SCALE 1:500  
  
 All Distances are in Metres.

CIVIC ADDRESS  
 18343 64th AVENUE  
 SURREY, B.C.  
 P.I.D. 002-380-756



SECTION 2 PLAN 74802	SECTION 3 PLAN 74803	SECTION 2 PLAN 1497880	SECTION 1 PLAN 80490	SECTION A PLAN 1497890	SECTION 79 PLAN 64284	SECTION 80 PLAN 51234	SECTION 1838 STREET	TOWNSHIP 113 PLAN 84221	TOWNSHIP 8 PLAN 84241
----------------------------	----------------------------	------------------------------	----------------------------	------------------------------	-----------------------------	-----------------------------	------------------------	-------------------------------	-----------------------------

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
BY	
DATE	
REV. NO.	



600-C.dwg

DESIGN :	DN
DRAWN :	
DATE :	19th 05, 2016
SCALE :	1" = 30'-0"

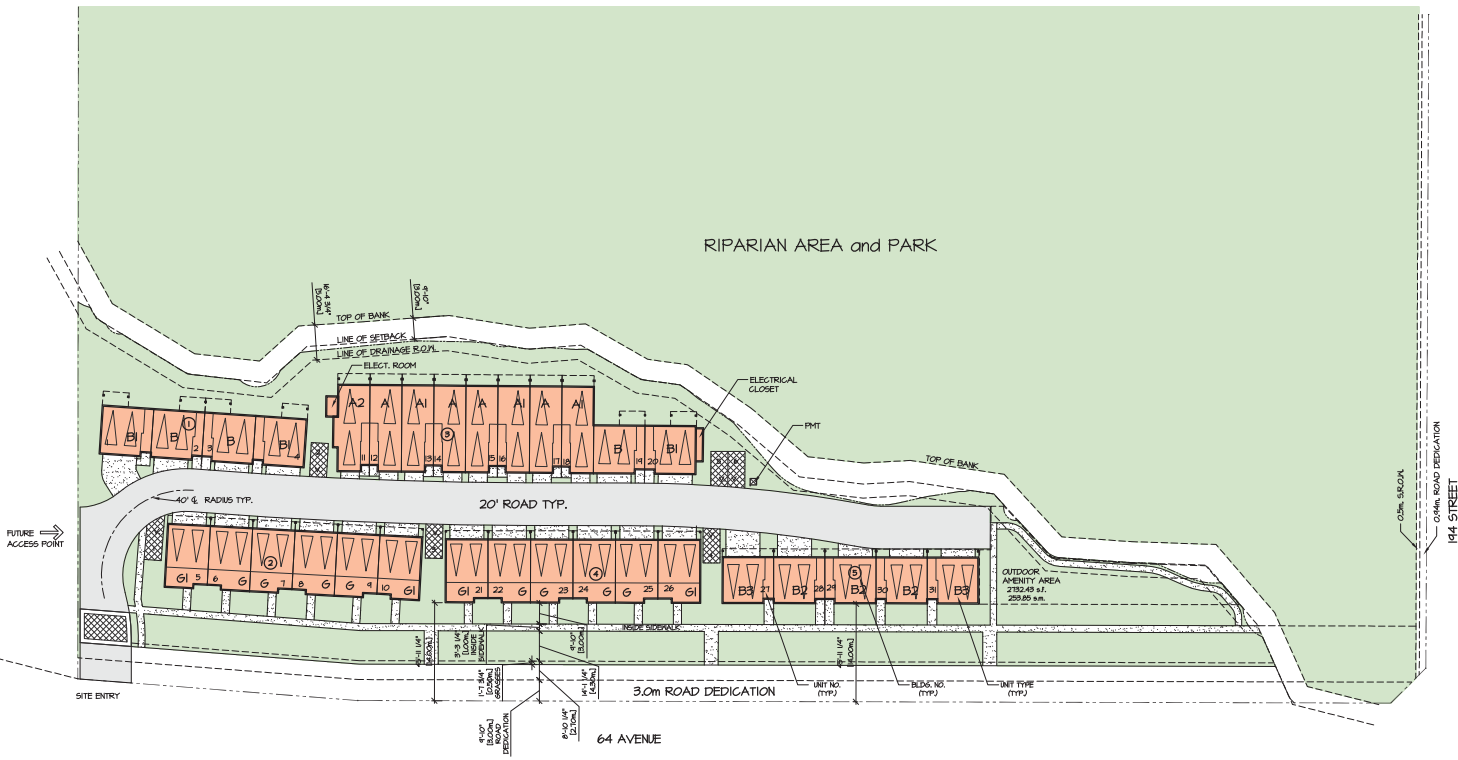
CLIENT :	DAMBON + SAWYER
PROJECT :	TOWNHOUSE DEVELOPMENT 64TH AVENUE, SURREY
SHEET CONTAINS :	CONCEPTUAL SITE PLAN

barnett dembek

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnettidex.com

CLIENT NO.	601	SHEET NO.	AC-1.0
PROJECT NO.		REV. NO.	
14060			



### TOWNHOUSE DEVELOPMENT at 64th AVENUE, SURREY, BC

#### DEVELOPMENT DATA

ZONING :	RM-30
SITE AREA:	63,612.48 S.F. 5,909.79 m <sup>2</sup> 1.46 Ac. 0.59 Ha.
DENSITY :	
PROPOSED:	44 UNITS 30.0 U.P./Ac 75.0 U.P./Ha
PROPOSED:	31 UNITS 21.2 U.P./Ac 52.5 U.P./Ha
F.A.R. (GARAGE NOT INCLUDED)	
APPROVED:	0.90 57,251.2 S.F. 5,318.8 m <sup>2</sup>
PROPOSED:	0.63 39,774.0 S.F. 3,695.1 m <sup>2</sup>
SITE COVERAGE :	
APPROVED:	45.0% 28,625.6 S.F. 2,659.4 m <sup>2</sup>
PROPOSED:	32.5% 20,662.6 S.F. 1,919.6 m <sup>2</sup>

PARKING :	
PROVIDED:	G2 (RESIDENT) 6 (VISITORS)
TOTAL:	68 SPACES

AMENITY AREA :	
INDOOR AMENITY	
REQUIRED:	32 / UNIT 992.0 S.F. 92.2 m <sup>2</sup>
PROVIDED:	- S.F. - m <sup>2</sup>
OUTDOOR AMENITY	
REQUIRED:	32 / UNIT 992.0 S.F. 92.2 m <sup>2</sup>
PROVIDED:	2,732.4 S.F. 253.9 m <sup>2</sup>

UNIT BREAKDOWN:	
UNIT TYPE A	3 BED TANDEM 1,208 S.F. x 4 UNITS = 5,152.0 S.F.
UNIT TYPE A1	3 BED TANDEM 1,208 S.F. x 3 UNITS = 3,624.0 S.F.
UNIT TYPE A2	3 BED TANDEM 1,344 S.F. x 1 UNITS = 1,344.0 S.F.
UNIT TYPE B	2 BED DOUBLE 1,218 S.F. x 3 UNITS = 3,654.0 S.F.
UNIT TYPE B1	2 BED DOUBLE 1,226 S.F. x 3 UNITS = 3,678.0 S.F.
UNIT TYPE B2	2 BED DOUBLE 1,218 S.F. x 3 UNITS = 3,654.0 S.F.
UNIT TYPE B3	2 BED DOUBLE 1,226 S.F. x 2 UNITS = 2,452.0 S.F.
UNIT TYPE G	2 BED DOUBLE 1,327 S.F. x 8 UNITS = 10,616.0 S.F.
UNIT TYPE G1	2 BED DOUBLE 1,340 S.F. x 4 UNITS = 5,360.0 S.F.
TOTAL:	31 UNITS = 39,774.0 S.F. 3,695.12 m <sup>2</sup>

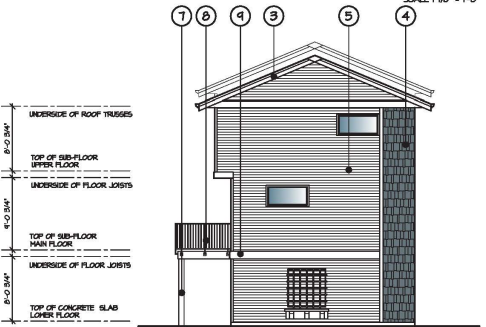


CONCEPTUAL SITE PLAN  
SCALE: 1" = 30'-0"

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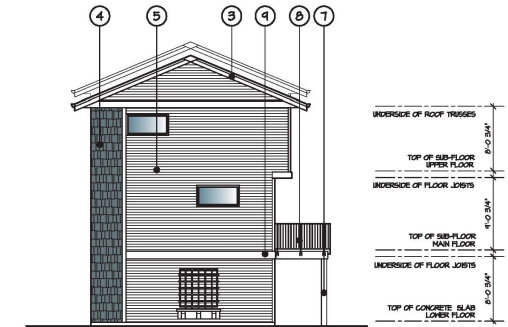
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X12 WOOD FASCIA
- ④ CEDAR WOOD SHINGLE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST
- ⑧ PREFAB METAL RAILINGS
- ⑨ 2 X 10 WOOD TRIM
- ⑩ 1 X 6 WINDOW TRIM
- ⑪ PRIVACY SCREEN



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

ISSUED FOR	DATE	BY

DESIGN : DATE :	DRAWN : DATE :	SCALE : DATE :
DMH	MJM	1/8" = 1'-0"

CLIENT :	DAMBON + SAWYER
PROJECT :	TOWNHOUSE DEVELOPMENT 64TH AVENUE, SURREY
SHEET CONTENTS :	BUILDING ELEVATIONS

**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7438 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
601	AC-3.1
PROJECT NO.	REV. NO.
14060	

**BUILDING #1**

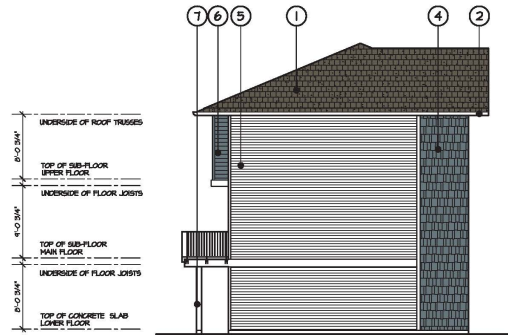
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PREPARED INTO AND NATIONAL FORM  
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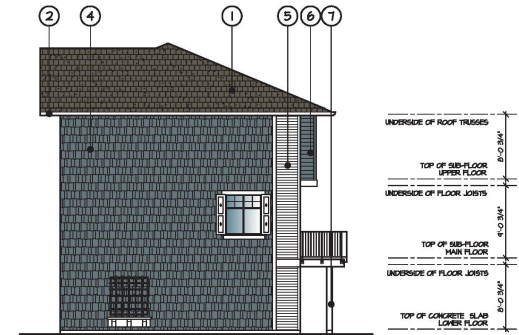
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

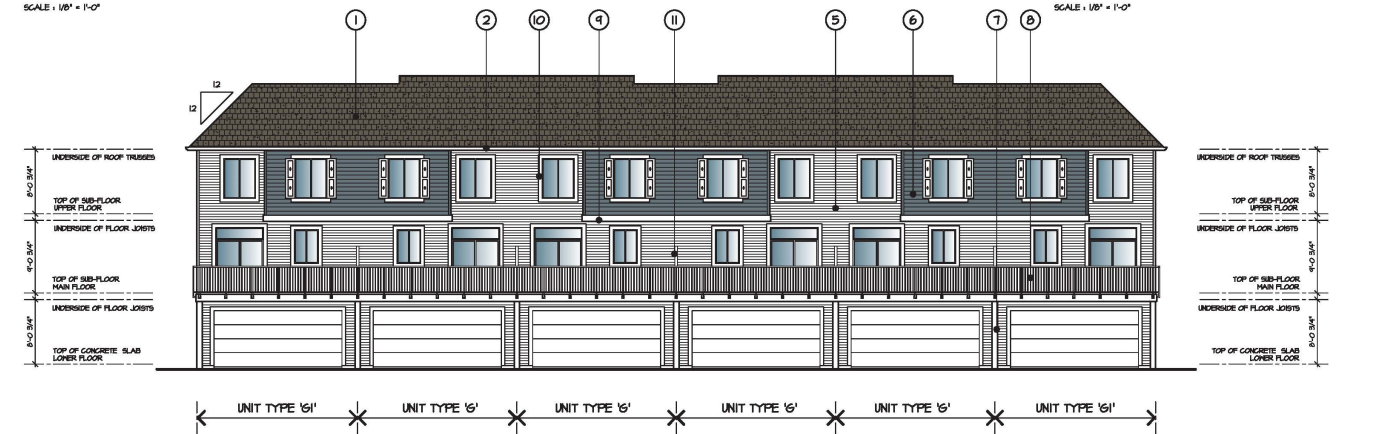
- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X12 WOOD FASCIA
- ④ CEDAR WOOD SHINGLE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST
- ⑧ PREFAB METAL RAILINGS
- ④ 2 X 10 WOOD TRIM
- ⑩ 1 X 6 WINDOW TRIM
- ⑪ PRIVACY SCREEN



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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

BUILDING #2

ISSUED FOR	BY	DATE	ISSUE

REV.	DATE	BY	NO.

DESIGN :	DATE :	SCALE :
DW	Mar 4, 2018	1/8" = 1'-0"

CAD-L-shg

CLIENT : DAMON & SAWYER  
PROJECT : TOWNHOUSE DEVELOPMENT  
64TH AVENUE, SURREY  
SHEET CONTENTS : BUILDING ELEVATIONS

**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7335 130 STREET,  
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V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail @ bdarkitex.com

CLIENT NO.	SHEET NO.
601	AC-32
PROJECT NO.	REV. NO.
14060	

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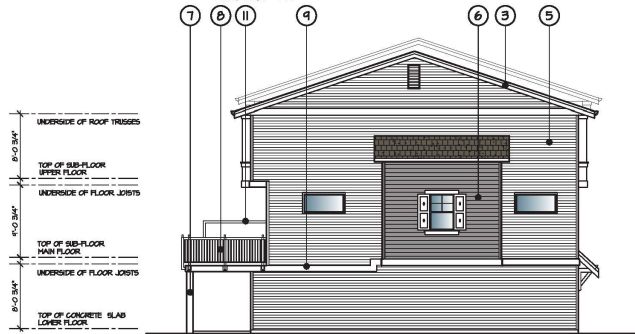


**FRONT ELEVATION**

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

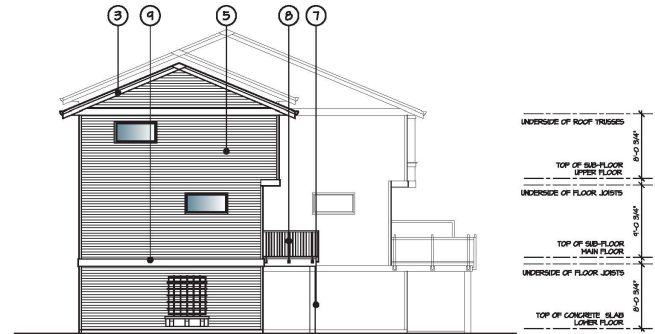
**SCHEDULE OF FINISHES**

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X12 WOOD FASCIA
- ④ CEDAR WOOD SHINGLE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST
- ⑧ PREFAB METAL RAILINGS
- ⑨ 2 X 10 WOOD TRIM
- ⑩ 1 X 6 WINDOW TRIM
- ⑪ PRIVACY SCREEN



**LEFT SIDE ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

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

ISSUED FOR	BY	DATE	ISSUE	REV	DATE	DRN	CRD



060-L-10g

DESIGN :	DRN :	DATE :	SCALE :
DM	DM	May 4, 2009	1/8" = 1'-0"

CLIENT :	PROJECT :	SHEET CONTENTS :
DAMSON + SARTER	TOWNHOUSE DEVELOPMENT 64TH AVENUE, SURREY	BUILDING ELEVATIONS

**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7438 130 STREET,  
SURREY, B.C.  
V3W 1T8

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FAX: (604) 597-2099  
EMAIL: mail @ bdnarkitex.com

CLIENT NO.:	SHEET NO.:
601	AC-33
PROJECT NO.:	REV. NO.:
14060	

**BUILDING #3**

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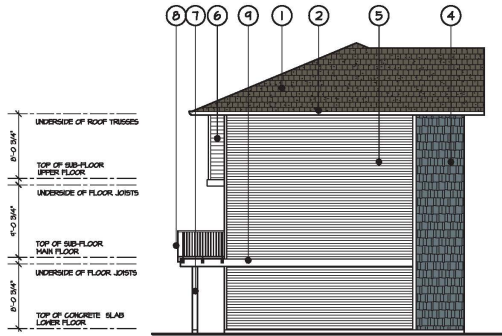


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

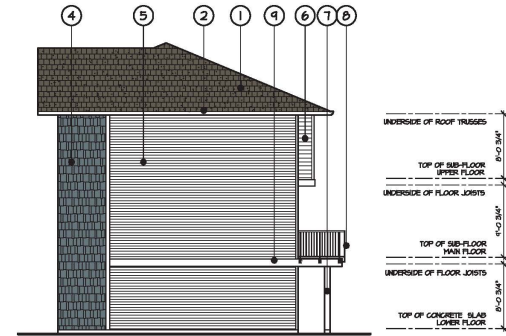


**SCHEDULE OF FINISHES**

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X12 WOOD FASCIA
- ④ CEDAR WOOD SHINGLE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST
- ⑧ PREFAB METAL RAILINGS
- ⑨ 2 X 10 WOOD TRIM
- ⑩ 1 X 6 WINDOW TRIM
- ⑪ PRIVACY SCREEN



**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

ISSUED FOR	BY	DATE	ISSUE	TOP OF SUB-FLOOR MAIN FLOOR	UNDERSIDE OF FLOOR JOISTS	TOP OF SUB-FLOOR UPPER FLOOR	UNDERSIDE OF FLOOR JOISTS	UNDERSIDE OF ROOF TRUSSES



DESIGN: DAWSON + SARTER	DRAWN: DAWSON + SARTER	DATE: MAY 4, 2018	SCALE: 1/8" = 1'-0"
PROJECT: TOWNHOUSE DEVELOPMENT	64TH AVENUE, SURREY	SHEET CONTENTS: BUILDING ELEVATIONS	

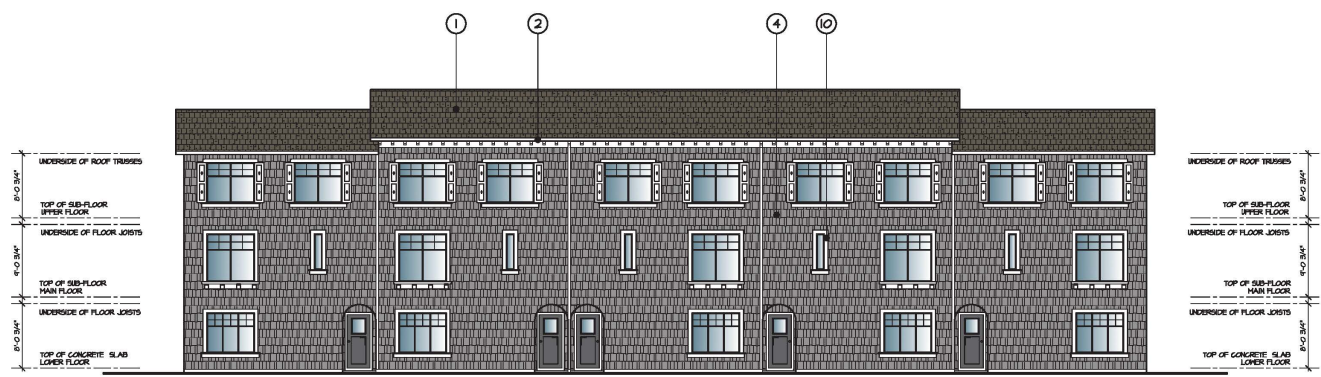
**barnett dembek**  
ARCHITECTS INC.  
UNIT 135,  
7438 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@bdarkitex.com

CLIENT NO. 601	SHEET NO. AC-3A
PROJECT NO. 14060	REV. NO.

**BUILDING #4**

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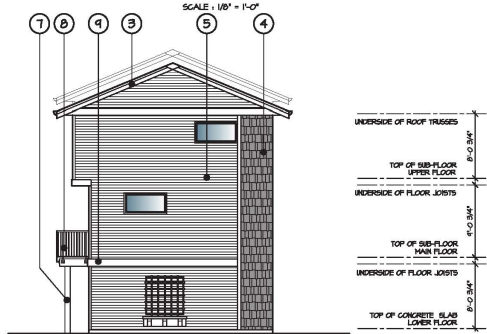


UNIT TYPE 'B3' \* UNIT TYPE 'B2' \* UNIT TYPE 'B2' \* UNIT TYPE 'B2' \* UNIT TYPE 'B3'

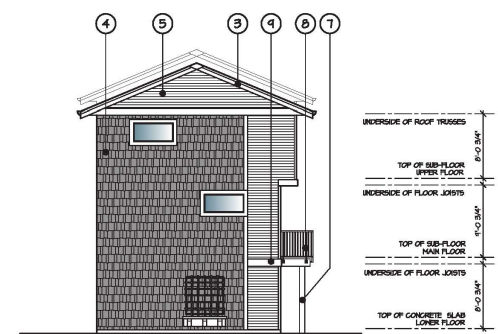
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① DURIOD ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X12 WOOD FASCIA
- ④ CEDAR WOOD SHINGLE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST
- ⑧ PREFAB METAL RAILINGS
- ⑨ 2 X 10 WOOD TRIM
- ⑩ 1 X 6 WINDOW TRIM
- ⑪ PRIVACY SCREEN



**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



UNIT TYPE 'B3' \* UNIT TYPE 'B2' \* UNIT TYPE 'B2' \* UNIT TYPE 'B2' \* UNIT TYPE 'B3'

**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

ISSUED FOR	BY	DATE	ISSUE

DESIGN :  
DW :  
DRAWN :  
DATE :  
MAY 15, 2015  
SCALE :  
1/8" = 1'-0"

CLIENT : DAMON & SARTER  
PROJECT : TOWNHOUSE DEVELOPMENT  
64TH AVENUE, SURREY  
SHEET CONTENTS :  
BUILDING ELEVATIONS

**barnett dembek**  
ARCHITECTS INC.

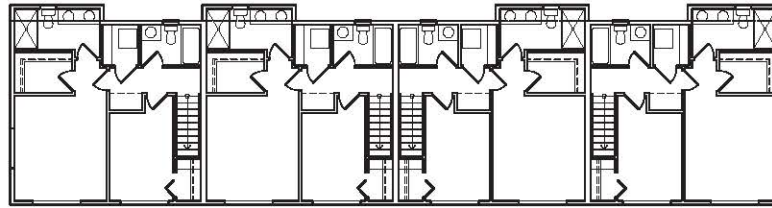
UNIT 135,  
7438 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail @ bdarkitex.com

CLIENT NO. 601 SHEET NO. AC-35  
PROJECT NO. 14060 REV. NO.

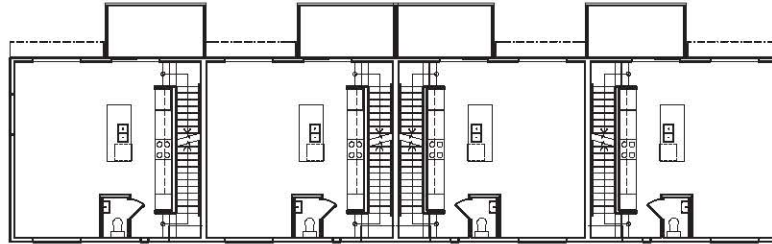
**BUILDING #5**





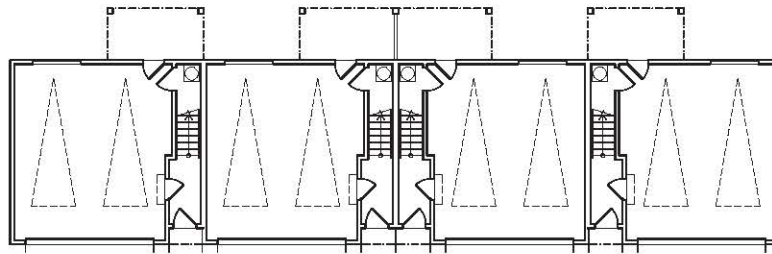
**UPPER FLOOR PLAN**

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



**MAIN FLOOR PLAN**

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



**BASEMENT FLOOR PLAN**

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

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REV	DATE	BY	REASON

DESIGN : DN	DRAWN :	DATE : MAY 14, 2018	SCALE : 1/8" = 1'-0"
CLIENT : DAWSON + SAWYER			
PROJECT : TOPHOUSE DEVELOPMENT 64TH AVENUE, SURREY			
SHEET CONTENTS : BUILDING PLANS			

**barnett dembek**

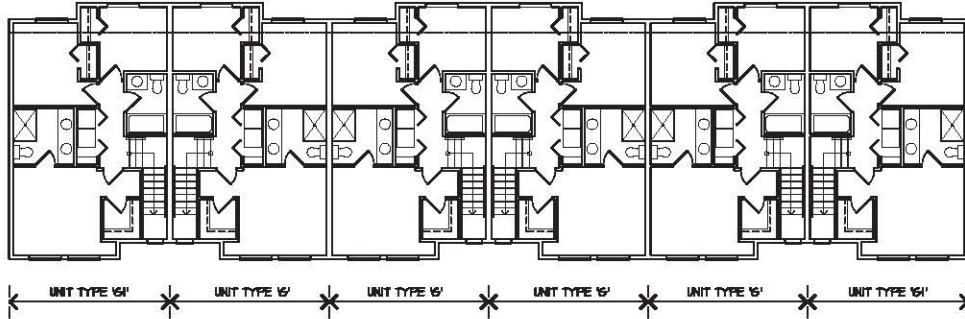
UNIT 135,  
7838 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 587-7100  
FAX: (604) 587-8089  
EMAIL: mail @ bdnrinc.com

CLIENT NO.	SHEET NO.
601	AC-4.1
PROJECT NO.	REV. NO.
14060	

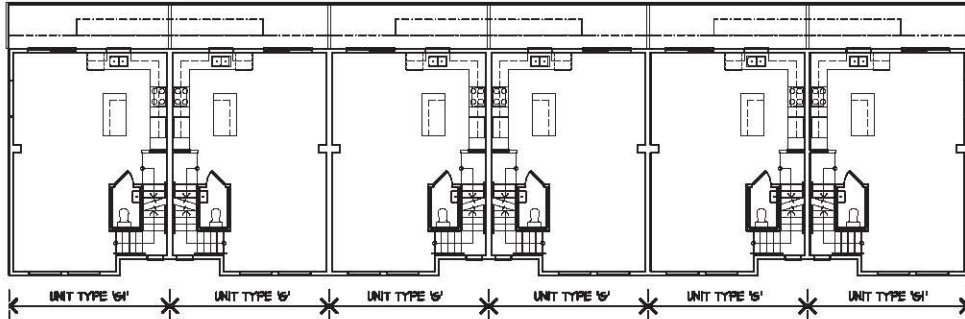
**BUILDING #1**

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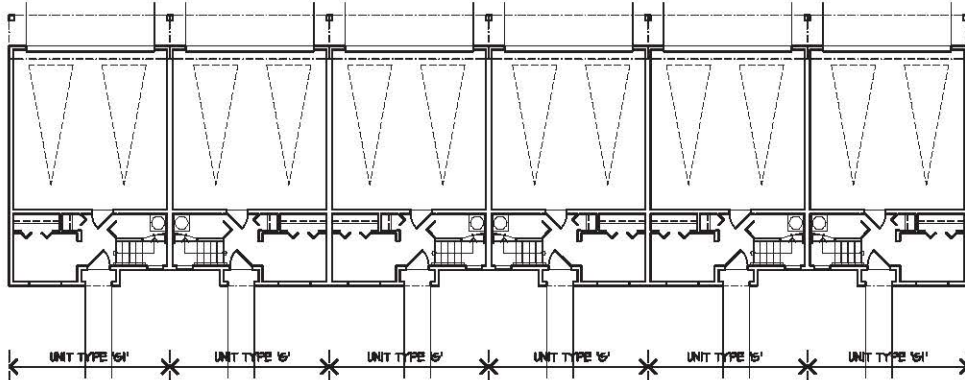
UNIT TYPE 6A   \*   UNIT TYPE 6B   \*   UNIT TYPE 6B   \*   UNIT TYPE 6B   \*   UNIT TYPE 6B   \*   UNIT TYPE 6A

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



UNIT TYPE 6A   \*   UNIT TYPE 6B   \*   UNIT TYPE 6B   \*   UNIT TYPE 6B   \*   UNIT TYPE 6B   \*   UNIT TYPE 6A

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



UNIT TYPE 6A   \*   UNIT TYPE 6B   \*   UNIT TYPE 6B   \*   UNIT TYPE 6B   \*   UNIT TYPE 6B   \*   UNIT TYPE 6A

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

REVISED DATE	BY	DATE	REASON



DESIGNER	DRAWN	DATE	SCALE

CLIENT : DAMEON + SAWYER  
PROJECT : TOWNHOUSE DEVELOPMENT  
64TH AVENUE, SURREY  
SHEET CONTENTS :  
BUILDING PLANS

**barnett dembek**

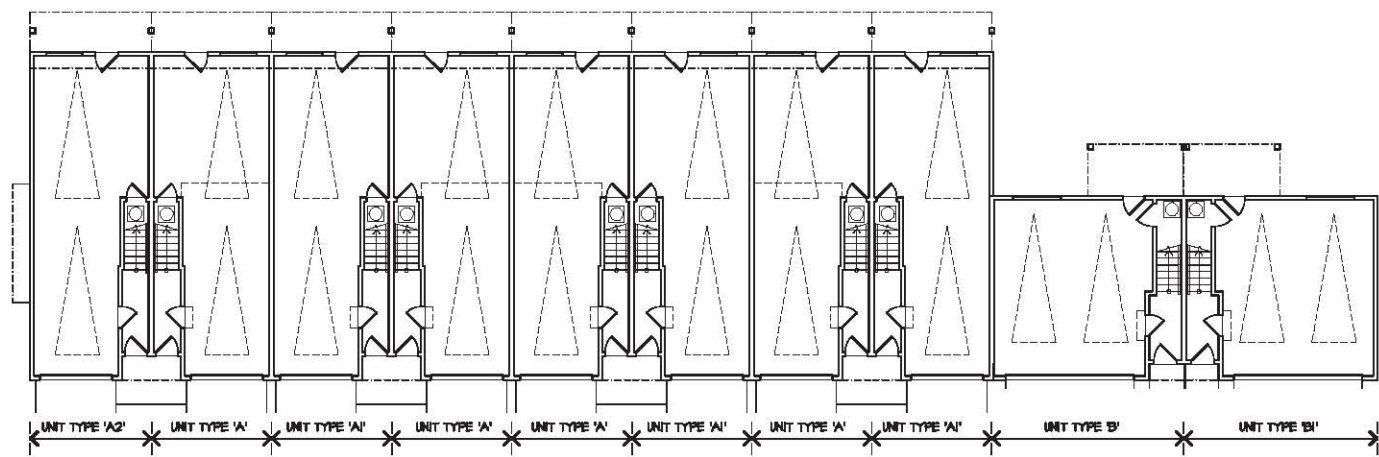
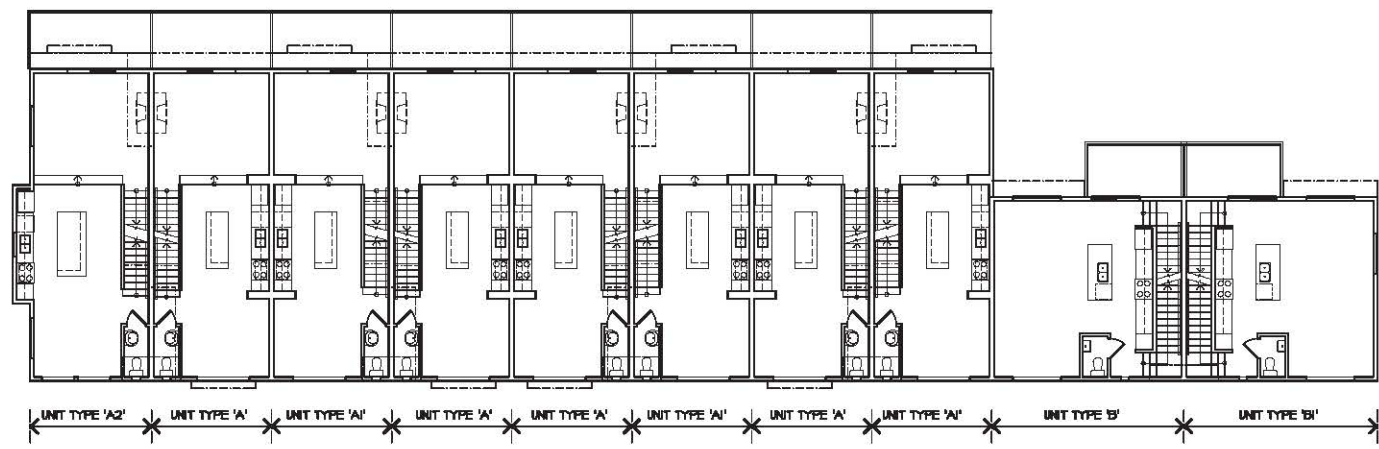
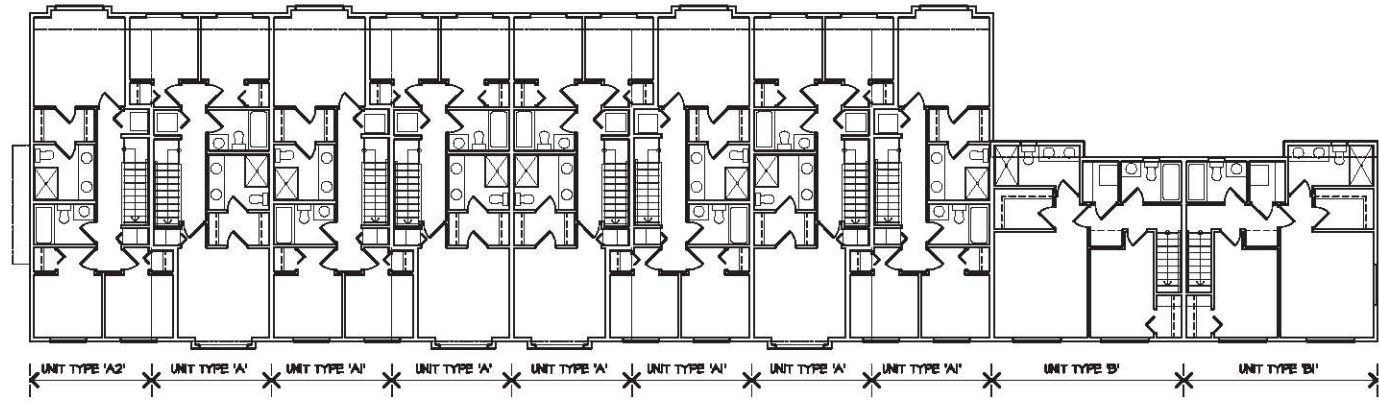
UNIT 130,  
7830 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 587-7100  
FAX: (604) 587-8089  
EMAIL: mail@bdrn.com

CLIENT NO.	SHEET NO.
601	AC-4.2
PROJECT NO.	REV. NO.
14060	

**BUILDING #2**

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REV	DATE	BY	REVISION

DESIGN : DN	DRAWN :	DATE :	SCALE :
		1/4" = 1'-0"	

CLIENT : DAMEON + SAWYER  
 PROJECT : TOWNHOUSE DEVELOPMENT  
 64TH AVENUE, SURREY  
 SHEET CONTENTS : BUILDING PLANS

**barnett dembek**

UNIT 135,  
 7830 130 STREET,  
 SURREY, B.C.  
 V3W 1Y8  
 PHONE: (604) 587-7100  
 FAX: (604) 587-8089  
 EMAIL: mail@bdrn.com

CLIENT NO. 601	SHEET NO. AC-4.3
PROJECT NO. 14060	REV. NO.

# BUILDING #3

DATE	BY	REVISION

--

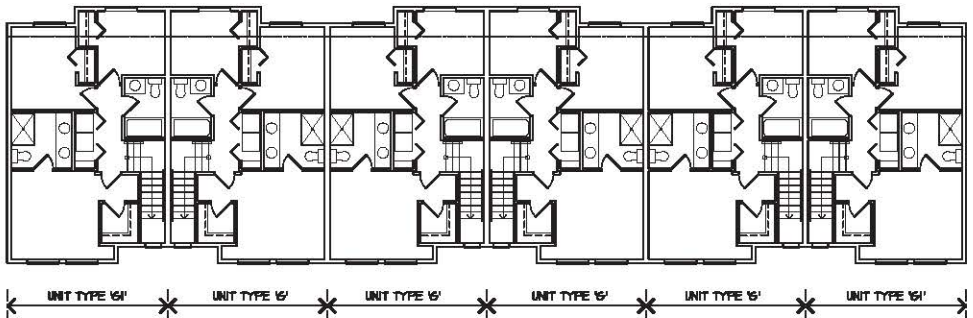
DESIGN : DN	DRAWN :	DATE : 14th 2018	SCALE : 1/4" = 1'-0"
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CLIENT :	DAMEON + SAWYER
PROJECT :	TOPHOUSE DEVELOPMENT 64TH AVENUE SURREY
SHEET CONTENT :	BUILDING PLANS

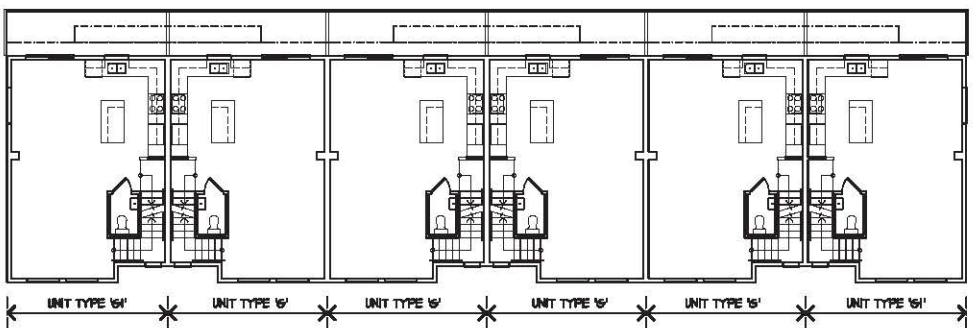
**barnett dembek**

UNIT 135,  
7330 130 STREET,  
SURREY, B.C.  
V3W 1H8

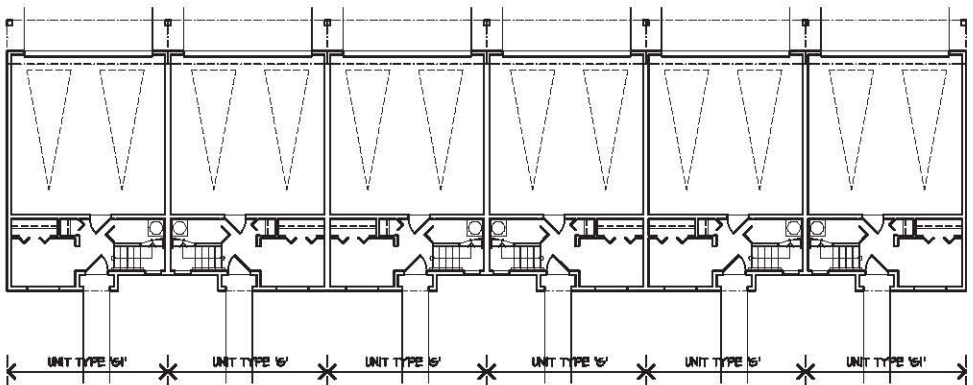
PHONE: (604) 587-7100  
FAX: (604) 587-8089  
EMAIL: mail @ bdnr.com



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



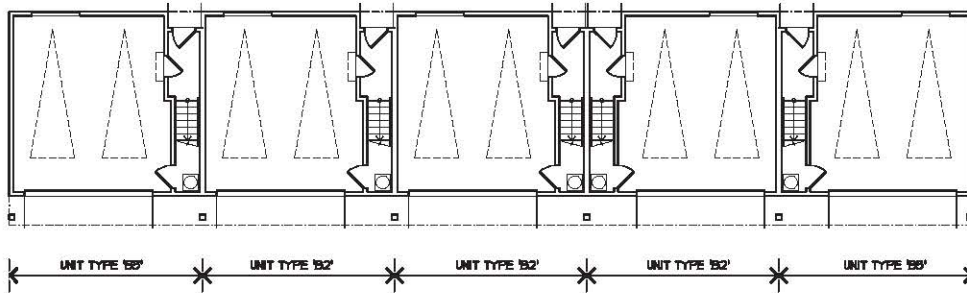
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SCALE: 1/8" = 1'-0"



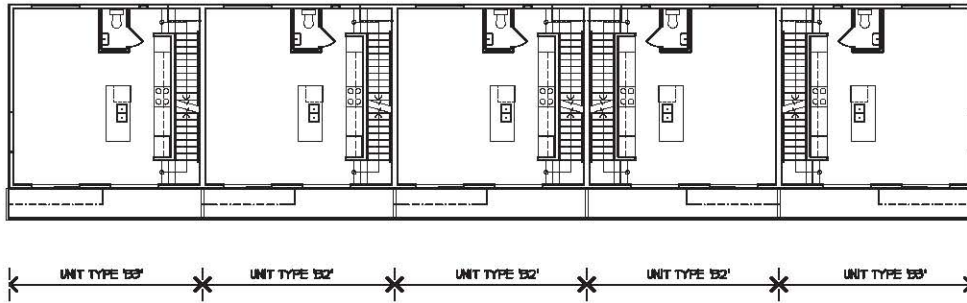
**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**BUILDING #4**

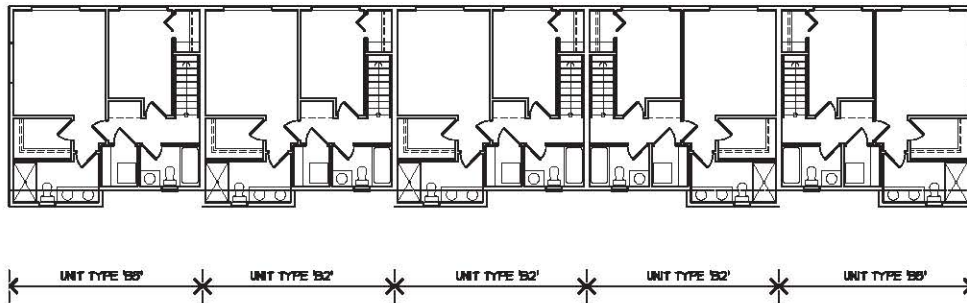
CLIENT NO.	601	SHEET NO.	AC-4A
PROJECT NO.	14060	REV. NO.	



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



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



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

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ASSUMED FOR ANY ERRORS OR OMISSIONS  
HEREIN. THE USER SHALL BE RESPONSIBLE FOR  
VERIFYING THE ACCURACY OF ALL DATA.  
DATE: 08/13/10

NO.	DATE	BY	REVISION

DESIGN : DN :	DRAWN :	DATE : 14th JUL 2010	SCALE : 1/8" = 1'-0"
CLIENT : DAMSON + SAWYER		PROJECT : TOWNHOUSE DEVELOPMENT 64TH AVENUE, SURREY	
SHEET CONTENTS :		BUILDING PLANS	

**barnett dembek**

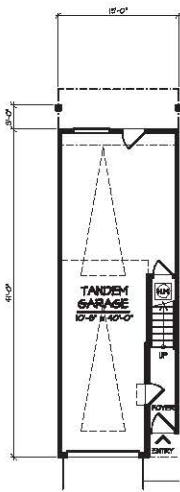
UNIT 135,  
7538 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 587-7100  
FAX: (604) 587-2089  
EMAIL: mail @ bdnr.com

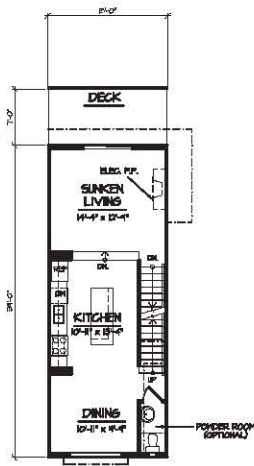
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PROJECT NO. 14060	REV. NO.

**BUILDING #5**

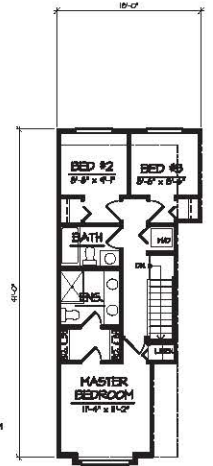
DISCLAIMER: ALL DIMENSIONS AND THE SHOWN LOCATIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY VARY FROM THE ACTUAL CONSTRUCTION. BARNETT DEMBEK ARCHITECTS INC. IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR CONFLICTS THAT MAY OCCUR. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS.



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA 81 S.F.  
GARAGE AREA 324 S.F.

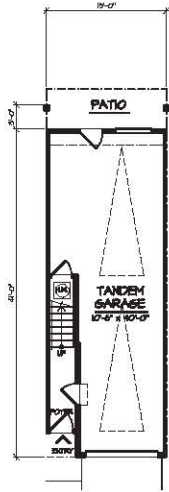


**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
585 S.F.



**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
622 S.F.

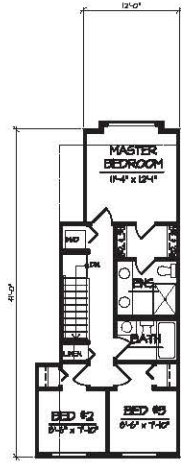
**UNIT TYPE 'A1'**  
TOTAL FLOOR AREA 1288 S.F.  
(GARAGE NOT INCLUDED)



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA 81 S.F.  
GARAGE AREA 324 S.F.



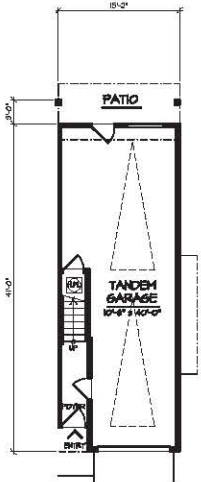
**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
585 S.F.



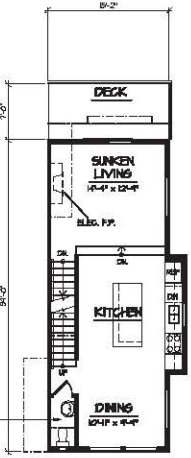
**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
622 S.F.

**UNIT TYPE 'A2'**  
TOTAL FLOOR AREA 1288 S.F.  
(GARAGE NOT INCLUDED)

DESIGNER	
DRAWN	
DATE	
SCALE	
NO.	
REV.	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA 81 S.F.  
GARAGE AREA 330 S.F.



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
624 S.F.



**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
624 S.F.

**UNIT TYPE 'A2'**  
TOTAL FLOOR AREA 1334 S.F.  
(GARAGE NOT INCLUDED)

DESIGNER	
DRAWN	
DATE	
SCALE	
NO.	
REV.	
DATE	
BY	
DATE	
BY	
DATE	

**barnett dembek**

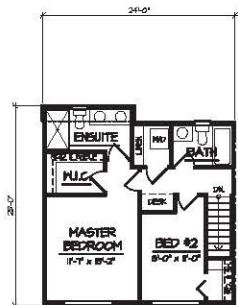
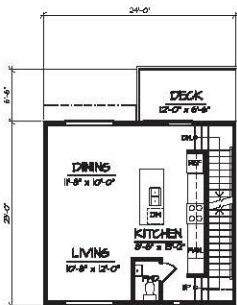
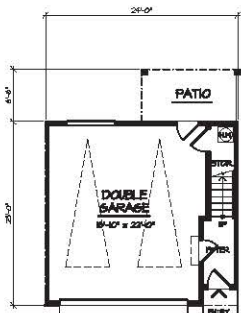
UNIT 135,  
7838 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 587-7100  
FAX: (604) 587-8089  
EMAIL: mail@barnett.com

CLIENT: DANSON + SMYTER  
PROJECT: TOWNHOUSE DEVELOPMENT  
64TH AVENUE, SURREY  
SHEET CONTENTS:  
UNIT PLANS

CLIENT NO.	681	SHEET NO.	AC-5.1
PROJECT NO.	14060	REV. NO.	

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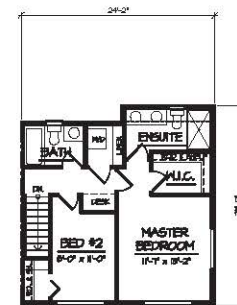
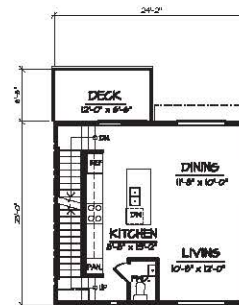
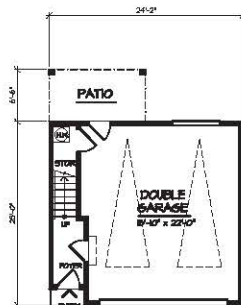


**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA 41 S.F.  
GARAGE AREA 435 S.F.

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
552 S.F.

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
573 S.F.

**UNIT TYPE 'B'**  
TOTAL FLOOR AREA 1216 S.F.  
(GARAGE NOT INCLUDED)



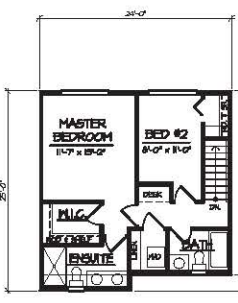
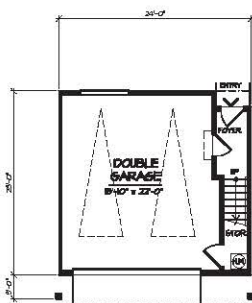
**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA 41 S.F.  
GARAGE AREA 431 S.F.

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
556 S.F.

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
571 S.F.

**UNIT TYPE 'B1'**  
TOTAL FLOOR AREA 1226 S.F.  
(GARAGE NOT INCLUDED)

REVISION	
DATE	
BY	
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DATE	
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DATE	
BY	
CHK	
APP	

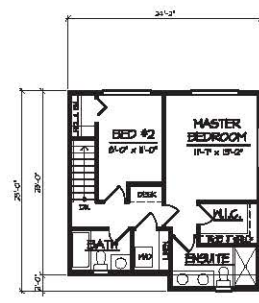
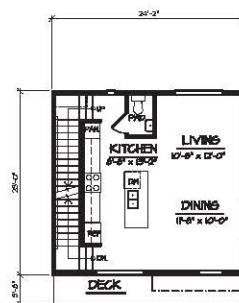
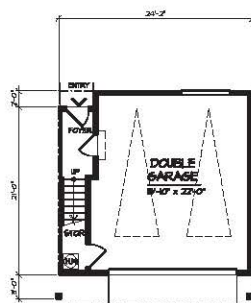


**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA 41 S.F.  
GARAGE AREA 433 S.F.

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
552 S.F.

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
573 S.F.

**UNIT TYPE 'B2'**  
TOTAL FLOOR AREA 1216 S.F.  
(GARAGE NOT INCLUDED)



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA 41 S.F.  
GARAGE AREA 431 S.F.

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
556 S.F.

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
571 S.F.

**UNIT TYPE 'B3'**  
TOTAL FLOOR AREA 1226 S.F.  
(GARAGE NOT INCLUDED)

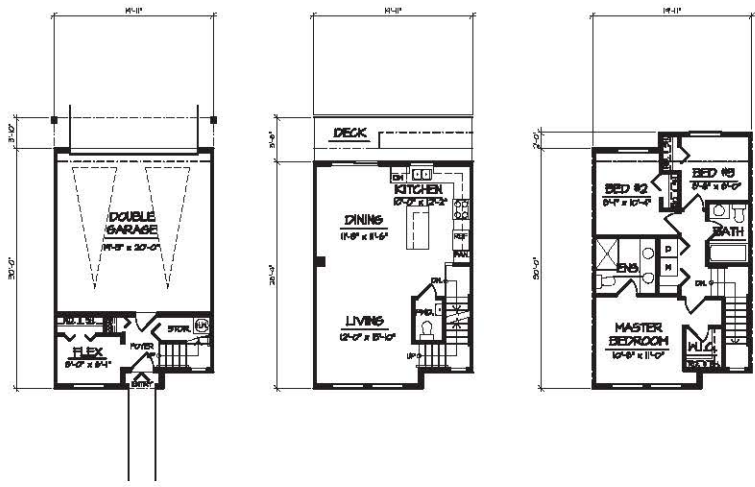
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DATE :	
BY :	
CHK :	
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BY :	
CHK :	
APP :	
DATE :	
BY :	
CHK :	
APP :	
DATE :	
BY :	
CHK :	
APP :	

**barnett dembek**

UNIT 135,  
7838 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 587-7100  
FAX: (604) 587-8089  
EMAIL: mail @ bdnr.com

CLIENT :	DAWSON + SMITHERS
PROJECT :	TOWNHOUSE DEVELOPMENT 64TH AVENUE, SURREY
SHEET CONTENTS :	UNIT PLANS
CLIENT NO.	601
SHEET NO.	AC-5.2
PROJECT NO.	
REV. NO.	14060

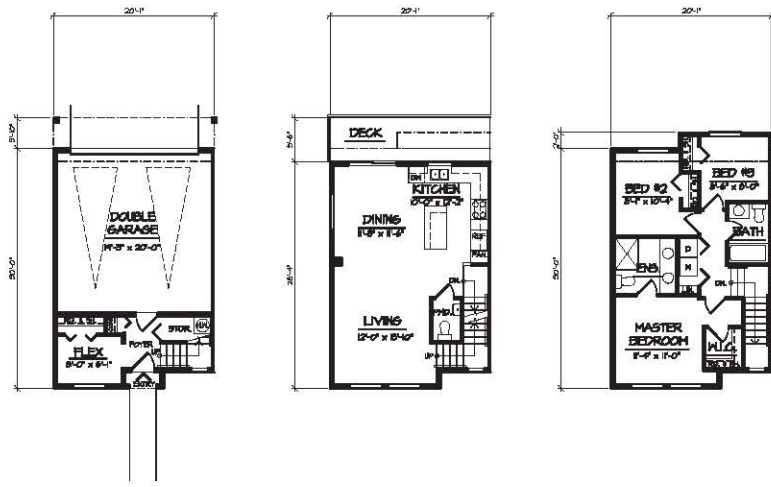


**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA 157 S.F.  
GARAGE AREA 406 S.F.

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
552 S.F.

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
608 S.F.

**UNIT TYPE 'G'**  
TOTAL FLOOR AREA 1321 S.F.  
(GARAGE NOT INCLUDED)



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA 164 S.F.  
GARAGE AREA 412 S.F.

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
557 S.F.

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
614 S.F.

**UNIT TYPE 'G1'**  
TOTAL FLOOR AREA 1340 S.F.  
(GARAGE NOT INCLUDED)

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DESIGNER	DATE
DRAWN	DATE
CHECKED	DATE
APPROVED	DATE
REVISIONS	

CLIENT: DANSON + SMYTER
PROJECT: TOWNHOUSE DEVELOPMENT 64TH AVENUE, SURREY
SHEET CONTENTS: UNIT PLANS

**barnett dembek**

UNIT 135,  
7838 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 587-7100  
FAX: (604) 587-2089  
EMAIL: mail@bdorinc.com

CLIENT NO.	601	SHEET NO.	AC-53
PROJECT NO.	14060	REV. NO.	



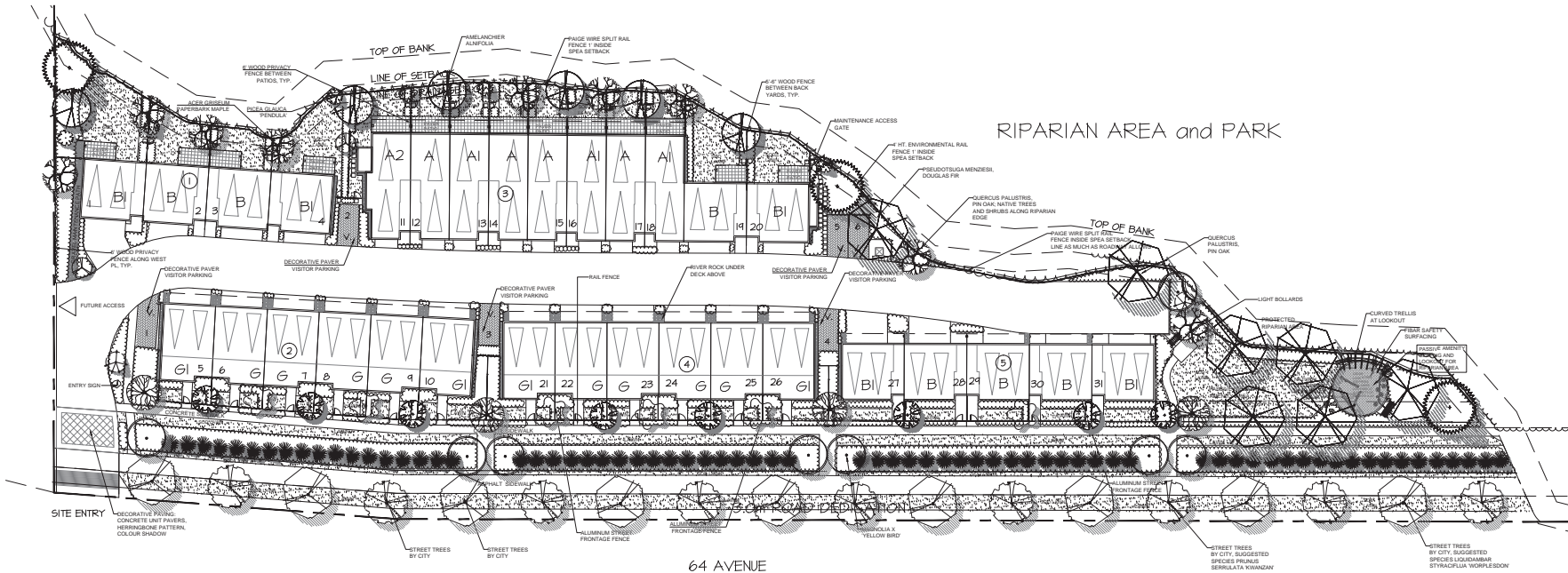
SEAL:

TREE IMAGES



PLANT SCHEDULE			
		PMG PROJECT NUMBER: 14-145	
KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE			
3	9	ACER GRISEUM	PAPERBARK MAPLE
6	6	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE
8	8	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE
2	2	AMELANCHIER ALNIFOLIA	SERVICEBERRY
2	2	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM
4	4	MAGNOLIA VIRGINIANA 'MOON GLOW'	SWEETBAY MAGNOLIA (WHITE)
4	4	MAGNOLIA x 'YELLOW BIRD'	YELLOW BIRD MAGNOLIA
6	6	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE
2	2	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE
3	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
7	7	QUERCUS PALustris	PIN OAK
71	71	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR
			PLANTED SIZE / REMARKS
			8CM CAL, 1.8M STD, 8.8B
			2.5M HT, 8.8B, UPRIGHT FORM
			3CM CAL
			8CM CAL, 2M STD, 8.8B
			3M HT, 1M STD.
			9CM CAL, 1M STD.
			2.5M HT, 8.8B
			2.5M HT, 8.8B
			8CM CAL
			3.0M HT, 8.8B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMTA 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 OPTIONAL 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 STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



RIPARIAN AREA and PARK

64 AVENUE


4	15 MAY 24	REV. AS PER MEAL COMMENTS	MM
3	15 MAY 23	NEW SITE PLAN	MM
2	15 APR 24	UPDATES TO NEW SITE PLAN	CSL
1	14 OCT 20	SITE PLAN	RC
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:  
**31 UNIT TOWNHOMES**  
64TH AVE. AND 194TH ST.  
SURREY, BC

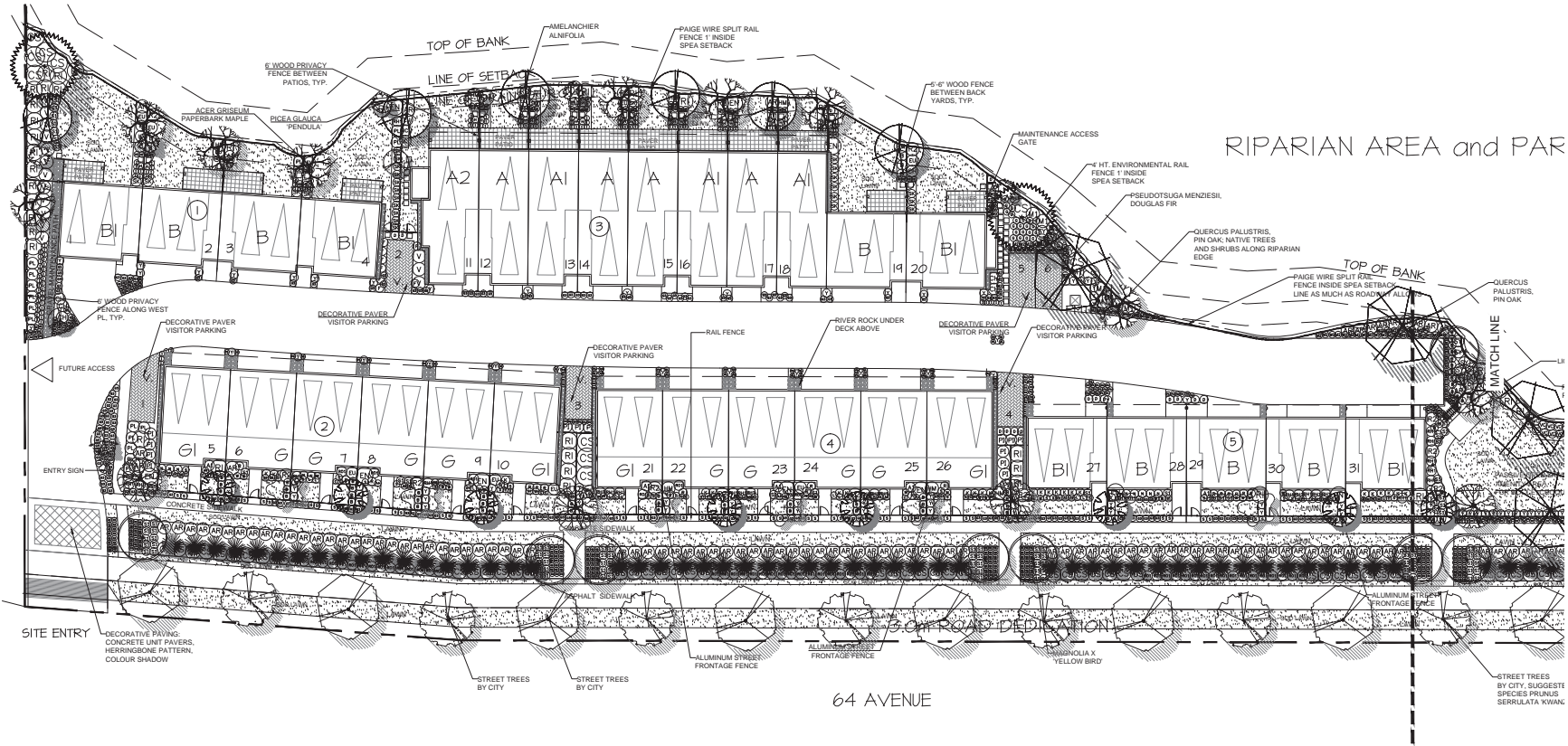
DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 14.OCT.23 DRAWING NUMBER:  
SCALE: 1" = 20' 0"  
DRAWN: RC  
DESIGN: RC  
CHKD: MC OF 4

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604.294-0011 • f. 604.294-0022

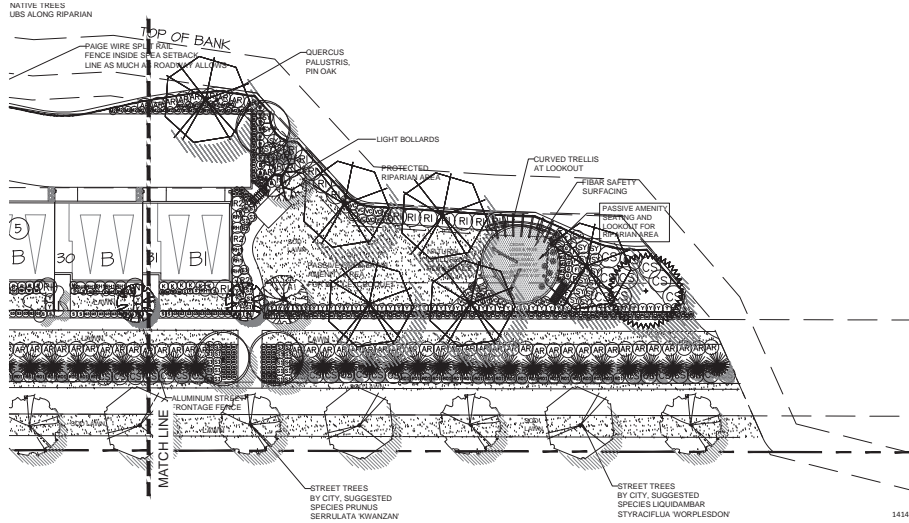
SEAL:



RIPARIAN AREA and PAR

64 AVENUE

SEE COMPREHENSIVE PLANT SCHEDULE LIST ON L3



NO.	DATE	REVISION DESCRIPTION	DR.
1	14 OCT 20	SUBMIT PLAN	RC
2	15 MAR 21	UPDATES TO NEW SITE PLAN	RC
3	15 MAY 23	NEW SITE PLAN	MM
4	15 MAY 24	REV. AS PER MAIL COMMENTS	MM

NO.	DATE	REVISION DESCRIPTION	DR.
1	14 OCT 20	SUBMIT PLAN	RC
2	15 MAR 21	UPDATES TO NEW SITE PLAN	RC
3	15 MAY 23	NEW SITE PLAN	MM
4	15 MAY 24	REV. AS PER MAIL COMMENTS	MM

CLIENT:

PROJECT:

**31 UNIT TOWNHOMES**  
64TH AVE. AND 194TH ST.  
SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN**

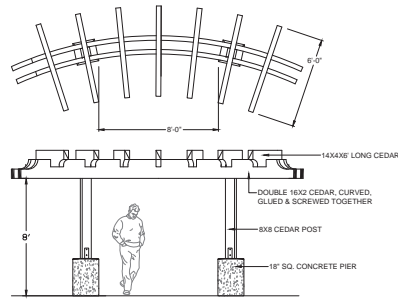
DATE: 14 OCT 23 DRAWING NUMBER:  
SCALE: 1/16" = 1'0"  
DRAWN: RC  
DESIGN: RC  
CHKD: MC

**L2**

OF 4

14145-5-23P PMG PROJECT NUMBER: 14-145

SEAL:



**NOTES:**

- ALL WOOD S4S, NO. 2 GRADE CEDAR (MIN.). POSTS TO BE FREE OF CRACKS
- COAT ALL WOOD WITH 2 COATS PRESERVATIVE (EITHER PROPERFIN WOOD STAIN SUCH AS BEHR GEMTRANSPARENT STAIN - COLOUR TO MATCH BUILDING TRIM (CONFIRM WITH LANDSCAPE ARCHITECT) PRIOR TO APPLICATION)

**1 CURVED PERGOLA**  
1/8" = 1'-0"

**PLANT SCHEDULE**

PMG PROJECT NUMBER: 14-145

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SH (SL)				
AR	133	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	43 POT; 80CM
A4	6	AZALEA JAPONICA 'GRUBB'S CRIMSON'	AZALEA, PINKISH-RED	43 POT; 40CM
B	22	AZALEA JAPONICA 'HARDIZER'S BEAUTY'	AZALEA, LIGHT PINK	42 POT; 25CM
CH	58	BUXUS SEMPERVIRENS	COMMON BOXWOOD	43 POT; 40CM
CS	6	CHORUS TENATA	MEXICAN MOOK ORANGE	43 POT; 50CM
EN	76	CORNUS SERICEA	RED OSIER DOGWOOD	42 POT; 50CM
EM	13	ENKIANTHUS CAMPANULATUS	ENKIANTHUS	43 POT; 50CM
FM	8	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	COMPACT WINGED BURNING BUSH	42 POT; 30CM
IC	5	ILEX CRENATA 'CONVEXA'	BIGLEAF HYDRANGEA (BLUE)	43 POT; 80CM
K	25	KALIJIA LATIFOLIA 'ELF'	JAPANESE HOLLY	43 POT; 50CM
M	9	MAHONIA AQUIFOLIUM	DWARF MOUNTAIN LAUREL	43 POT; 50CM
N	12	NANDINA DOMESTICA 'MOONBAY'	OREGON GRAPE HOLLY	43 POT; 50CM
PI	14	PIERIS JAPONICA 'MOUNTAIN FIRE'	DWARF HEAVENLY BAMBOO	43 POT; 50CM
R	15	PRUNUS LAUROCECERUS 'OTTO LUYKEN'	JAPANESE ANDROMEDA	43 POT; 50CM
Rz	16	RHODODENDRON 'ANAH KRUSCHKE'	OTTO LUYKEN LAUREL	43 POT; 80CM
Rz	18	RHODODENDRON 'BOW BELLS'	RHODODENDRON, BLUE	43 POT; 50CM
Rz	31	RHODODENDRON P. JIM	RHODODENDRON LIGHT PURPLE; E. MAY	43 POT; 50CM
RO	46	RIBES SANGUINEUM 'KING EDWARD'	KING EDWARD FLOWERING CURRANT	43 POT; 80CM
RO	82	ROSA MEDIALAND BONICA	BONICA ROSE	42 POT; 40CM
SK	27	SKIBIMIA JAPONICA (10% MALE)	JAPANESE SKIBIMIA	42 POT; 30CM
SK	97	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	42 POT; 40CM
SY	25	SYMPHORICARPOS 'MAGIC BERRY'	SYMPHORICARPOS; PINK BERRIES	42 POT; 30CM
SY	138	TAXUS X MEDIA 'HELIX'	HELL'S VEIN	80B; 1.5M
VO	25	VACCINIUM CORYMBOSUM 'NORTH BLUE'	BLUEBERRY	43 POT; 60CM
VO	15	VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	43 POT; 50CM
VO	13	WEIGELA FLORIDA 'MIDNIGHT WINE'	PURPLE DWARF WEIGELA	43 POT; 80CM
W				
W	126	CAREX OSHIMENSIS 'EVERGOLD'	SILVER VARIEGATED SEDGE	41 POT
W	230	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	42 POT
W	338	BIPERATA CYLINDRICA 'RED BARKON'	BLOOD GRASS	41 POT
W	6	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	43 POT
W	12	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	41 POT
W	101	STIPA TENUSSIIA	MEXICAN FEATHER GRASS	41 POT
W				
W	48	HEMEROCALLIS 'WHITE TEMPTATION'	DAVILY, WHITE	41 POT; 20CM
W	20	HOSTA FORTUNER VARIEGATA	VARIEGATED HOSTA	41 POT; 1 EVE; HEAVY SHADE
W	12	LANGENDIA ANGUSTIFOLIA 'HIDDOTE BLUE'	ENGLISH LAVENDER	41 POT
W				
W	20	CALLUNA VULGARIS 'SEARLEY'	SCOTS HEATHER; WHITE	41 POT
W	15	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AULIUM FERN	42 POT; 45CM
W	8	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	41 POT
W	27	GALLIOTERIA SHALLOW	SALAL	41 POT; 20CM
W	75	MAHONIA NERVOSA	LONGLEAF MAHONIA	43 POT; 60CM
W	93	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	41 POT; 15CM
W	17	POLYSTICHUM MUNITIUM	WESTERN SWORD FERN	41 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DESIGNED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \*\* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT TIME 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 WORKSMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

LANDSCAPE FINISHES:  
PATIOS - CONCRETE PAVERS - 18" SQUARE  
VISITOR PARKING STALLS - CONCRETE UNIT PAVERS, HERRINGBONE PATTERN, COLOUR: SHADOW  
SITE ENTRY: CONCRETE UNIT PAVERS, HERRINGBONE PATTERN, COLOUR SHADOW  
UNIT ENTRIES: CIP CONCRETE  
UNIT DRIVEWAYS: BROOM FINISH CONCRETE  
ROADWAY: ASPHALT UNLESS NOTED  
BENCHES: FRANCES ANDREW GARDEN BENCH  
LIGHTS: LUMEC OR EQUAL AS SPECIFIED BY ELEC. CONSULTANT

NO.	DATE	REVISION DESCRIPTION	DR.
4	15 MAY 24	REV. AS PER MEAL COMMENTS	MM
3	15 MAY 23	NEW SITE PLAN	MM
2	15 APR 24	UPDATES TO NEW SITE PLAN	CS
1	14 OCT 23	SHRUB PLAN	RC

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**31 UNIT TOWNHOMES**

64TH AVE. AND 194TH ST.  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE DETAIL  
& PLANT LIST**

DATE: 14 OCT 23 DRAWING NUMBER:

SCALE: AS NOTED

DRAWN: RC

DESIGN: RC

CHKD: MC

**L3**

PMG PROJECT NUMBER: 14-145

14-145-5.2P

14-145



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

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

DATE: **June 10, 2015** PROJECT FILE: **7814-0311-00**

---

RE: **Engineering Requirements  
Location: 19343 - 64 Avenue**

### REZONE/SUBDIVISION

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

- Dedicate 0.942 metres on 194 Street for a total of 22.000 metres collector road;
- Dedicate 2.942 metres on 64 Avenue for a total of 30.000 metres arterial road;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 194 Street and 64 Avenue;
- Dedicate as road (without compensation) Pcl D Bylaw Plan 81847 on a road dedication or subdivision plan;
- Provide 0.500 metre wide SROW along 194 Street frontage; and
- Provide 2.700 metre wide SROW along 64 Avenue frontage
- Register SROW for drainage access along riparian area.

#### *Works and Services*

- Construct 4.0 metre wide Multi-Use-Pathway (MUP) on 64 Avenue.
- Construct 1.8 metre wide concrete sidewalk on 194 Street.
- Construct sanitary sewer main on 64 Avenue.
- Review drainage plan for area and address off-site/on-site requirements.
- Register reciprocal access easements and restrictive covenants for water quality, right-in/right out on 64 Avenue and for on-site detention (if required).
- Provide service connections to the site.
- Pay applicable DCC frontender agreement charges.
- An agreement with the City is also required for installation, monitoring and maintenance of riparian works on lands conveyed to the City.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, April 22, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0311 00

**SUMMARY**

The proposed 32 townhouse units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	9
Secondary Students:	5

September 2014 Enrolment/School Capacity

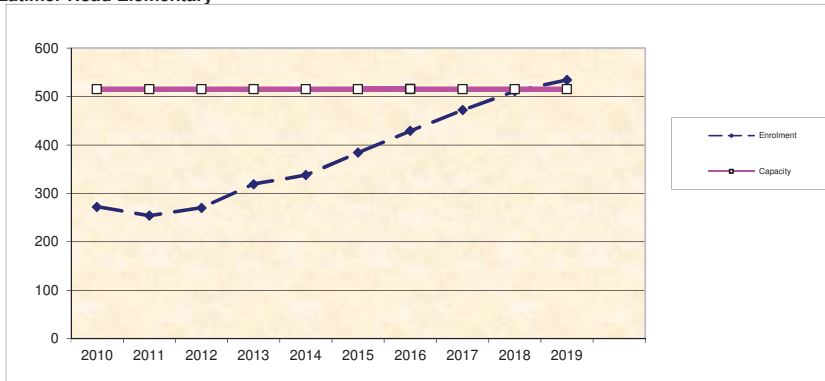
<b>Latimer Road Elementary</b>	
Enrolment (K/1-7):	47 K + 291
Capacity (K/1-7):	40 K + 475
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1270
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

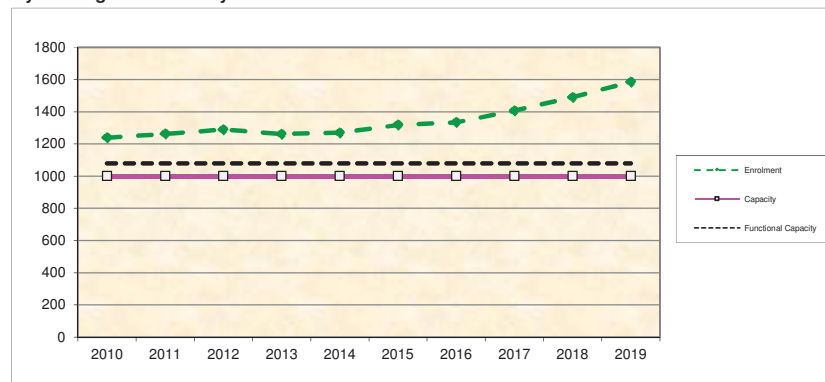
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

To reduce overcrowding at surrounding schools, boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010 and from Katzie Elementary to Latimer Road for 2016. A Montessori program was added to Latimer Road Elementary in September 2013 which will accelerate enrolment growth at Latimer Road. The school district, as a high priority in its capital plan, has requested two new elementary schools in the Clayton area to accommodate existing and projected enrolment pressures. The school district has received capital project approval for a new North Clayton Area Secondary (site #215) that will relieve overcrowding at Lord Tweedsmuir Secondary, Clayton Heights Secondary and North Surrey Secondary.

**Latimer Road Elementary**



**Clayton Heights 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

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## Tree Preservation Summary

**Surrey Project No: 14-0311-00**

**Address:** 19343 - 64 Avenue, Surrey, BC

**Registered Arborist: Peter Mennel**

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	34
<b>Protected Trees to be Removed</b>	34
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>21 \times \underline{\text{one (1)}} = 21</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>13 \times \underline{\text{two (2)}} = 26</math></li> </ul>	47
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	34*

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

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

Signature of Arborist:

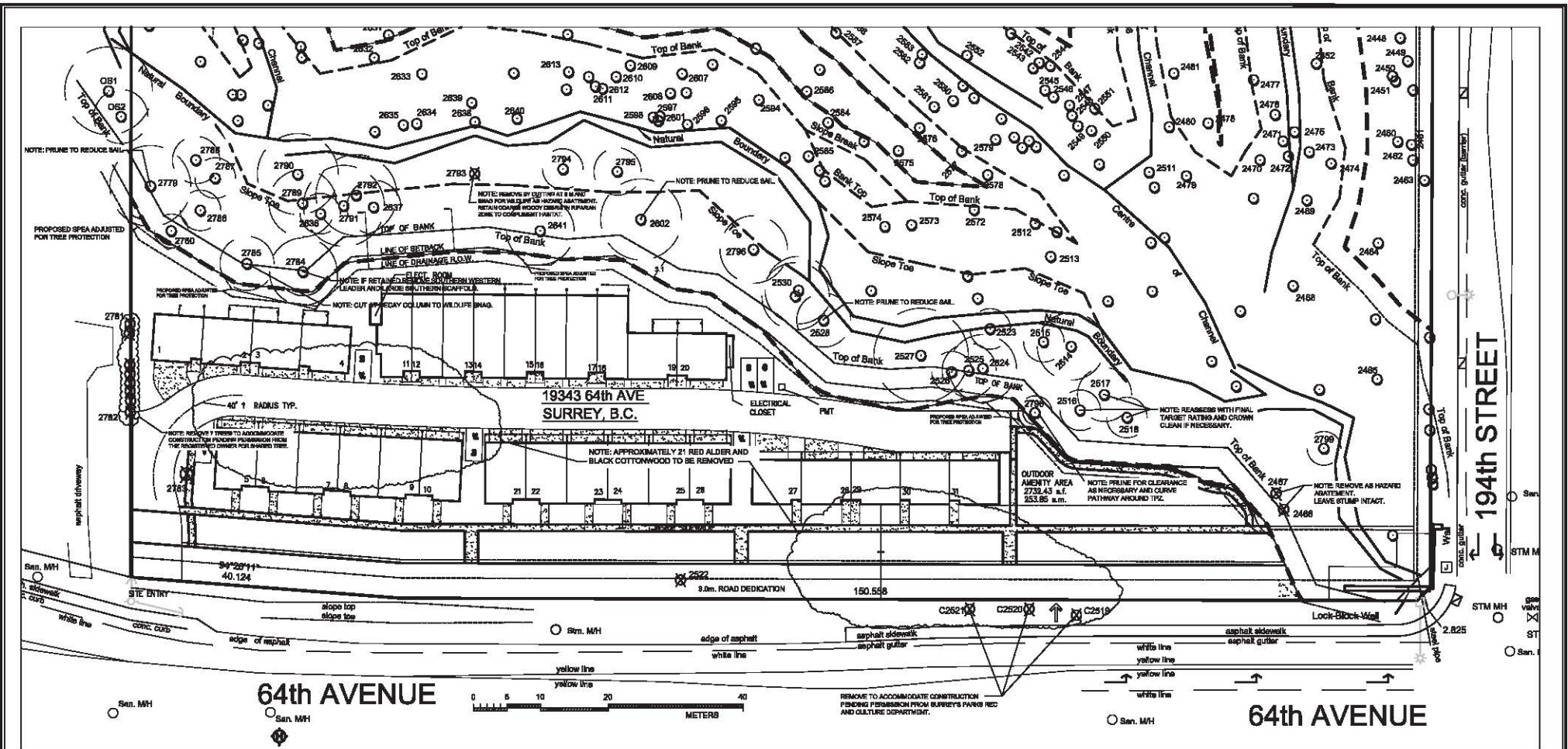
Date: April 27, 2015

\*Includes trees reviewed for the Engineering Department environmental review and SPEA calculation south of the natural boundary (watercourse). Many other trees are north of the watercourse in the riparian zone.







Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





**LEGEND**

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
-  PROPOSED SPEA

NOTE: TREES LESS THAN 30 CM DIAMETER HAVE BEEN REMOVED FROM PLAN

NOTE: ALL TREES WITHIN AND NORTH OF SPEA TO BE REASSESSED BY PARKS, RECREATION AND CULTURE.

STAMP	NO.	DATE	BY	REVISION
	1	FEB2015	SL	CHANGES TO SPEA

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

8105, 8277 128 St.  
Surrey, British Columbia  
V3W 0A8  
Ph: (778) 583-0300  
Fax: (778) 683-0302  
Mobile: (804) 240-0308  
Email: mrfadum@fadum.ca

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PROJECT TITLE  
**19343 64 AVE.,**  
**SURREY, B.C.**

DRAWN TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**  
CLIENT

DRAWN  
SCALE  
AS SHOWN  
DATE  
MAY 6, 2016

**T-1**  
SHEET 1 OF 1



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0311-00

Issued To: SURREY 1628 INVESTMENTS LTD., INC. NO. 385667  
("the Owner")

Address of Owner: Unit 108, 329 - Main Street  
Vancouver, BC V6A 2S9

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: 002-360-756

Lot 1 Except: Parcel D (Bylaw Plan 81847) Section 15 Township 8 New Westminster District Plan 3974

19343 - 64 Avenue

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum rear yard (north) setback for the principal building is reduced from 7.5 metres (25 ft.) to 3.3 metres (11 ft.); and
  - (b) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum west side yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

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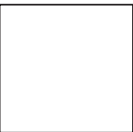
Mayor – Linda Hepner

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City Clerk – Jane Sullivan

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ISSUED FOR	
BY	
DATE	
ISSUE	
DATE	
REV. NO.	
DATE	
BY	
DATE	



640-C.dwg

DESIGN :	DN
DRAWN :	
DATE :	June 2, 2005
SCALE :	1" = 30'-0"

CLIENT :	DAMBON & SAWYER
PROJECT :	TOWNHOUSE DEVELOPMENT 64TH AVENUE, SURREY
SHEET CONTAINS :	CONCEPTUAL SITE PLAN

barnett dembek

UNIT 135,  
7556 130 STREET,  
SURREY, B.C.  
V3W 1H8

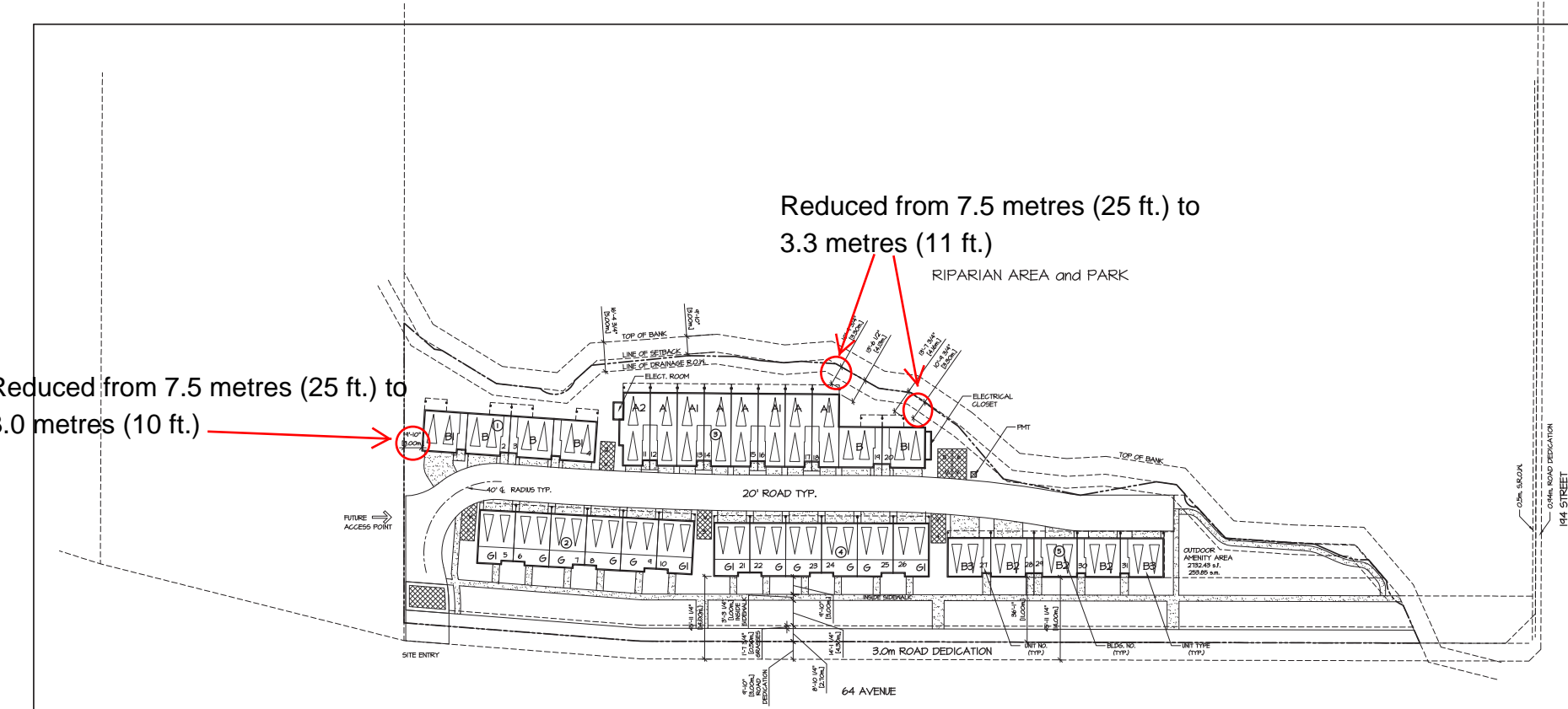
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@bdarkitex.com

CLIENT NO.	601	SHEET NO.	AC-1.0
PROJECT NO.	14060	REV. NO.	

Reduced from 7.5 metres (25 ft.) to 3.3 metres (11 ft.)

RIPARIAN AREA and PARK

Reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.)



TOWNHOUSE DEVELOPMENT at 64th AVENUE, SURREY, BC

DEVELOPMENT DATA

ZONING :	RM-30		
NET SITE AREA:	63,549.60 S.F.	5,903.97 m <sup>2</sup>	
	1.46 Ac.	0.99 Ha.	
DENSITY :			
PROPOSED:	44 UNITS	30.0 U.P./Ac	75.0 U.P./Ha
PROPOSED:	31 UNITS	21.2 U.P./Ac	52.5 U.P./Ha
F.A.R. : (GARAGE NOT INCLUDED.)			
APPROVED:	0.90	57,194.8 S.F.	5,313.6 m <sup>2</sup>
PROPOSED:	0.64	40,539.0 S.F.	3,766.2 m <sup>2</sup>
SITE COVERAGE :			
APPROVED:	45.0%	28,597.4 S.F.	2,656.8 m <sup>2</sup>
PROPOSED:	32.5%	20,662.6 S.F.	1,919.6 m <sup>2</sup>

PARKING :	
PROVIDED:	62 (RESIDENT)
	6 (VISITORS)
TOTAL:	68 SPACES

AMENITY AREA :	
INDOOR AMENITY	
REQUIRED:	32 / UNIT 992.0 S.F. 92.2 m <sup>2</sup>
PROVIDED:	- S.F. - m <sup>2</sup>
OUTDOOR AMENITY	
REQUIRED:	32 / UNIT 992.0 S.F. 92.2 m <sup>2</sup>
PROVIDED:	2,732.4 S.F. 253.9 m <sup>2</sup>

UNIT BREAKDOWN:	
UNIT TYPE A	3 BED TANDEM 1,208
UNIT TYPE A1	3 BED TANDEM 1,208
UNIT TYPE A2	3 BED TANDEM 1,334
UNIT TYPE B	2 BED DOUBLE 1,218
UNIT TYPE B1	2 BED DOUBLE 1,226
UNIT TYPE B2	2 BED DOUBLE 1,218
UNIT TYPE B3	2 BED DOUBLE 1,226
UNIT TYPE G	2 BED DOUBLE 1,327
UNIT TYPE G1	2 BED DOUBLE 1,340
TOTAL:	31 UNITS = 40,539.0 S.F. 3,766.19 m <sup>2</sup>

CONCEPTUAL SITE PLAN  
SCALE: 1" = 30'-0"

