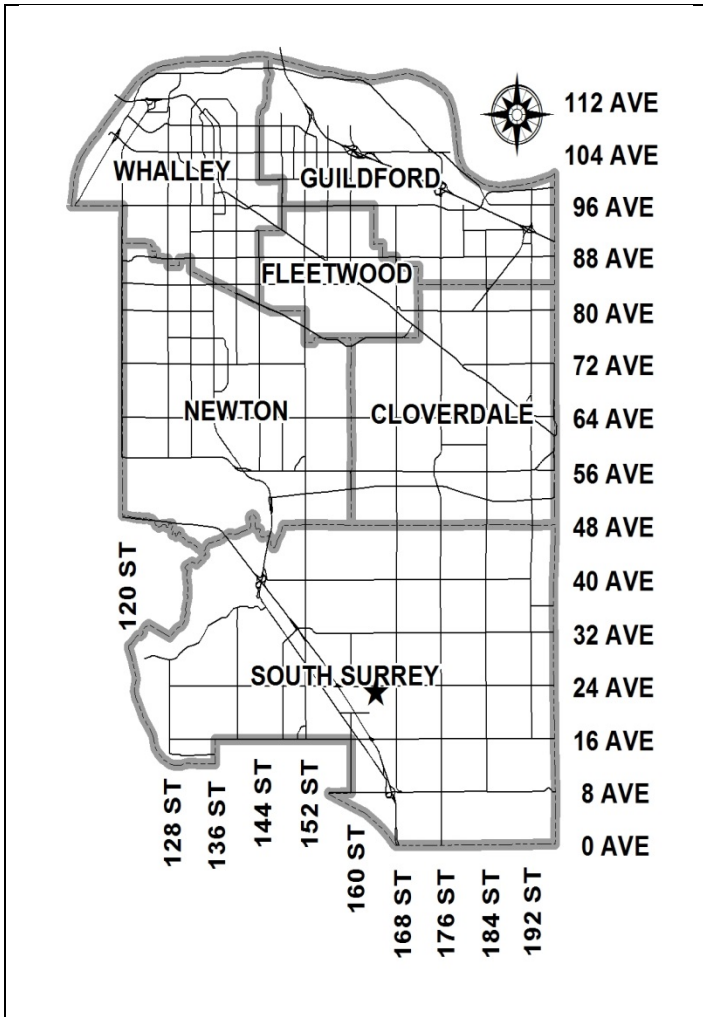


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0031-00

Planning Report Date: November 30, 2015



PROPOSAL:

- **NCP Amendment** from “Cluster Housing 10-15 upa” to “Multiple Residential 15-25 upa”
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 30 townhouse units.

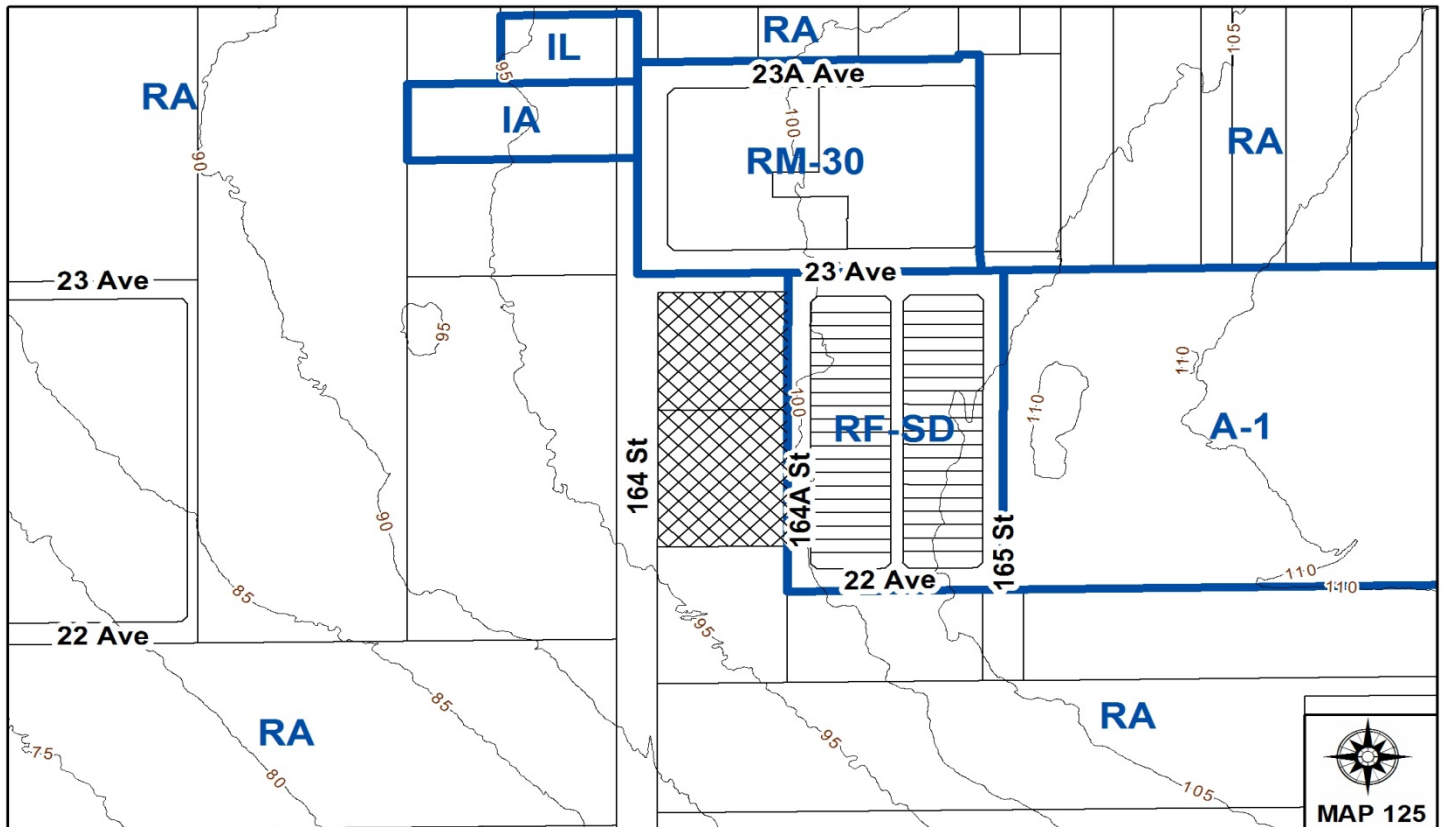
LOCATION: 2256 & 2286 - 164 Street

OWNERS: Roberto Velenosi & 1024007 BC Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Housing 10-15 upa



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 proposing to amend the site's Neighbourhood Concept Plan (NCP) designation from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa".
- The applicant is proposing a Development Variance Permit to vary setbacks.
- The applicant is proposing to eliminate the indoor amenity space provided on the subject site.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The applicant is proposing an increase of 5 units per hectare (uph)/2 units per acre (upa) over the site's current 37 uph (15 upa) designation. Given the applicant's efforts to retain trees and the proposed contribution to aid the future redevelopment of 2216 – 164 Street to the south, which is heavily encumbered by proposed road allowance, there is merit in considering a slight increase in density.
- The proposed setbacks achieve a more urban, pedestrian streetscape.
- The proposed elimination of indoor amenity space on the subject site is supportable given the applicant's proposal that the indoor amenity space on the neighbouring project to the north (The Hamptons at 16458 – 23A Avenue) be shared between the subject site and The Hamptons. The shared indoor amenity space arrangement will be secured via a shared access and maintenance agreement. The applicant is proposing to address the shortfall in indoor amenity space with a cash-in-lieu contribution in accordance with City policy.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. 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)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the amount of required indoor amenity space (ie. 90 square metres/970 square feet) on the subject site.
3. Council authorize staff to draft Development Permit No. 7915-0031-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0031-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.), with a cantilevered second floor at 3.1 metres (10 ft.) for Unit 15 only;
 - (b) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.), and to 1.4 metres (5 ft.) for a garden shed; and
 - (c) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) 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;

- (g) registration of a shared access and maintenance easement on the title of the subject site and the townhouse development at 16458 - 23A Avenue (“The Hamptons”) for shared use of the indoor amenity building located on The Hamptons’ site;
 - (h) the applicant adequately address the impact of no indoor amenity space;
 - (i) completion of a P-15 agreement with the City to ensure completion and maintenance of riparian enhancement works on conveyed lands, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
 - (j) input from Senior Government Environmental Agencies; and
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning & Development Department.
6. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate the land from “Cluster Housing 10-15 upa” to “Multiple Residential 15-25 upa” when the project is considered for final adoption.

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 Pacific Heights Elementary School
 5 Secondary students at Earl Marriott School
 (Appendix V)
 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: No concerns.
- Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on large acreage properties.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 23 Avenue):	Townhouse complex.	Urban/ Multiple Residential 15-25 upa	RM-30
East (Across 164A Street):	Semi-detached housing.	Urban/ Medium Density Residential 10-15 upa	RF-SD
South:	Vacant lot.	Urban/ Cluster Residential 10-15 upa	RA
West (Across 164 Street):	Single family residential on large acreage property, under application for townhouses, pre-Council (File No. 7915-0087-00).	Urban/ Cluster Residential 10-15 upa and Multiple Residential 15-25 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the subject site from “Cluster Housing 10-15 upa” to “Multiple Residential 15-25 upa”.
- The applicant is proposing a net density of 42 uph (17 upa), which is slightly above the 37 uph (15 upa) permitted by the current NCP designation.
- The subject site is identified in the NCP as being in a consolidation area with the property to the south (2216 – 164 Street), the 164 Street road allowance and a portion of the property to the west at 2215 – 164 Street. However, the consolidation, which would have provided more flexibility to allow for the implementation of the “Cluster Housing 10-15 upa” NCP designation, is not able to be achieved.
- The City is retaining ownership of the 164 Street road allowance for preservation of the drainage corridor and for tree retention, which reduces the ability of the subject site to develop with the parcel on the west side of 164 Street. In addition, the applicant has documented efforts to consolidate with the property to the south (2216 – 164 Street) but the owner to the south is not willing to develop at this time. Therefore the subject application is only for two of the parcels identified in the consolidation area. The applicant is proposing to provide a substantial contribution towards works and services to aid in the future redevelopment of 2216 – 164 Street to the south, which is heavily encumbered by proposed road allowance. This will be secured through the Servicing Agreement.

- The applicant is proposing to retain approximately 16% of the mature trees (non-alder/cottonwood) on the site. In addition, the applicant is providing approximately 580 square metres (6,250 sq.ft.) of outdoor amenity space which is far in excess of the 90 square metres (970 sq.ft.) required by the RM-30 Zone.
- No significant concerns were expressed by residents in the vicinity regarding the proposed NCP amendment and rezoning.

DEVELOPMENT CONSIDERATIONS

- The subject 0.88 hectare (2.17 acres) site consists of two parcels located in the Sunnyside Heights NCP at 2256/86 – 164 Street. The site is zoned "One-Acre Residential Zone" (RA) and is designated "Urban" in the Official Community Plan (OCP) and "Cluster Housing 10-15 upa" in the Sunnyside Heights NCP.
- The applicant is proposing:
 - an NCP amendment from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa";
 - to rezone the subject site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30);
 - a Development Permit to allow the development of 30 townhouse units; and
 - a Development Variance Permit to relax building setbacks.
- A subdivision is also proposed for the consolidation of the two parcels into one parcel. In addition to the standard road dedication requirements, a 116 square metre (1,250 sq.ft.) area in the southwest corner of the site is proposed to be conveyed to the City for the purposes of riparian protection, as there is a portion of a yellow-coded watercourse in the adjacent 164 Street road allowance. A P-15 agreement is required for habitat restoration in the riparian area.
- The applicant is proposing to provide 60 resident parking spaces and 6 visitor parking spaces, which meets the minimum parking requirements of the Zoning By-law. The applicant is not proposing any tandem parking spaces.

TREES

- Mike Fadum, 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
Alder and Cottonwood Trees			
Alder/Cottonwood	16	16	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, Paper	6	6	0
Dogwood, Pacific	1	1	0

Tree Species	Existing	Remove	Retain
Cherry	1	1	0
Maple, Norway	1	1	0
Walnut	1	1	0
Willow, Weeping	1	1	0
Coniferous Trees			
Douglas-fir	21	16	5
Pine, Scots	1	1	0
Pine, Ponderosa	1	1	0
Plum, Purple Leaf	1	1	0
Spruce, Sitka	1	1	0
Redwood, Giant	1	0	1
Total (excluding Alder and Cottonwood Trees)	37	31	6
Additional Trees in the proposed Riparian Area	7	0	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		61	
Total Retained and Replacement Trees		67	
Contribution to the Green City Fund		n/a	

- The Arborist Assessment states that there are a total of 37 mature trees on the site, excluding Alder and Cottonwood trees. Sixteen (16) existing trees, approximately 30% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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.
- Table 1 includes an additional 7 protected trees that are located within the riparian area. 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.
- 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 78 replacement trees on the site. Since only 61 replacement trees can be accommodated on the site, the deficit of 17 replacement trees will require a cash-in-lieu contribution of \$5,100, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including Maples, Cedars, Spruce, Pin Ak, Zelkovas and Redbuds.
- In summary, a total of 67 trees are proposed to be retained or replaced on the site with a contribution of \$5,100 to the Green City Fund.

DESIGN PROPOSAL AND REVIEW

- The proposed development contains 30 three-storey and partial three-storey townhouse units that are contained within 9 buildings. All of the units are proposed to have side-by-side double-car garages. No tandem parking unit types are proposed.
- All of the street-fronting units contain active living space on the ground floor which will promote interaction with the public realm. These units have entries facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- The number of units within individual buildings ranges from three to four units. Units range in size from 193 square metres (2,080 sq.ft.) to 225 square metres (2,420 sq.ft.), excluding the garage area.
- The proposed exterior materials include hardi-plank siding (grey colour), hardi-shingles (cream), wood trim (white) and stone veneer (grey-black). Decorative planter boxes are proposed to enhance the exterior elevations. The roofs will be clad in asphalt shingles (grey-black) and include pitched roofs to provide visual interest to the building design.

Amenity Space

- The Zoning By-law requires that 90 square metres (970 sq. ft.) of indoor amenity area and 90 square metres (970 sq. ft.) of outdoor amenity area be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing no indoor amenity building on the subject site but rather to share the existing indoor amenity building on the neighbouring property to the north (The Hamptons at 16458 - 23A Avenue). The applicant, who was also the developer of the Hamptons project, constructed a 222 square metres (2,390 sq.ft.) indoor amenity building on the adjacent site. The shared indoor amenity space will be secured via a shared access and maintenance agreement, which will be required before the project is considered for final adoption of the rezoning By-law. The applicant is proposing to address the shortfall in indoor amenity space (30 units) with a cash-in-lieu contribution (\$36,000) in accordance with City policy.
- The applicant is proposing to provide approximately 580 square metres (6,250 sq.ft.) of outdoor amenity space. The applicant is proposing a barbeque shelter, picnic tables, a chess pattern in pavement, community garden plots and garden shed, outdoor seating, and lawn areas within the outdoor amenity area.

Access & Pedestrian Circulation

- Vehicular access to the site is proposed from 164A Street. Street-fronting units are proposed to have individual pedestrian access to the street. In addition, various pedestrian connections have been provided from the site to the surrounding sidewalks.

Landscaping

- Landscaping plans have been received and found to be generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. Two corner plazas are proposed in the northwest and northeast corners of the site to enhance the public realm. The corner plazas contain broom finished concrete with score lines, a bench and a 1 metre (3 ft.) high wall signage identifying the name of the development.
- A 1.1 metre (3.5 feet) high transparent wood cross-brace fence is proposed along portions of the street frontage. The fence will be set back from the property line to allow for planting in front of the fence. Decorative trellises will be provided at the pedestrian entries to the site. Permeable pavers are proposed for the main entrance and also the visitor parking spaces.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found to be generally acceptable.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 18, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the Sunnyside Heights NCP area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal includes a large outdoor amenity area with various amenities, including garden plots.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils greater than 0.3 metres (1 ft.) in depth, vegetated swales and dry swales, and perforated pipe systems are proposed. • The applicant is conveying a 116 square metre (1,250 sq.ft.) area to the City for riparian protection purposes. • The applicant is proposing to retain 6 on-site trees. • Recycling pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site will be connected via walkways to surrounding sidewalks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Street-fronting townhouses will be oriented to the street, to provide surveillance of the public realm.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Each unit will have a roughed-in electrical outlet for vehicle charging stations. A conduit will be extended to the visitor parking spaces for future charging stations. • Pre-notification to area residents occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out.

PRE-NOTIFICATION

Pre-notification letters were sent on October 16, 2015. In response staff received 1 letter from the Little Campbell Watershed Society (LCWS). The LCWS is primarily concerned with storm water run-off and they request that 100% of storm water run-off from the site be infiltrated on the site. *(The applicant will be required to follow the City's storm water management practices, the details of which will be worked out during the Servicing Agreement process.)*

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.), with a cantilevered second floor at 3.1 metres (10 ft.) for Unit 15 only.

Staff Comments:

- The proposed setback will bring the units closer to the street which will allow the units to better engage the street and enliven the public realm.
- The Sunnyside Heights NCP encourages reduced setbacks along streets to encourage surveillance over the public realm. Setbacks of 2.0 metres (7 feet) to porches and 4.0 metres (13 feet) to the front door of units are encouraged for street-fronting units.
- Further, it is noted that a 5.0-metre (16 feet) wide drainage swale is proposed within the 23 Avenue road allowance, which will increase the separation of the units from the paved portions of the street.

(b) Requested Variance:

- Reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.), and to 1.4 metres (5 ft.) for a garden shed.

Staff Comments:

- A 5.0-metre (16 feet) wide drainage swale is proposed within the 164 Street road allowance, which will increase the separation of the units from the paved portions of the street. In addition, the alignment of 164 Street is proposed to curve away from the

subject site at this location, further increasing the distance between the proposed units and garden shed and the paved portions of the street.

(c) Requested Variance:

- Reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.)

Staff Comments:

- The proposed setback will bring the units closer to the street which will allow the units to better engage the street and enliven the public realm.
- The Sunnyside Heights NCP encourages reduced setbacks along streets to encourage surveillance over the public realm. Setbacks of 2.0 metres (7 feet) to porches and 4.0 metres (13 feet) to the front door of units are encouraged for street-fronting units.

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 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.	NCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7915-0031-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*		
Gross Total		8,766 sq.m. (2.17 ac)
Road Widening area		1,590 sq.m. (0.39 ac)
Riparian dedication area		116 sq.m.
Net Total		7,060 sq.m. (1.75 ac)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (23 Ave)	7.5m	3.4m, with 3.1m for cantilevered second floor
Rear (South)	7.5m	9.6m
Side #1 (West - 164 St)	7.5m	2.7m
Side #2 (East - 164A St)	7.5m	3.9m
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	10.1m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		30
Total		
FLOOR AREA: Residential		6,153 sq.m. (excluding garages)
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		
		6,153 sq.m.

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

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) <i>*Sunnyside NCP uses net density</i>	75 uph/30 upa	42 uph/ 17 upa
FAR (gross)		
FAR (net)	0.90	0.87
AMENITY SPACE (area in square metres)		
Indoor	90 sq.m.	0 sq.m.
Outdoor	90 sq.m.	583 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	60	60
Residential Visitors	6	6
Institutional		
Total Number of Parking Spaces	66	66
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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- △ 2015-11-24 DP REVISIONS
- △ 2015-11-17 DP REVISIONS
- △ 2015-10-14 DP REVISIONS
- △ 2015-09-29 DP REVISIONS
- △ 2015-09-23 DP REVISIONS
- △ 2015-09-02 DP REVISIONS
- △ 2015-08-14 ISSUED FOR DP
- △ 2015-06-22 PLANNING REVISIONS

REVISIONS

CONSULTANT

CLIENT



PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

2286 & 2256 164 STREET
 SURREY, BC

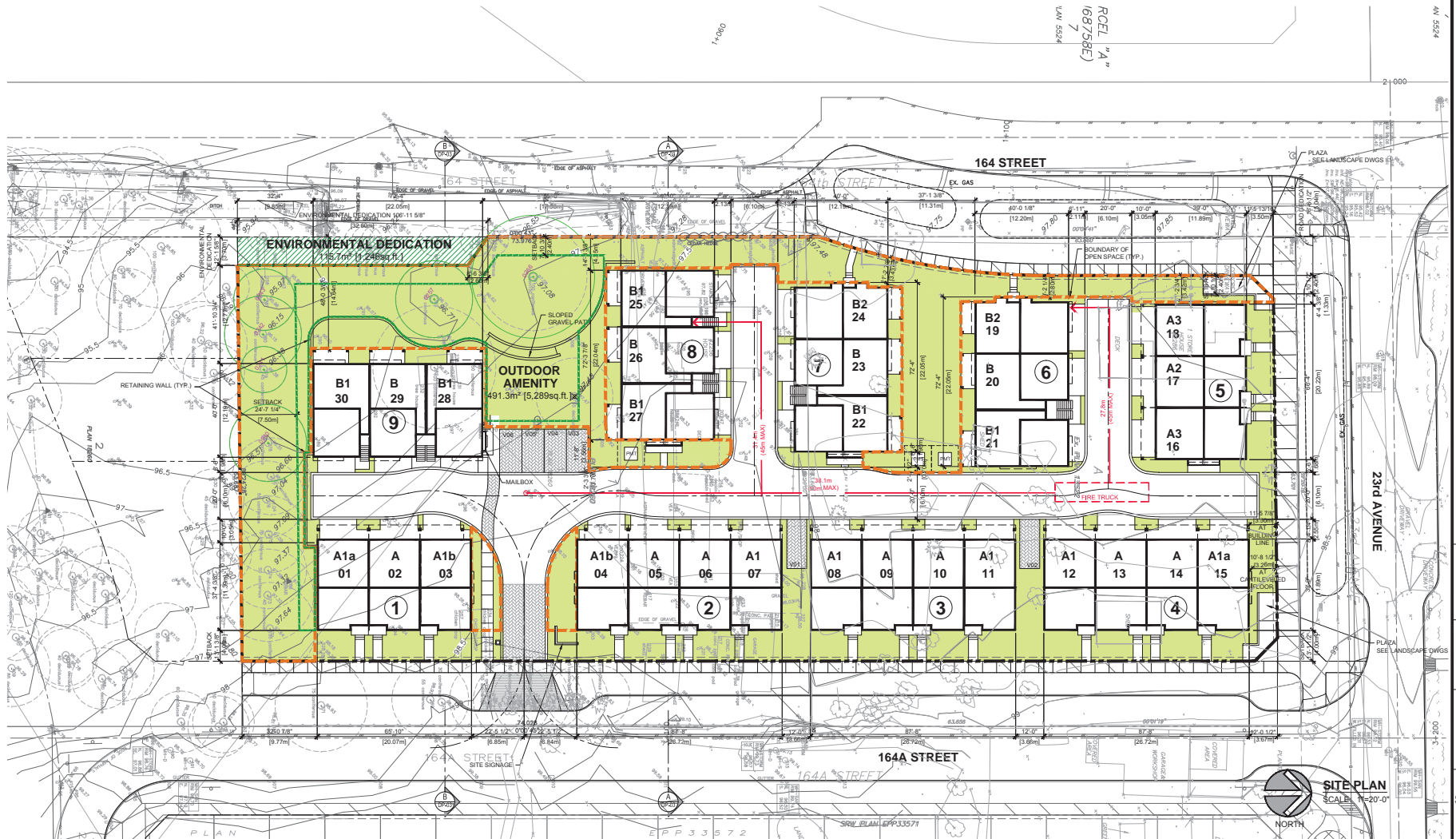
DRAWING TITLE

SITE PLAN

DATE: 2015.11.24 FILE NO.
 DWN: CL
 CHK: CH **14**

SEAL
 SHEET NO.
DP-00.01

Appendix II



FLOOR AREA SUMMARY						
UNIT TYPE	# OF UNITS	GARAGE	LOWER	MAIN	UPPER	UNIT TOTALS
A - 3 BED	7	448 sq ft	389 sq ft	837 sq ft	849 sq ft	2,075 sq ft
A1 - 3 BED	4	451 sq ft	392 sq ft	843 sq ft	855 sq ft	2,095 sq ft
A1a - 3 BED	4	454 sq ft	392 sq ft	857 sq ft	856 sq ft	2,105 sq ft
A2 - 3 BED	1	451 sq ft	390 sq ft	841 sq ft	854 sq ft	2,085 sq ft
A3 - 3 BED	2	454 sq ft	393 sq ft	847 sq ft	850 sq ft	2,105 sq ft
B - 3 BED	6	406 sq ft	517 sq ft	841 sq ft	844 sq ft	2,402 sq ft
B1 - 3 BED	6	406 sq ft	523 sq ft	848 sq ft	849 sq ft	2,418 sq ft
B2 - 3 BED	6	464 sq ft	444 sq ft	938 sq ft	881 sq ft	2,263 sq ft
TOTAL	30	13,115 sq ft				66,232 sq ft
GARAGE TOTAL						13,115 sq ft
EXCLUDING GARAGES						53,117 sq ft
TOTAL						79,337 sq ft

LOT COVERAGE SUMMARY		
BUILDING #	# OF UNITS	LOT COVERAGE
1	3	2,876 sq ft
2	4	3,814 sq ft
3	4	3,814 sq ft
4	4	3,927 sq ft
5	3	3,033 sq ft
6	3	3,182 sq ft
7	3	3,259 sq ft
8	3	3,278 sq ft
9	3	3,269 sq ft
TOTAL	30	28,144 sq ft

SITE RECONCILIATION			
LEGAL DESCRIPTION: SEC 13 TOWNSHIP 1 NWD PLAN 18200 - 6519			
CIVIC ADDRESS: 2286 & 2256 164th STREET SURREY, BC			
ZONING INFORMATION:			
ZONE:	EXISTING:	RA	
	PROPOSED:	CD	
LOT AREA:	GROSS SITE AREA = 94,351 sq ft / 8,765.5 m ² / 2.166 Ac. / 0.876 Ha.		
	ROAD DEDICATION = 17,113 sq ft / 1,589.9 m ² / 0.393 Ac. / 0.158 Ha.		
	ENVIRONMENTAL DEDICATION = 1,246 sq ft / 115.7 m ² / 0.023 Ac. / 0.116 Ha.		
	NET SITE AREA = 75,993 sq ft / 7,059.9 m ² / 1.745 Ac. / 0.706 Ha.		

SETBACKS:	REQUIRED:	CD BYlaw
	PROPOSED:	NORTH - 23rd Avenue - 3.50m @ bldg line / 3.20m @ cantilevered floor
		SOUTH - 164A Street - 7.50m
	EAST - 164A Street - 4.00m	
	WEST - 164 Street - 2.40m	
LOT DENSITY:	FAR:	
	PROPOSED (GROSS):	6,153.2 m ² / 8,765.5m ² = 0.70
	PROPOSED (NET):	6,153.2 m ² / 7,059.9m ² = 0.87
		(EXCLUDES GARAGES, PARKING WITHIN THE BUILDING ENVELOPE)
UPH:	ALLOWABLE:	15 uph
	PROPOSED (GROSS):	30 du / 0.876 ha (2,166 ac) = 34.25 uph (13.85 upa)
	PROPOSED (NET):	30 du / 0.706 ha (1,745 ac) = 42.49 uph (17.19 upa)
LOT COVERAGE:	ALLOWABLE:	45.0%
	PROPOSED:	2,814.7 m ² / 7,059.9 m ² = 39.9%
		297.7 m ²
BUILDING HEIGHT:	ALLOWABLE:	11.00m (36.00 ft)
	PROPOSED:	10.12m (33.2 ft) @ BLDG #9 - MAX. HEIGHT

OUTDOOR AMENITY SPACE:	REQUIRED:	3m ² (32 sq ft.) / du x 30 du = 90m ² (969 sq ft.)
	PROPOSED:	491.3m ² (5,289 sq ft.)
INDOOR AMENITY SPACE:	REQUIRED:	3m ² (32 sq ft.) / du x 30 du = 90m ² (969 sq ft.)
	PROPOSED:	0m ² (0 sq ft.) - (CASH IN-LIEU)
PARKING:	RESIDENT:	REQUIRED: 2 STALLS PER UNIT = 60 STALLS
	PROVIDED:	60 STALLS
VISITOR:	RESIDENT:	REQUIRED: 0.2 STALLS PER UNIT = 6 STALLS
	PROVIDED:	6 STALLS
		TOTAL PARKING PROVIDED: 66 STALLS
OPEN SPACE:	REQUIRED:	1,773.2m ² (19,087 sq ft.)
	PROVIDED:	1,726.9 m ² (NET SITE AREA) = 25.12% OF NET SITE AREA



EAST STREETSCAPE - 164A STREET
SCALE: 1/16"=1'-0"



NORTH STREETSCAPE - 23rd AVE.
SCALE: N.T.S.



WEST STREETSCAPE - 164 STREET
SCALE: N.T.S.

- △ 2015-10-14
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- △ 2015-09-29
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- △ 2015-09-23
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- △ 2015-09-02
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PROJECT
**PROPOSED TOWNHOUSE
DEVELOPMENT**
2286 & 2256 164 STREET
SURREY BC

DRAWING TITLE

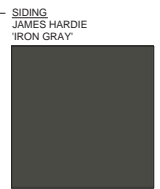
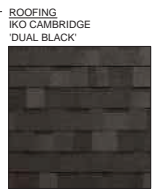
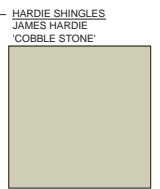
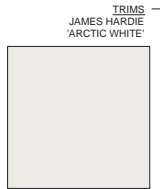
**COLOURED
STREETSCAPES**

DATE	2015.10.14	FILE NO.	
DWN.	AL		
CHK.	CH		1421

SEAL
SHEET NO.

DP-00.0a

COLOUR SCHEME



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 - 2015-08-14
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PROJECT
**PROPOSED TOWNHOUSE
DEVELOPMENT**
2286 & 2256 164 STREET
SURREY BC

DRAWING TITLE
COLOUR SCHEME

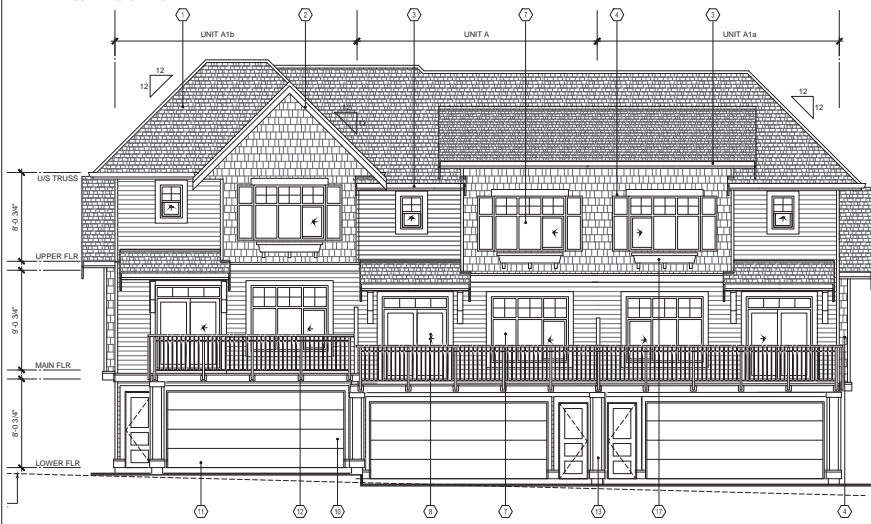
DATE	2015.10.14	FILE NO.	
DWN.	AL		
CHK.	CH		1421

SEAL
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DP-00.0b

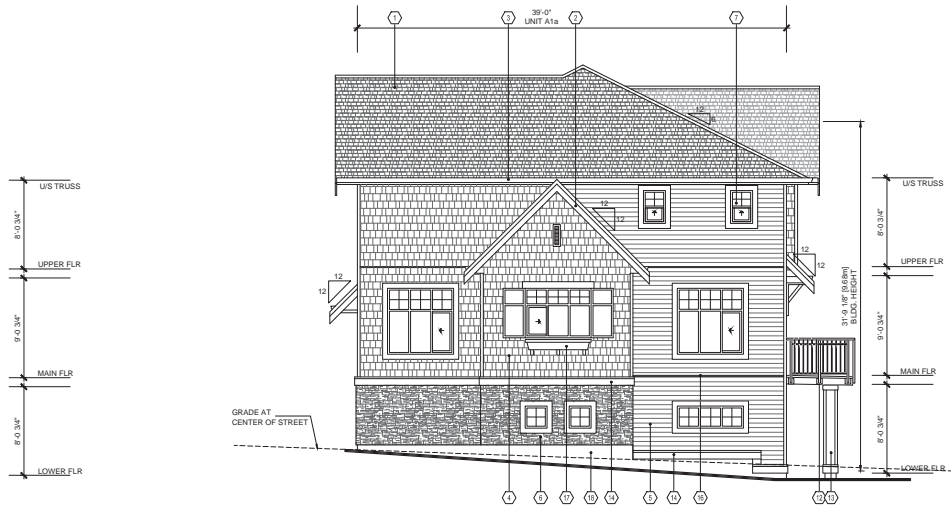
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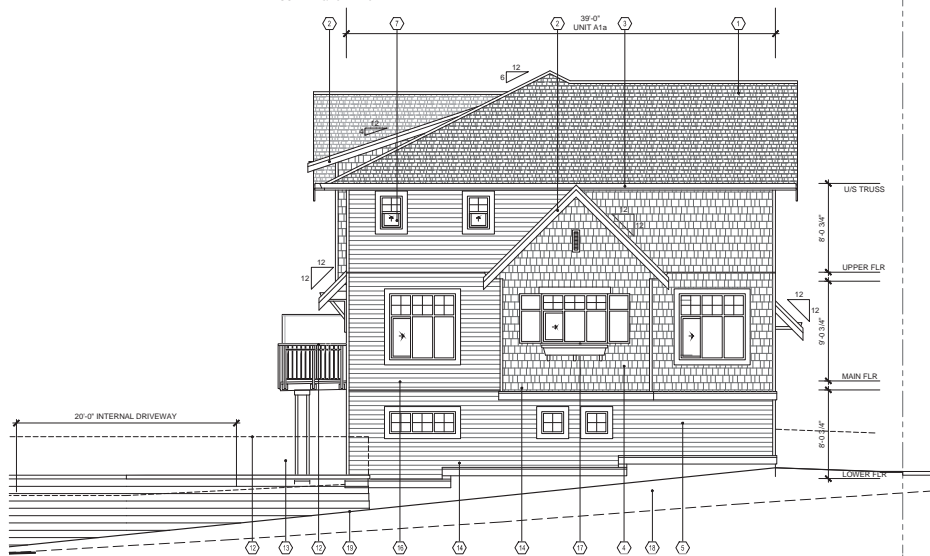
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SCALE: 3/16" = 1'-0"



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



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



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

- ELEVATION MATERIAL LEGEND**
- 1 COMPOSITE ASPHALT SHINGLES
 - 2 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
 - 3 PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
 - 4 WOOD SHINGLES
 - 5 CEMENT BOARD HORIZONTAL SIDING
 - 6 LIDGESTONE VENEER
 - 7 SEALED DOUBLE GLAZED P.V.C. WINDOW
 - 8 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
 - 9 ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
 - 10 OVERHEAD GARAGE DOORS
 - 11 42" HIGH PICKET RAILING
 - 12 CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
 - 13 2X10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
 - 14 PREFINISHED METAL THROUGH WALL FLASHING
 - 15 DECORATIVE VENTING LOUVER
 - 16 PREFINISHED METAL THROUGH WALL FLASHING
 - 17 PLANTER BOX
 - 18 EXPOSED CONCRETE WALL
 - 19 ALLAN BLOCK RETAINING WALL

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- 2015-10-14 DP #15-1050NS
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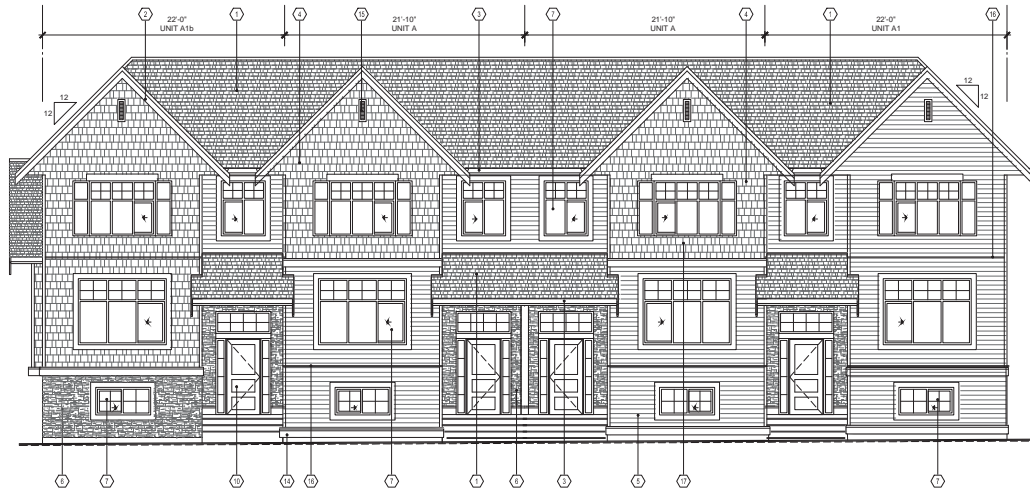
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

2286 & 2256 164 STREET
SURREY BC

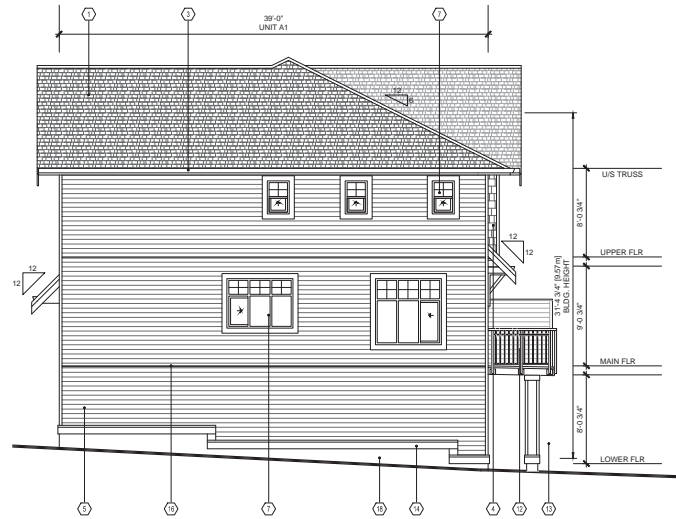
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DATE 2015.10.14 FILE NO.
DWN: CK
CHK: CH **1421**

SEAL
SHEET NO.
DP-01.02



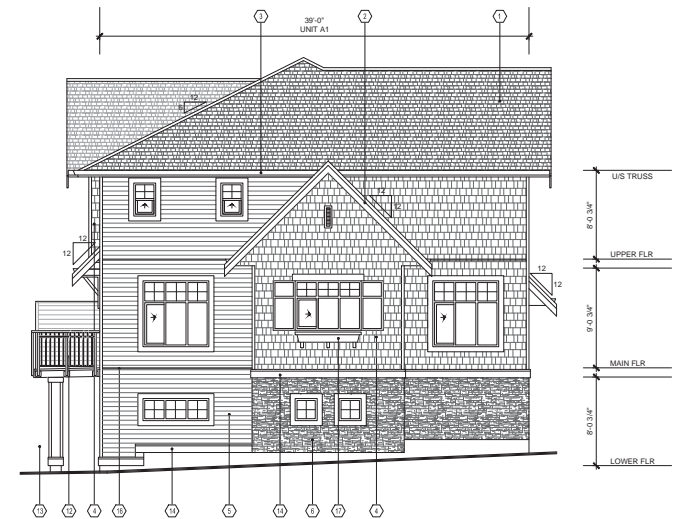
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SCALE: 3/16" = 1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- ① COMPOSITE ASPHALT SHINGLES
- ② 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
- ③ 1" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
- ④ WOOD SHINGLES
- ⑤ CEMENT BOARD HORIZONTAL SIDING
- ⑥ LIDGESTONE VENEER
- ⑦ SEALED DOUBLE GLAZED P.V.C. WINDOW
- ⑧ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
- ⑨ ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
- ⑩ OVERHEAD GARAGE DOORS
- ⑪ 42" HIGH PICKET RAILING
- ⑫ CEMENT BOARD PANEL ON BUILT-UP WOOD COLLAR c/w CORNER TRIM
- ⑬ 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
- ⑭ DECORATIVE VENTING LOUVER
- ⑮ PREFINISHED METAL THROUGH WALL FLASHING
- ⑯ PLANTER BOX
- ⑰ EXPOSED CONCRETE WALL
- ⑱ ALLAN BLOCK RETAINING WALL

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PROPOSED TOWNHOUSE DEVELOPMENT
2286 & 2256 164 STREET
SURREY BC

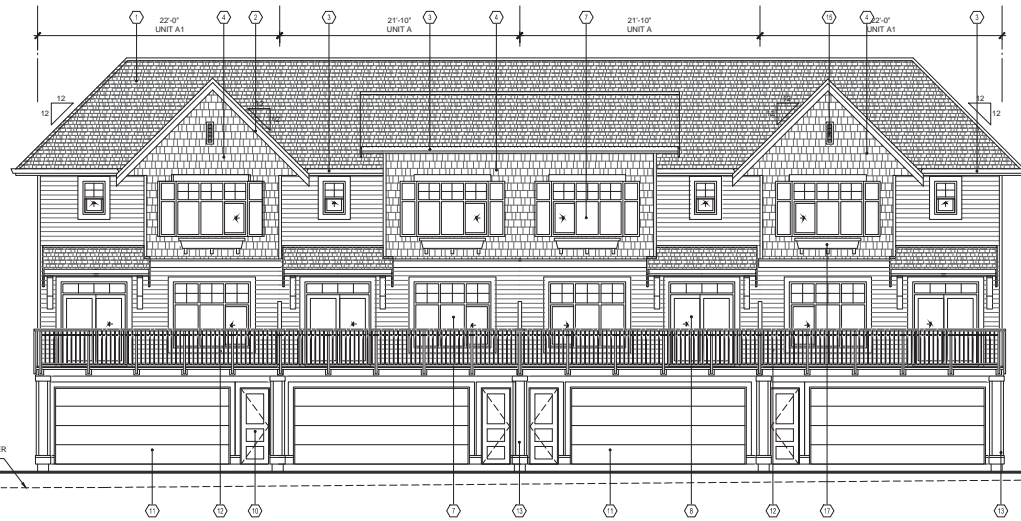
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DATE 2015.10.14 FILE NO.
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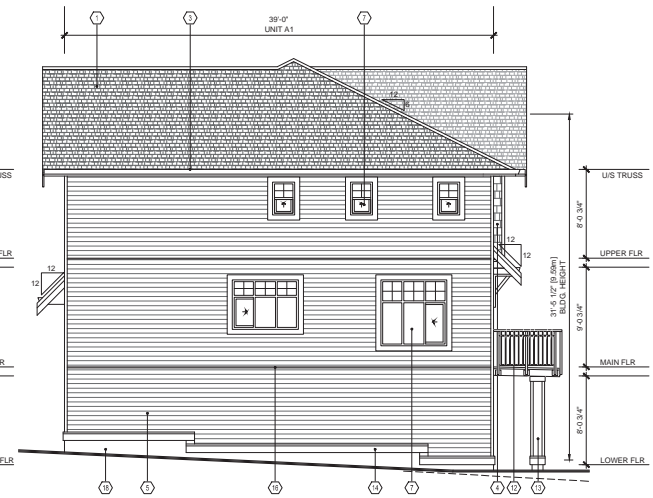
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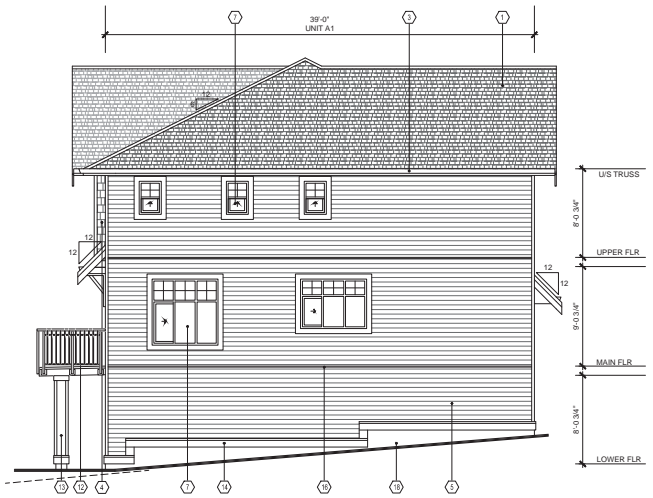
EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- ① COMPOSITE ASPHALT SHINGLES
- ② 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
- ③ 1" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
- ④ WOOD SHINGLES
- ⑤ CEMENT BOARD HORIZONTAL SIDING
- ⑥ LIDGESTONE VENEER
- ⑦ SEALED DOUBLE GLAZED P.V.C. WINDOW
- ⑧ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
- ⑨ ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
- ⑩ OVERHEAD GARAGE DOORS
- ⑪ 42" HIGH PICKET RAILING
- ⑫ CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
- ⑬ 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
- ⑭ DECORATIVE VENTING LOUVER
- ⑮ PREFINISHED METAL THROUGH WALL FLASHING
- ⑯ PLANTER BOX
- ⑰ EXPOSED CONCRETE WALL
- ⑱ ALLAN BLOCK RETAINING WALL

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PROPOSED TOWNHOUSE DEVELOPMENT
2286 & 2256 164 STREET
SURREY BC

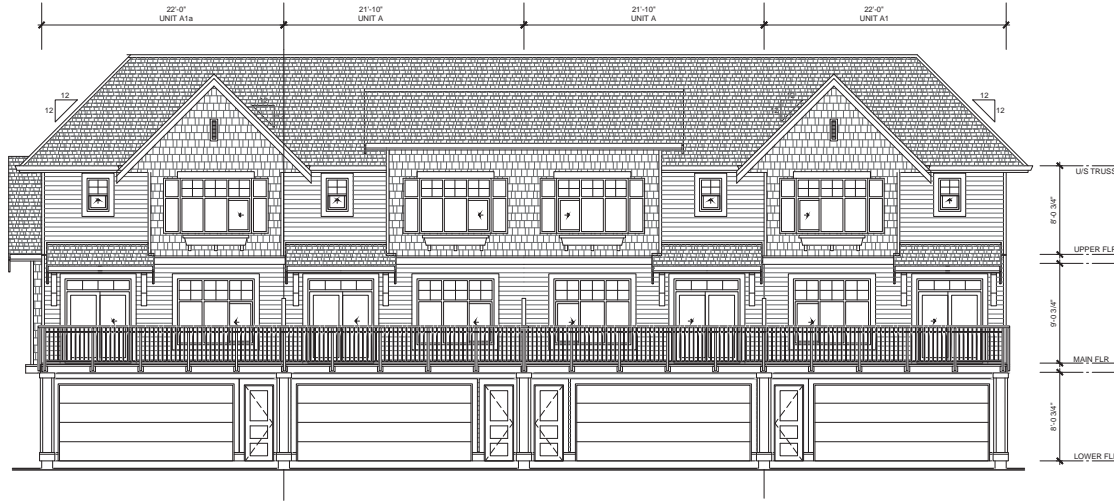
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DATE 2015.10.14 FILE NO.
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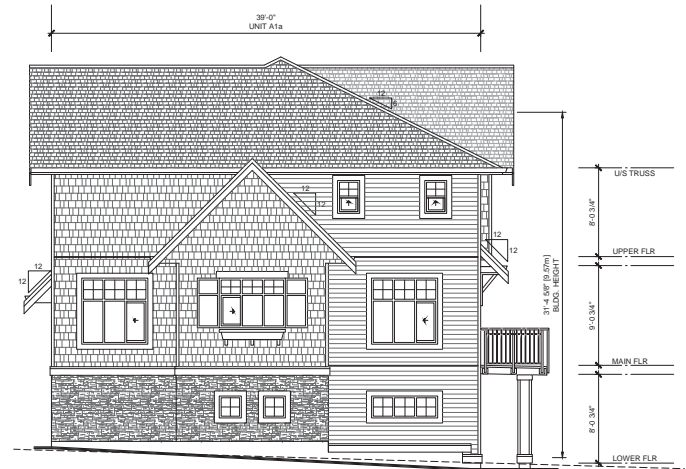
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DP-03.03



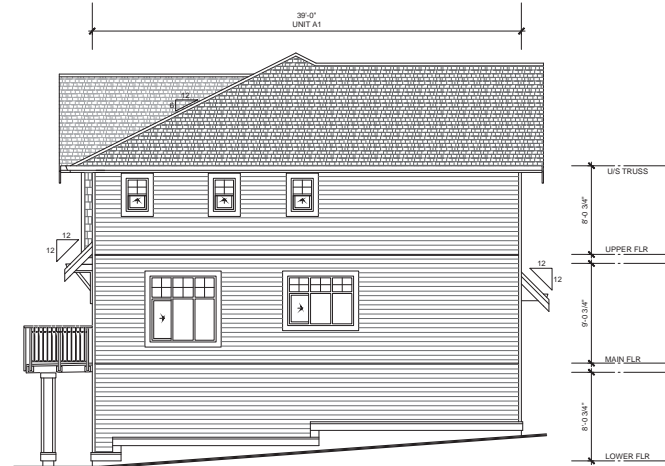
EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- ① COMPOSITE ASPHALT SHINGLES
- ② 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
- ③ 1" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
- ④ WOOD SHINGLES
- ⑤ CEMENT BOARD HORIZONTAL SIDING
- ⑥ LIDGESTONE VENEER
- ⑦ SEALED DOUBLE GLAZED P.V.C. WINDOW
- ⑧ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
- ⑨ ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
- ⑩ OVERHEAD GARAGE DOORS
- ⑪ 42" HIGH PICKET RAILING
- ⑫ CEMENT BOARD PANEL ON BUILT-UP WOOD COLLAR c/w CORNER TRIM
- ⑬ 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
- ⑭ DECORATIVE VENTING LOUVER
- ⑮ PREFINISHED METAL THROUGH WALL FLASHING
- ⑯ PLANTER BOX
- ⑰ EXPOSED CONCRETE WALL
- ⑱ ALLAN BLOCK RETAINING WALL

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DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE 2015.10.14 FILE NO.
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CHK: CH **1421**

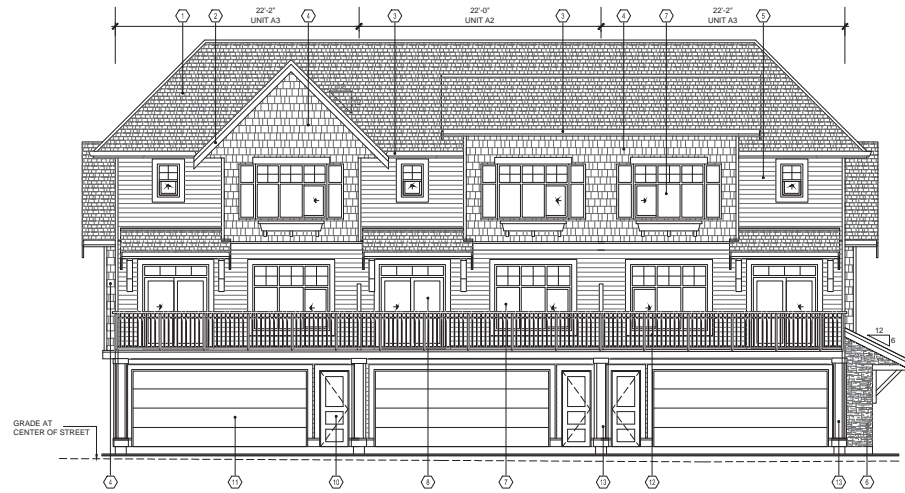
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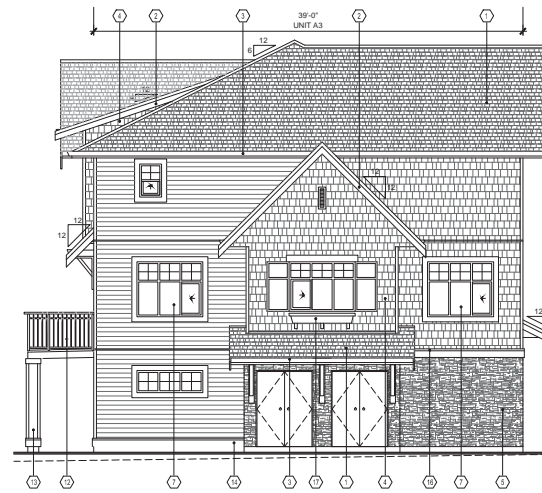
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- | | |
|---|--|
| ① COMPOSITE ASPHALT SHINGLES | ⑪ OVERHEAD GARAGE DOORS |
| ② 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM | ⑫ 42" HIGH PICKET RAILING |
| ③ PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA | ⑬ CEMENT BOARD PANEL ON BUILT-UP WOOD COLLAR c/w CORNER TRIM |
| ④ WOOD SHINGLES | ⑭ 2X10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING |
| ⑤ CEMENT BOARD HORIZONTAL SIDING | ⑮ DECORATIVE VENTING LOUVER |
| ⑥ LIDGESTONE VENEER | ⑯ PREFINISHED METAL THROUGH WALL FLASHING |
| ⑦ SEALED DOUBLE GLAZED P.V.C. WINDOW | ⑰ PLANTER BOX |
| ⑧ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND | ⑱ EXPOSED CONCRETE WALL |
| ⑨ ENTRY DOOR c/w 2x6 WOOD TRIM AROUND | ⑳ ALLAN BLOCK RETAINING WALL |

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- 2015-09-23
DP #15-1050NS
- 2015-09-02
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DRAWING TITLE

BUILDING 5 ELEVATIONS

DATE 2015.10.14 FILE NO.
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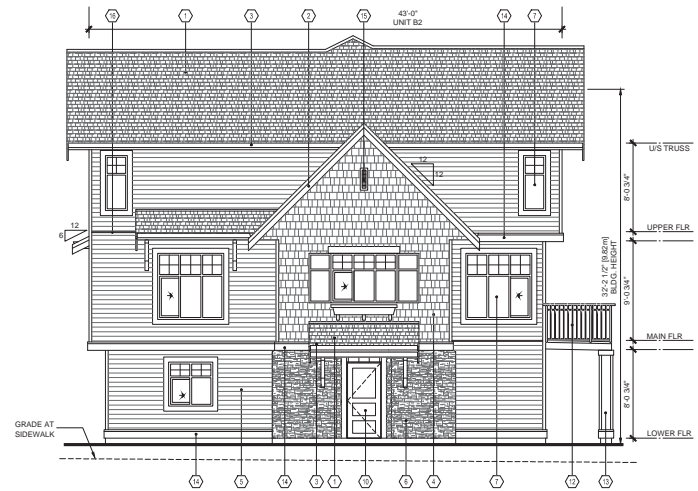
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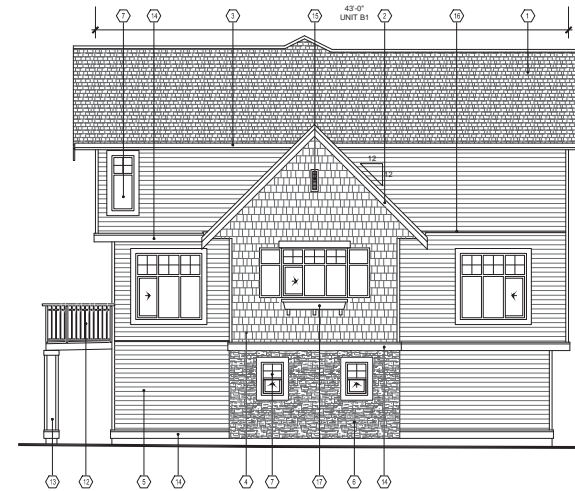
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SCALE: 3/16" = 1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- | | |
|---|--|
| ① COMPOSITE ASPHALT SHINGLES | ⑪ OVERHEAD GARAGE DOORS |
| ② 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM | ⑫ 42" HIGH PICKET RAILING |
| ③ PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA | ⑬ CEMENT BOARD PANEL ON BUILT-UP WOOD COLLAR c/w CORNER TRIM |
| ④ WOOD SHINGLES | ⑭ 2X10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING |
| ⑤ CEMENT BOARD HORIZONTAL SIDING | ⑮ DECORATIVE VENTING LOUVER |
| ⑥ LIDGESTONE VENEER | ⑯ PREFINISHED METAL THROUGH WALL FLASHING |
| ⑦ SEALED DOUBLE GLAZED P.V.C. WINDOW | ⑰ PLANTER BOX |
| ⑧ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND | ⑱ EXPOSED CONCRETE WALL |
| ⑨ ENTRY DOOR c/w 2x6 WOOD TRIM AROUND | ⑳ ALLAN BLOCK RETAINING WALL |

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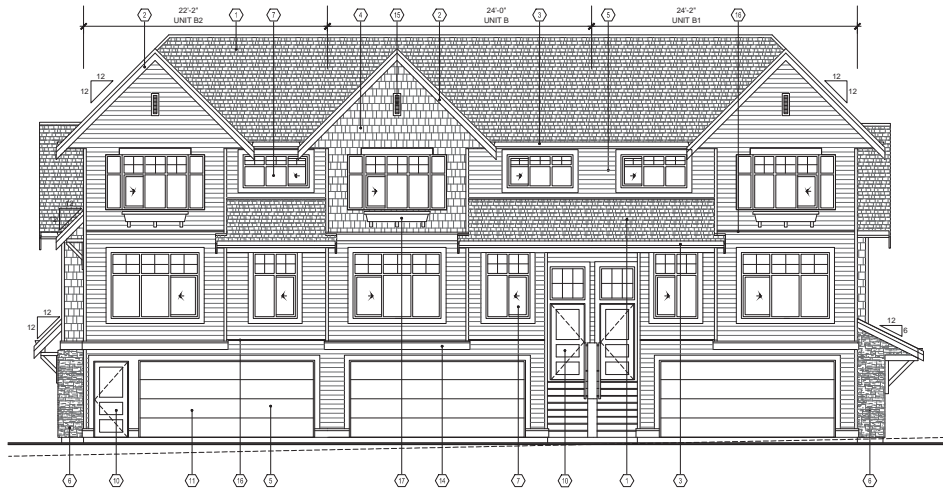
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2286 & 2256 164 STREET
SURREY BC

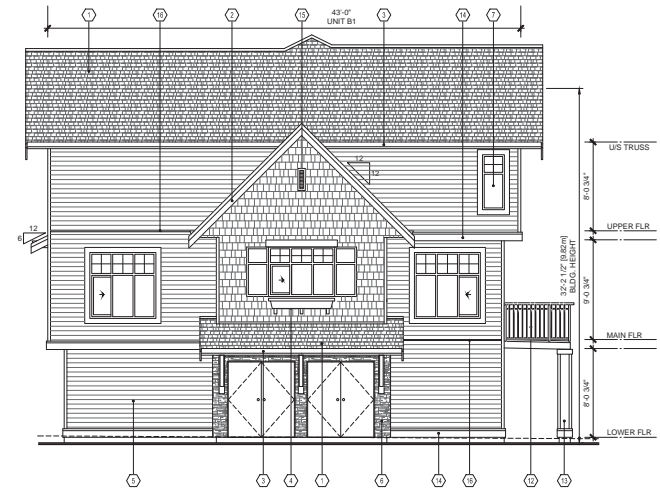
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BUILDING 6 ELEVATIONS

DATE 2015.10.14 FILE NO.
DWN: CK
CHK: CH **1421**

SEAL
SHEET NO.
DP-06.02



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



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



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



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

ELEVATION MATERIAL LEGEND

- ① COMPOSITE ASPHALT SHINGLES
- ② 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
- ③ 1\"/>

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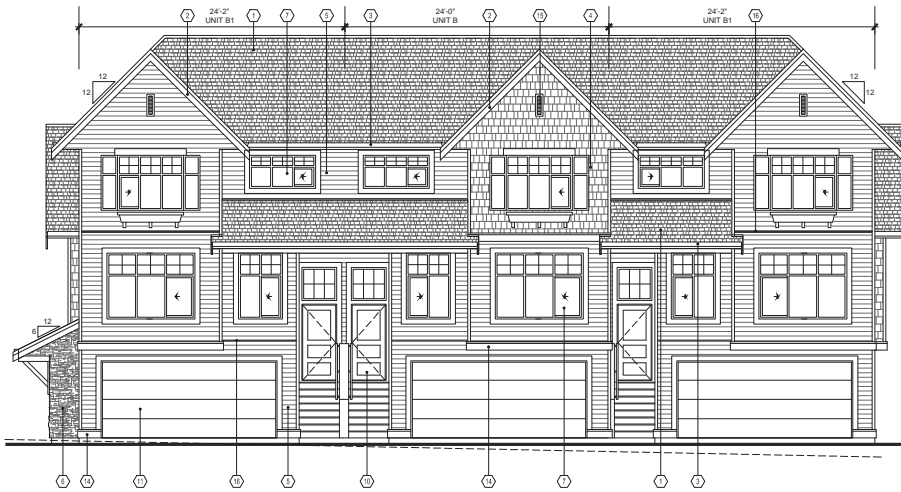
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PROPOSED TOWNHOUSE DEVELOPMENT
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DRAWING TITLE
BUILDING 7 ELEVATIONS

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DWN: CK 1421
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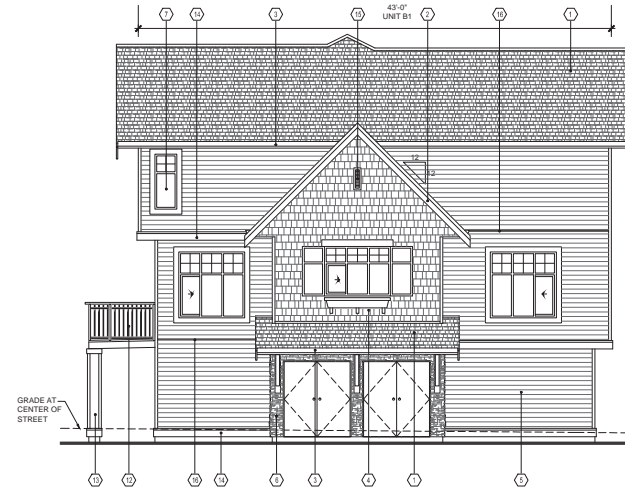
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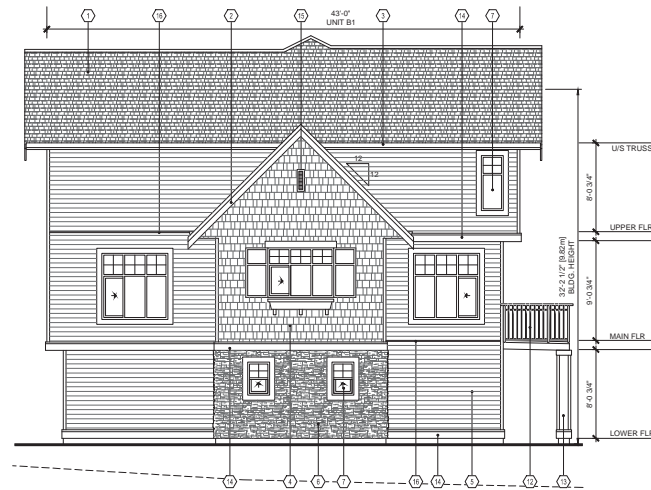
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- ① COMPOSITE ASPHALT SHINGLES
- ② 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
- ③ PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
- ④ WOOD SHINGLES
- ⑤ CEMENT BOARD HORIZONTAL SIDING
- ⑥ LIDGESTONE VENEER
- ⑦ SEALED DOUBLE GLAZED P.V.C. WINDOW
- ⑧ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2X6 WOOD TRIM AROUND
- ⑨ ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
- ⑩ OVERHEAD GARAGE DOORS
- ⑪ 42" HIGH PICKET RAILING
- ⑫ CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
- ⑬ 2X10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
- ⑭ DECORATIVE VENTING LOUVER
- ⑮ PREFINISHED METAL THROUGH WALL FLASHING
- ⑯ PLANTER BOX
- ⑰ EXPOSED CONCRETE WALL
- ⑱ ALLAN BLOCK RETAINING WALL

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- △ 2015-09-29 DP REVISIONS
- △ 2015-09-23 DP REVISIONS
- △ 2015-09-02 DP REVISIONS
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DRAWING TITLE

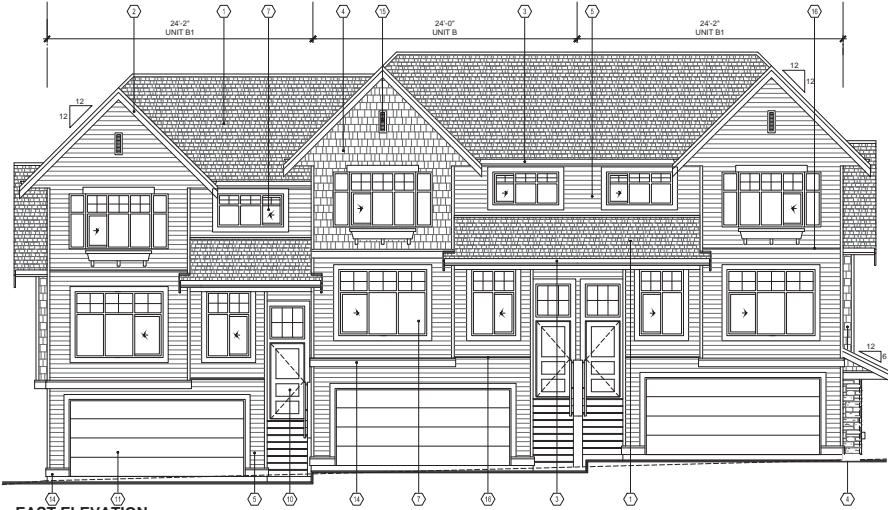
BUILDING 8 ELEVATIONS

DATE 2015.10.14 FILE NO.
DWN: CK
CHK: CH **1421**

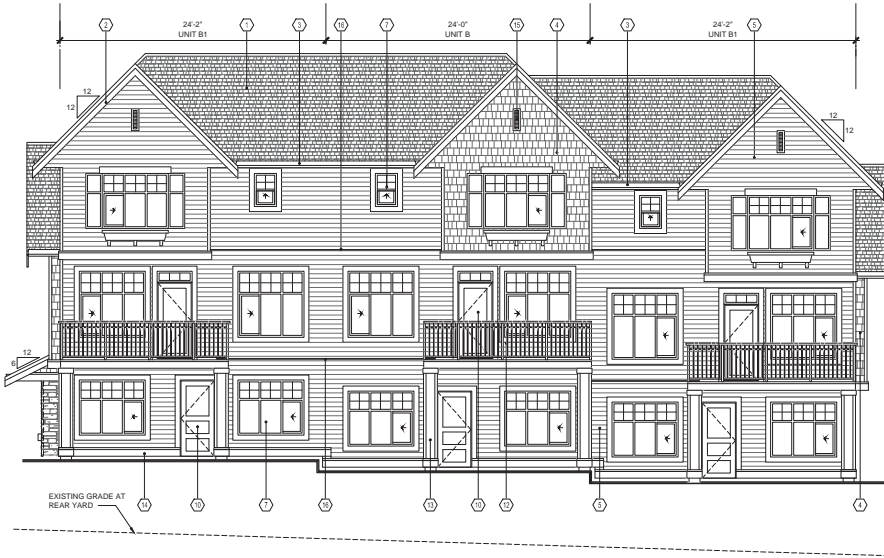
SEAL

SHEET NO.

DP-08.02



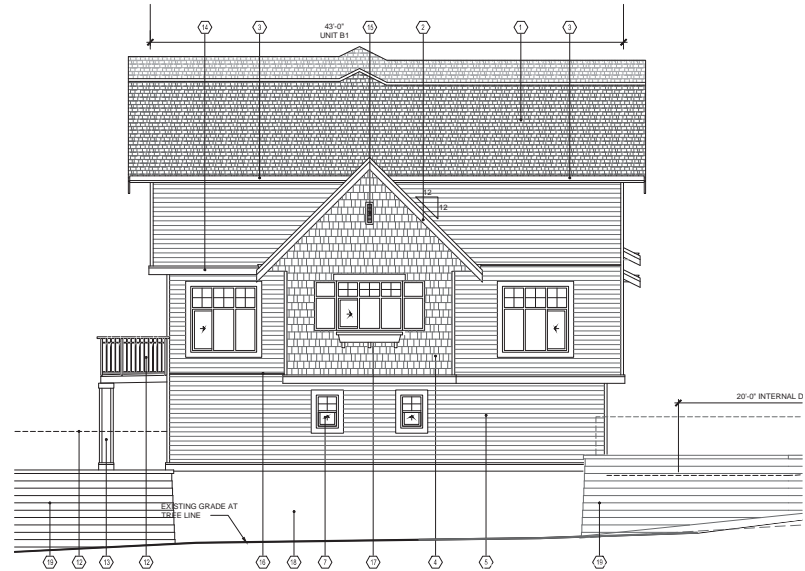
EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- | | |
|---|--|
| ① COMPOSITE ASPHALT SHINGLES | ⑪ OVERHEAD GARAGE DOORS |
| ② 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM | ⑫ 42" HIGH PICKET RAILING |
| ③ PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA | ⑬ CEMENT BOARD PANEL ON BUILT-UP WOOD COLLAR c/w CORNER TRIM |
| ④ WOOD SHINGLES | ⑭ 2X10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING |
| ⑤ CEMENT BOARD HORIZONTAL SIDING | ⑮ DECORATIVE VENTING LOUVER |
| ⑥ LIDGESTONE VENEER | ⑯ PREFINISHED METAL THROUGH WALL FLASHING |
| ⑦ SEALED DOUBLE GLAZED P.V.C. WINDOW | ⑰ PLANTER BOX |
| ⑧ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND | ⑱ EXPOSED CONCRETE WALL |
| ⑨ ENTRY DOOR c/w 2x6 WOOD TRIM AROUND | ⑳ ALLAN BLOCK RETAINING WALL |

△	2015-10-14	DP 09-09-09S
△	2015-09-29	DP PREVISIONS
△	2015-09-23	DP PREVISIONS
△	2015-09-02	DP 09-02-09S
△	2015-08-14	ISSUED FOR DP
	2015-06-22	PLANNING REVISIONS

REVISIONS
CONSULTANT

CLIENT
ESSENCE
PROPERTIES
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
2286 & 2256 164 STREET
SURREY BC

DRAWING TITLE
BUILDING 9 ELEVATIONS

DATE 2015.10.14 FILE NO.
DWN: CK 1421
CHK: CH

SEAL
SHEET NO.
DP-09.02

SEAL:

1	15-NOV-21	ENVIRONMENTAL STRIPS SHOWN	MM
2	15-NOV-21	GARDEN SHED	MM
3	15-SEP-20	NEW SITE PLAN	SD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
2286 & 2256 164 STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 15 JUL 23 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: MM **L1**
DESIGN: MM
CHKD: MCV **OF 3**

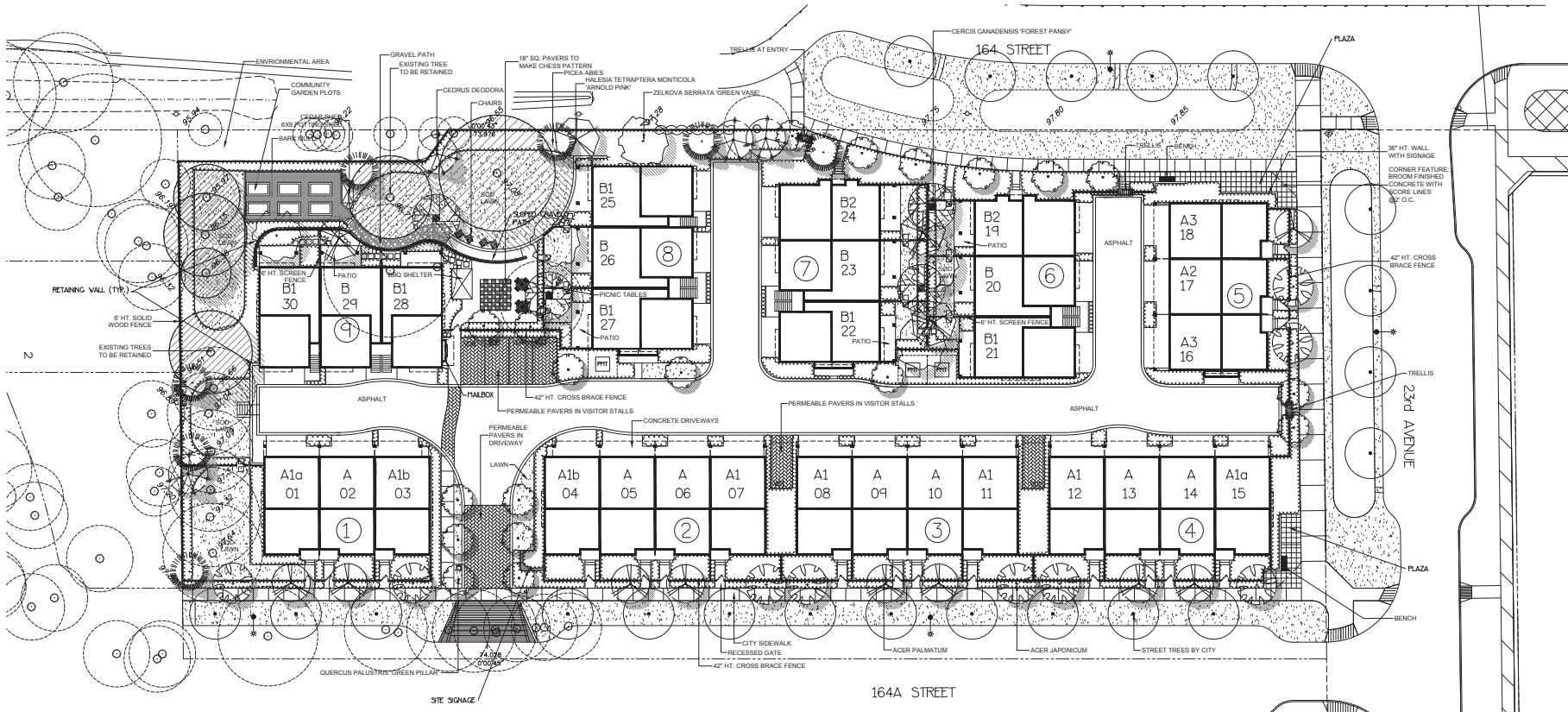


GARDEN SHED BY CEDAR SHED, LANGLEY BC
1-800-830-8033

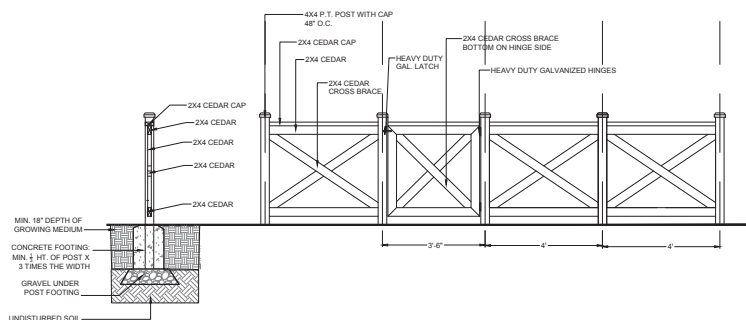
PLANT SCHEDULE				PMG PROJECT NUMBER: 15-110
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
9		ACER JAPONICUM	FULLMOON MAPLE	2.5M HT. B&B
9		ACER PALMATUM	JAPANESE MAPLE	50CM CAL. B&B
4		CEDRUS DEODORA	HIMALAYAN CEDAR	2.5M HT. B&B
4		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	50CM CAL. B&B
4		HALESIA TETRAPTERA MONTICOLA 'ARNOLD PINK'	ARNOLD PINK SILVERBELL	50CM CAL. 2.5M HT. B&B
7		PICEA ABIES	NORWAY SPRUCE	2.5M HT. B&B
19		QUERCUS PALustris 'GREEN PILLAR'	GREEN PILLAR PIN AK	60CM CAL. 1.8M STD. B&B
5		ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	60CM CAL. 1.5M STD. B&B
106		AZALEA JAPONICA 'HINO CRIMSON'	AZALEA SINGLE DEEP CRIMSON	2 POT 25CM
12		CARYOPTERIS x GLANDONENSIS 'DARK KNIGHT'	BLUEBEARD	3 POT 60CM
53		CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	3 POT 50CM
18		HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA LACECAP BLUE	3 POT 40CM
80		KALIMA LATIFOLIA 'ELF'	LONGLEAF SIBIRIAN	2 POT 30CM
61		MAKNOVA NERVOSA	LONGLEAF SIBIRIAN	2 POT 40CM
57		RHODODENDRON 'KEN JANECK'	RHODODENDRON LIGHT PURPLE MAY	3 POT 30CM
73		ROSA MEIDLAND 'BONICA'	MEDILAND ROSE PINK	2 POT 40CM
37		SOBOMIA JAPONICA (10% MILE)	JAPANESE SOBOMIA	2 POT 30CM
8		SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA WHITE	2 POT 40CM
141		TAXUS SACCATTA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.2M B&B
28		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT. B&B
226		VIBURNUM DAVIDI	DAVID'S VIBURNUM	2 POT 30CM
22		VIBURNUM TRINUS 'SPRING BOUQUET'	DWARF VIBURNUM	3 POT 50CM

PLANT SCHEDULE				PMG PROJECT NUMBER: 15-110
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
37		CAREX 'ICE DANCE'	FROSTED SEDGE	1 POT
224		CAREX CAR. 'THE BEATLES'	BEATLES SPRING SEDGE	1 POT
187		CORNSHANKIA LATIFOLIUM	NORTHERN SEA OATS	1 POT
193		HAKONECHLOA MACRA	JAPANESE FOREST GRASS	1 POT
199		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 POT
56		MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	1 POT
116		PENNETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	1 POT
32		ASTILBE x ARENDISI 'BRESSINGHAM BEAUTY'	FALSE SPIREA RICH PINK	15CM POT
85		ECHINACEA PURPUREA 'SECRET LUST'	CONEFLOWER ORANGE	15CM POT
26		HOSTA 'FORUNTEI FRANGELO'	HOSTA GREEN AND WHITE VARIEGATED	1 POT 1 EYE
78		RUBISCOA FULGIDA VAR SILLIANTII 'GOLDSTUBB/RUBISCOA'	YELLOW CORAL CARPET STONECROP	15CM POT
101		SEDUM 'DRAGONS BLOOD'	CORAL CARPET STONECROP	5CM POT
171		GAILTHERIA SHALLOM	SALAL	1 POT 25CM
100		LONICERA PILEATA	PRIVET HONEYSUCKLE	1 POT 25CM
166		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 POT 25CM

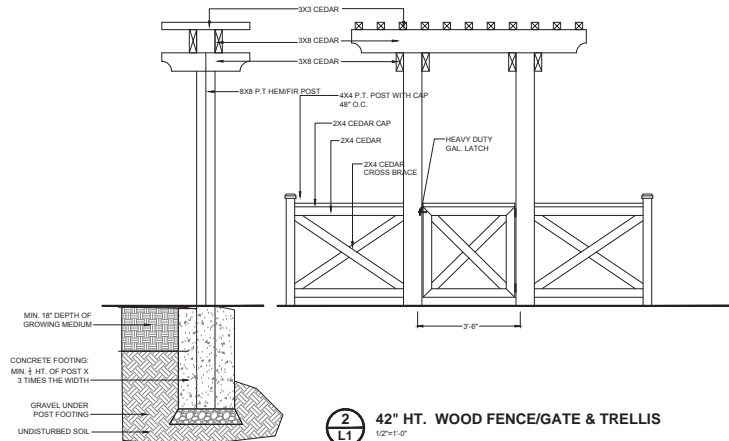
NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMAA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL 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.



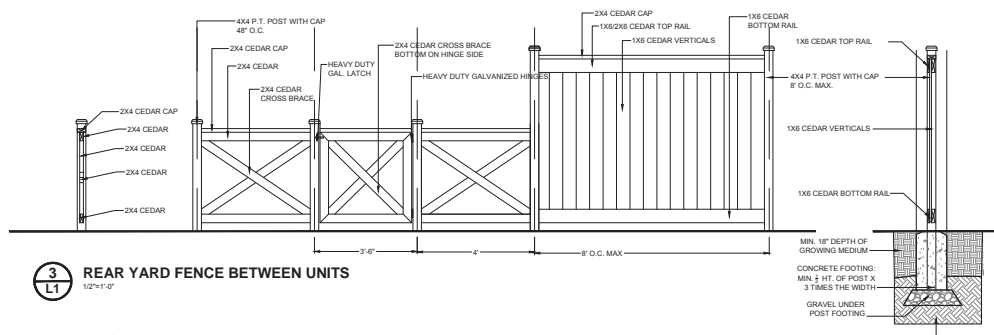
SCALE:



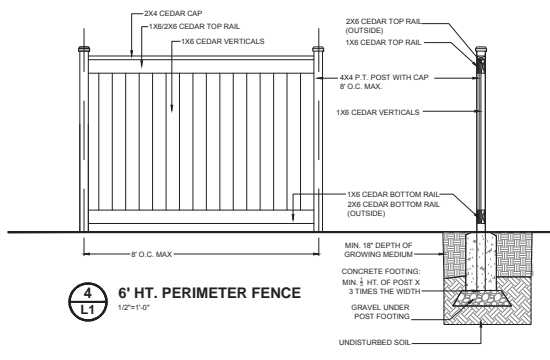
1
L1
42" HT. WOOD FENCE
1/2"=1'-0"



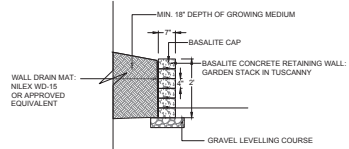
2
L1
42" HT. WOOD FENCE/GATE & TRELLIS
1/2"=1'-0"



3
L1
REAR YARD FENCE BETWEEN UNITS
1/2"=1'-0"



4
L1
6' HT. PERIMETER FENCE
1/2"=1'-0"



5
L1
GARDEN PLOTS
1/2"=1'-0"

- FINISHING NOTES:**
1. ALL WOOD MEMBERS IN CONTACT WITH THE GROUND TO BE PRESSURE TREATED TO C.S.A. STANDARDS
 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 NOV 24	ENVIRONMENTAL STRACKS SHOWN	MM
2	15 NOV 24	GARDEN GRID	MM
3	15 SEP 20	NEW SITE PLAN	SO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
2286 & 2256 164 STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 15.AUG.11 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHKD: MCY

L3
OF 3

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

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

DATE: ~~November 20, 2015~~ PROJECT FILE: **7815-0031-00**
Revised - November 25, 2015

RE: **Engineering Requirements
Location: 2286-164 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.442 m fronting 23 Avenue.
- dedicate 8.500 m fronting 164A Street.
- dedicate 3.0 m x 3.0 m corner cut at the intersection of 23 Avenue and 164A Street.
- dedicate 3.0 m x 3.0 m corner cut at the intersection of 23 Avenue and 164 Street.
- provide 0.5 m ROWs fronting 23 Avenue, 164Street and 164A Street.
- dedicate approximately 5.0 m road allowance at north end tapering to 0.0 m approximately 60 m south of north PL for ultimate 30.2 m road allowance.

Works and Services

- construct 164A Street to a local standard.
- construct 164 Street to a unique local standard.
- construct 23 Avenue to a unique local standard.
- provide services connections.
- pay latecomers under 5812-0204-00.
- provide a contribution for future extension of 22 Avenue through 2216-164 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

LR



Thursday, October 15, 2015
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0131 00

SUMMARY

The proposed 30 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

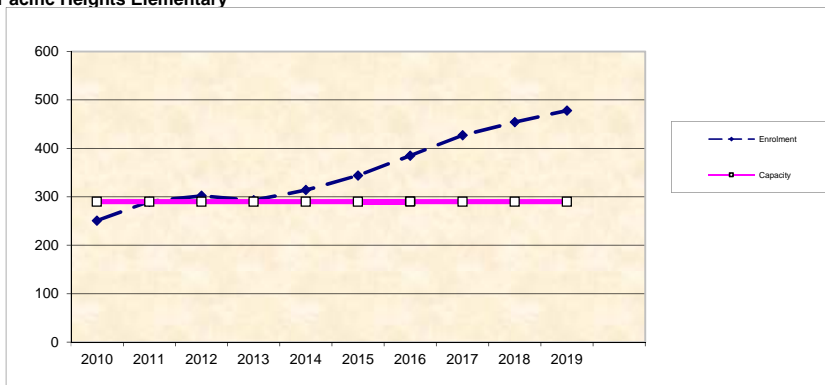
Pacific Heights Elementary	
Enrolment (K/1-7):	41 K + 273
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1946
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

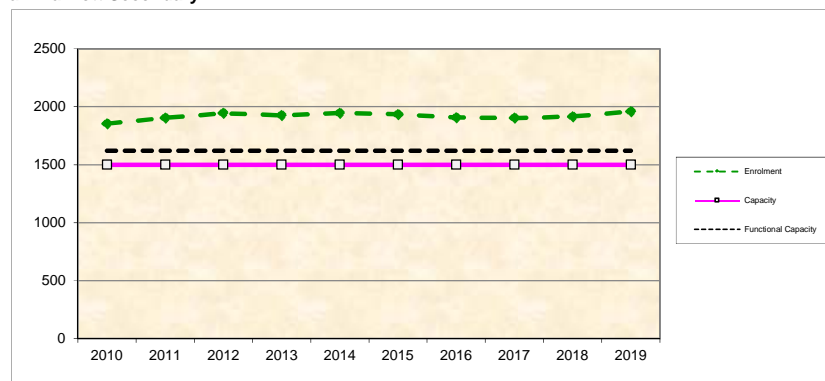
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. The construction of this secondary school is also a high priority in the district's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2015. Until new elementary and secondary school capital projects are approved, the school district does not support development occurring at a higher density than outlined in approved NCPs.

Pacific Heights Elementary



Earl Marriott 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

Tree Preservation Summary

Surrey Project No: 15-0031-00

Address: 2256 / 86 - 164 Street, Surrey, BC

Registered Arborist: Mike Fadum and Peter Mennel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	53
Protected Trees to be Removed	47
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 16 X one (1) = 16 _____ - All other Trees Requiring 2 to 1 Replacement Ratio 31 X two (2) = 62 _____ 	78
Replacement Trees Proposed	61
Replacement Trees in Deficit	16
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	7*

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	6
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist:

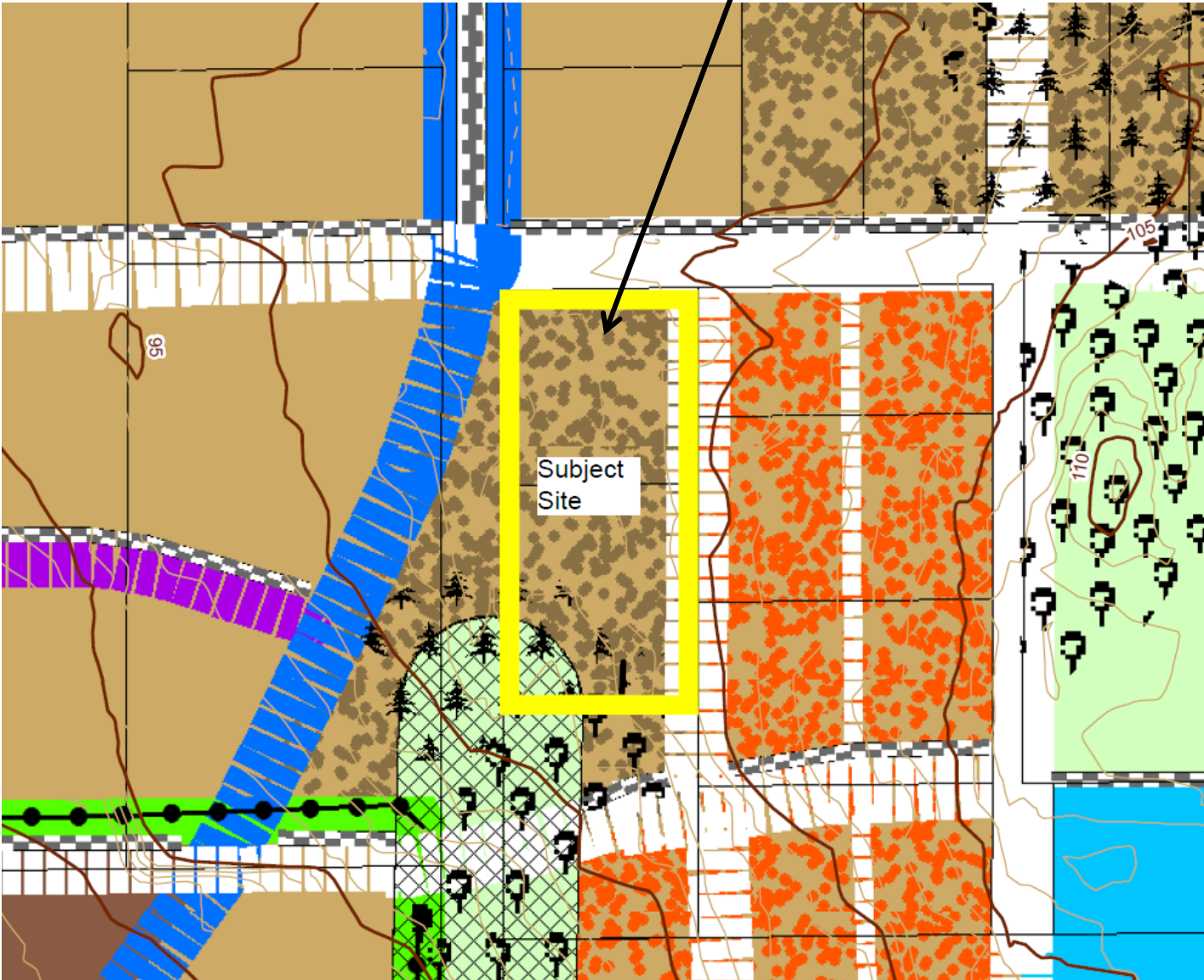
Date: November 24, 2015

*Trees within the Riparian Area are to be assessed by Surrey's Parks Recreation and Culture Department.



7915-0031-00
NCP Amendment Map

From "Cluster Housing 10-15 upa"
to "Multiple Residential 15-25 upa"



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0031-00

Issued To: Roberto Velenosi
("the Owner")

Address of Owner: 7271 Spruce Grove Way
Whistler, BC
VoN 1B7

Issued To: 1024007 BC Ltd.
("the Owner")

Address of Owner: 20181 - 2 Avenue
Langley, BC
V2Z 0A3

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

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

Parcel Identifier: 010-382-038
Lot 1 Section 13 Township 1 New Westminster District Plan 18260
2256 - 164 St

Parcel Identifier: 011-202-998
Parcel "A" (Explanatory Plan 13522) Lot 3 Section 13 Township 1
New Westminster District Plan 6519
2286 - 164 St

(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 addresses 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) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.), with a cantilevered second floor at 3.1 metres (10 ft.) for Unit 15 only;
 - (b) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.), and to 1.4 metres (5 ft.) for a garden shed; and
 - (c) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).
- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

- △ 2015-11-24 DP REVISIONS
- △ 2015-11-17 DP REVISIONS
- △ 2015-10-14 DP REVISIONS
- △ 2015-09-29 DP REVISIONS
- △ 2015-09-23 DP REVISIONS
- △ 2015-09-02 DP REVISIONS
- △ 2015-08-14 ISSUED FOR DP
- △ 2015-06-22 PLANNING REVISIONS

REVISIONS

CONSULTANT

CLIENT



PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

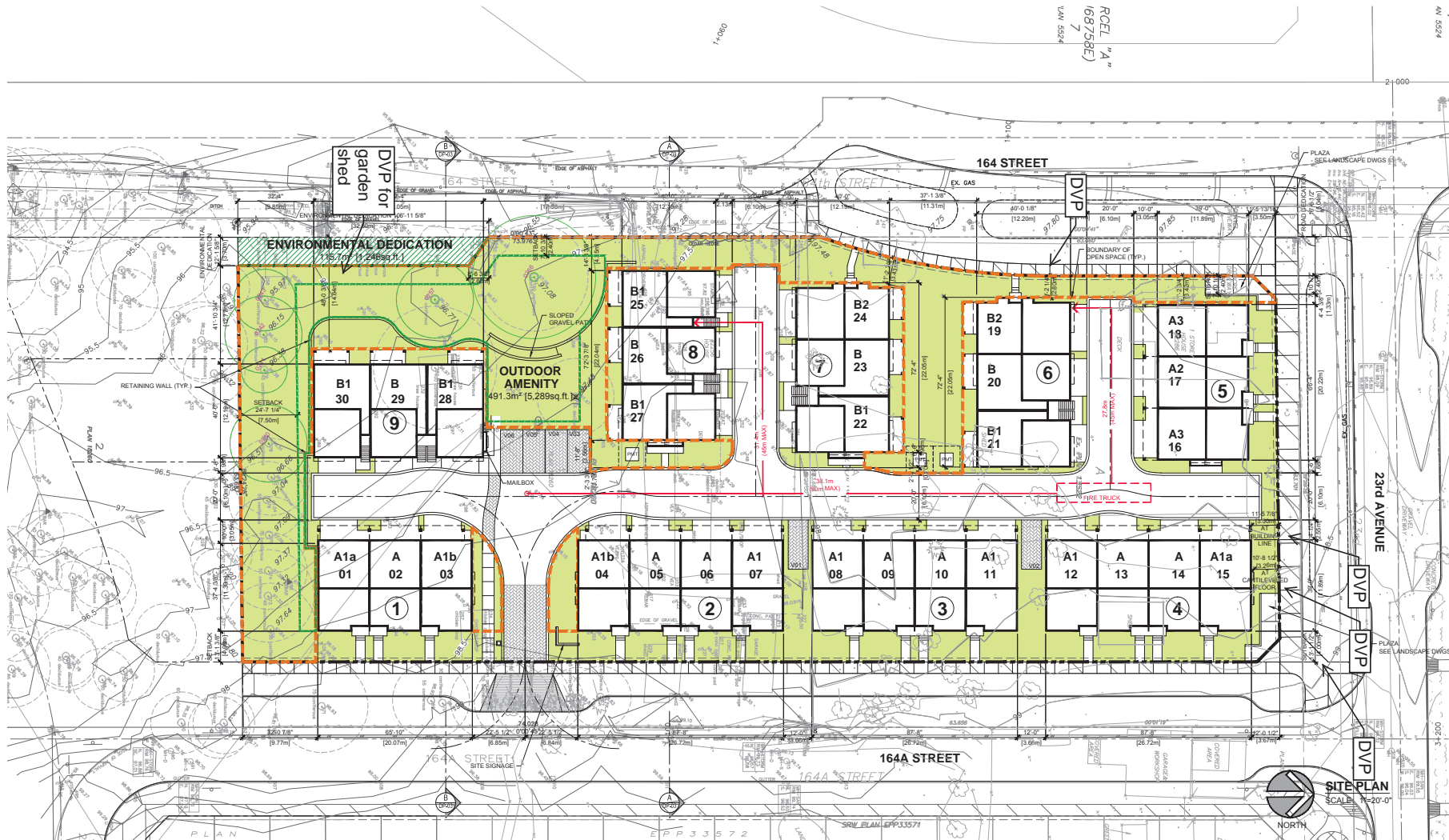
2286 & 2256 164 STREET
 SURREY, BC

DRAWING TITLE

SITE PLAN

DATE: 2015.11.24 FILE NO.
 DWN: CL
 CHK: CH **1421**

SEAL
 SHEET NO.
DP-00.01



FLOOR AREA SUMMARY						
UNIT TYPE	# OF UNITS	GARAGE	LOWER	MAIN	UPPER	SITE TOTALS
A - 3 BED	7	448 sq ft	389 sq ft	837 sq ft	849 sq ft	2,075 sq ft
A1 - 3 BED	4	451 sq ft	392 sq ft	843 sq ft	855 sq ft	2,099 sq ft
A1a/b - 3 BED	4	454 sq ft	392 sq ft	857 sq ft	856 sq ft	2,109 sq ft
A2 - 3 BED	1	451 sq ft	390 sq ft	841 sq ft	854 sq ft	2,085 sq ft
A3 - 3 BED	2	454 sq ft	393 sq ft	847 sq ft	860 sq ft	2,109 sq ft
B - 3 BED	6	406 sq ft	517 sq ft	841 sq ft	844 sq ft	2,402 sq ft
B1 - 3 BED	8	408 sq ft	523 sq ft	848 sq ft	849 sq ft	2,418 sq ft
B2 - 3 BED	8	464 sq ft	444 sq ft	938 sq ft	881 sq ft	2,263 sq ft
TOTAL	50	13,115 sq ft				66,232 sq ft
GARAGE TOTAL						13,115 sq ft
EXCLUDING GARAGES						53,117 sq ft
TOTAL						79,337 sq ft

LOT COVERAGE SUMMARY		
BUILDING #	# OF UNITS	LOT COVERAGE
1	3	2,876 sq ft
2	4	3,814 sq ft
3	4	3,814 sq ft
4	4	3,807 sq ft
5	3	3,033 sq ft
6	3	3,182 sq ft
7	3	3,259 sq ft
8	3	3,278 sq ft
9	3	3,269 sq ft
TOTAL	30	2,814 sq ft

SITE RECONCILIATION			
LEGAL DESCRIPTION: SEC 13 TOWNSHIP 1 NVD PLAN 18200 - 6519			
CIVIC ADDRESS: 2286 & 2256 164th STREET SURREY, BC			
ZONING INFORMATION:			
ZONE:	EXISTING:	RA	
	PROPOSED:	CD	
LOT AREA:	GROSS SITE AREA = 94,351 sq ft / 8,765.5 m ² / 2.166 Ac. / 0.876 Ha.		
	ROAD DEDICATION = 17,113 sq ft / 1,589.9 m ² / 0.393 Ac. / 0.158 Ha.		
	ENVIRONMENTAL DEDICATION = 1,246 sq ft / 115.7 m ² / 0.023 Ac. / 0.116 Ha.		
	NET SITE AREA = 75,993 sq ft / 7,059.9 m ² / 1.745 Ac. / 0.706 Ha.		

SETBACKS:	REQUIRED:	CD bylaw
	PROPOSED:	NORTH - 23rd Avenue - 3.50m @ bldg line / 3.20m @ cantilevered floor
		SOUTH - 7.50m
	EAST - 164A Street - 4.00m	
	WEST - 164 Street - 2.40m	
LOT DENSITY:	FAR:	
	PROPOSED (GROSS):	6,153.2 m ² / 8,765.5 m ² = 0.70
	PROPOSED (NET):	6,153.2 m ² / 7,059.9 m ² = 0.87
		(EXCLUDING GARAGES, PARKING WITHIN THE BUILDING ENVELOPE)
LOT COVERAGE:	ALLOWABLE:	45.0%
	PROPOSED:	2,814.7 m ² / 7,059.9 m ² = 39.9%
	BUILDING HEIGHT:	ALLOWABLE: 11.00m (36.00 ft)
	PROPOSED: 10.12m (33.2 ft) @ BLDG #9 - MAX. HEIGHT	

OUTDOOR AMENITY SPACE:	REQUIRED:	3m ² (32 sq ft.) / du x 30 du = 90m ² (969 sq ft.)
	PROPOSED:	491.3m ² (5,289 sq ft.)
INDOOR AMENITY SPACE:	REQUIRED:	3m ² (32 sq ft.) / du x 30 du = 90m ² (969 sq ft.)
	PROPOSED:	0m ² (0 sq ft.) - (CASH IN-LIEU)
PARKING:	RESIDENT:	REQUIRED: 2 STALLS PER UNIT = 60 STALLS
	PROVIDED:	60 STALLS
VISITOR:	RESIDENT:	REQUIRED: 0.2 STALLS PER UNIT = 6 STALLS
	PROVIDED:	6 STALLS
		TOTAL PARKING PROVIDED: 66 STALLS
OPEN SPACE: ALLOWABLE: 1,773.2m ² (19,087 sq ft.) (SHOWN IN ORANGE DASHLINE) / 7,059.9 m ² (NET SITE AREA) = 25.12% OF NET SITE AREA		