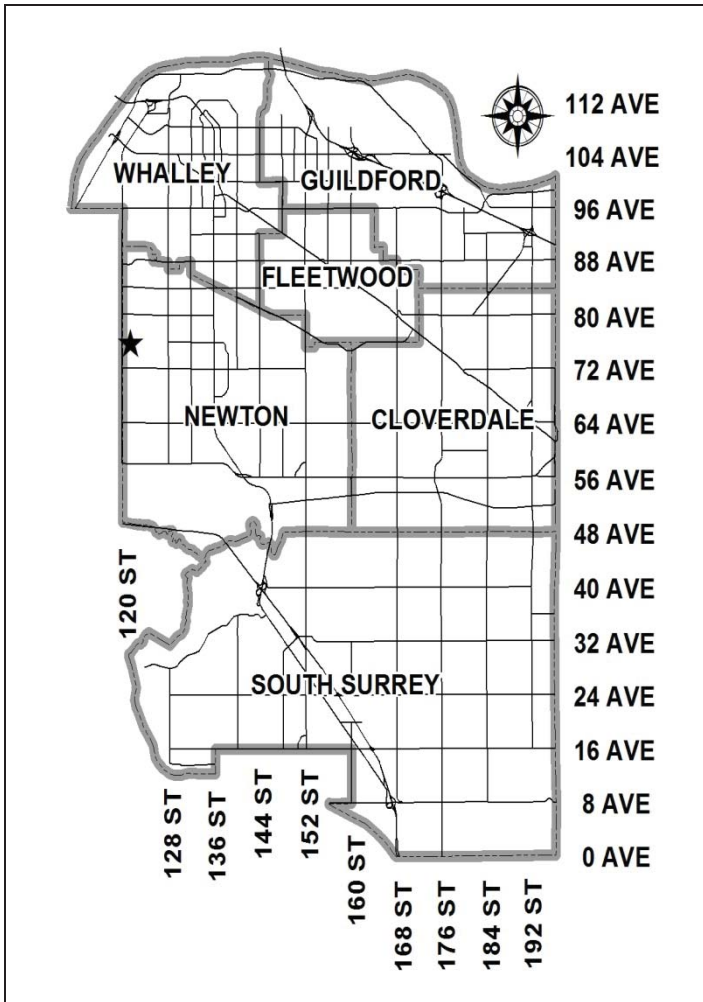


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0126-00

Planning Report Date: July 11, 2016

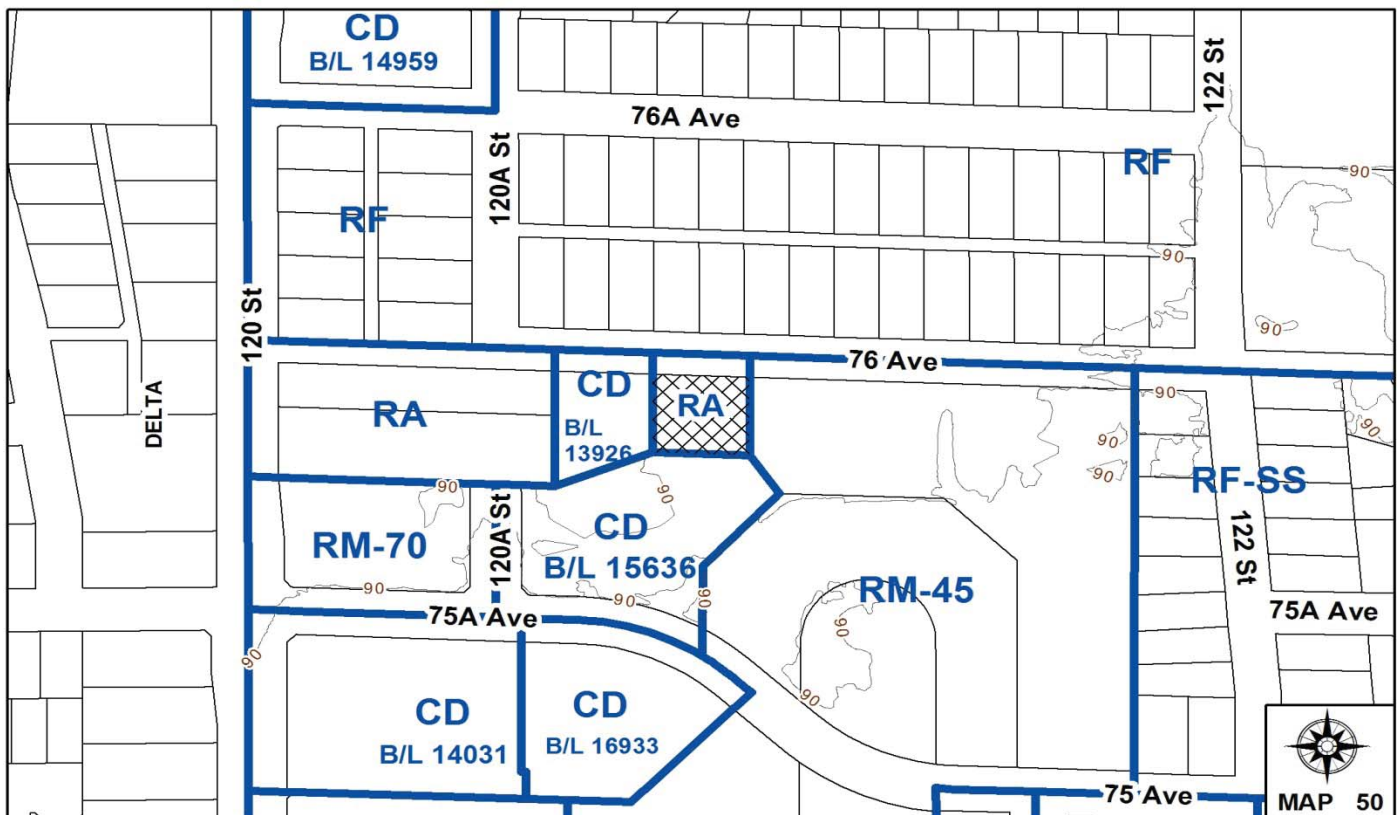


PROPOSAL:

- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of nine ground-oriented townhouse units.

LOCATION: 12084 - 76 Avenue
OWNER: Kulbir S. Athwal
 Surinder K. Athwal
ZONING: RA
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to eliminate the required indoor amenity space.
- Approval to eliminate the required outdoor 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 a Development Variance Permit (DVP) in order to reduce the minimum required front (north), rear (south) as well as side yard (east and west) setbacks of the “Multiple Residential (30) Zone” (RM-30).
- The applicant is also requesting a Development Variance Permit (DVP) to permit one visitor parking space within the minimum side yard setback along the western boundary of the subject property.
- The applicant is proposing to eliminate the required indoor and outdoor amenity space on the subject property.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site’s Official Community Plan (OCP) designation.
- The proposed density and building form are appropriate for this part of Newton.
- The proposed front yard setback for Building 1 will accommodate privacy screens along the northern building elevation. The actual setback to the building façade will be 4 metres (13 ft.). As such, the setbacks will achieve a more urban and pedestrian streetscape while ensuring greater privacy for residents.
- The requested variance to permit one visitor parking space within the minimum side yard setback along the west lot line is considered reasonable given existing site constraints and ensures the applicant will provide the minimum number of required on-site visitor spaces under the Zoning By-law.
- The elimination of indoor and outdoor amenity space on the subject property is supportable given the small number of dwelling units proposed and existing site constraints. The applicant is proposing to address the shortfall in indoor/outdoor amenity space through a cash-in-lieu contribution in accordance with City policy.
- The proposal continues the existing pattern of ground-oriented townhomes and complements the form, design and character of adjacent townhouse developments located along 76 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site 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 approve the applicant's request to eliminate the required outdoor amenity space.
4. Council authorize staff to draft Development Permit No. 7915-0126-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7915-0126-00 (Appendix VI) 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 2.7 metres (9 ft.);
 - (b) to reduce the minimum rear yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.);
 - (c) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.); and
 - (d) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.9 metres (6 ft.); and
 - (e) to permit one visitor parking space within the minimum side yard (west) setback.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) the applicant adequately address the impact of no indoor amenity space; and
- (h) the applicant adequately address the impact of no outdoor amenity space.

REFERRALS

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

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

5 Elementary students at Westerman Elementary School
2 Secondary students at Princess Margaret 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 Fall, 2017.

Parks, Recreation & Culture: Parks Planning has a concern about the pressure this project will place on existing amenities in the neighbourhood. The applicant is requested to work with Parks Planning to resolve these concerns.

Surrey Fire Department: No concerns. The entry for Unit #9 should be from the internal drive aisle or eastern façade of the proposed dwelling to assist in identifying the entrance for emergency service personnel.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 76 Avenue):	Single family residential dwellings	Urban	RF
East and West:	Ground-oriented townhouses	Multiple Residential	RM-45 & CD (By-law No. 13626)
South:	Apartment building	Multiple Residential	CD By-law No. 15636

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is designated “Multiple Residential” in the Official Community Plan (OCP) and zoned “One-Acre Residential” (RA). The property currently has a single family residential dwelling located on it, which is proposed for removal.

Current Proposal

- The applicant proposes to rezone the property from “One-Acre Residential” (RA) to “Multiple Residential (30)” (RM-30) and a Development Permit (DP) to allow the development of nine ground-oriented townhouse units (Appendix II).
- The applicant is also proposing a Development Variance Permit to reduce the minimum front, rear and side yard setbacks as well as to permit one visitor parking space within the minimum side yard (west) setback given the existing site constraints (detailed below).
- The total floor area of the proposed townhouse development is approximately 1,721 square metres (18,525 sq. ft.) which represents a net Floor Area Ratio (FAR) of 0.9, excluding garages. The project will have a unit density of 23.8 units per acre (upa) or 58.8 units per hectare (upha), which is consistent with the site’s current Multiple Residential OCP designation.
- The applicant proposes to provide cash-in-lieu of indoor/outdoor amenity space. The proposal to eliminate the required indoor/outdoor amenity space can be supported by staff given that a small number of dwelling units are proposed. Moreover, existing site constraints have reduced the total developable area given the need to provide adequate driveway spacing on 76 Avenue, maintain suitable truck turning movements for emergency service vehicles, relocate one visitor parking space within the minimum side yard setback and retain an on-site by-law sized tree at the southeast corner of the subject property. As such, indoor/outdoor amenity space cannot be reasonably accommodated on-site without further compromising the current layout.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 16, 2016 and City staff received the following responses from adjacent property owners:

- One property owner inquired about the pre-notification process and notification boundaries.

(City staff explained the pre-notification process and provided background information on the proposed townhouse development. The adjacent property owner expressed no concerns with the townhouse proposal).

- One property owner expressed concerns that the proposed townhouse development would place increased pressure on existing sanitary services. The property owner also expressed concerns about personal safety for individuals walking to/from transit facilities within the surrounding neighbourhood.

(The Engineering Department has reviewed the preliminary engineering servicing concept plan submitted by the applicant and indicated the existing sanitary sewer facilities within the local area have adequate capacity to service the proposed townhouse development. The applicant is required to provide sustainable on-site drainage in keeping with the Cougar Creek Stormwater Management Plan to capture rainfall and reduce on-site runoff. In addition, the applicant will be required to provide a storm water management plan to confirm downstream capacity to the nearest trunk sewer.

The Engineering Department – Transportation Division has indicated that future improvements to 76 Avenue may include a walkway connection to Scott Road with the redevelopment of 7590 - 120 Street. In addition, staff anticipate that 120A Street will be extended further south to 75A Avenue in future thereby providing additional pedestrian linkages to existing transit facilities in the surrounding neighbourhood).

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed townhouse development is comprised of two three-storey buildings with garages that are accessed at grade via an internal drive aisle off 76 Avenue. All proposed dwelling units will offer three bedrooms plus dens.
- Each unit offers a sundeck and/or patio that is accessed from the ground- or main-floor.
- The unit types range in size from 170 square metres (1,830 sq. ft.) to 229 square metres (2,465 sq. ft.). The living area appears largely on the upper-floors with the exception of a small den and/or medium-sized flex room offered on the ground-floor of all units.
- The building façade contains a broad range of materials that include neutral coloured hardie-panel horizontal siding and trim elements (Benjamin Moore “Web Gray” and “Grey Screen”) as well as black fascia boards, white doors and window frames, grey asphalt shingles, sun decks with black guard rails and aluminum flashing (Appendix II).
- All of the street-fronting units contain active living space on the ground-floor which will promote interaction with the public realm. The dwelling units have individual entryways facing toward 76 Avenue with a walkway connecting each unit to the street. The street façade also includes a number of larger windows and smaller horizontal roofs over the individual unit entryways.

- The proposed townhouse development has been reviewed internally by City staff and deemed to be generally acceptable in terms of form, design and character. However, staff will continue to work with the applicant to resolve a number of urban design issues, most notably:
 - Revise the design of Unit 9 (Building 2) to relocate the proposed dwelling outside the Tree Protection Zone (TPZ) for the by-law sized tree (Norway Spruce) to be retained at the southeast corner of the subject property. In addition, the applicant is required to ensure no buildings or structures (including walkways, deck posts, fences, etc.) will be placed within the root protection zone without the supervision of a certified Arborist.

Driveway Access, On-site Parking and Pedestrian Circulation

- Driveway access is proposed from a private internal drive aisle off 76 Avenue. The proposed driveway entrance was shifted further eastward to provide adequate spacing given there is an existing driveway entrance along the shared lot line with 12070 – 76 Avenue.
- The proposed townhouse development will provide eighteen (18) resident parking stalls which meets the Zoning By-law requirement. All of the units will have enclosed double garages.
- Two visitor parking spaces will be provided near the driveway entrance off 76 Avenue which meets the Zoning By-law requirement. A Development Variance Permit (DVP) is proposed to permit one visitor parking space to be located within the minimum west side yard setback.
- Street-fronting units are proposed to have individual pedestrian access to the street.

Amenity Space

- The Zoning By-law requires that 27 square metres (290 sq. ft.) of both indoor amenity space and outdoor amenity space be provided on-site to accommodate the proposed townhouse development, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant proposes to provide a cash-in-lieu contribution of indoor and outdoor amenity space, in accordance with City Policy. The proposal to eliminate the required indoor/outdoor amenity space can be supported by staff given that a small number of dwelling units are proposed. Moreover, existing site constraints have reduced the total developable area given the need to provide adequate driveway spacing on 76 Avenue, maintain suitable truck turning movements for emergency service vehicles, relocate one visitor parking space within the minimum side yard setback and retain an on-site by-law sized tree at the southeast corner of the subject property. As such, indoor/outdoor amenity space cannot be reasonably accommodated on-site without further compromising the current layout or unit yield.

Landscaping

- The proposed landscaping includes the retention of a mature Norway Spruce located at the southeast corner of the subject property. The tree will offer added shading on the southern building exposure of Building 2 as well as provide additional screening and allow for greater privacy between the subject property and adjacent townhouse development at 12165 – 75A Avenue.

- Each unit along 76 Avenue (Building 1) will have a small front yard with layered planting that consists of low-lying shrubs, additional groundcover, and by-law sized trees. In contrast, each unit in Building 2 (southern building) will have a larger rear yard with modest planting which consists of shrubs and additional groundcover. The modest rear yard planting reflects the site constraints which required additional setback relaxations to accommodate the upper-floor bay window projections and ground-floor patios.
- Additional landscaping is proposed along 76 Avenue in the form of smaller boxwoods with layered planting beside the ground-floor pedestrian entrances to units located in Building 1.
- A 1.8 metre (6 ft.) high solid wood fence is proposed along the south, east and west lot lines. In addition, shorter 0.6 metre (2 ft.) high wood picket fences are proposed for Building 2 to separate the rear yards for each unit and provide greater privacy.
- Additional landscaping is proposed between the visitor parking spaces and driveway entrance off 76 Avenue to provide adequate screening for vehicles parked in the visitor parking stalls.
- The attached preliminary landscape plan is subject to further review by City staff.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Willow	1	1	0
Coniferous Trees			
Blue Spruce	1	1	0
Norway Spruce	1	0	1
Total (excluding Alder and Cottonwood Trees)	3	2	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of three protected trees on the site. No Alder or Cottonwood trees are present on the subject property. It was determined that one tree could be retained as part of this development proposal. The proposed tree retention was assessed taking into account the location of services, building footprints, road dedication and proposed lot grading.
- The building envelope for Building 2, Unit 9 was previously revised at the request of staff to accommodate the retention of a mature Norway Spruce at the southeast corner of the subject property. As such, the proposed dwelling unit will not encroach within the root protection zone. In addition, non-intrusive materials will be used, where required, within the required Tree Protection Zone to avoid damaging the root structure thereby ensuring the long-term viability of this tree. A certified Arborist is required to supervise all construction within the Tree Protection Zone (TPZ).
- 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 four replacement trees on the site. The applicant is proposing six replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees may be planted on 76 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 Red Flowering Dogwoods.
- In summary, one tree is proposed for retention with six additional replacement trees proposed which exceeds City requirements. As such, no contribution is required to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 5, 2016. 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 subject property is located within an urban infill area. • The proposed townhouse development is consistent with the “Multiple Residential” designation in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes Low Impact Development Standards (LIDS) in the form of dry swales and rain water wetlands or detention areas. • The proposed townhouse development will include provisions for recycling facilities and recycling pick-up available on-site.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposal will include bike racks and/or lockers within the individual unit garages.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The ground-oriented townhouses will include active rooms that provide an “eyes-on-the-street” approach consistent with Crime Prevention Through Environmental Design (CPTED) principles and further provide casual surveillance of public spaces located along 76 Avenue.
6. Green Certification (F1)	<ul style="list-style-type: none"> The applicant is seeking third-party rated green building standards in the form of “Building Green” (“Gold” rating).
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel (ADP) but reviewed internally by City staff. The architectural drawings and landscape plans were found to be generally acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required front yard (north) setback from 7.5 metres (25 ft.) to 2.7 metres (9 ft.).
- To reduce the minimum required rear yard (south) setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).
- To reduce the minimum required side yard (east) setback from 7.5 metres (25 ft.) to 2.2 metres (7 ft.).
- To reduce the minimum required side yard (west) setback from 7.5 metres (25 ft.) to 1.9 metres (6 ft.).

Applicant's Reasons:

- The requested variances will improve the layout, maximize development potential and ensure the future economic viability of the current townhouse project given the small size of the subject property and existing site constraints. The applicant was required to provide adequate driveway spacing on 76 Avenue, ensure suitable turning movements are provided on-site for emergency service vehicles as well as retain an on-site by-law sized tree at the southeast corner of the subject property. The existing site constraints have further reduced the developable area available for the proposed ground-oriented townhouse development.

Staff Comments:

- The proposed front yard setback for Building 1 will accommodate privacy screens along the northern building elevation. The actual setback to the building façade will be 4 metres (13 ft.). As such, the setbacks will achieve a more urban and pedestrian streetscape while ensuring greater privacy for residents.
- The requested side yard and rear yard setback variances are required to permit the electrical closets and outdoor patio structures. As such, the setbacks are measured to the furthest projection. In reality, the front yard setback for Building 1 is 4 metres (13 ft.), the rear yard setback for Building 2 is 4.5 metres (15 ft.) and the side yard setbacks for Building 1 as well as Building 2 are 3 metres (10 ft.) when measured from the adjacent lot line to the building façade.
- The requested rear yard setback of 2.5 metres (8 ft.) will have a greater impact on the outdoor patios for those ground-oriented townhouses in Building 2 given these units are located directly adjacent to a multi-storey apartment building. Although there is limited opportunity for additional landscaping beyond the proposed hedge along the southern boundary of the subject property, an extra degree of privacy is provided by the higher, well-established hedge along the north lot line of the adjacent property at 12075 – 75A Avenue. The existing hedge will ensure greater privacy between the multi-storey apartment building on the adjacent property and the proposed ground-oriented townhouse units at 12084 – 76 Avenue.
- The proposal to reduce the minimum required front, rear and side yard setbacks will result in setbacks that appear similar to setbacks previously approved for several other ground-oriented townhouse developments on 76 Avenue (i.e. 12165 – 75A Avenue and 12070 -76 Avenue).
- As such, the proposed setbacks will have a negligible impact on surrounding land-uses.

(b) Requested Variance:

- To permit one visitor parking space within the minimum side yard (west) setback.

Applicant's Reasons:

- The requested variances will improve the layout, maximize development potential and ensure the future economic viability of the current townhouse project given the small size of the subject property and existing site constraints. The applicant was required to provide adequate driveway spacing on 76 Avenue, ensure suitable turning movements are provided on-site for emergency service vehicles as well as retain an on-site by-law sized tree at the southeast corner of the subject property. The existing site constraints have further reduced the developable area available for the proposed ground-oriented townhouse development.

Staff Comments:

- The requested variance to permit one visitor parking space within the minimum side yard (west) setback is considered reasonable given the existing site constraints as well as to ensure that the applicant provides the minimum required on-site visitor parking spaces. In addition, the applicant proposes additional landscaping on 76 Avenue as well as the west lot line in order to reduce the visual impact of the visitor parking spaces.

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.	Site Plan, Building Elevation Drawings 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. 7915-0126-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Douglas R. Johnson Architect Ltd. and C. Kavolinas & Associates Inc., respectively, dated July 6, 2016 and June, 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MRJ/dk

Information for City Clerk

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

1. (a) Agent: Name: Douglas Johnson
 Douglas R. Johnson Architect Ltd.

 Address: 901 West 3rd Street, Unit 374
 North Vancouver, B.C. V7p 3p9

 Tel: 604-998-3381

2. Properties involved in the Application
 - (a) Civic Address: 12084 - 76 Avenue

 - (b) Civic Address: 12084 - 76 Avenue
 Owner: Surinder K. Athwal
 Kulbir S. Athwal
 PID: 009-311-238
 Lot 21 Section 19 Township 2 New Westminster District Plan 24224

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7915-0126-00 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 final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	1,530.23 sq. m.
Road Widening area	N/A	N/A
Undevelopable area	N/A	N/A
Net Total	N/A	1,530.23 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	45%	37%
SETBACKS (in metres)		
Front	7.5 m.	2.7 m.
Rear	7.5 m.	2.5 m.
Side #1 (East)	7.5 m.	2.2 m.
Side #2 (West)	7.5 m.	1.9 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m.	10.9 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom	9	9
Total	9	9
FLOOR AREA: Residential	N/A	1,721 sq. m. 1,382 sq. m. (excluding garages)
FLOOR AREA: Commercial	N/A	N/A
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	1,721 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)	75 upha/30 upa	58.8 upha/23.8 upa
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	0.9	0.9
FAR (net)	N/A	N/A
AMENITY SPACE (area in square metres)		
Indoor	27 sq. m.	0 sq. m.
Outdoor	27 sq. m.	0 sq. m.
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential	18 spaces	18 spaces
Residential Visitors	1.8 spaces	2 spaces
Institutional	N/A	N/A
Total Number of Parking Spaces	20 spaces	20 spaces
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A

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

12084-76 AVE TOWNHOUSE

12084-76 AVE, BURREY, BRITISH COLUMBIA

DEVELOPMENT DATA SHEET

DATA SHEET

SHEET INDEX

ABBREVIATION

CONSULTANTS

Proposed/Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	1530.53 SQ.M	1530.53 SQ. M
Road Widening area		N/A
Undeveloped area		N/A
Net Total	1530.53 SQ.M	1530.53 SQ. M
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45.00%	36.00%
Paved & Hard Surfaced Areas		29.47%
Total Site Coverage		65.47%
SETBACKS (in metres)		
Front (North)	7.5 M	7.7 M
Rear (South)	7.5 M	7.5 M
Side #1 (West)	7.5 M	19.9 M
Side #2 (East)	7.5 M	22.2 M
BUILDING HEIGHT (in metres/stories)		
Principal	13.0 M	10.9 M
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS		
One Bed		N/A
Two Bedroom		N/A
Three Bedroom	9	9
Total	9	9
FLOOR AREA: Residential (1 X Site area)	1384.50 SQ.M	1384.50 SQ.M
FLOOR AREA: Commercial	N/A	N/A
Retail	N/A	N/A
Office	N/A	N/A
Total	1384.50 SQ.M	N/A
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	1384.50 SQ.M	1384.50 SQ.M

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha (if units/acre gross)	75/30	60/24
# of units/ha (if units/acre net)	-	N/A
FAR (gross)	0.9	0.9
FAR (net)	-	N/A
AMENITY SPACE (area in square metres)		
Indoor (3.05Q MIN)	27.50 M	N/A
Outdoor	27.50 M	N/A
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed + Den		N/A
3-Bed	2.0 X 9 - 18	18
Residential Visitors	0.2 X 9 - 2	2
Institutional		N/A
Total Number of Parking Spaces	20	20
Number of disabled stalls	-	N/A
Number of small cars	-	N/A
Tandem Parking Spaces: Number / % of		
Total Number of Lines		
Size of Tandem Parking Spaces with length		

Heritage Site: NO Tree Survey/Assessment Provided: NO

I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and not the Planning & Development Department.

Owner/Agent: _____
 Signature: _____ Name (Please Print): _____

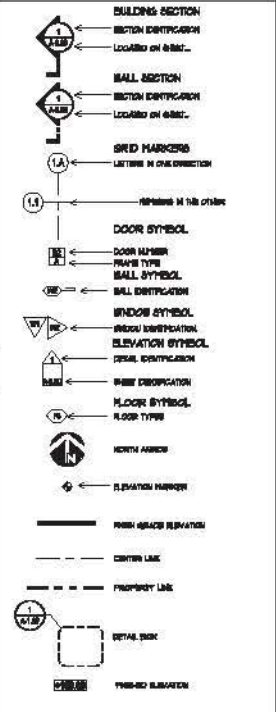
PROPERTY NO.	LEGAL DESCRIPTION	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
12084-76

SHEET NO.	DESCRIPTION
DP-0-01	DATA SHEET
DP-1-01	SCENOGRAPHY OF SITE
DP-1-02	SCENOGRAPHY OF SITE
DP-1-03	CLUSTER 1 3D VIEW
DP-1-04	CLUSTER 2 3D VIEW
DP-2-01	SITE PLAN
DP-3-01	CLUSTER 1 FLOOR PLANS
DP-3-02	CLUSTER 1 FLOOR PLANS
DP-3-03	CLUSTER 2 FLOOR PLANS
DP-3-04	CLUSTER 2 FLOOR PLANS
DP-4-01	CLUSTER 1 SECTIONS
DP-4-02	CLUSTER 2 SECTIONS
DP-5-01	CLUSTER 1 ELEVATIONS
DP-5-02	CLUSTER 2 ELEVATIONS

ABB.	ALPHABETIC
BLK	BUILT-IN BATHING
BR	BUILT-IN BATHING
CB	CATCH BASIN
CD	COMPUTER DESK
CE	CEILING DOOR
CF	FORM OF CONCRETE
CG	CONCRETE FINISHING STONE
CH	DISH WASHER
FI	FIBRE
FD	FLOOR DRAIN
FP	FRAME PLACE
GB	GYPHUM BOARD
HR	HAND RAIL
HW	HAND WASH
PT	PRESSURE TREATED
PLY	PLYWOOD
SH	SHOWER UNIT
V	VENT
WC	WATER CURTAIN
WD	WATERWORKER
WS	WINDOW SEAT

ARCHITECT:
 DOUGLAS R. JOHNSON ARCHITECT LTD.
 915-801 8811
 NORTH VANCOUVER, BC V7P 5P5
 PH: (604) 998-3381
 FAX: (604) 998-0281
 EMAIL: drjohnson@doj.ca

GRAPHIC SYMBOLS



VICINITY MAP



VICINITY MAP
 PROJECT SITE

COPYRIGHT RESERVED
 THE PLAN AND DESIGN ARE THE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT LTD. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITERS ASSUMING SHALL HAVE PROVIDED OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LOCATIONS ON THE JOB AND THE DESIGN SHALL BE REVISED IF ANY VARIATIONS FROM THE DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	2014.08.20	ISSUED FOR PERMIT
2	2014.08.20	ISSUED FOR PERMIT
3	2014.08.20	ISSUED FOR PERMIT
4	2014.08.20	ISSUED FOR PERMIT

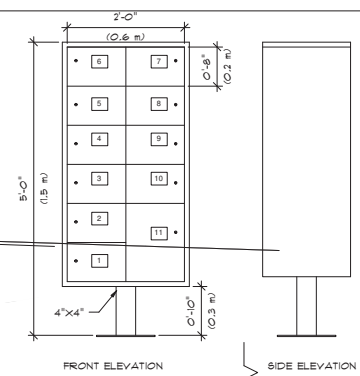
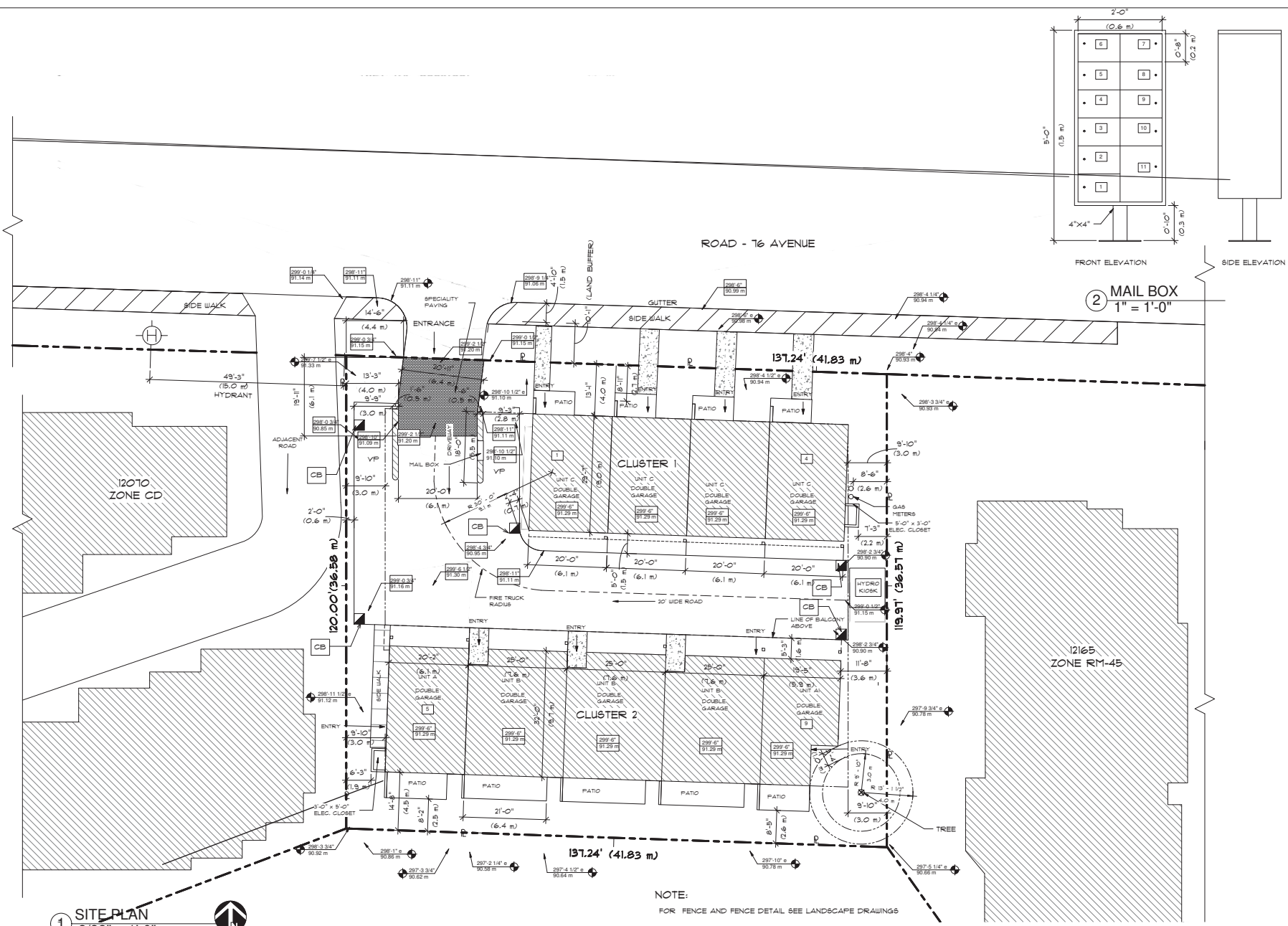
PROJECT: RESIDENTIAL TOWNHOUSE
 12084-76 AVE, BURREY, British Columbia

SHEET DESCRIPTION: DATA SHEET

OWNER:

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #574-811 WEST 380
 NORTH VANCOUVER, BC V7P
 PH: (604) 998-3381
 FAX: (604) 998-0217

SCALE:	PROJECT:
NET 20	
DATE:	PROJECT:
20 AUG 2014	
DRAWN:	SHEET:
	DP-1
REVISION:	
4	



2 MAIL BOX
1" = 1'-0"

1 SITE PLAN
3/32" = 1'-0"

NOTE:
FOR FENCE AND FENCE DETAIL SEE LANDSCAPE DRAWINGS

COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

NO.	DATE	DESCRIPTION
1	20 AUG 2014	ISSUE FOR PERMIT
2	24 AUG 2014	ISSUE FOR PERMIT
3	04 JAN 2015	ISSUE FOR PERMIT
4	05 JAN 2015	ISSUE FOR PERMIT
5	05 JAN 2015	ISSUE FOR PERMIT

PROJECT:
12084 - TOWNHOUSES
12084 AVE. SURREY,
BRITISH COLUMBIA

OWNER:
BRITISH COLUMBIA

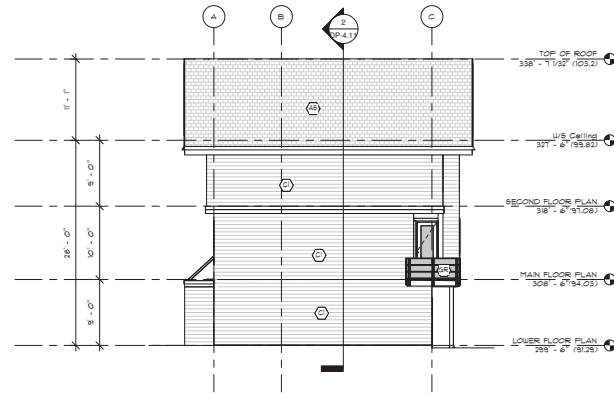
SHEET DESCRIPTION:
SITE PLAN

DOUGLAS R. JOHNSON
ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
Ph: (604) 298-3381
Fax: (604) 298-0217

SCALE:	PROJECT NO.:
As indicated	---
DATE:	---
20 Aug 2014	---
DRAWN:	SHEET:
---	---
REVISIONS:	DP-2.11



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



2 WEST ELEVATION
1/8" = 1'-0"

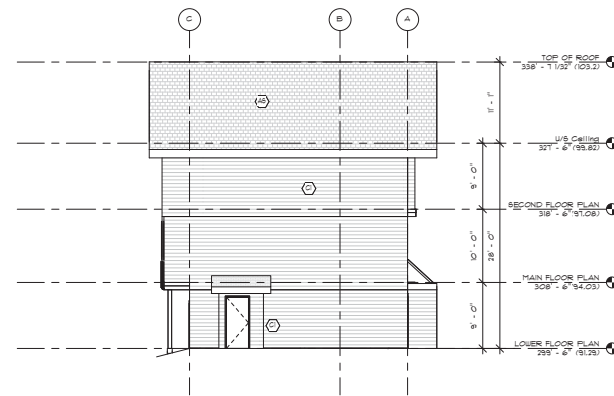
LEGEND :

MATERIAL	COLOR
(F) FLASHING	ALUM
(PC) PAINTED CONCRETE	GREY
(GR) GUARD/RAILING	BLACK
(AS) ASPHALT SHINGLES	GREY
(TR) TRIM	SW 1076, 1071
(FAS) FASCIA	BLACK
(HSD) HARDY SIDING	SW 1076
(HSD) HARDY SIDING	SW 1071
(W) WINDOWS	WHITE
(D) DOORS	WHITE

ALL COLORS ARE FROM SHERWIN WILLIAMS UNLESS MENTIONED OTHER COLORS



3 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

COPYRIGHT RESERVED

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SHADED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

NO.	DATE	DESCRIPTION
1	20 AUG 2014	ISSUED FOR PERMITS
2	20 AUG 2014	ISSUED FOR PERMITS
3	08 JAN 2015	ISSUED FOR PERMITS
4	08 JAN 2015	ISSUED FOR PERMITS
5	08 JAN 2015	ISSUED FOR PERMITS

PROJECT:
12084 - TOWNHOUSES
12084-AVASTURRY,
BRITISH COLUMBIA
MARKET STRAIGHT

OWNER:
CLUSTER 1 ELEVATIONS

DOUGLAS R. JOHNSON
ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
Ph: (604) 998-3381
Fax: (604) 998-0217

SCALE:	PROJECT NO:
As indicated	---
DATE:	SHEET:
20 Aug 2014	---
DRAWN:	REVISED:
---	---
5	
DP-5.11	



2 SOUTH SIDE VIEW



1 NORTH SIDE VIEW

© COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

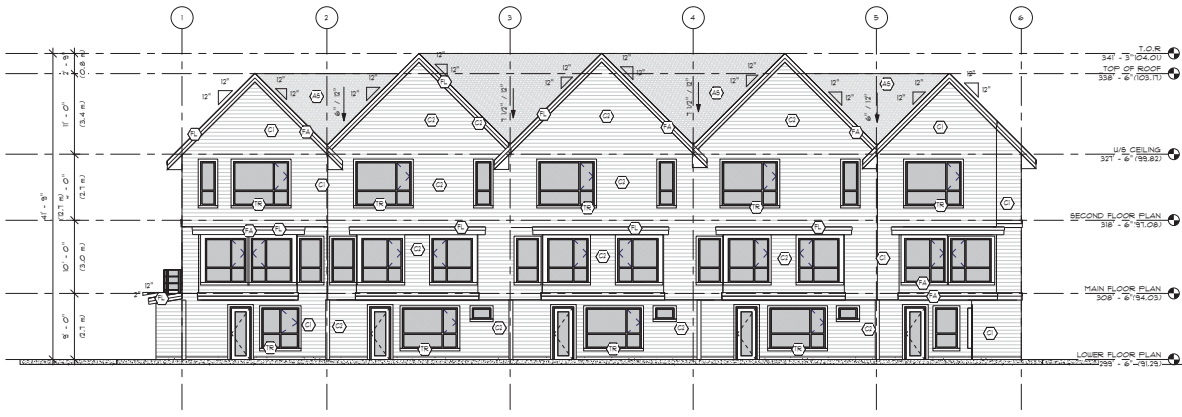
NO.	DATE	DESCRIPTION
1	20 AUG 2014	ISSUED FOR PERMIT
2	20 AUG 2014	ISSUED FOR PERMIT
3	08 JUN 2014	ISSUED FOR PERMIT
4	08 JUN 2014	ISSUED FOR PERMIT
5	08 JUN 2014	ISSUED FOR PERMIT

PROJECT: 12084 - TOWNHOUSES
 12084-56 AVANUURRY, BRITISH COLUMBIA
 OWNER: [REDACTED]
 ARCHITECT: DOUGLAS R. JOHNSON ARCHITECT LTD.
 CLUSTER 1 VIEWS

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9
 Ph: (604) 998-3381
 Fax: (604) 998-0217

SCALE: PROJECT OR	
DATE: 20 Aug 2014	
DRAWN: [REDACTED]	CHECKED: [REDACTED]
REVISION: [REDACTED]	PROJECT NO: [REDACTED]

5 DP-1.01



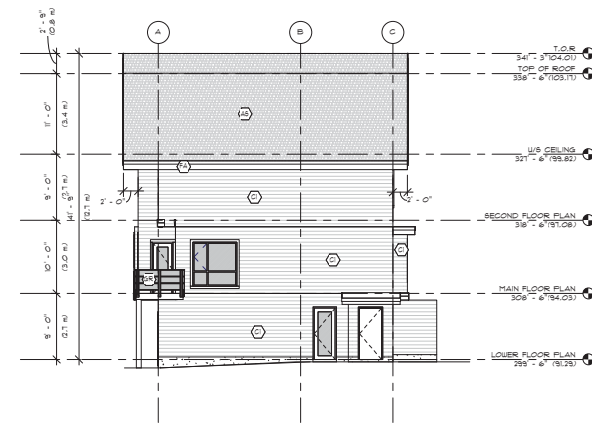
1 SOUTH ELEVATION
DP-5.21 1/8" = 1'-0"



LEGEND :

MATERIAL :		COLORS	
FL	FLASHING	ALUMINUM	
PC	PAINTED CONCRETE	NATURAL GREY	■
GR	GUARD/RAILINGS	BLACK	■
AS	ASPHALT SHINGLES	GREY	■
TR	TRIM	SW 1071, SW1075	■
FA	FASCIA	BLACK	■
HS	HARDY SIDING	SW 1071	■
HS	HARDY SIDING	SW 1075	■
W	WINDOWS	WHITE	■
D	DOORS	WHITE # 60 6666	■

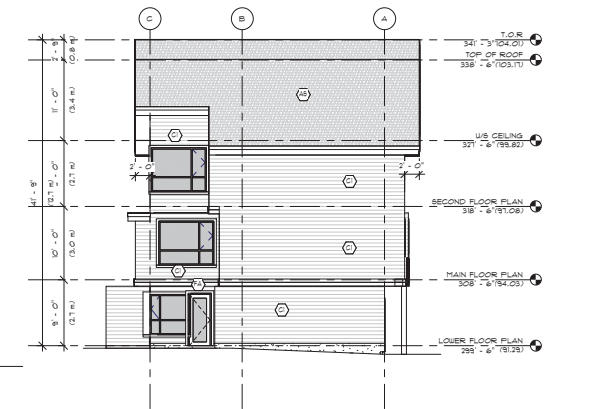
ALL COLORS ARE FROM SHERWIN WILLIAMS UNLESS MENTIONED
OTHER COLORS



2 WEST ELEVATION
DP-5.21 1/8" = 1'-0"



3 NORTH ELEVATION
DP-5.21 1/8" = 1'-0"



4 EAST ELEVATION
DP-5.21 1/8" = 1'-0"



COPYRIGHT RESERVED

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DOUGLAS R. JOHNSON ARCHITECT. CONSULTING ARCHITECTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND CONDITIONS FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE RESPONSIBLE FOR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

NO.	DATE	DESCRIPTION
1	20 AUG 2014	ISSUED FOR PERMIT
2	20 AUG 2014	ISSUED FOR PERMIT
3	20 AUG 2014	ISSUED FOR PERMIT
4	20 AUG 2014	ISSUED FOR PERMIT
5	20 AUG 2014	ISSUED FOR PERMIT

PROJECT: 12084 - TOWNHOUSES
12084 AVANUS ARRY, BRITISH COLUMBIA
OWNER: [REDACTED]
ARCHITECT: DOUGLAS R. JOHNSON ARCHITECT LTD.

DOUGLAS R. JOHNSON
ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
Ph: (604) 998-3381
Fax: (604) 998-0217

SCALE: As indicated
DATE: 20 Aug 2014
DRAWN: [REDACTED]
SHEET: [REDACTED]
REVISION: [REDACTED]
PROJECT NO: [REDACTED]
SHEET: [REDACTED]
DP-5.21

5



② NORTH SIDE VIEW



① SOUTH SIDE VIEW

COPYRIGHT RESERVED
 THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE VIEWED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE APPROVED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

NO.	DATE	DESCRIPTION
1	2014.08.20	ISSUED FOR PERMIT
2	2014.08.20	ISSUED FOR PERMIT
3	2014.08.20	ISSUED FOR PERMIT
4	2014.08.20	ISSUED FOR PERMIT
5	2014.08.20	ISSUED FOR PERMIT

PROJECT:
12084 - TOWNHOUSES
 12084 1/2 AVASURRY,
 BRITISH COLUMBIA
 OWNER:
 CLUSTER 2 VIEWS

DOUGLAS R. JOHNSON
ARCHITECT LTD.
 #374-901 WEST 3RD ST.
 NORTH VANCOUVER, BC V7P 3P9
 Ph: (604) 998-3381
 Fax: (604) 998-0217

SCALE:	PROJECT NO.:
DATE: 20 Aug 2014	---
DRAWN:	SHEET:
REVISIONS:	DP-1.02





1 COLORED SOUTH ELEVATION
DP-1.03 N.T.S.

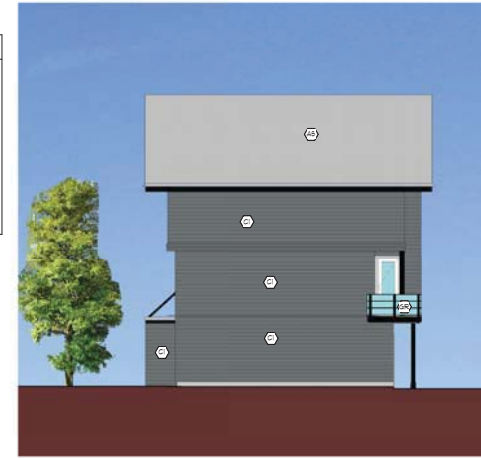


3 COLORED NORTH ELEVATION
DP-1.03 N.T.S.

LEGEND :

MATERIAL	COLOR
(FL) FLASHING	ALUM
(PC) PAINTED CONCRETE	GREY
(GR) GUARD/RAILING	BLACK
(AS) ASPHALT SHINGLES	GREY
(TR) TRIM	66/ 1018, 1011
(FA) FASCIA	BLACK
(HS) HARD SIDING	66/ 1018
(HW) HARD SIDING	66/ 1011
(WD) WINDOW	WHITE
(DR) DOORS	WHITE

ALL COLORS ARE FROM SHERWIN WILLIAMS UNLESS MENTIONED OTHER COLORS



2 COLORED WEST ELEVATION
DP-1.03 N.T.S.



4 COLORED EAST ELEVATION
DP-1.03 N.T.S.

COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONSULTORS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

NO.	DATE	DESCRIPTION
1	20 AUG 2014	ISSUED FOR PERMIT
2	20 AUG 2014	ISSUED FOR PERMIT
3	20 AUG 2014	ISSUED FOR PERMIT
4	20 AUG 2014	ISSUED FOR PERMIT
5	20 AUG 2014	ISSUED FOR PERMIT

PROJECT:
12084 - TOWNHOUSES
12084 - 1/2 AVASU BERRY,
BRITISH COLUMBIA
OWNER:
DOUGLAS R. JOHNSON ARCHITECT LTD.

OWNER:
DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.,
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

SCALE:	PROJECT NO:
As indicated	---
DATE:	DATE:
20 Aug 2014	---
DRAWN:	SHEET:
---	DP-1.03
REVISION:	
5	



1 COLORED SOUTH ELEVATION
DP-1.04 N.T.S.



2 COLORED WEST ELEVATION
DP-1.04 N.T.S.

LEGEND :

MATERIAL :	COLORS
(01) FLASHING	ALUMINUM
(02) PAINTED CONCRETE	NATURAL GREY
(03) GUARD/RAILING	BLACK
(04) ASPHALT SHINGLES	GREY
(05) TRIM	SW 1071, SW1075
(06) FASCIA	BLACK
(07) HARDI SIDING	SW 1071
(08) HARDI SIDING	SW 1075
WINDOWS	WHITE
DOORS	WHITE + SW 6866

ALL COLORS ARE FROM SHERWIN WILLIAMS UNLESS MENTIONED OTHER COLORS



3 COLORED NORTH ELEVATION
DP-1.04 N.T.S.



4 COLORED EAST ELEVATION
DP-1.04 N.T.S.

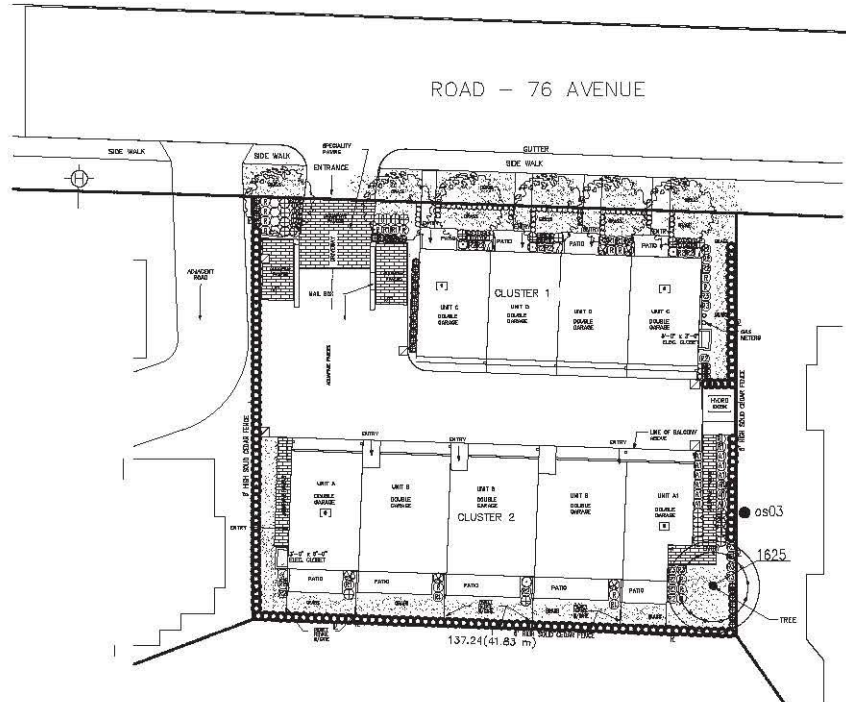
COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE APPROVED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

NO.	DATE	DESCRIPTION
1	20 AUG 2014	ISSUED FOR PERMIT
2	20 AUG 2014	ISSUED FOR PERMIT
3	04 JAN 2014	ISSUED FOR PERMIT
4	04 JAN 2014	ISSUED FOR PERMIT
5	04 JAN 2014	ISSUED FOR PERMIT

PROJECT:
12084 - TOWNHOUSES
12084 AVALON DRIVE,
BRITISH COLUMBIA
OWNER:
CLUSTER 2 COLORED ELEVATION

DOUGLAS R. JOHNSON
ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

SCALE: As indicated	PROJECT NO.:
DATE: 20 Aug 2014	
DRAWN:	SHEET:
REVISIONS:	DP-1.04



ROAD - 76 AVENUE

N

LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

Rev/16	city comments	2
Rev/16	revised site plan	1
DWG	ISSUED	16
	BY/CHKD	

KAVOLINAS & ASSOCIATES INC
SCIBA, C.S.A.

2462 JONDUL COURT
ABBOTSFORD, B.C.
V3J 2G2

PHONE (604) 897-2276

CLIENT

KILBERR ATVAL
c/o ODUG JOHNSON ARCHITECT

SUITE #374
801 WEST 3RD STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-654-8700

TITLE

PLAN VIEW

**LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT**

12064 - 78th AVENUE
SURREY, B.C.

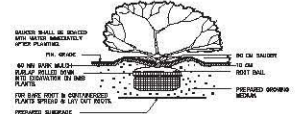
SCALE	1:200	DATE	MAR/15
DWGT		DRAWN	
DWG		CHECKED	
APPVD		DATE	

FILED	JAN 24	▲
	DRAWING NO.	
		L-1

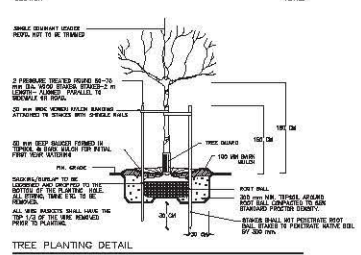
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	6	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	18	#2 POT	85 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	12	#3 POT	90 CM. O.C.	
⊕	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	9	#3 POT	90 CM. O.C.	
⊕	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	103	#3 POT	45 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	6	#3 POT	90 CM. O.C.	
⊕	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	4	#2 POT	90 CM. O.C.	
⊕	RHOODODENDRON CUNNINGHAM'S WHITE	RHOODODENDRON	15	#3 POT	90 CM. O.C.	
⊕	RHOODODENDRON RAMPO	RHOODODENDRON	7	#3 POT	90 CM. O.C.	
⊕	RHOODODENDRON COTTON CANDY	RHOODODENDRON	23	#3 POT	90 CM. O.C.	
⊕	RHOODODENDRON P.J.M.	RHOODODENDRON	8	#3 POT	90 CM. O.C.	
⊕	STRINGIA VULGARIS 'MICHEL BUCHNER'	LILAC	3	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCEPESUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	46	#3 POT	90 CM. O.C.	
⊕	THALIA OCCIDENTALS 'SARAGO'	EMERALD ARBORVITAE	158	1.00 METERS	85 M. O.C.	
⊕	ERICA CARNEA 'MYRTLEAF PINK'	HEATHER	24	#1 POT	30 CM. O.C.	
⊕	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	13	#3 POT	45 CM. O.C.	
⊕	NESSSELLA TENUSSIMA	MEXICAN FEATHER GRASS	6	#3 POT	45 CM. O.C.	

- NOTES / SPECIAL**
- PLANT SEES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARDS "LATEST EDITION". CONTRACTOR SEES ARE SPECIFIED AS PER BC STANDARD 8000. PLANT SIZE AND CONTAINER SEE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW ABOVE PLANT MATERIAL AVAILABLE FOR OPTIONS. SEARCH BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER VANHALD AND PRAGER VALLEY. "SUBSTITUTION" MUST BE WITH WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTION. IF SPECIFIED MATERIAL UNOBTAINABLE SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE "LANDSCAPE STANDARDS".
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" SOURCES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARDS". FURNISH DOCUMENTATION FOR REQUEST ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARDS.
 - MIN. CHANGING MEDIUM DEPTH OVER PROPOSED SUBSTRATE SHALL BE:
 - LAWN AREAS 300 mm
 - GRASS SEED AREAS 400 mm
 - SHRUB AREAS 500 mm
 - TREE PLANTS 300 mm AROUND PROTECT BALL
 - CHANGING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 MEDIA. EXCEPT FOR MEDIA OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND SOURCE OF CHANGING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A RECOGNIZED PROCESSING FACILITY. PROVIDED CHANGING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SAMPLED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR CHANGING MEDIUM. SOILS SHALL BE TESTED FREE FROM SALINITY, HIGH pH, WEEDY PLANT PARTS, WEEDS OR INTRUSIVE PARTS, IF MEDIA, PLANT PROTECTING ORGANISMS, TOXIC MATERIALS, STORED OVER 30 DAY PERIOD SUBJECT.
 - ALL PLANTING BEDS SHALL RECEIVE 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MUST NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL, NOT INCLUDING, OR IN EXCESS CONTROL FOR WEEDS, THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE SITE AND THE SITE THEREIN IN A CLEAN AND PLEASANTLY APPEARING CONDITION, FREE FROM ALL OBSTRUCTIONS.

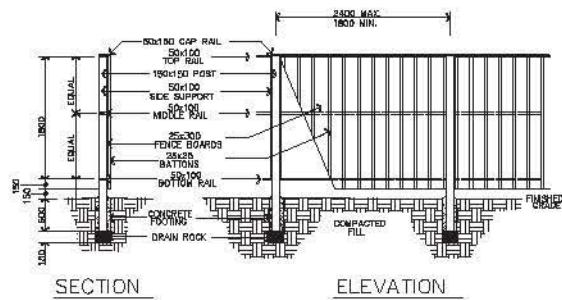


PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

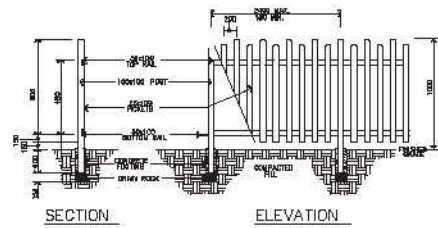


TREE PLANTING DETAIL

FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.



PICKET FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.

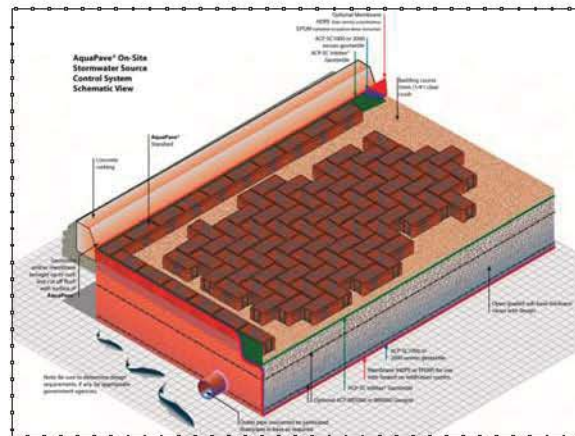


11.7 Bike Racks

11.7.1 Frances Andrew Site Furnishings Loopy series "L21-BR52"

powdercoated steel, black (RAL9005, semi gloss)

Est. cost per bike rack (based on 10 @2009 \$) installed \$500
Available: Frances Andrew Site Furnishings Surrey 604 888 3712.



Jun/18	city comments	2
Jun/18	review site plan	1
Rev	changes	NA
TOTAL		

C. KAVOLINAS & ASSOCIATES INC.
SCRA CBA
3485 JONQUIL COURT
NORTH VANCOUVER, B.C.
V2Y 3J9
PHONE (604) 837-8370

CLIENT
KILLER ATWAL
6/4 DUFF JOHNSON ARCHITECT
SUITE 204
60 WEST 54TH STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-654-8100

TITLE
PLAN VIEW
LANDSCAPE DETAILS
PROPOSED
TOWNHOUSE DEVELOPMENT
1308A - 78th AVENUE
SURREY, B.C.

SCALE	N.T.S.	DATE	MAY/18
DRAWN	DMW	CHECKED	
DATE	MAY/18	DATE	
APP'D	AM BLAY	DATE	

PROJECT	JOB No.	L-1
ISSUED AS		



INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **June 29, 2016** PROJECT FILE: **7815-0126-00**

RE: **Engineering Requirements
Location: 12084 76 Avenue**

REZONE***Works and Services***

- Ensure that the construction of the south side of 76 Avenue has been completed to City standards;
- Provide a sanitary, storm, and metered water service connection to each lot; and
- Provide sustainable drainage in accordance to the Cougar Creek Integrated Stormwater Management Plan.

A Servicing Agreement is required prior to rezoning.

DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

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


Robert Cooke, Eng.L.
Development Project Engineer

MB



Monday, June 06, 2016
 Planning

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.
 There are no new capital projects proposed for Westerman Elementary or Princess Margaret Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0126 00

SUMMARY

The proposed 9 Single family with suites are estimated to have the following impact on the following schools:

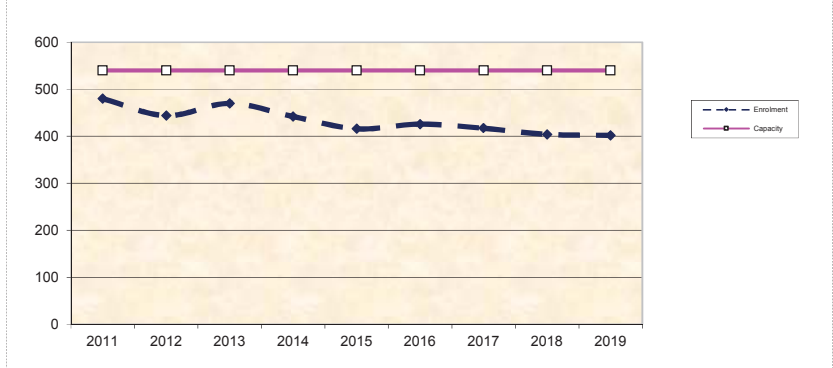
Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

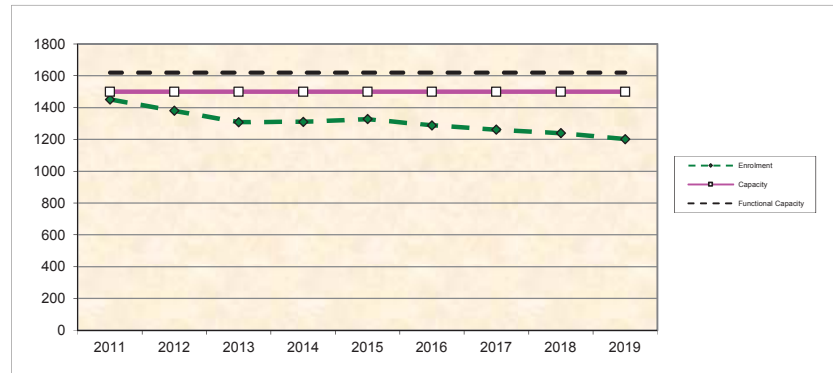
September 2015 Enrolment/School Capacity

Westerman Elementary	
Enrolment (K/1-7):	51 K + 365
Capacity (K/1-7):	40 K + 500
Princess Margaret Secondary	
Enrolment (8-12):	1328
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Westerman Elementary



Princess Margaret 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.

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No: 7915-0126-00
 Address: 12084 76th Avenue, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

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)	3
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	4
- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	-
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and submitted by:



 Arborist

July 4, 2016

 Date

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0126-00

Issued To: Kulbir S. Athwal
(the Owner)

Address of Owner: 5906 – 124A Street
Surrey, B.C. V3X 1X3

Issued To: Surinder K. Athwal
(the Owner)

Address of Owner: 5906 – 124A Street
Surrey, B.C. V3X 1X3

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: 009-311-238
Lot 21 Section 19 Township 2 New Westminster District Plan 24224
12084 – 76 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum front yard (north) setback is reduced from 7.5 metres (25 ft.) to 2.7 metres (9 ft.).
 - (b) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum rear yard (south) setback is reduced from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).
 - (c) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum side yard (east) setback is reduced from 7.5 metres (25 ft.) to 2.2 metres (7 ft.).

- (d) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to 1.9 metres (6 ft.).
 - (e) In Section H.3. of Part 22, Multiple Residential (30) Zone (RM-30), one visitor parking space is permitted within the minimum required side yard (west) setback.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7915-0126-00(A) (the "Drawings") which is attached hereto and forms part of this development variance permit.
 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

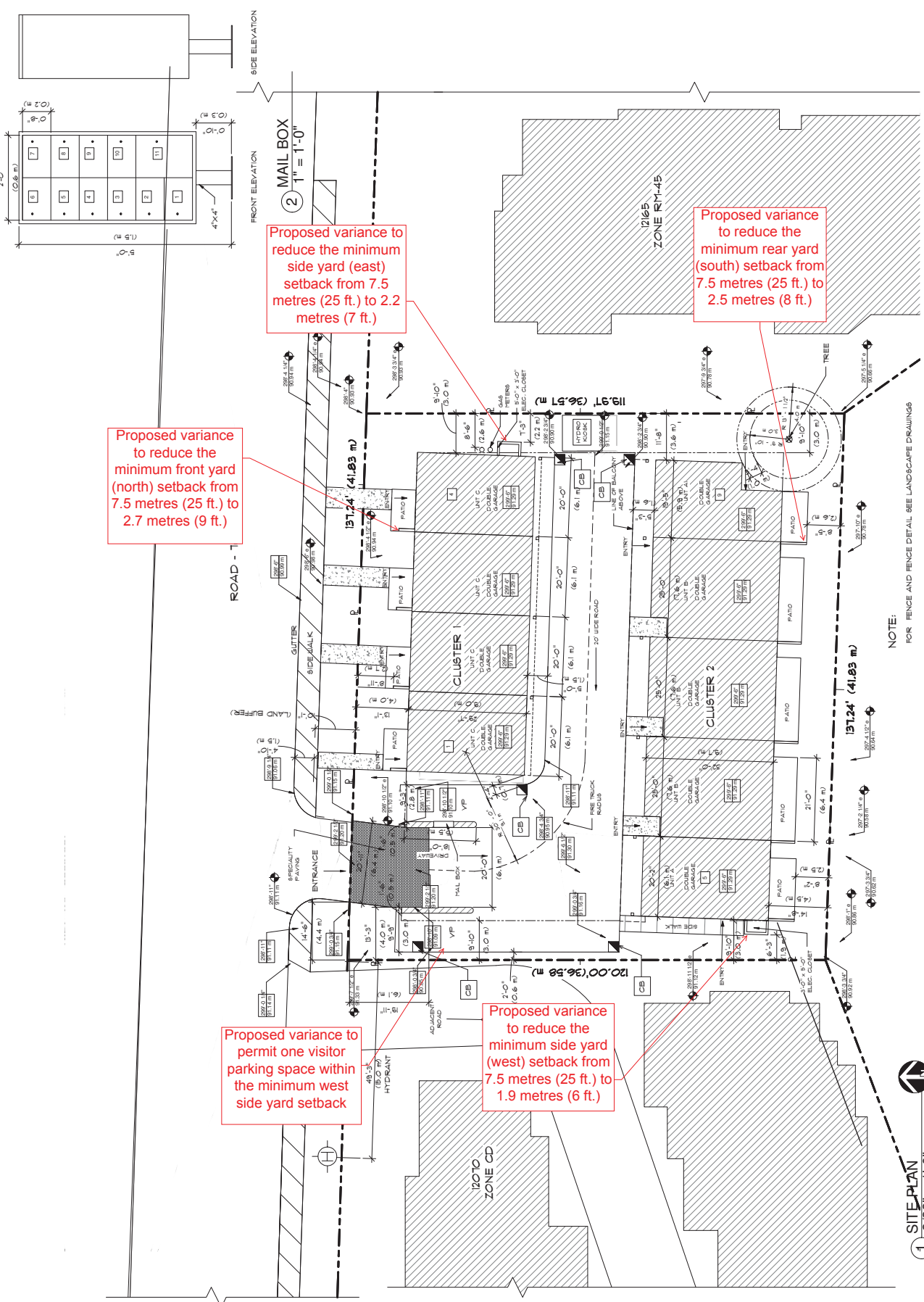
COPYRIGHT RESERVED
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED HEREON TO THE FUTURE OWNER AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY INFORMATION FROM BEING MADE AVAILABLE TO ANY OTHER PARTY.
DRAWN TO THE FINISH.

MARK	DATE	DESCRIPTION
1	24 MAY 2016	ISSUED FOR PERMITS
2	08 JUN 2016	ISSUED FOR PERMITS
3	08 JUN 2016	ISSUED FOR PERMITS
4	08 JUN 2016	ISSUED FOR PERMITS
5	08 JUN 2016	ISSUED FOR PERMITS
6	08 JUN 2016	ISSUED FOR PERMITS
7	08 JUN 2016	ISSUED FOR PERMITS
8	08 JUN 2016	ISSUED FOR PERMITS
9	08 JUN 2016	ISSUED FOR PERMITS
10	08 JUN 2016	ISSUED FOR PERMITS
11	08 JUN 2016	ISSUED FOR PERMITS
12	08 JUN 2016	ISSUED FOR PERMITS
13	08 JUN 2016	ISSUED FOR PERMITS
14	08 JUN 2016	ISSUED FOR PERMITS
15	08 JUN 2016	ISSUED FOR PERMITS
16	08 JUN 2016	ISSUED FOR PERMITS
17	08 JUN 2016	ISSUED FOR PERMITS
18	08 JUN 2016	ISSUED FOR PERMITS
19	08 JUN 2016	ISSUED FOR PERMITS
20	08 JUN 2016	ISSUED FOR PERMITS

PROJECT: 12084 - TOWNHOUSES
 ADDRESS: 12084-76 AVE. ARREY, BRITISH COLUMBIA
 SHEET: SITE PLAN

Schedule A
 DOUGLAS R. JOHNSTON ARCHITECT
 #374-901 WEST NORTH VANCOUVER, B.C.
 PH: (604) 908-3381
 FAX: (604) 908-0217

SCALE: As indicated
 DATE: 21 AUG 2014
 TOWN: VANCOUVER
 DISTRICT: DP



Proposed variance to reduce the minimum front yard (north) setback from 7.5 metres (25 ft.) to 2.7 metres (9 ft.)

Proposed variance to reduce the minimum side yard (east) setback from 7.5 metres (25 ft.) to 2.2 metres (7 ft.)

Proposed variance to reduce the minimum rear yard (south) setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.)

Proposed variance to permit one visitor parking space within the minimum west side yard setback

Proposed variance to reduce the minimum side yard (west) setback from 7.5 metres (25 ft.) to 1.9 metres (6 ft.)

NOTE: FOR FENCE AND FENCE DETAIL, SEE LANDSCAPE DRAWINGS

1) SITE PLAN
 3/32" = 1'-0"