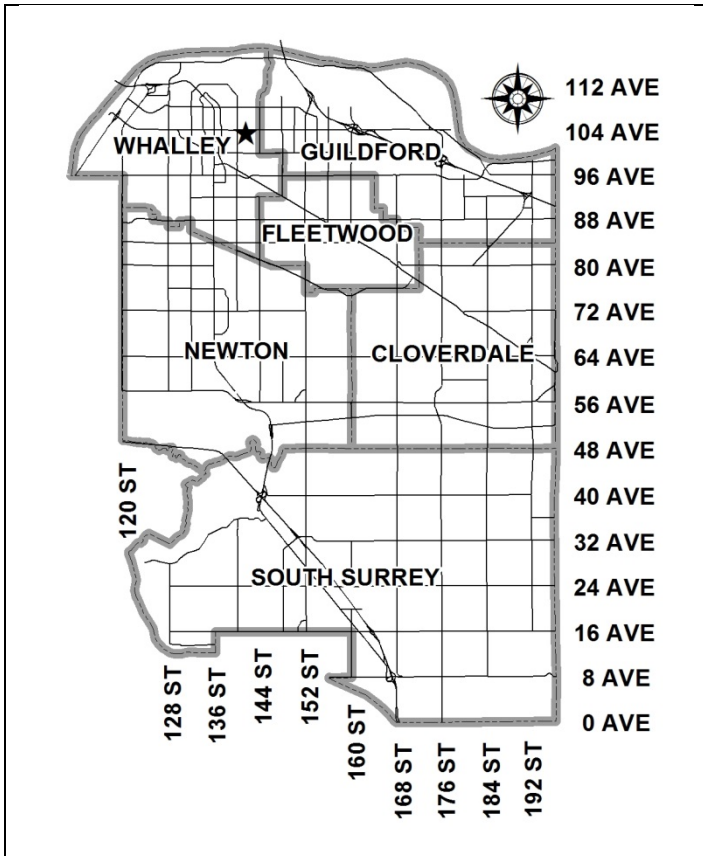


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0264-00

Planning Report Date: December 14, 2105



PROPOSAL:

- **OCF Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

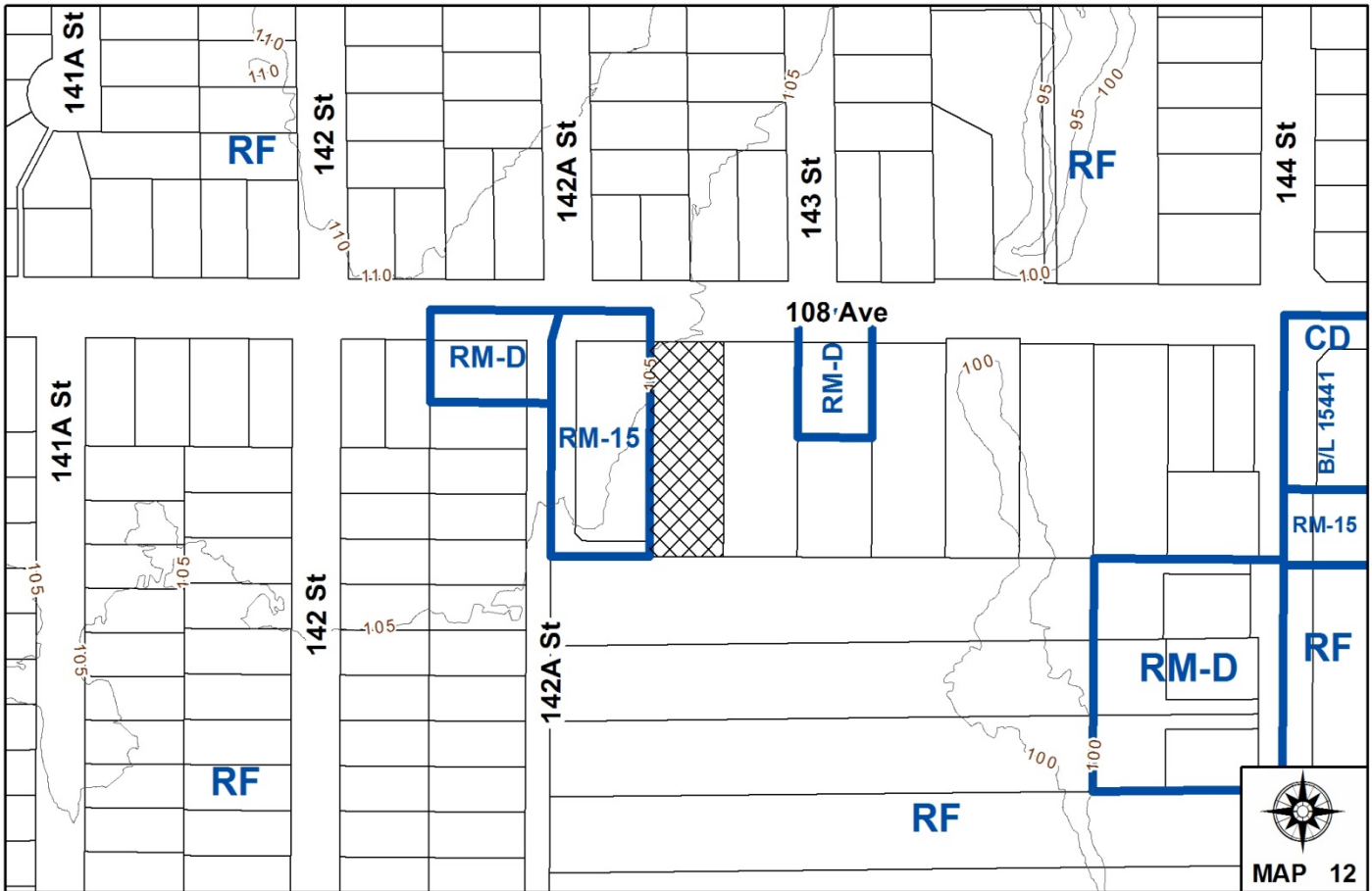
to permit the development of twelve (12) townhouse units.

LOCATION: 14274 - 108 Avenue

OWNERS: Kirpal S Bassi
 Gurdeep K Bassi

ZONING: RF

OCF DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting setback variances along all lot lines of the proposed townhouse development.

RATIONALE OF RECOMMENDATION

- The proposed development facilitates road dedication along 108 Avenue (north), continuation of the east-west dedicated lane through the subject site (south) and another housing option in the Whalley area.
- The proposed density and building form are appropriate for this part of Whalley given the established townhouse development to the west, adjacency to a community amenity in the form of Hawthorne Park to the south, nearby schools to the east and proximity to the boundary of Surrey City Centre further to the west.
- The applicant is proposing to retain a cluster of mature trees (approximately 4) within the proposed outdoor amenity area.
- The applicant is volunteering a community benefit in the form of a cash contribution in the amount of \$1,500 per townhouse unit to satisfy the OCP Amendment Policy.
- The proposed reduced setbacks achieve a more urban, pedestrian streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7915-0264-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0264-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (north) yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 4.0 metres;
 - (b) to reduce the minimum east side yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.);
 - (c) to reduce the minimum west side yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 3.2 metres (10 ft.); and
 - (d) to reduce the minimum rear (south) yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 6.0 metres (20 ft.).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (e) 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) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (j) the applicant adequately address the impact of no indoor amenity space.

REFERRALS

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

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

3 Elementary students at Mary Jane Shannon School
2 Secondary students at Guildford Park School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2016.

Parks, Recreation & Culture: Parks, Recreation and Culture has concerns with the pressure this project will place on existing Parks, Recreation and Culture facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 108 Avenue):	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF
South:	Hawthorne Park	Conservation and Recreation	RF
West:	Two-storey townhouses	Urban	RM-15

DEVELOPMENT CONSIDERATION

- The subject lot, located at 14274 - 108 Avenue, is located on the south side of 108 Avenue between 142A Street and 144 Street in Whalley and is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- The applicant is proposing an OCP Amendment from "Urban" to "Multiple Residential" (see Justification for Plan Amendment section), and rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential (30) Zone (RM-30)", in order to allow the development of twelve (12) townhouse units with a proposed unit density of 21 units per acre (upa) (52 upha) and a floor area ratio (FAR) of 0.83.
- The proposed density of 21 upa (52 upha) and FAR of 0.83 conform to the maximum 30 upa (74 upha) and 0.90 FAR of the RM-30 Zone.
- In addition, a Development Permit and a Development Variance Permit are required. The applicant is proposing to reduce the minimum 7.5-metre (25 ft.) building setback requirement of the RM-30 Zone along all property lines (see By-law Variance section).

PRE-NOTIFICATION

Pre-notification letters were sent on November 9, 2015 to a total of 67 neighbouring property owners and one development proposal sign was erected on the property. Staff received one phone call and one written response from nearby property owners. The property owners expressed concerns regarding the proposed townhouse form and future neighbouring development, traffic, access from 108 Avenue, preservation of trees and form of tenancy, as described in more detail below, with staff comments in italics:

- One resident expressed concern with the townhouse form and future development of neighbouring properties to the east.

(Staff explained there is merit for the proposed townhouse form as the subject property and three neighbouring properties to the east are located in a pocket bound by an existing townhouse development to the west, Hawthorne Park to the south, 108 Avenue to the north and Bon Acord Creek to the east. The site is also in close proximity to schools. The applicant is volunteering a community benefit in the form of a cash contribution in the amount of \$1,500 per townhouse unit to satisfy the OCP Amendment Policy.)

- One resident expressed concern with the impact of the proposed development on traffic.

(The applicant is providing required road widening along 108 Avenue and dedicating a 6-metre (20-ft.) wide east-west lane along the south property line of the subject property for access to an internal driveway. The proposed 12-unit townhouse project is not expected to greatly increase traffic volumes in the area.)

- One resident expressed concern with access from 108 Avenue.

(Staff explained that 108 Avenue is an arterial road and direct access is not permitted. The proposed townhouse development will gain access from the east-west lane along the south property line.)

- Concern with tree retention.

(The applicant is proposing to retain 4 mature trees within the outdoor amenity area in the southeast portion of the site.)

- One resident expressed concern with the provision of low income housing.

(The applicant has confirmed the proposed townhouse development is intended for market housing.)

JUSTIFICATION FOR PLAN AMENDMENT

- The 0.24-hectare (0.58-acre) site is designated “Urban” in the Official Community Plan (OCP). The applicant is seeking an OCP Amendment from “Urban” to “Multiple Residential” (see Appendix VI) to allow the development of a 12-unit townhouse project.
- The OCP states that multiple residential developments with a density of 30 units per acre (e.g. RM-30 Zone) on Urban-designated lands, are conditionally permitted through secondary plans like a Neighbourhood Concept Plan (NCP). The subject site, however, is not within an NCP area. Therefore, due to this proposed density an OCP Amendment is required.
- In accordance with the OCP, the provision of a community benefit is required for an OCP Amendment located outside of a secondary plan area. The applicant has agreed to provide a community benefit contribution for the proposed 12 townhouse units in the amount of \$1,500 per unit, for a total of \$18,000 prior to the rezoning being considered for Final Adoption.

- The proposed townhouse development will offer a greater diversity of housing options in the neighbourhood. The site is adjacent to a neighbourhood amenity in the form of Hawthorne Park to the south and close to both an elementary school and secondary school to the east.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DESIGN PROPOSAL AND REVIEW

Building Design, Access and Circulation

- The applicant proposes to construct a 12-unit, 3-storey townhouse development.
- The townhouse units range in size from 177 square metres (1,905 sq.ft.) to 233 square metres (2,508 sq.ft.) and are comprised of twelve (12) 3-bedroom units.
- The proposal includes only fully enclosed side-by-side double garages, which complies with the recent amendments to the Zoning By-law with respect to the maximum of 50% tandem parking allowed in the RM-30 Zone.
- The townhouse units will be built in a traditional design, and incorporate exterior finishes in hardi siding and hardi panels and will be finished in a warm colour scheme of brown, beige and taupe. Roof fascia and trim will be finished in white as an accent with entry doors in burgundy and mustard yellow.
- Each unit will have a private patio or balcony.
- Building 1 fronts 108 Avenue and consists of four (4) street-oriented units with direct street access from the front yard.
- Vehicular access is proposed from the new 6-metre (20-ft.) wide lane along the south property line.
- Two separate pedestrian entrances are proposed from 108 Avenue providing a connection to the internal drive-aisle.
- There is also an additional pedestrian entrance to the site from the lane that leads to an internal sidewalk to Building Nos. 4 and 5.

Landscaping and Outdoor and Indoor Amenity Space

- Each townhouse unit fronting 108 Avenue includes a front porch with a small front yard. The streetscape elevation includes a 1.0-metre (3.5-ft.) high aluminum fence and layered planting consisting of a variety of grasses and shrubs. Each private entrance also includes a Katsura tree.
- A 1.0-metre (3 ft.) wide landscape buffer consisting of October Glory Maple trees and Dawyck Gold Beech shrubs is proposed along the west property line to soften the interface between the existing internal driveway for the existing townhouse development to the west and the proposed internal driveway on the site and provide a visual and acoustical screen for future homeowners.
- An outdoor amenity area is provided in a central location on the site, adjacent the east property line. This area includes planting consisting of shrubs and ground cover in addition to the retention of four (4) mature trees. Two benches are proposed for seating.
- The proposed outdoor amenity space totals 76 square metres (818 sq. ft.), exceeding the minimum 36 square metres (388 sq.ft.) required under the RM-30 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- No indoor amenity space is proposed for this townhouse development. The applicant has indicated that due to the small, boutique nature of the development and the total number of units proposed (12), the project does not have the economy-of-scale to warrant the additional maintenance costs for an amenity building.
- The RM-30 Zone requires that 36 square metres (388 sq.ft.) of indoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit). The applicant has agreed to provide a monetary contribution of \$14,400 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Parking

- The proposed development includes a total of 26 parking spaces for the 12 units, consisting of 24 resident parking spaces and 2 spaces for visitors, which complies with the Surrey Zoning By-law. Visitor parking spaces are located centrally on the site.
- Resident parking spaces will be provided in a fully enclosed side-by-side double car garage for all twelve (12) of the units.

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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	1	1	0
Coniferous Trees			
Western Red Cedar	20	16	3
Falsecypress	2	2	0
Sitka Spruce	1	0	1
Total (excluding Alder and Cottonwood Trees)	24	20	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		40	
Total Retained and Replacement Trees		44	
Contribution to the Green City Fund		n/a	

- The Arborist Assessment states that there are a total of 24 mature trees on the site. It was determined that 4 trees, within the outdoor amenity area 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of 38 replacement trees on the site. The applicant is proposing 40 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 108 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including October Glory Maple, Golder Catalpa, Katsura, Dawyck Gold Beech and Green Pillar Pin Oak.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site.

BIODIVERSITY CONSERVATION STRATEGY

- While the subject site is not identified as a Hub or Corridor through the City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), the proposed tree retention will contribute to the City's overall network of environmental features.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 26, 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 Whalley area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.83 FAR and 21 upa.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Retention of 4 mature trees and addition of a variety of new landscaping and 38 new trees. • Recycling and organic waste programs will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bike rack provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The building design incorporates large street-facing windows and unobstructed spaces for clear line of vision and eyes on the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front (north) yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 4.0 metres;
- To reduce the minimum east side yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.);
- To reduce the minimum west side yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 3.2 metres (10 ft.); and
- To reduce the minimum rear (south) yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 6.0 metres (20 ft.).

Applicant's Reasons:

- The reduced front (north) yard setback along 108 Avenue reinforces the urban character.
- The units are closer to the street and will present a friendly face to the street, promoting social interaction, as well as casual surveillance.
- The east and west side yard setbacks are to adjacent lots, although less than the 7.5-metre (25 ft.) setback required by the RM-30 Zone, provide sufficient separation from the adjacent lots.
- The rear (south) yard setback is 6.0 metres (20 ft.) to the face of the garage from the lane.

Staff Comments:

- The reduced setbacks along the front (108 Avenue) property line reinforce the urban character, create a strong street orientation and the fronting units have direct pedestrian access from the street.
- The reduced setback along the east and west side property lines are a side-of-unit condition thereby not impacting functional yard space. Landscape screening is provided along the west lot line to screen and provide privacy for the existing townhouse development to the west.
- The reduced setback along the rear (south) property line improve the proposed townhouse development layout and allow four (4) mature trees to be retained within the outdoor amenity area. The orientation of Building 5 with direct driveway access from the lane also assists the proposed tree retention.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. OCP Redesignation Map
- Appendix VII. Development Variance Permit No. 7915-0264-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/dk

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Information for City Clerk

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

1. Agent:

Name:	Wojciech Grzybowicz
	WG Architecture Inc.
Address:	#1030, 470 - Granville Street
	Vancouver, BC V6C 1V5
Tel:	604-331-2378

2. Properties involved in the Application
 - (a) Civic Address: 14274 - 108 Avenue
 - (b) Civic Address: 14274 - 108 Avenue
 Owner: Gurdeep Bassi
 Kirpal Bassi
 PID: 011-352-957
 Lot 2 Except: Parcel "1" (Bylaw Plan 39597) Section 24 Block 5 North Range 2 New Westminster District Plan 9014

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
 - (b) Introduce a By-law to rezone the property.
 - (c) Proceed with Public Notification for Development Variance Permit No. 7915-0264-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		2,635 m ²
Road Widening area		269 m ²
Undevelopable area		
Net Total		2,366 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		20%
Paved & Hard Surfaced Areas		25%
Total Site Coverage	45%	45%
SETBACKS (in metres)		
Front (108 Avenue)	7.5 m	4.0 m
Rear (south)	7.5 m	6.0 m
Side #1 (west)	7.5 m	3.0 m
Side #2 (east)	7.5 m	2.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.5 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		12
Total		12
FLOOR AREA: Residential		1,984 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,129 m ²	1,984 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 units/ha & 30 upa	52 units/ha & 21 upa
FAR (gross)		
FAR (net)	0.90	0.83
AMENITY SPACE (area in square metres)		
Indoor	36 m ²	0 m ²
Outdoor	36 m ²	76 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	24	24
Residential Visitors	2	2
Institutional		
Total Number of Parking Spaces	26	26
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Project Statistics

CIVIC ADDRESS: 14274 108 Ave, Surrey
ZONING: RM-15

LOT AREA CALCULATION
GROSS LOT AREA: 2,635 m
ROAD DEDICATION: <269 m>
NET LOT AREA: 2,366 m

LOT COVERAGE:
ALLOWED: 45%
PROPOSED: 20% (471.15 m2)

SETBACKS
NORTH - 4.0m
EAST - 2.37m
SOUTH - 6.0m
WEST - 3.0m

BUILDING HEIGHT
3 STORIES: 10.46m

NUMBER OF UNITS & BUILDING FLOOR AREA
BUILDING 1: 4 - 630.99 m2 - 6,792.14 sf
BUILDING 2: 3 - 488.48 m2 - 5,258.12 sf
BUILDING 3: 1 - 188.23 m2 - 2,026.15 sf
BUILDING 4: 1 - 188.23 m2 - 2,026.15 sf
BUILDING 5: 3 - 488.48 m2 - 5,258.12 sf

TOTAL: 12 - 1,984.41 m2 - 21,360.71 sf

FAR:
ALLOWED: 0.90
PROPOSED:
BUILDING FLOOR AREA: 1,984.41 m2
PROPOSED: 0.83

PROPOSED AMENITY SPACE
OUTDOOR - REQUIRED: 36m
- PROPOSED: 76m

INDOOR - REQUIRED: 36m
- PROPOSED: 0m

DENSITY
GROSS: 12 UNITS 0.651 ACRE/18.46U/ACRE
NET: 12 UNITS 0.570 ACRES = 21.42U/ACRE

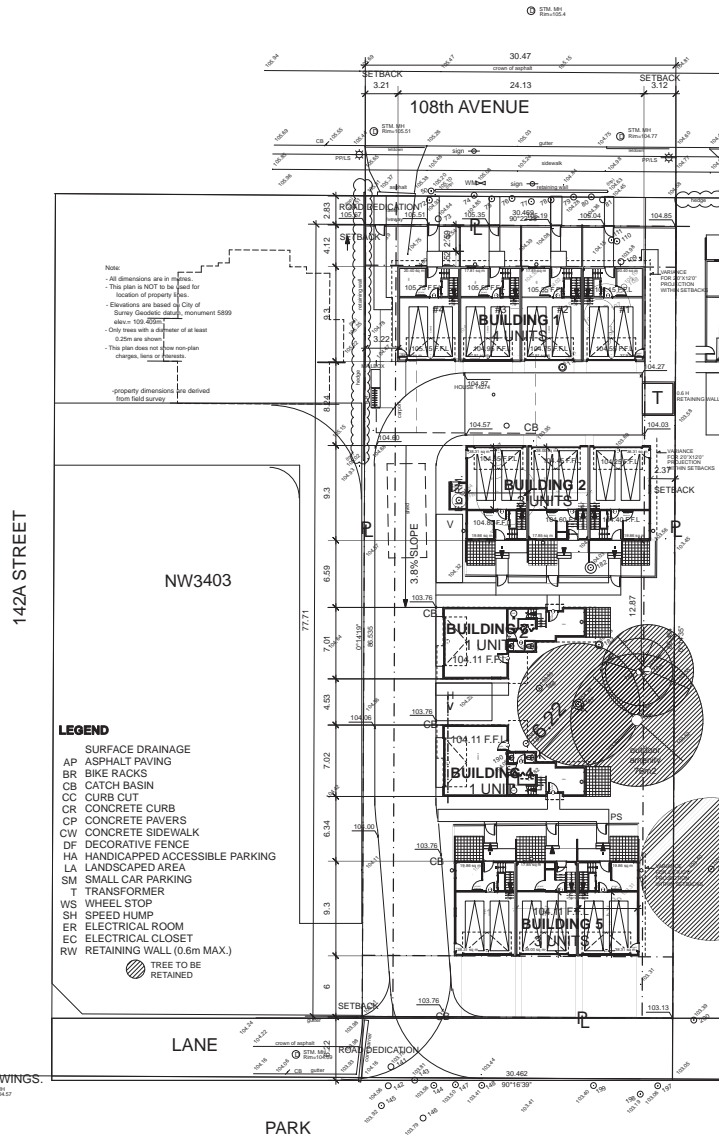
OFF-STREET PARKING
RESIDENT REQUIRED: 2 STALLS/UNIT:
2 x 12 UNITS = 24 STALLS
PROVIDED: 24 GARAGE PARKING STALLS
VISITOR PARKING REQUIRED 0.2 STALLS/UNIT
0.2 x 12 UNITS = 2.4 STALLS
PROVIDED: 2 VISITOR PARKING STALLS (INCL. 1 H/A)

NOTES:
- FOR TREES PROTECTION FENCE REFER TO ARBORIST REPORT AND LANDSCAPE DRAWINGS.
- FOR LANDSCAPE DETAILS REFER TO LANDSCAPE DRAWINGS
- FINISH MATERIAL AND COLOUR OF RETAINING WALLS AND RAISED PLANTERS REFER TO LANDSCAPE DRAWINGS
- FINAL GRADING AND SITE DRAINAGE REFER TO CIVIL ENGINEER DRAWINGS



ETM 101
ETM 102

ETM 101
ETM 102



Note:
- All dimensions are in metres
- This plan is NOT to be used for location of property lines.
- Elevations are based to City of Surrey Ordnance Survey Monument 5899 above 100 ADJUST
- Only trees with a diameter of at least 125mm are shown.
- This plan does not show non-plan elements, such as fences.
- property dimensions are derived from field survey

- LEGEND
SURFACE DRAINAGE
AP ASPHALT PAVING
BR BIKE RACKS
CB CATCH BASIN
CC CURB CUT
CR CONCRETE CURB
CP CONCRETE PAVERS
CW CONCRETE SIDEWALK
DF DECORATIVE FENCE
HA HANDICAPPED ACCESSIBLE PARKING
LA LANDSCAPED AREA
SM SMALL CAR PARKING
T TRANSFORMER
WS WHEEL STOP
SH SPEED HUMP
ER ELECTRICAL ROOM
EC ELECTRICAL CLOSET
RW RETAINING WALL (0.6m MAX.)
TREE TO BE RETAINED

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No:	Date:	Revision Details:



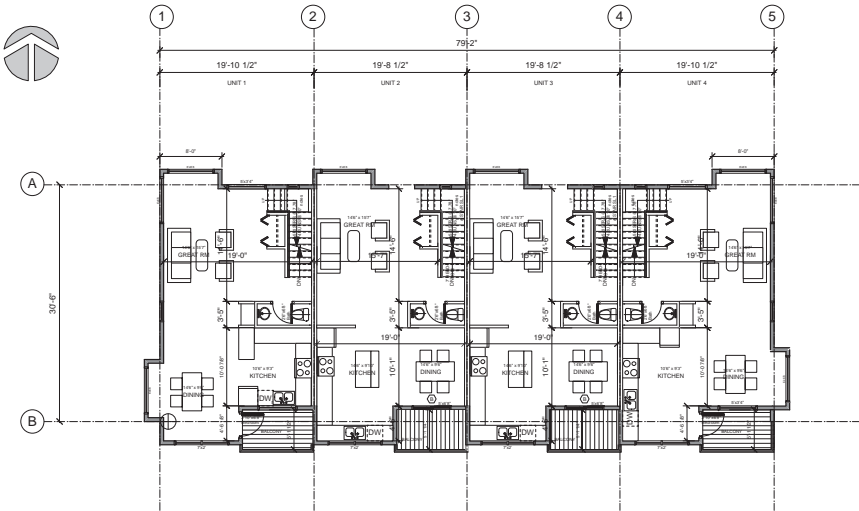
W G ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
12 UNIT TOWNHOUSE PROJECT
14274 - 108 AVENUE, SURREY, BC

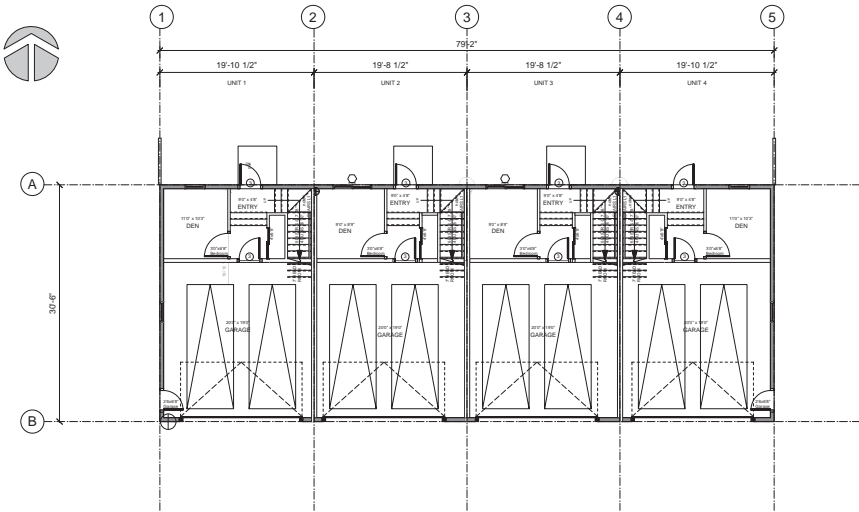
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MJ	A101
Approved By:	
WG	

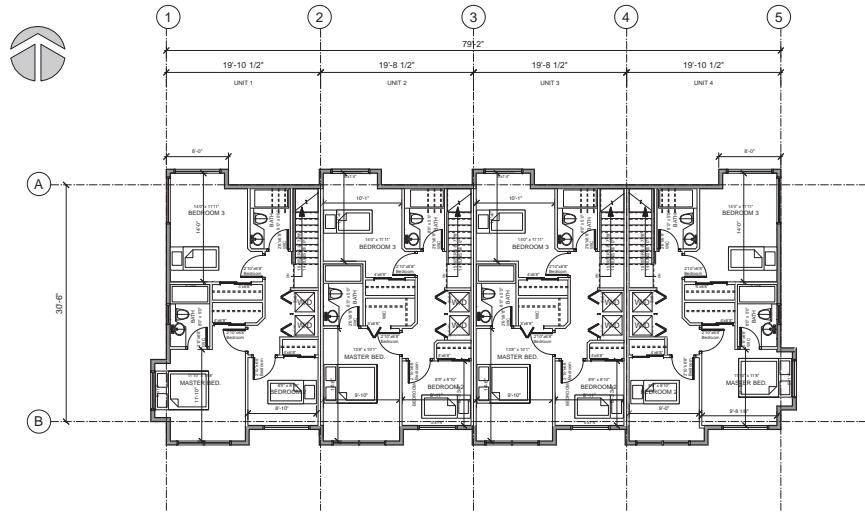
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BUILDING 1 LEVEL 2



BUILDING 1 LEVEL 1



BUILDING 1 LEVEL 3

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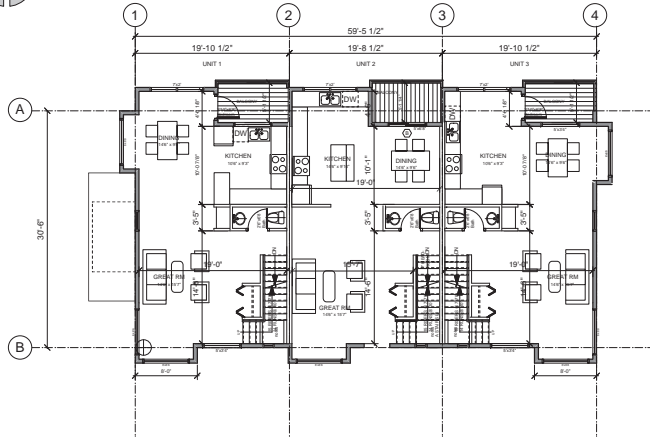


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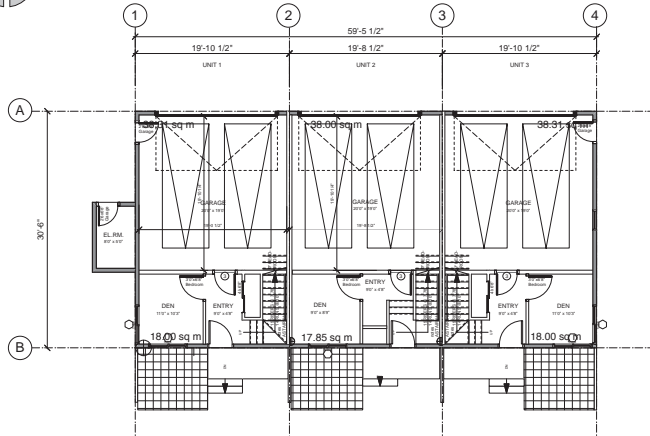
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RESIDENTIAL COMPLEX
 14274 - 108 AVENUE
 SURREY, B.C.

Drawing Title:
BUILDING 1 FLOOR PLANS

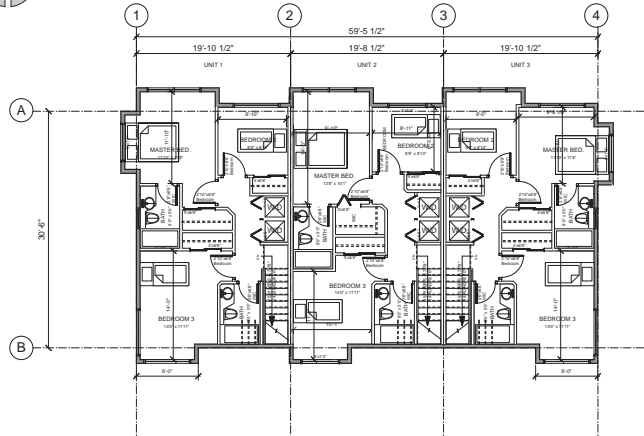
Date: July 2015	Project Number: 1511
Scale: 1/8" = 1' - 0"	Draw No.:
Drawn By: WG	DP201
Approved By: WG	



BUILDING 2 LEVEL 2



BUILDING 2 LEVEL 1



BUILDING 2 LEVEL 3

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No:	Date:	Revision Details:



WG ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:

RESIDENTIAL COMPLEX
14274 - 108 AVENUE
SURREY, B.C.

Drawing Title:

BUILDING 2

Date:
July 2015

Project Number:
1511

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

Draw No:

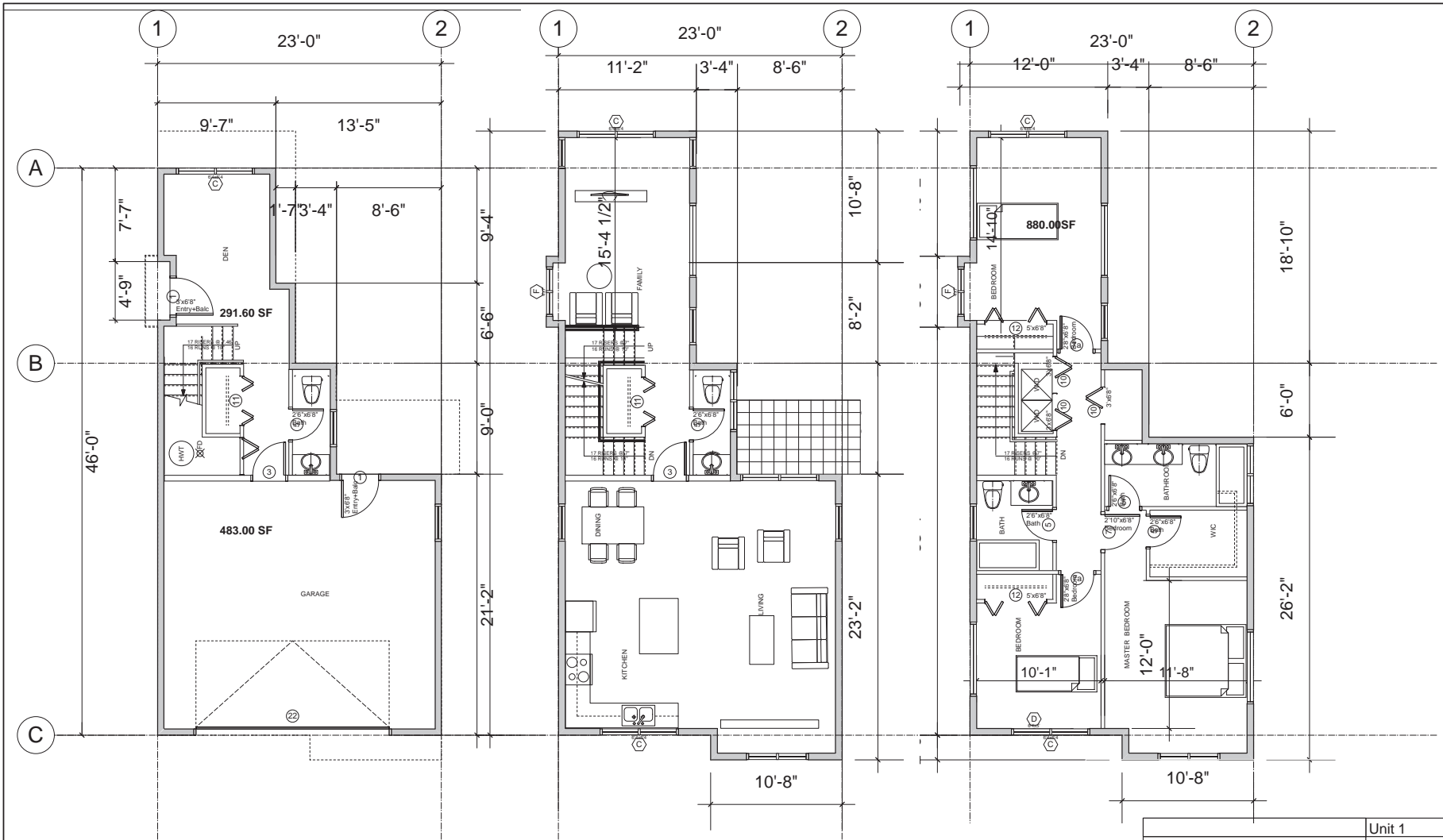
Drawn By:

WG

DP202

Approved By:

WG



BUILDING 3 LEVEL 1

BUILDING 3 LEVEL 2

BUILDING 3 LEVEL 3

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No.	Date:	Revision Details:

WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 14274 - 108 AVENUE
 SURREY, B.C.

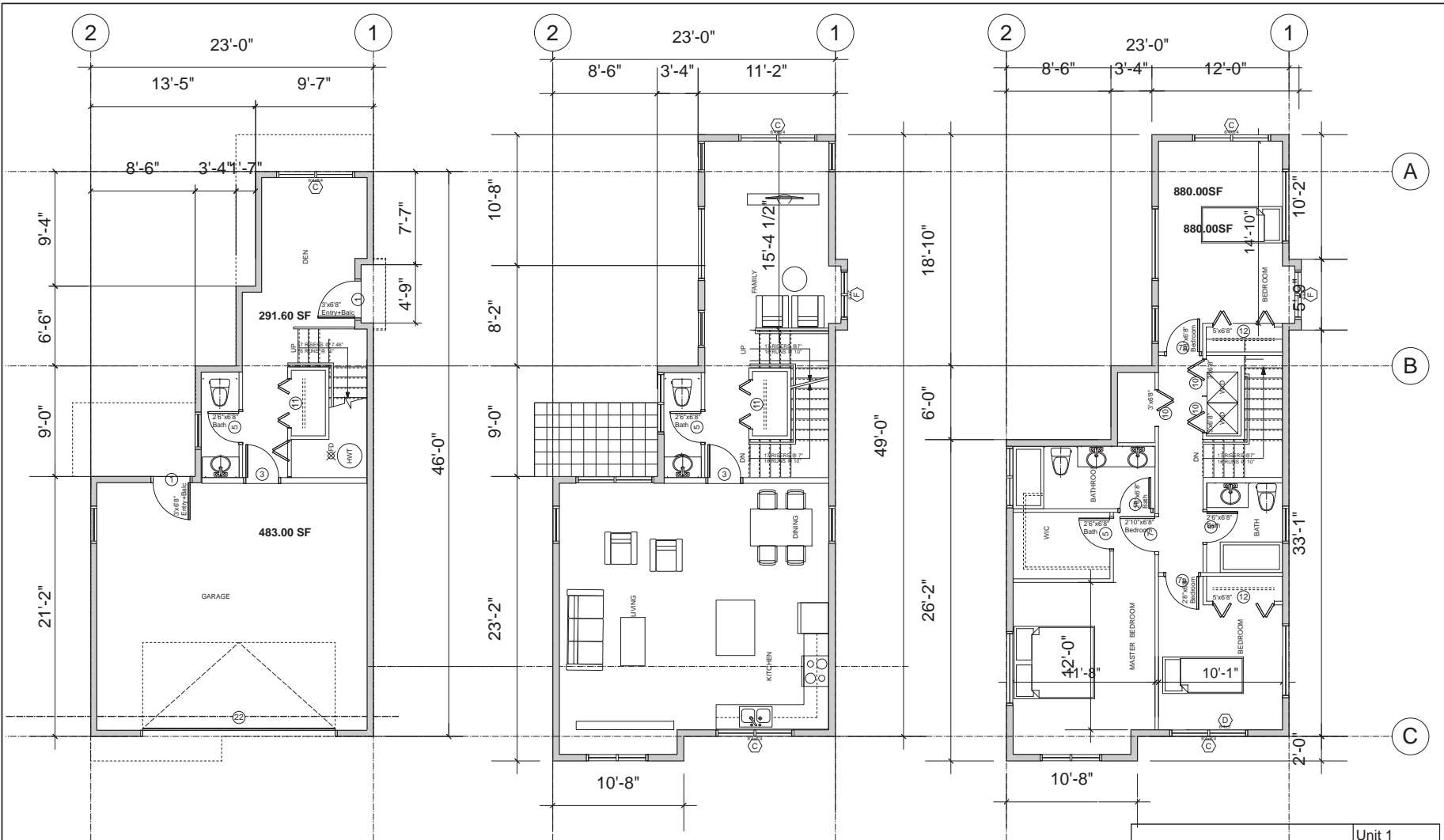
Drawing Title:
BUILDING 3

Date:	Aug. 2015	Project Number:	1511
Scale:	1/8" = 1' - 0"	Drawn By:	WG
Approved By:	WG		

DP203

	Unit 1
Level 3	81.76
Level 2	79.38
Level 1	27.09
Total Living Area	188.23
Garage:	44.88
Total Floor Area + Garage	233.11

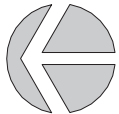




BUILDING 4 LEVEL1

BUILDING 4 LEVEL2

BUILDING 4 LEVEL3



	Unit 1
Level 3	81.76
Level 2	79.38
Level 1	27.09
Total Living Area	188.23
Garage:	44.88
Total Floor Area + Garage	233.11

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No.	Date	Revision Details

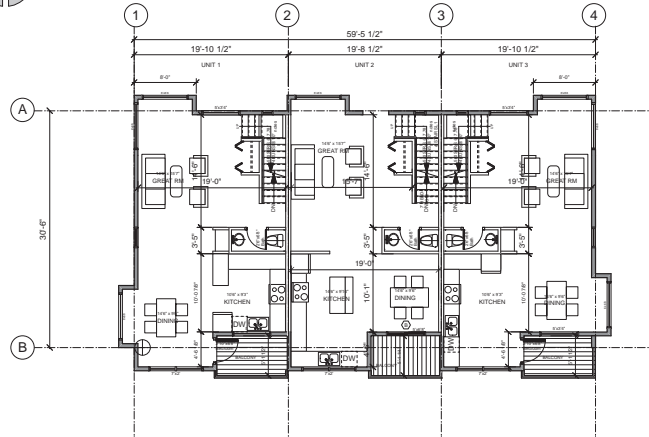
W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
 14274 - 108 AVENUE
 SURREY, B.C.

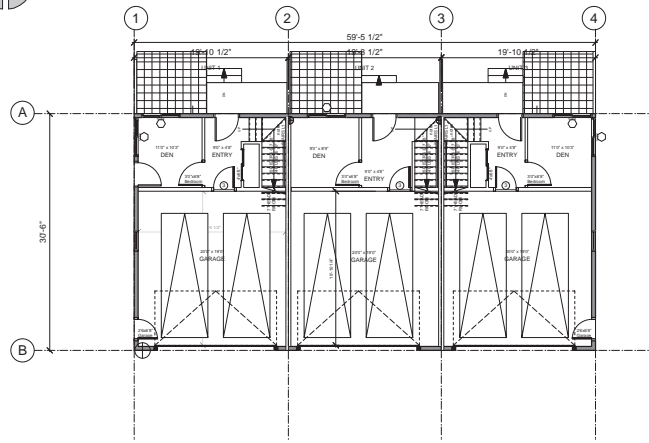
Drawing Title:
BUILDING 4

Date: Aug, 2015	Project Number: 1511
Scale: 1/8" = 1' - 0"	Draw No.:
Drawn By: WG	DP204
Approved By: WG	

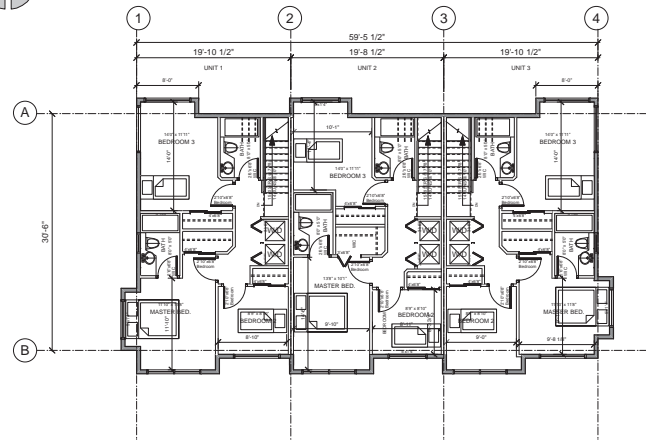
Rev 2015, November 05
 Rev 10/14/2015



BUILDING 5 LEVEL 2



BUILDING 5 LEVEL 1



BUILDING 5 LEVEL 3

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No: Date: Revision Details:

No.	Date	Revision Details



**WG
ARCHITECTURE
INC**

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:

**RESIDENTIAL
COMPLEX
14274 - 108 AVENUE
SURREY, B.C.**

Drawing Title:

BLDG 5

Date:
July 2015

Project Number:
1511

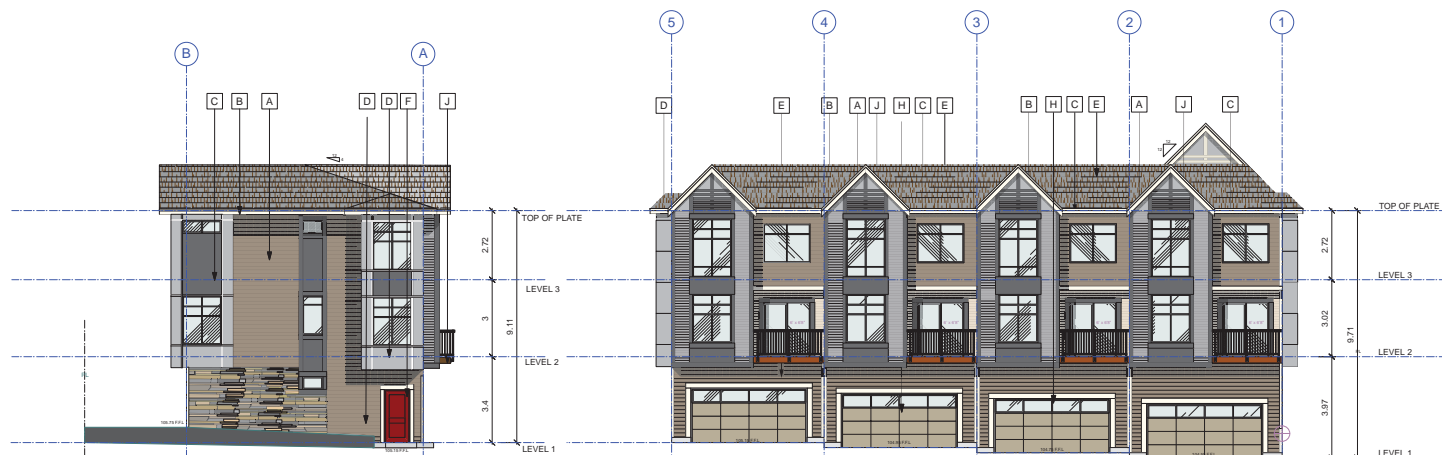
Scale:
1/8" = 1' - 0"

Draw No.

Drawn By:
WG

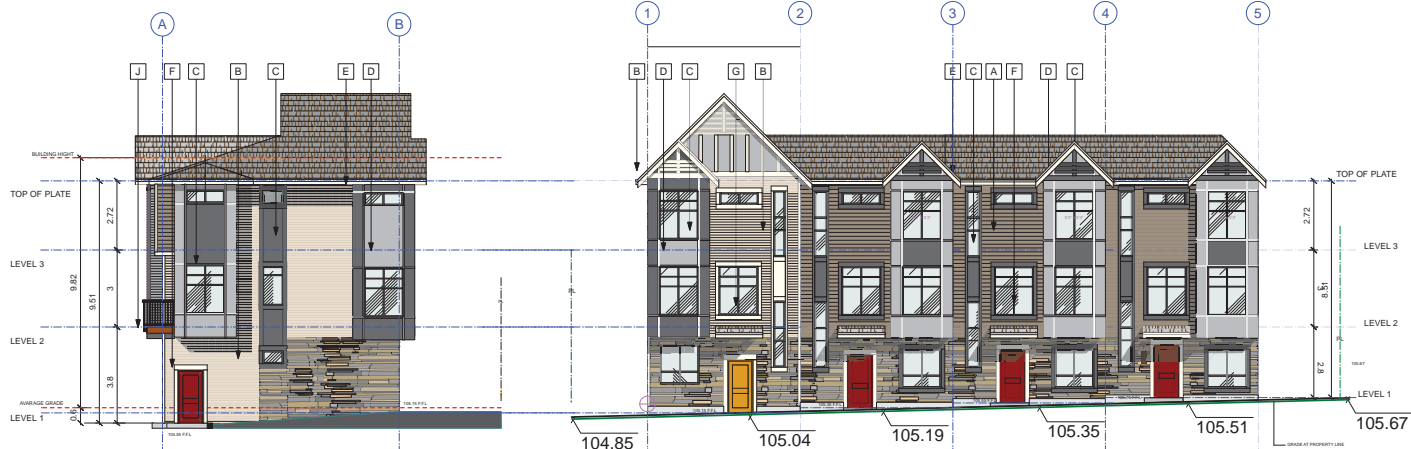
DP205

Approved By:
WG



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

- A. TIMBER BARK HARDIE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- B. NAVAJO BEIGE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- C. IRON GRAY**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- D. COBBLE STONE**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- E. ARCTIC WHITE PAINTED TRIMS**
JAMES HARDIE COLOR PALLET
- ROOF FASCIA & CORNER TRIMS
- F. CLC 1289N LAVA CAKE LRV 9**
GENERAL PAINT
- PAINTED ENTRY DOORS
- G. CL 1825D TIP-OFF LRV 48**
GENERAL PAINT
- PAINTED ENTRY DOOR
- H. CL 2934D WICKET LRV 36**
GENERAL PAINT
- GARAGE DOOR
- J. CL 1595D BURNT JUNIPER LRV 31**
GENERAL PAINT
- WOODEN BALCONY FASCIA

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No.	Date:	Revision Details:



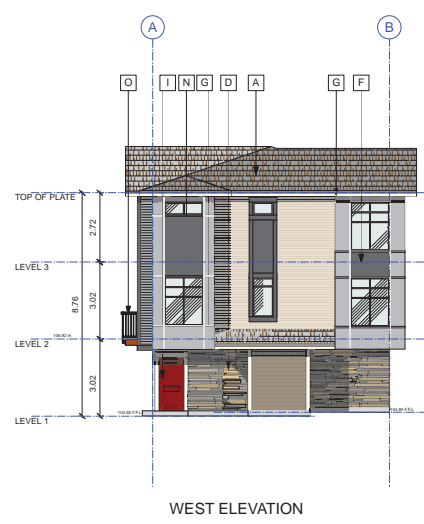
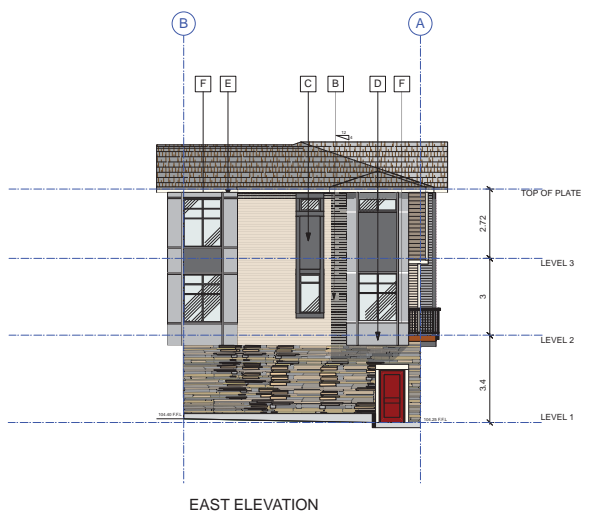
WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
TOWNHOUSE PROJECT
 14274-108 AVENUE

Drawing Title:
ELEVATIONS
BUILDING 1

Date: 2015	Project Number: 1511
Scale: 1/8" = 1' - 0"	Sheet No. DP301
Drawn By: NC	
Approved By: WG	

Time: 4:57:43 PM
 Date: 15-12-4



- A. TIMBER BARK HARDIE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- B. NAVAJO BEIGE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- C. IRON GRAY**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- D. COBBLE STONE**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- E. ARCTIC WHITE PAINTED TRIMS**
JAMES HARDIE COLOR PALLET
- ROOF FASCIA & CORNER TRIMS
- F. CLC 1289N LAVA CAKE LRV 9**
GENERAL PAINT
- PAINTED ENTRY DOORS
- G. CL 1825D TIP-OFF LRV 48**
GENERAL PAINT
- PAINTED ENTRY DOOR
- H. CL 2934D WICKET LRV 36**
GENERAL PAINT
- GARAGE DOOR
- J. CL 1595D BURNT JUNIPER LRV 31**
GENERAL PAINT
- WOODEN BALCONY FASCIA

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No.	Date:	Revision Details:



WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
TOWNHOUSE PROJECT
14274-108 AVENUE

Drawing Title:
ELEVATIONS BUILDING 2

Date: 2015	Project Number: 1511
Scale: 1/8" = 1' - 0"	Sheet No: DP302
Drawn By: NC	
Approved By: WG	

Time: 4:59:03 PM
Date: 15-12-4

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No.	Date:	Revision Details:



WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

- A. TIMBER BARK HARDIE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- B. NAVAJO BEIGE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- C. IRON GRAY**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- D. COBBLE STONE**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- E. ARCTIC WHITE PAINTED TRIMS**
JAMES HARDIE COLOR PALLET
- ROOF FASCIA & CORNER TRIMS
- F. CLC 1289N LAVA CAKE LRV 9**
GENERAL PAINT
- PAINTED ENTRY DOORS
- G. CL 1825D TIP-OFF LRV 48**
GENERAL PAINT
- PAINTED ENTRY DOOR
- H. CL 2934D WICKET LRV 36**
GENERAL PAINT
- GARAGE DOOR
- J. CL 1596D BURNT JUNIPER LRV 31**
GENERAL PAINT
- WOODEN BALCONY FASCIA



W G ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
**TOWNHOUSE PROJECT
 14274-108 AVENUE**

Drawing Title:
**ELEVATIONS
 BUILDING 3**

Date: 2015	Project Number: 1511
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: NC	DP303
Approved By: WG	

Time: 11:30:39 AM
 Date: 15-11-2015

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No.	Date:	Revision Details:



WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

- A. TIMBER BARK HARDIE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- B. NAVAJO BEIGE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- C. IRON GRAY**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- D. COBBLE STONE**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- E. ARCTIC WHITE PAINTED TRIMS**
JAMES HARDIE COLOR PALLET
- ROOF FASCIA & CORNER TRIMS
- F. CLC 1289N LAVA CAKE LRV 9**
GENERAL PAINT
- PAINTED ENTRY DOORS
- G. CL 1825D TIP-OFF LRV 48**
GENERAL PAINT
- PAINTED ENTRY DOOR
- H. CL 2934D WICKET LRV 36**
GENERAL PAINT
- GARAGE DOOR
- J. CL 1596D BURNT JUNIPER LRV 31**
GENERAL PAINT
- WOODEN BALCONY FASCIA



W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
**TOWNHOUSE PROJECT
 14274-108 AVENUE**

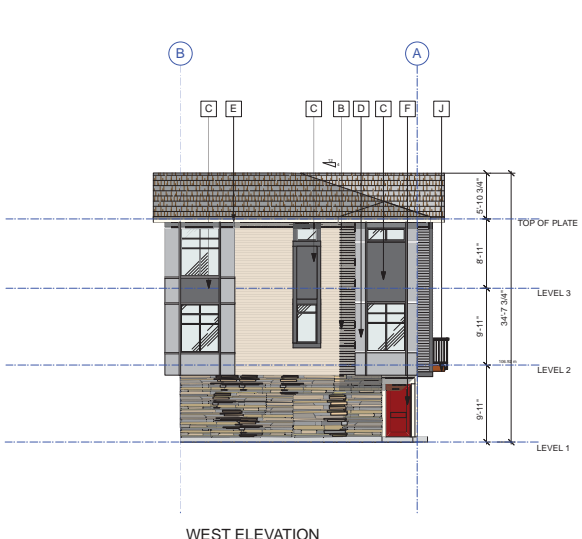
Drawing Title:
**ELEVATIONS
 BUILDING 4**

Date: 2015	Project Number: 1511
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: NC	DP304
Approved By: WG	

Title: 11.33.14.05 AM
 Date: 15-11-2015

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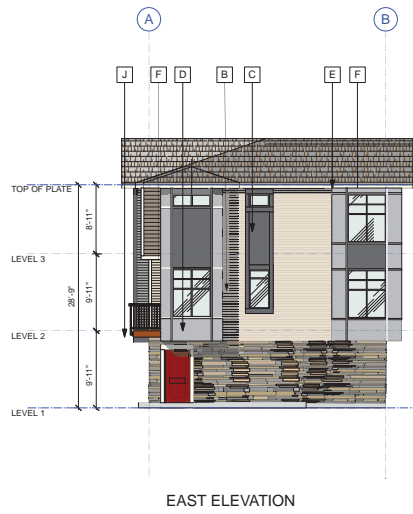
No.	Date:	Revision Details:



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

- A. TIMBER BARK HARDIE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- B. NAVAJO BEIGE**
JAMES HARDIE COLOR PALLET
- EXTERIOR SIDING
- C. IRON GRAY**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- D. COBBLE STONE**
JAMES HARDIE COLOR PALLET
- EXTERIOR PANELS
- E. ARCTIC WHITE PAINTED TRIMS**
JAMES HARDIE COLOR PALLET
- ROOF FASCIA & CORNER TRIMS
- F. CLC 1289N LAVA CAKE LRV 9**
GENERAL PAINT
- PAINTED ENTRY DOORS
- G. CL 1825D TIP-OFF LRV 48**
GENERAL PAINT
- PAINTED ENTRY DOOR
- H. CL 2934D WICKET LRV 36**
GENERAL PAINT
- GARAGE DOOR
- J. CL 1585D BURNT JUNIPER LRV 31**
GENERAL PAINT
- WOODEN BALCONY FASCIA



WG ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

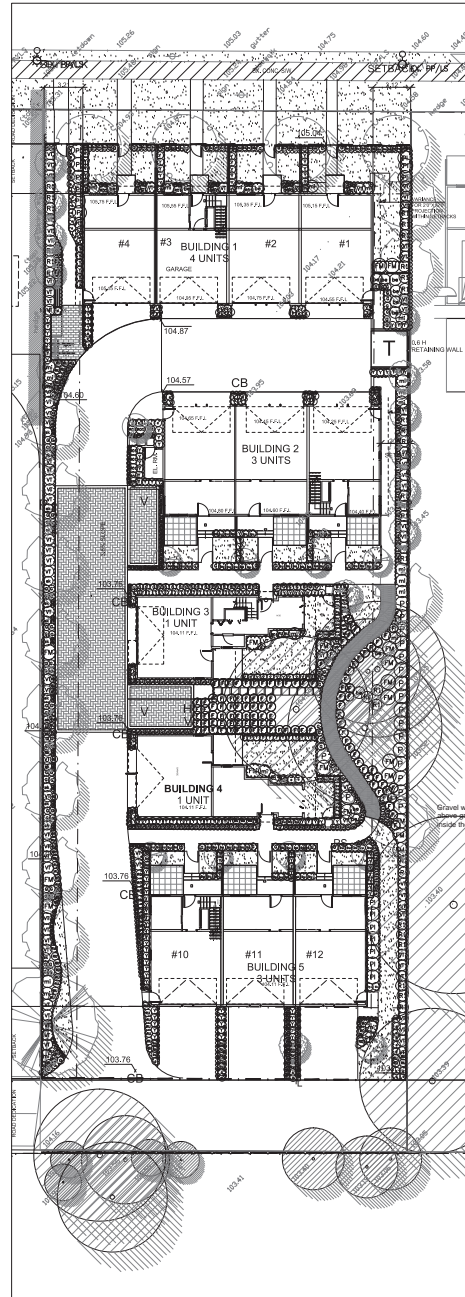
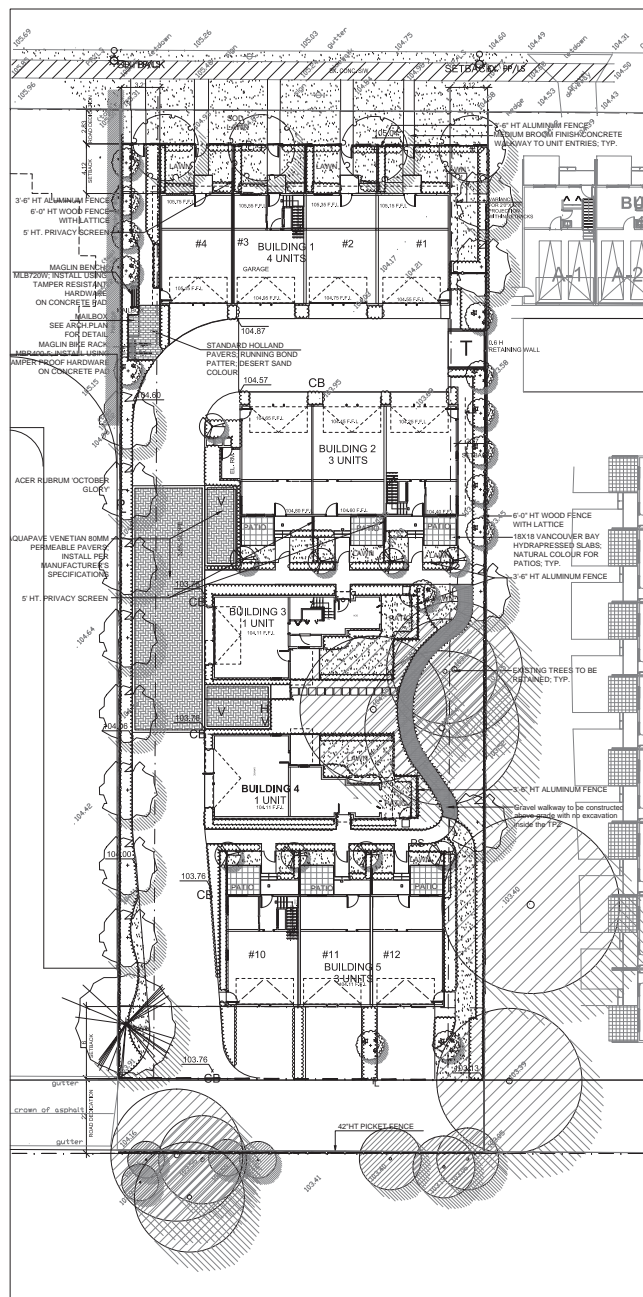
Project Title:
TOWNHOUSE PROJECT
 14274-108 AVENUE

Drawing Title:
ELEVATIONS BUILDING 5

Date: 2015	Project Number: 1511
Scale: 1/8" = 1' - 0"	Sheet No. DP305
Drawn By: NC	Approved By: WG
Approved By: WG	

Time: 4:59:51 PM
 Date: 15-12-4

SEAL:



SCHEDULE OF PLANTINGS			PMG PROJECT NUMBER: 15-130		
SYM	QTY	INSTANTIAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	12	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	8CM CAL 2M STD: 848	
	1	CATALPA BIONONDOIDES AUREA	GOLDEN CATALPA	8CM CAL: 848	
	4	CERCIDYPHYLLUM JAPONICUM	KATUKIRA TREE	8CM CAL: 1.8M STD: 848	
	14	FAGUS SYLVATICA SWYCK GOLD	SWYCK GOLD BEECH	8CM CAL: 848	
	9	QUERCUS PALUSTRIS GREEN PILLAR	GREEN PILLAR PIN OAK	8CM CAL: 1.8M STD: 848	
SHRUB	14	BERBERIS CHENALUTIS	BARBERRY	40 POT: 40CM	
	19	FOTHERGILLA MAJOR	FOTHERGILLA	42 POT: 60CM	
	18	PHYSCALOPUS OPALIFOLIUS MONDO DABLO	PURPLE WINDBARK	42 POT: 60CM	
	15	PIERS JAPONICA 'VALEY VALENTINE'	PIERS RED BLOOMS	42 POT: 60CM	
	31	RIBES ALPINA	ALPINE CURRANT	42 POT: 60CM	
	28	ROSA NEOLAND 'ALBA'	NEOLAND ROSE WHITE	42 POT: 60CM	
	28	SARDOCCOCCA HODGERANA 'RUSHPOLIA'	FRAGRANT SWEETBOX	42 POT: 30CM	
	24	SORBARIA JAPONICA 'TOKI WALES'	JAPANESE SORBARIA	42 POT: 60CM	
	215	TAXUS X MEDIA 'HICKSF'	HICKS YEW	1.2M B&B	
	80	VIBURNUM TRICE SPRING BOUQUET	OWENS VIBURNUM	40 POT: 30CM	
GRASS	228	FESTUCA OVINA OLIVACA	BLUE FESCUE	41 POT	
	100	LULULA SILVATICA SELECT	GREATER WOOD RUSH	41 POT	
	22	MISCANTHUS SINENSIS PURPURASCENS	FLAME GRASS	41 POT	
	132	PENNESETUM ALOPECUROIDES LITTLE BUNNY	LITTLE BUNNY FOUNTAIN GRASS	41 POT	
	POYONAL	30	COROPHIS VERTICILLATA MOONBEAM	THREADED LEAF COROPHIS YELLOW	5CM POT
57		RUDBECKIA FULGIDA VAR BULLIVANTH	GOLDSTURM/RUDBECKIA YELLOW	41 POT	
118		SEDUM TELEPHIFOLIUM HERBSTFELDE	AUTUMN JOY/STONECROP	5CM POT	
G		114	POLYSTICHUM MONTANUM	WESTERN SWOOSH FERN	41 POT: 40CM

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



MAGLIN BIKE RACK; MBR400-5. INSTALL USING TAMPER PROOF HARDWARE ON CONCRETE PAD

MAGLIN BENCH; MLB720W; INSTALL USING TAMPER PROOF HARDWARE ON CONCRETE PAD

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 DEC 04	REVISION AS PER CLIENT REQUEST	SD
4	15 DEC 05	NEW SITE PLAN	SD
3	25 NOV 08	NEW SITE PLAN	SD
2	15 NOV 09	NEW SITE PLAN	SD
1	15 OCT 20	NEW SITE PLAN	SD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
12 UNIT TOWNHOUSE
14274 108TH AVENUE
SURREY

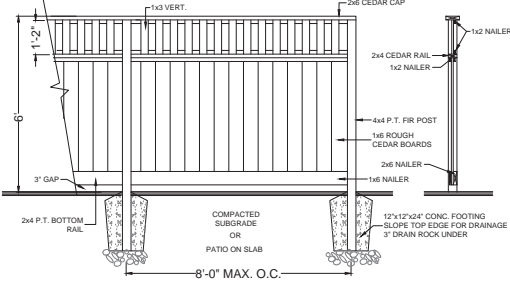
DRAWING TITLE:
LANDSCAPE PLAN

DATE:
SCALE:
DRAWN:
DESIGN:
CHKD:

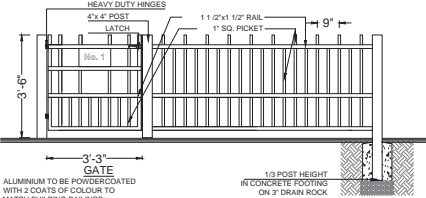
DRAWING NUMBER:
L1
OF 3

NOTES:

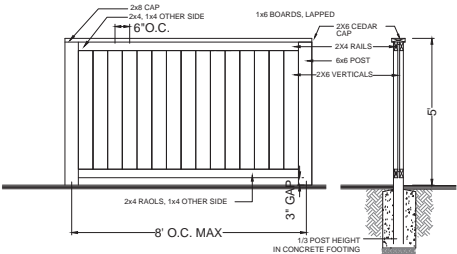
1. ALL POSTS/PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION, FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3'-6".



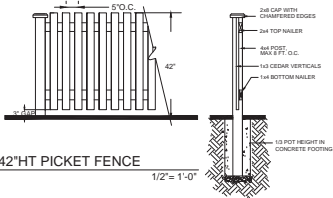
1 6'-0" HT WOOD FENCE WITH LATTICE 1/2" = 1'-0"



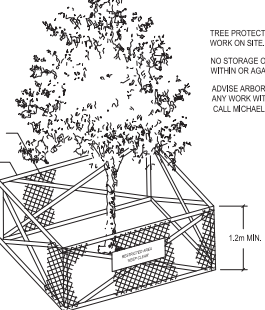
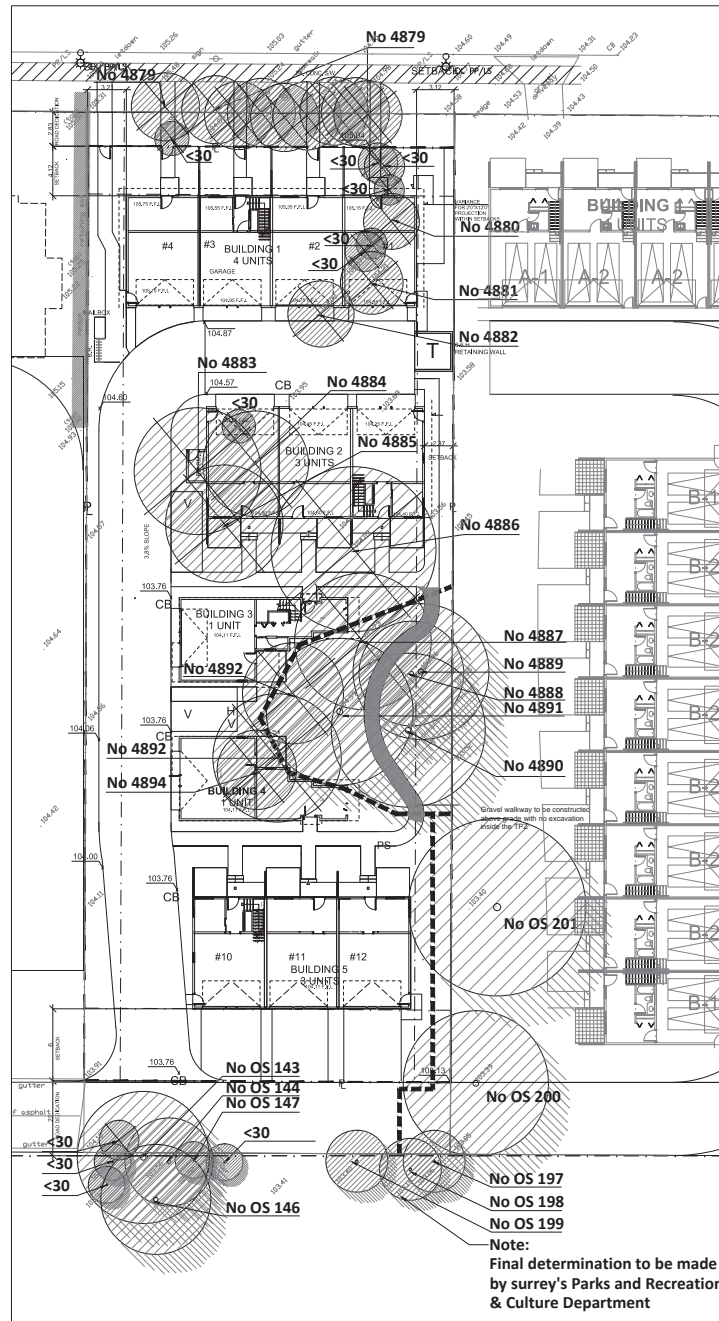
2 3'-6" HT ALUMINUM FENCE 1/2" = 1'-0"



3 5'-0" HT PATIO SCREEN 1/2" = 1'-0"

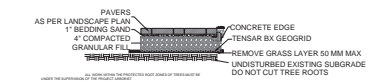


6 42" HT PICKET FENCE 1/2" = 1'-0"



TREE PROTECTION TO BE IN PLACE PRIOR TO ANY WORK ON SITE. CALL CITY OF SURREY FOR REVIEW.
NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER
ADVISE ARBORIST WITH 3 DAYS NOTICE OF ANY WORK WITHIN THE PROTECTED AREA
CALL MICHAEL MILLS AT 604-200-0711

4 TREE PROTECTION BARRIER



5 PAVES DETAIL THROUGH ROOT ZONE 1/2" = 1'-0"



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

SEAL:
NO. DATE REVISION DESCRIPTION DR.
1 15.OCT.04 REVISION AS PER CLIENT REQUEST CD
4 15.OCT.05 NEW SITE PLAN ED
2 15.OCT.05 NEW SITE PLAN ED
2 15.OCT.05 NEW SITE PLAN ED
1 15.OCT.20 NEW SITE PLAN CD
CLIENT:
PROJECT:
12 UNIT TOWNHOUSE
14274 108TH AVENUE
SURREY

DRAWING TITLE:
TREE MANAGEMENT PLAN AND LANDSCAPE DETAILS

DATE: DRAWING NUMBER:
SCALE: DRAWN: **L2**
DESIGN: CHKD: OF 3

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

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

DATE: **December 7, 2015** PROJECT FILE: **7815-0264-00**

RE: **Engineering Requirements
Location: 14274 - 108 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE

Property and Right-of-Way Requirements

- dedicate 2.808 m on 108 Avenue towards the ultimate 30.000 m Arterial standard;
- dedicate Bylaw Parcel L Plan 38587;
- dedicate 6.000 m wide east-west lane along south property line of the site; and
- register 0.500 m wide SROW along 108 Avenue

Works and Services

- construct lane to City standard;
- construct storm main in the lane;
- Register restrictive covenant for water quality/sediment control;
- Register restrictive covenant for on-site detention, if applicable.

A Servicing Agreement is required prior to Rezoning.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

HB



Tuesday, November 10, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0264 00

SUMMARY

The proposed 12 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2014 Enrolment/School Capacity

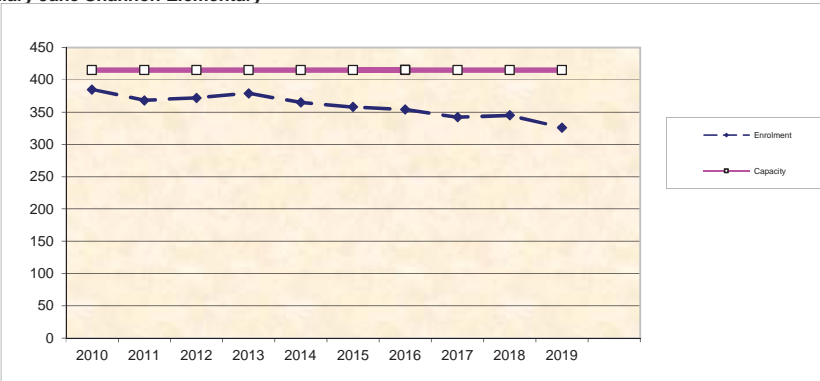
Mary Jane Shannon Elementary	
Enrolment (K/1-7):	29 K + 336
Capacity (K/1-7):	40 K + 375
Guildford Park Secondary	
Enrolment (8-12):	1282
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

School Enrolment Projections and Planning Update:

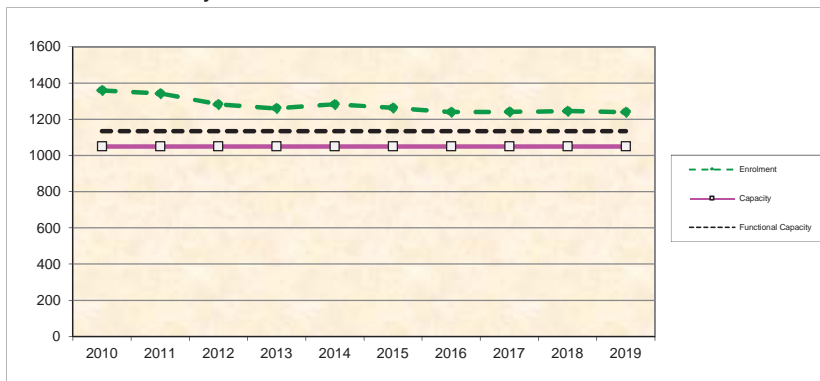
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital capacity projects proposed at Mary Jane Shannon Elementary or Guildford Park Secondary. The proposed development will not have a major impact on these projections.

Mary Jane Shannon Elementary



Guildford Park 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: TBD

Address: 14274 – 108 Avenue, 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)	24
Protected Trees to be Removed	20
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 20 X two (2) = 40 	40
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

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

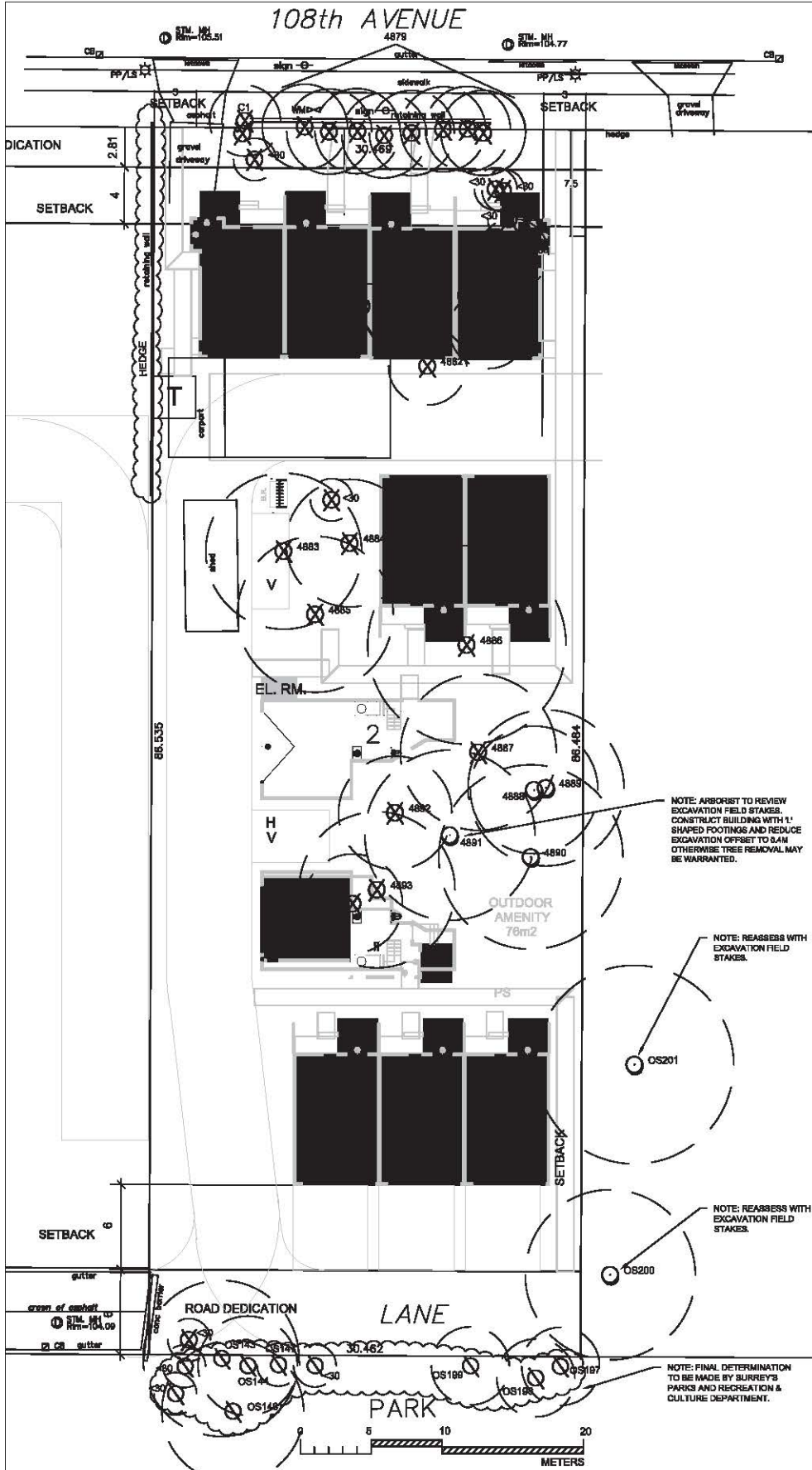
Signature of Arborist:

Date: December 2, 2015



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





LEGEND

	TREE TO BE RETAINED		TREE TO BE REASSESSED BY SURREY REC AND CULTURE DEPT
	TREE TO BE REMOVED		TREE TO BE REASSESSED BY SURREY REC AND CULTURE DEPT
	MINIMUM NO DISTURBANCE ZONE		

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 V3W 0A6
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 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 14274 108 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

SHEET TITLE
T1 - TREE PRESERVATION AND REMOVAL PLAN

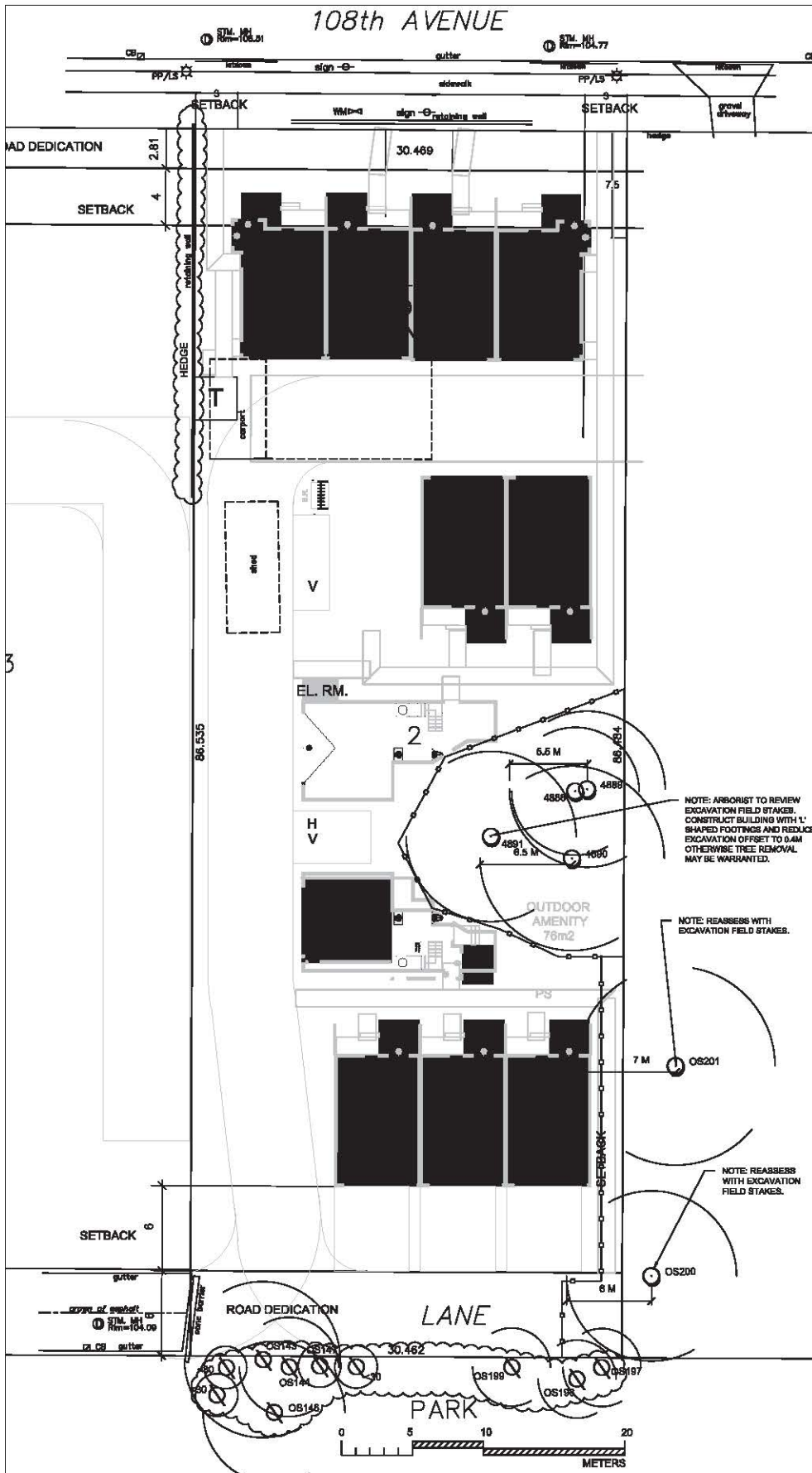
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DRAWN MK

SCALE AS SHOWN

DATE OCTOBER 16, 2015

T-1
 SHEET 1 OF 2



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		TREE TO BE REASSESSED BY SURREY REC AND CULTURE DEPT
	TREE PROTECTION FENCING		

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CLIENT

FILE NO.

PROJECT TITLE
TREE PROTECTION PLAN
 14274 108 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

NOTE: ARBORIST TO REVIEW EXCAVATION FIELD STAKES. CONSTRUCT BUILDING WITH 1" SHARPED FOOTINGS AND REDUCE EXCAVATION OFFSET TO 0.4M OTHERWISE TREE REMOVAL MAY BE WARRANTED.

NOTE: REASSES WITH EXCAVATION FIELD STAKES.

NOTE: REASSES WITH EXCAVATION FIELD STAKES.

SHEET TITLE
T2 - TREE PROTECTION PLAN

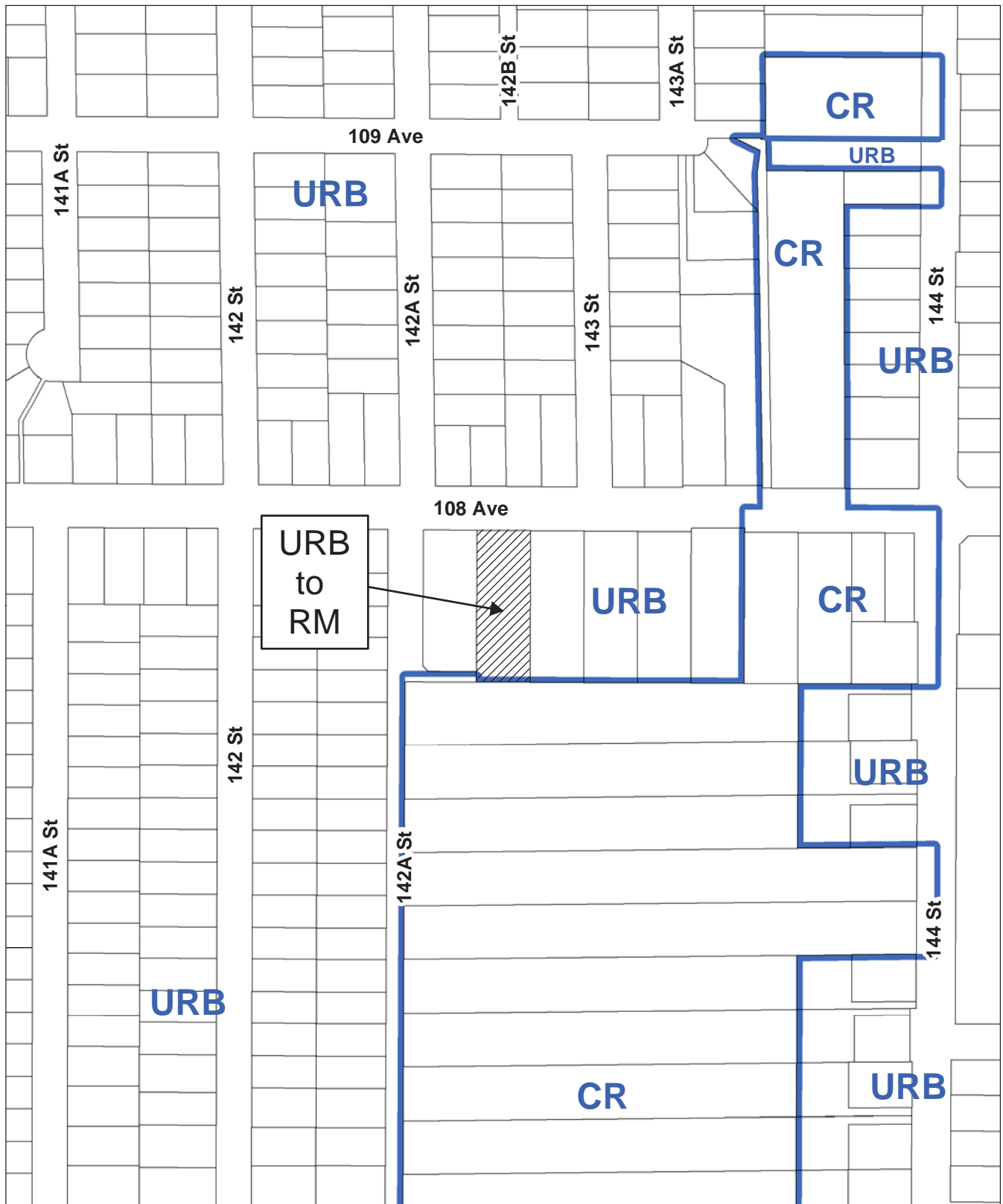
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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 OCTOBER 26, 2015

T-2
 SHEET 2 OF 2



OCP Amendment 7915-0264-00
Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0264-00

Issued To: KIRPAL S BASSI
GURDEEP K BASSI

("the Owner")

Address of Owner: 12728 - 97A Avenue
Surrey, BC V3V 2H5

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: 011-352-957
Lot 2 Except: Parcel "1" (Bylaw Plan 39597) Section 24 Block 5 North Range 2 New
Westminster District Plan 9014

14274 - 108 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To reduce the minimum front (north) yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 4.0 metres;
 - (b) To reduce the minimum east side yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.);
 - (c) To reduce the minimum west side yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 3.2 metres (10 ft.); and
 - (d) To reduce the minimum rear (south) yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 6.0 metres (20 ft.).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the 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.
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

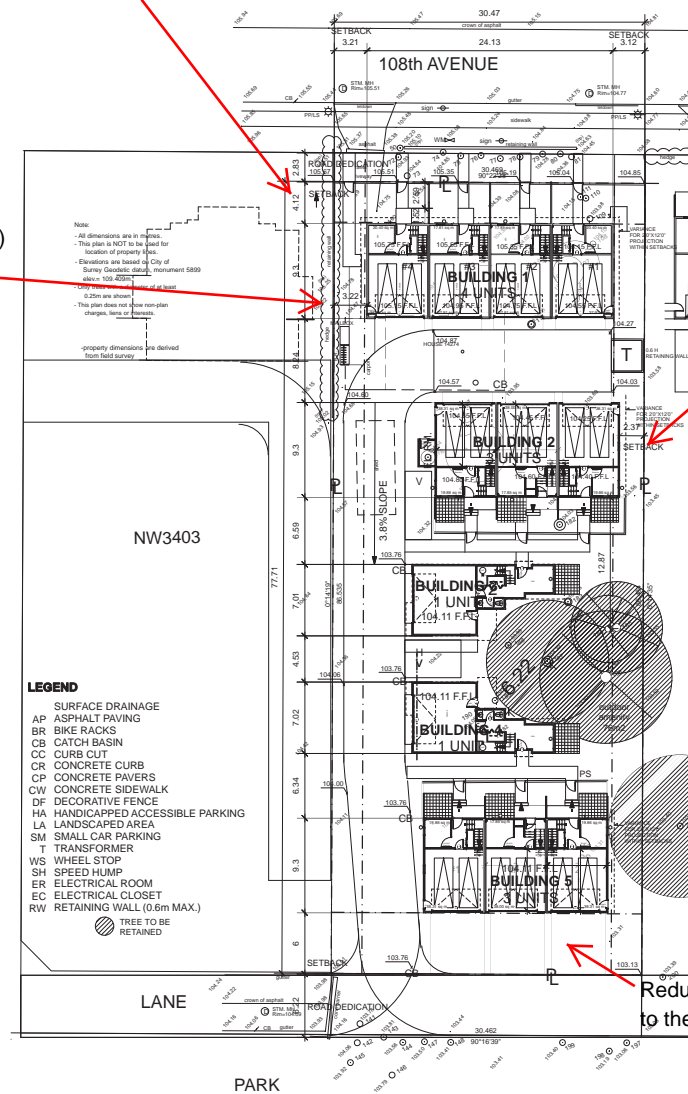


Reduced from 7.5 m (25 ft.) to 4.0 m (13 ft.)
to the principal building face.

Reduced from 7.5 m (25 ft.) to 3.2 m (10 ft.)
to the principal building face.

Reduced from 7.5 m (25 ft.) to 2.3 m (7.5 ft.)
to the principal building face.

Reduced from 7.5 m (25 ft.) to 6.0 m (20 ft.)
to the principal building face.



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No:	Date:	Revision Details:



WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
12 UNIT TOWNHOUSE PROJECT
14274 - 108 AVENUE, SURREY, BC

Drawing Title:
SITE PLAN

Date: March 2012	Project Number: WG1509
Scale: 1:240	Draw No.:
Drawn By: MJ	A101
Approved By: WG	