

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0270-00

Planning Report Date: October 3, 2016

**PROPOSAL:**

- **Rezoning** from RM-15 to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 33 townhouse units in Fleetwood.

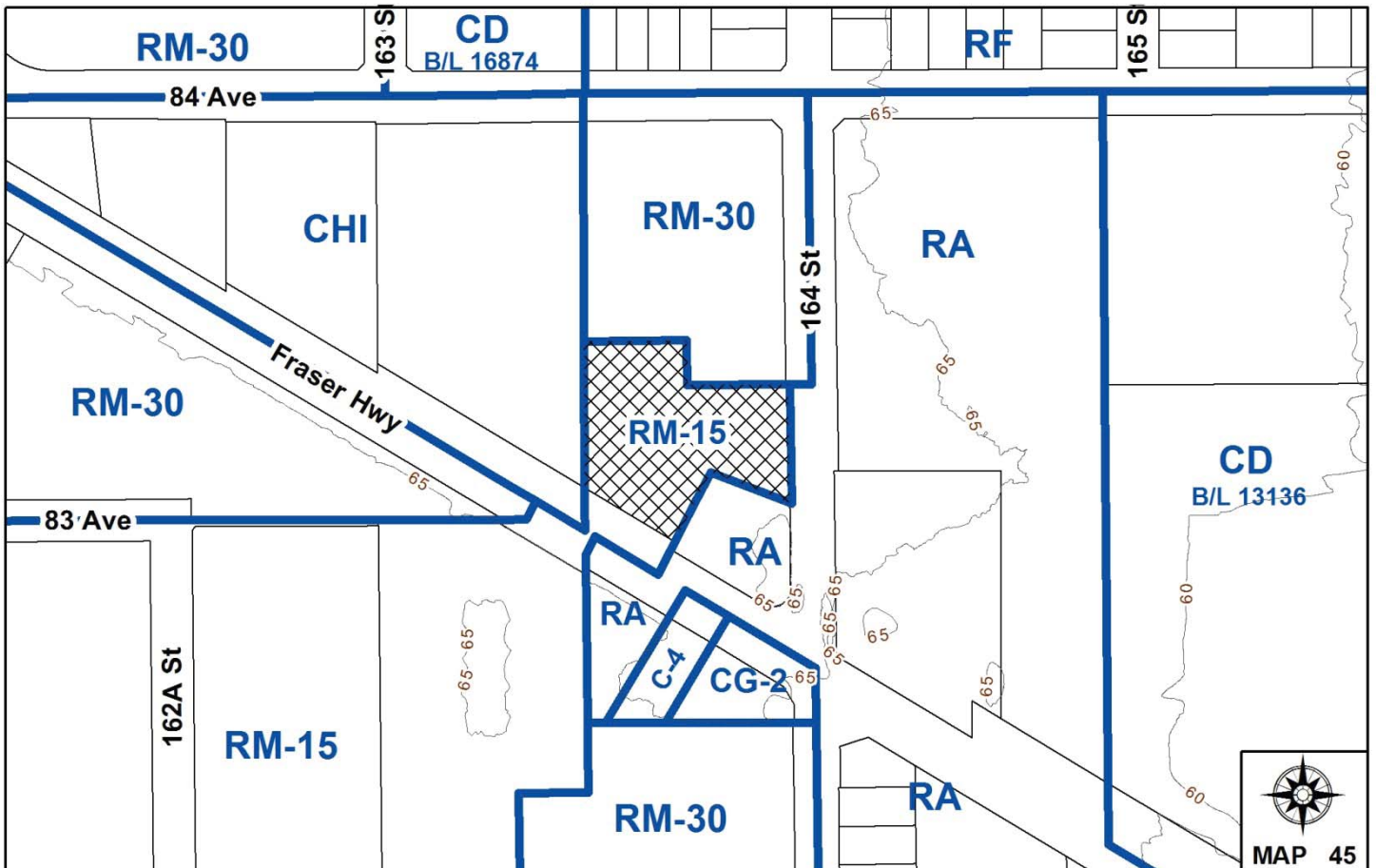
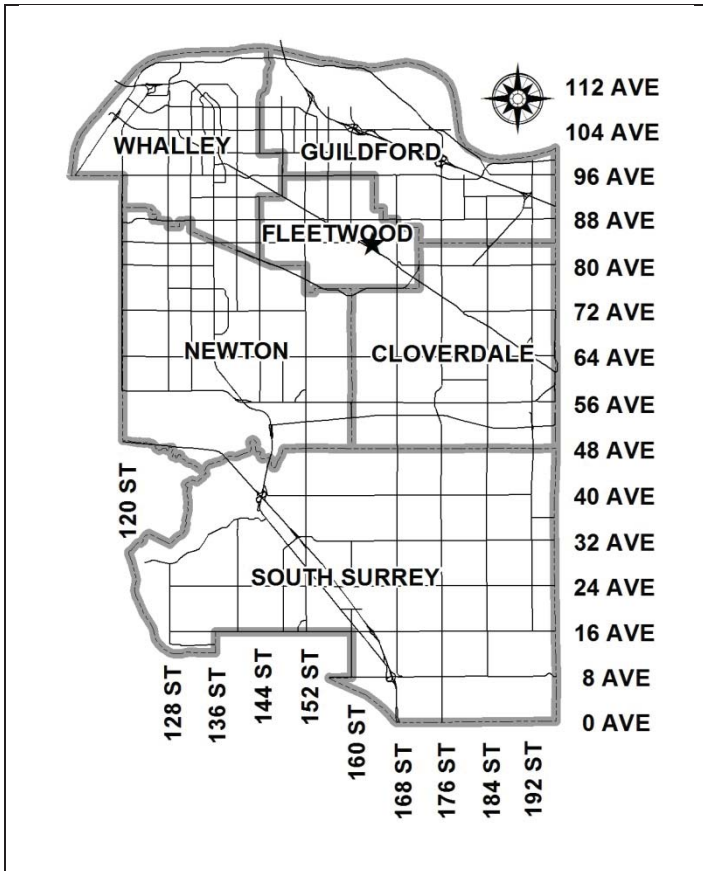
**LOCATION:** 8333 - 164 Street

**OWNERS:** Baldev S. Bath  
 Resham K. Bath  
 Amrit S. Bath

**ZONING:** RM-15

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Medium Multiple Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum rear (north) and side yard (east and west) setbacks of the RM-30 Zone.

### RATIONALE OF RECOMMENDATION

- Complies with the Medium Density Townhouse designation in the Fleetwood Town Centre Plan.
- The proposed density and building form are appropriate for this part of Fleetwood.
- The proposal fulfills the City's objectives of increasing density and housing choice within the vicinity of a proposed, future rapid transit corridor.
- The proposed reduced east side yard setback fronting 164 Street achieves a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.
- The reduced north, east and west setbacks are in keeping with what has been approved for similar townhouse developments in the Fleetwood Town Centre including the existing Silverwood townhouse development directly to the north, and still accommodate appropriate yard space and landscaping treatments.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 99 square metres (1,065 sq. ft.) to 93 square metres (996 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0270-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0270-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8.0 ft.) to the building overhangs and columns;
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building overhangs and columns and to 6.0 metres (20 ft.) to the rear decks of the townhouse units;
  - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the building overhangs and columns of proposed Building 1 only; and
  - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (13 ft.) to the building overhangs and columns of proposed Building 5 only.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (f) removal of the camper located on the subject site to the satisfaction of the Planning and Development Department;
- (g) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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 adequately address the impact of reduced indoor amenity space; and
- (j) registration of a shared access easement to facilitate a shared driveway access to 164 Street, for the property to the south-east at 16379 Fraser Highway.

### 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:**

7 Elementary students at Frost Road Elementary School  
3 Secondary students at North Surrey Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2017/Spring 2018.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: A 6,486-square metre (1.6-acre) lot, which is occupied by a camper located near the west property line. The camper will be removed as part of the development application.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Townhouse development (Silverwood).	Medium Density Townhouses	RM-30
East (Across 164 Street):	City parkland and Two EE's Farm retail store.	Parks & Linear Corridors	RA
South (Across Fraser Highway):	Existing gas station and vacant lots under application No. 7908-0265-00 (pre-Council).	Medium Density Townhouses	RA, C-4 and CG-2
West:	Automobile dealership	Highway Commercial & Buffer Within Private Land	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The 6,486-square metre (1.6-acre) subject property is located at 8333 – 164 Street in Fleetwood, and is devoid of any buildings and structures. The owners' camper is located on the subject property near the west property line however, and will be removed as part of the subject development application.
- The property is designated "Urban" in the Official Community Plan (OCP), "Medium Density Townhouses / Buffer Within Private Land" in the Fleetwood Town Centre Plan (TCP), and is zoned "Multiple Residential 15 Zone (RM-15)".
- The subject site was rezoned to RT-1 Townhouse Residential Zone (Zoning By-law No. 5942) on June 19, 1995 (Application No. 91-0391-00) to permit 18 townhouse units. The associated Development Permit subsequently expired and no construction occurred. The zoning was later converted to RM-15 (Zoning By-law No. 12000).
- A 72-unit townhouse development (Silverwood), located directly north of the subject property at 8355 – 164 Street, was approved by Council under Development Application No. 7911 0109-00 on April 23, 2012.

Current Proposal

- The applicant is proposing to rezone the subject site from "Multiple Residential 15 Zone (RM-15) to "Multiple Residential 30 Zone (RM-30)" in order to allow the development of thirty-three (33) townhouse units.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along the north, west and east lot lines (see By-law Variance section).

- The net density for the proposed 33-unit townhouse development is 55 units per hectare (24 units per acre) with a floor area ratio (FAR) of 0.79, which are below the maximum unit density of 75 units per hectare (30 units per acre) and the maximum FAR of 0.90 permitted in the RM-30 Zone. The proposed density is also consistent with the "Medium Density Townhouses" designation in the Fleetwood Town Centre Plan (TCP).
- The subject site abuts a 2,380-square metre (0.60-acre) property (16379 Fraser Highway) located at the northwest corner of the Fraser Highway and 164 Street intersection. This neighbouring property is designated Medium Density Townhouses in the Fleetwood TCP, zoned "One-Acre Residential Zone (RA)" and is currently vacant.
- As part of the subject development application, staff encouraged the applicant to purchase the abutting corner property at 16379 Fraser Highway and consolidate with the subject site. The applicant has advised staff that they have contacted this neighbouring property owner about purchasing the property, but the owners have expressed no interest in selling at this time.
- Staff have also contacted the owners of the corner property at 16379 Fraser Highway, and explained that this could be an appropriate time for their property to be consolidated with the subject site for a townhouse development, as anticipated under the Fleetwood TCP.
- The owners of the corner property at 16379 Fraser Highway continue to state that they are not interested in selling or developing the property at this time, and intend to retain the land. Therefore, the corner property is not included in the subject development application.
- The applicant's architect has illustrated the development potential of the corner property as townhouses, which will share a vehicle access to 164 Street with the subject site. A shared access easement in this regard will be registered on the subject lot, as a condition of final adoption of the rezoning by-law.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 24, 2016, and staff received no responses.

### DESIGN PROPOSAL AND REVIEW

- The proposed 33-unit townhouse project consists of five (5) three-storey buildings with garages accessed internally at grade.
- Seventeen (17) of the proposed townhouses consist of double car, side-by-side garages, and sixteen (16) townhouses consist of tandem garages. Six (6) of the sixteen (16) tandem garage units consist of one (1) enclosed parking space and one (1) behind on the external parking pad. The remaining ten (10) tandem garages are fully enclosed.
- The proposed building materials include hardi and vinyl plank siding painted grey, and hardi and vinyl shingle cladding painted white. The proposed fibre cement and wood trims are also painted white. Proposed Building 1, which fronts 164 Street, also includes grey cultured stone on the ground floor façade.

- The proposed unit doors and garage doors are painted maroon red and muted (juniper) blue.
- The proposed second-floor deck railings, decorative building railings, eavestroughs and downspouts will be painted black.
- The applicant proposes black asphalt shingle roofs with extended canopy overhangs and hip roofs to provide improved building articulation.
- The proposal will include three (3) electrical rooms adjacent to Buildings 1, 5 and the amenity building, which is adjacent to Building 3. A pad-mounted transformer box is also proposed south of Building 2, across the internal drive-aisle. The structure will be screened by landscaping.
- A community mail kiosk is located between the amenity building and several visitor parking spaces.

#### Vehicle Access and Parking

- Vehicle access to the subject site is via 164 Street. No direct vehicle access is permitted to Fraser Highway.
- The proposed townhouse development includes a total of 73 parking spaces, consisting of 66 resident parking spaces, as well as 7 visitor parking spaces, which complies with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be constructed of permeable pavers.

#### Indoor and Outdoor Amenity Spaces

- The RM-30 Zone requires that 99 square metres (1,065 sq. ft.) of indoor amenity space and 99 square metres (1,065 sq. ft.) of outdoor amenity space be provided (3.0 sq.m. / 32 sq.ft. of each amenity per dwelling unit) for the proposed 33-unit townhouse project.
- The applicant proposes 339 square metres (3,645 sq.ft.) of outdoor amenity space, which exceeds the minimum 99 square metres (1,065 sq. ft.) required under the RM-30 Zone. The applicant proposes two (2) outdoor amenity areas. Amenity area #1 is centrally located between Buildings 2 and 3 and consists of a lawn courtyard with benches and a barbeque space. Amenity area #2 is located at the south-west corner of the site between Buildings 4 and 5 and consists of playground equipment and play features (balance logs, tunnel mound, wooden bridges).
- The applicant proposes a two-storey amenity building approximately 93 square metres (996 sq.ft.) in size. The amenity building features upper and lower lounge spaces with a washroom.
- The proposed 93-square metre (996-sq.ft.) amenity building does not meet the minimum 99 square metres (1,065 sq. ft.) of indoor amenity space required under the RM-30 Zone. The applicant will provide a monetary contribution of \$2,400 (based on \$1,200 per unit shortfall of the indoor amenity space required) in accordance with the current City policy to address this shortfall.

- The applicant has provided the following reasons for the reduction in the indoor amenity space:
  - The subject site is within close proximity to the Surrey Sports and Leisure Complex, which offers quality services and amenity space; and
  - The 93-square metre (996-sq. ft.) proposed amenity building will provide a functional gathering space for the future residents of the townhouse development, and the proposed building is only slightly smaller than the requirement.

## TREES

- Meredith Mitchell, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	12	12	0
Cottonwood	6	6	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Aspen	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	10	9	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>11</b>	<b>10</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>95</b>	
<b>Total Retained and Replacement Trees</b>		<b>96</b>	
<b>Contribution to the Green City Fund</b>		<b>No contribution required</b>	

- The Arborist Assessment states that there are a total of eleven (11) mature trees on the site, excluding Alder and Cottonwood trees. There are eighteen (18) existing Alder and Cottonwood trees that represent approximately 62% of the total trees on the subject site. Five (5) additional trees (Globe Norway Maple) are located within the City boulevard along Fraser Highway, and will be retained.
- It was determined that one (1) on-site tree (a Douglas Fir near Fraser Highway) can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration of the building footprints and tree quality.



- A total of ten (10) Douglas Fir trees are located on the subject site. The applicant had originally proposed to retain eight (8) Douglas Fir trees on the subject site, all of which are located near or along the west property line. After a review of the applicant's arborist report and a further assessment of the Douglas Fir trees, the City Landscape Architect requested that seven (7) of these eight (8) Douglas Fir trees, located near the west lot line, be removed due to the quality and long-term health of the trees. The City Landscape Architect advised that staff have monitored these Douglas Fir trees over the past few years and note that they have continued to decline in health, and will eventually die and become hazardous. Therefore, these trees are not suitable for retention.
- An additional ten (10) Douglas Fir trees are located off-site on the abutting property to the west (16315 Fraser Highway), and will be removed as a part of the subject development application. Similar to the Douglas Firs located on the subject site, these trees on the property to the west are also in declining health (one is already dead) and are not suitable for long-term retention, and will be further compromised by the removal of the Douglas Firs located along the west lot line of the subject site. Two (2) Cottonwood trees on the abutting property to the west will also be removed.
- One (1) Douglas Fir tree is located off-site on the property to the southeast (16379 Fraser Highway). This tree is in moderate health and is not impacted by the subject development proposal, and will be retained.
- 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 40 replacement trees on the site. The applicant is proposing 95 replacement trees, which meets the City requirement.
- In summary, a total of 96 trees are proposed to be retained or replaced on the site. No contribution is required to the Green City Fund.

### Landscaping

- The landscape plan shows a minimum of 95 trees to be planted throughout the subject site including maple, dogwood, magnolia, spruce, and aspen.
- A significant number of shrubs and ground cover species are proposed throughout the subject site including boxwood, laurel, honeysuckle, ferns, roses, yew, and cedars.
- The applicant proposes a 6.0-metre (20-ft.) wide landscape buffer adjacent to the rear yards of the townhouse units in Building 5 near the south property line along Fraser Highway, in accordance with the Fleetwood Town Centre Plan (TCP). Trees proposed in the landscape buffer include maple, dogwood, spruce and douglas fir.
- A maximum 1.8-metre (6-ft.) high cedar fence will be installed along the north, south and west lot lines. The fence will be installed directly north of the landscape buffer, separating the front yards of the proposed townhouse units in Building 5 and the landscape buffer.
- A 1.0-metre (3-ft.) high wood picket fence will be installed along the east lot line fronting 164 Street in order to separate the public and private spaces, but maintain an urban, pedestrian-friendly, streetscape.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on June 16, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The site is located within the Fleetwood Town Centre Plan area, and the project is consistent with the TCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape.</li> <li>The project will diversify the housing stock and provide additional options for future home buyers in this area.</li> <li>Increased densities in the area may advance the expansion of transit options and create a more pedestrian and transit-friendly neighbourhood.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The proposed development includes absorbent soils, vegetated swales, and permeable pavers.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>Frequent transit service runs along Fraser Highway, and transit stops are located within walking distance of the subject site.</li> <li>A multi-use path runs along the south side of Fraser Highway and provides access for pedestrians and cyclists.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The proposed building incorporates CPTED principles including: well-lit entries/exits, extensive building glazing and second floor decks over internal shared spaces, passive surveillance on the street, and good pedestrian linkages and lighting.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>No green rating or certification is proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification letters were mailed to area residents and owners, and a development proposal sign was installed on the subject site.</li> </ul>

**BY-LAW VARIANCES AND JUSTIFICATION****(a) Requested Variances:**

- To reduce the minimum north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8.0 ft.) to the building overhangs and columns;
- To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building overhangs and columns and to 6.0 metres (20 ft.) to the rear decks of the townhouse units;

- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the building overhangs and columns of proposed Building 1 only; and
- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (13 ft.) to the building overhangs and columns of proposed Building 5 only.

Applicant's Reasons:

- The proposed setbacks along 164 Street create an urban pedestrian streetscape and will enhance natural surveillance over public and private spaces.
- The columns and roof overhangs form an integral part of the overall design and articulation of the buildings.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines.
- The proposed north setback (3.0 metres / 10 ft. to the building face and 2.5 metres / 8.0 ft. to the overhangs and columns) is a side yard condition to proposed Buildings 1, 2, 3, and 4, and will still provide adequate space for landscaping. Development Variance Permit No. 7911-0109-00 was approved by Council on April 23, 2012 to allow the same 3.0-metre (10-ft.) side yard setbacks along the south lot line of the Silverwood townhouse development to the north (8355 – 164 Street).
- The reduced setback to 6.5 metres (21 ft.) and to 6.0 metres (20 ft.) along the west property line is to allow for building overhangs and columns and second-floor rear decks, respectively, and pertains only to proposed Building 4. The setback from the west property line to the building face of Building 4 is 7.5 metres (25 ft.), which complies with the minimum 7.5 metres (25 ft.) of the RM-30 Zone. The proposed setbacks along the west property line are consistent with the setbacks approved along the west property line of the existing Silverwood townhouse development to the north.
- The proposed setbacks (4.5 metres / 15 ft. to the building face and 4.0 metres / 13 ft. to the overhangs and columns) along the east property line for the front yards of the proposed townhouse units in Building 1 will create an appropriate urban, pedestrian-friendly streetscape along 164 Street.
- The proposed 3.0-metre (10-ft.) setback along the east property line of proposed Building 5 is a side yard condition, and will not impact several mature trees on the abutting property to the east.
- The subject property is oddly-shaped, which results in eight (8) lot interfaces with the abutting roads and properties. The reduced setbacks along the north, west and east lot lines, however, are in keeping with what has been approved for the existing

Silverwood townhouse development to the north (8355 – 164 Street), and for similar townhouse developments within the Fleetwood Town Centre Plan.

- 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, 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. 7915-0270-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

DN/dk



## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

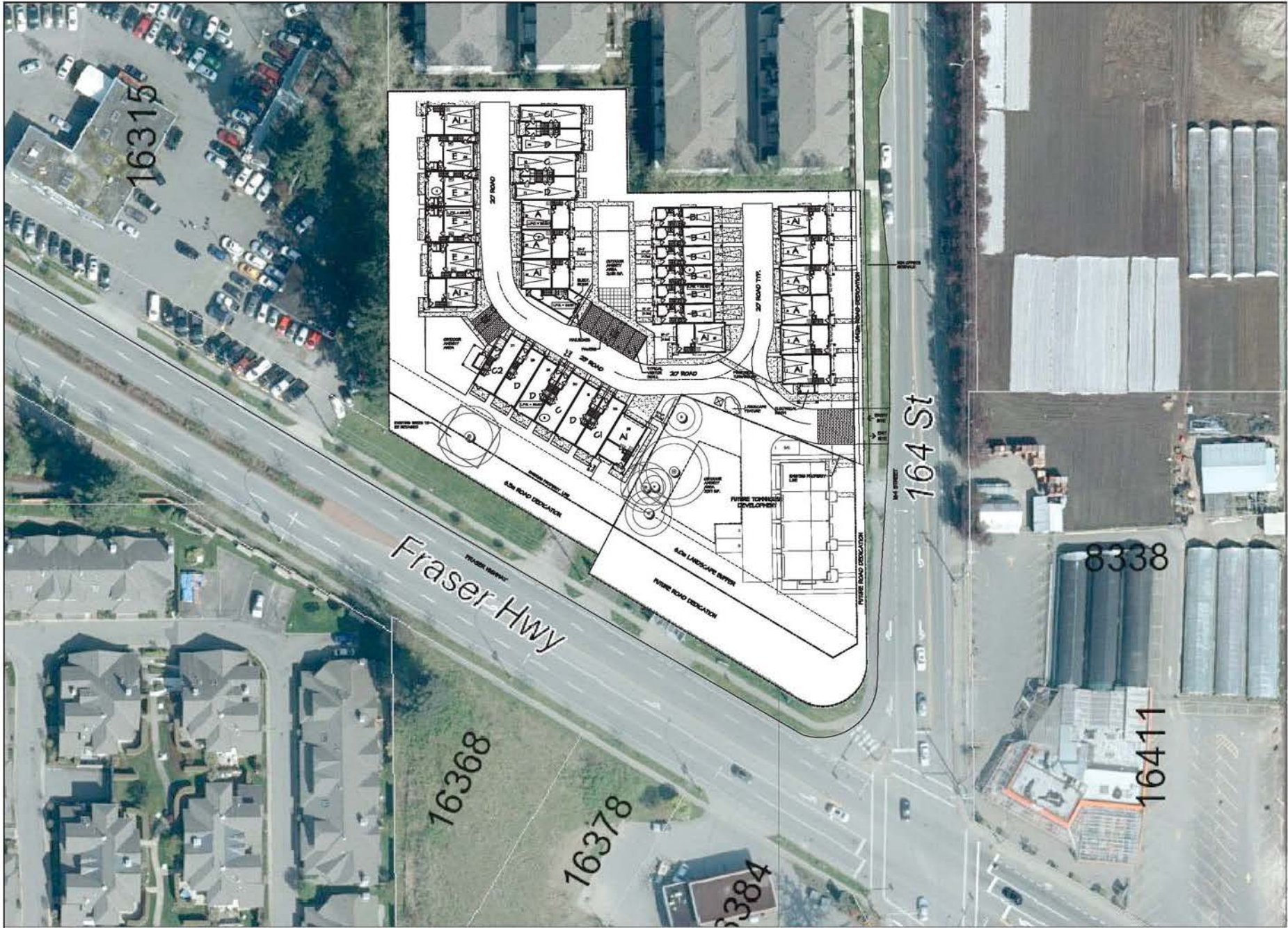
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b>		
Gross Total		6,490 square metres
Road Widening area		460 square metres
Undevelopable area		
Net Total		6,030 square metres
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		30%
Total Site Coverage		70%
<b>SETBACKS</b>		
Front (south)	7.5 metres	7.5 metres (25 ft.)
Rear (north)	7.5 metres	3.0 metres (10 ft.) to the building face and 2.5 metres (8 ft.) to overhangs / columns*
Side (west)	7.5 metres	6.5 metres (21 ft.) overhangs / columns and 6.0 metres (20 ft.) to the rear decks*
Side (east for proposed Building 1)	7.5 metres	4.5 metres (15 ft.) to the building face and 4.0 metres (13 ft.) to the overhang / columns*
Side (east for proposed Building 5)	7.5 metres	3.0 metres (10 ft.) to the building face*
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal	13 metres	10 metres
Accessory	11 metres	7 metres
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Two Bedroom		6
Three Bedroom +		27
Total		33
<b>FLOOR AREA: Residential</b>		
		4,761 square metres
<b>FLOOR AREA: Commercial</b>		
Retail		N/A
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
		N/A
<b>FLOOR AREA: Institutional</b>		
		N.A
<b>TOTAL BUILDING FLOOR AREA</b>	5,427 square metres	4,761 square metres

\* Variances requested

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 UPH / 30 UPA	55 UPH / 22 UPA
FAR (gross)		
FAR (net)	0.90	0.79
<b>AMENITY SPACE</b>		
Indoor	99 square metres	93 square metres
Outdoor	99 square metres	339 square metres
<b>PARKING (number of stalls)</b>		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed	12	12
3-Bed	54	54
Residential Visitors	7	7
Institutional		N/A
Total Number of Parking Spaces	73	73
Number of disabled stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units	16 / 50%	16 / 50%
Size of Tandem Parking Spaces width/length	2.9 metres x 12 metres	3.2 metres x 12 metres

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REV#	DATE	BY	DATE	BY	REASON FOR



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CLIENT: BASANT DEVELOPMENTS LIMITED PARTNERSHIP	DESIGN: 1	DATE: 1	SCALE: 1"
PROJECT: RM-30 TOWNHOUSE DEVELOPMENT 6693 164 STREET, SURREY	DRAWN: 1	Mo 9 16	1" = 30'-0"
SHEET CONTAINS: CONCEPTUAL SITE PLAN 4			

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1T8

PHONE: (604) 597-7100  
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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14043	AC-1.0

**CONTEXT PLAN**  
SCALE: 1" = 30'-0"



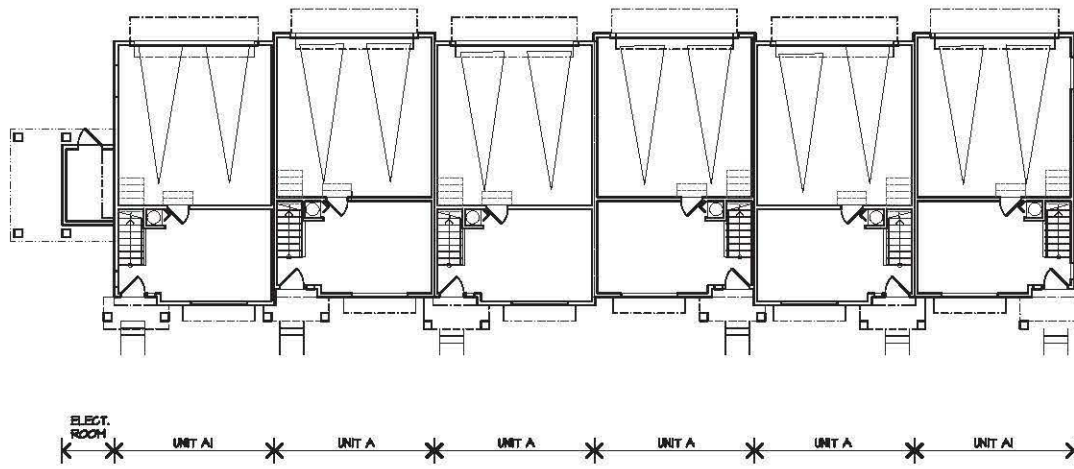




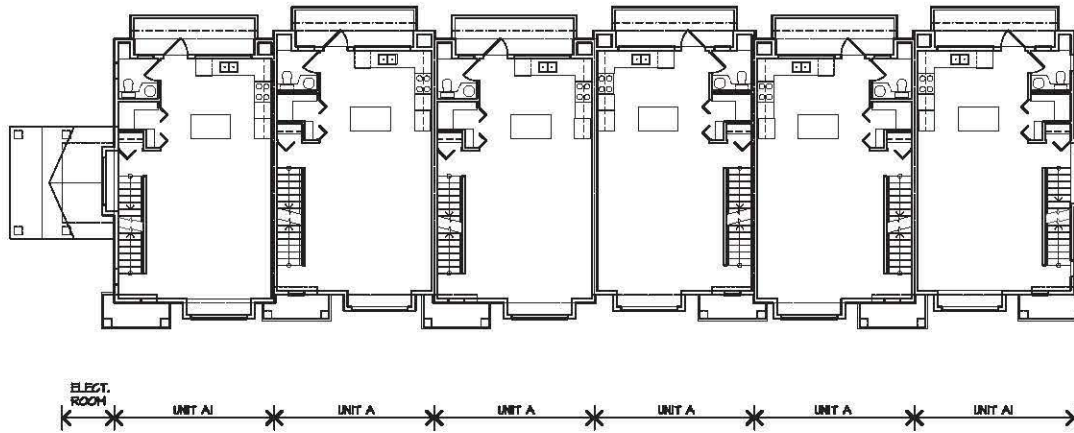




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**LOWER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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

NO.	DATE	BY	CHKD	REVISION

CLIENT :	BASANT DEVELOPMENTS LIMITED PARTNERSHIP
PROJECT :	104-50 TOWNHOUSE DEVELOPMENT 6839 104 STREET, SURREY
SHEET CONTENT :	BUILDING PLANS BUILDING #1
DATE :	Aug 11/16
SCALE :	1/8" = 1'-0"
NO.	
DATE	
BY	
CHKD	
REVISION	

**barnett denbek**

UNIT 130,  
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FAX: (604) 587-2089  
EMAIL: mail@denbektbc.com

**BUILDING 1**  
**UNIT # 1 - 6**

CLIENT NO.	14048	SHEET NO.	AC-3.01
PROJECT NO.	14048	REV. NO.	

































PROPOSED TOWNHOUSE DEVELOPMENT  
8333 164 STREET, SURREY, BC  
**EXTERIOR COLOUR SCHEME**

Laminated Asphalt Shingles  
IKO –Dynasty – “Granite Black”

Hardi & Vinyl Shingle Cladding  
Mitten “Frost”

Vinyl Soffits – Mitten “Bone”

Fibre Cement and Wood Trims & Fascia  
Benjamin Moore OC-70 “Whitewater Bay”

Horizontal Hardi & Vinyl Plank Siding  
Mitten “Stratus”

Balcony & Decorative Railings,  
Eavestroughs and Downspouts,  
Black

Garage and Man Doors Accent Colours  
“Autumn Maple”

Garage and Man Doors Accent Colours  
“Western Juniper”

Cultured Stone  
“Grey Pro-Fit Ledgestone”

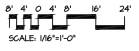
BARNETT DEMBEK ARCHITECTS INC.  
Project Number 14043











**IMPORTANT NOTE:**  
PROJECT AMENITY MUST BE ON SITE TO SUPPORT ALL CONSTRUCTION AND PLANNING PERMITS. ALL OFFICIAL NOTICES MUST BE PROVIDED TO THE CITY OF VANCOUVER. PROJECT AMENITY MUST BE ON SITE TO SUPPORT ALL CONSTRUCTION AND PLANNING PERMITS. ALL OFFICIAL NOTICES MUST BE PROVIDED TO THE CITY OF VANCOUVER.

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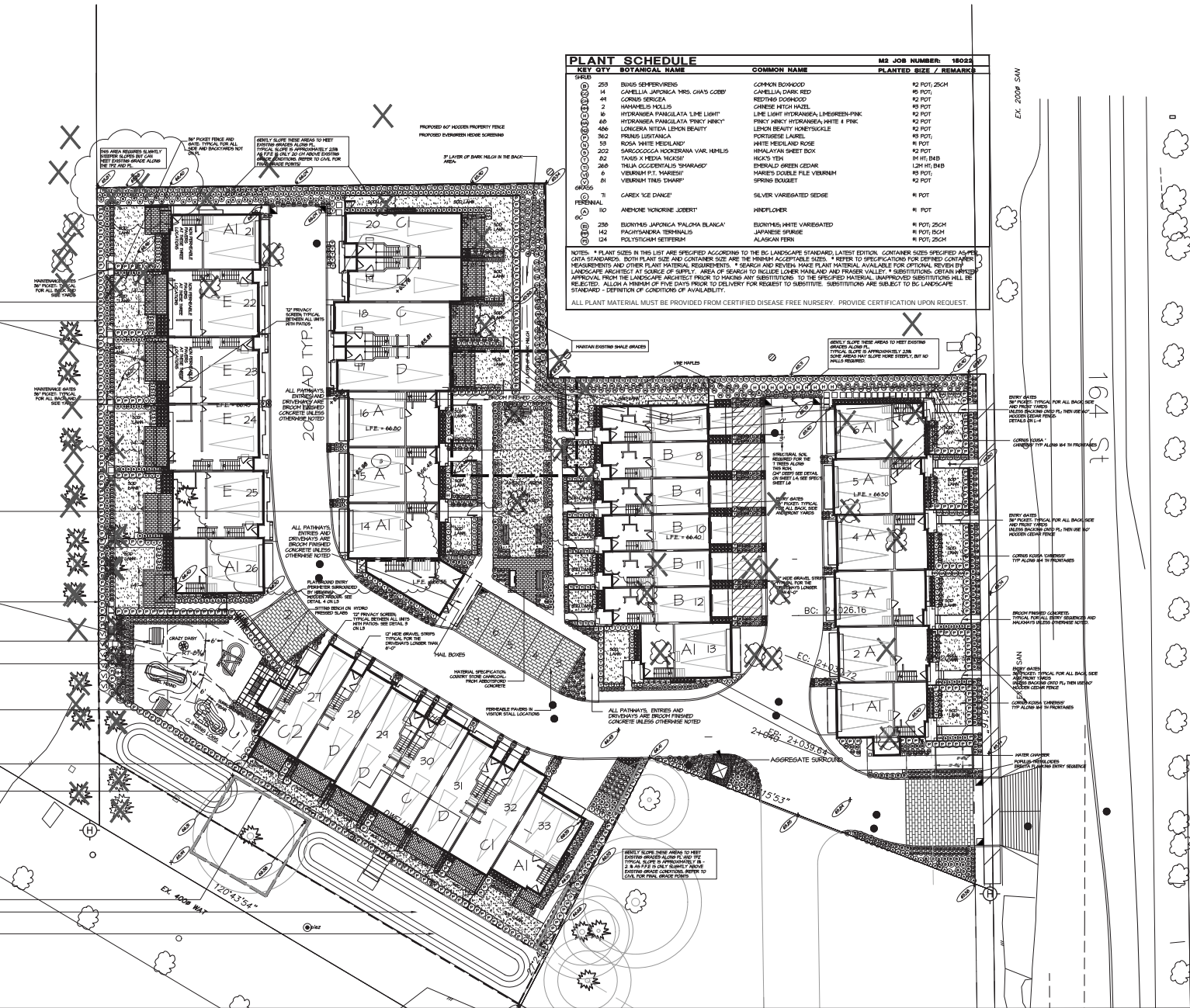
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KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER	18022
SHRUB	250	BUNUS SPHERICUS	COMMON BOWWOOD	42 POT, 25CM	
	14	CAMELLIA JAPONICA 'MRS. CHAY COBB'	CAMELLIA, DARK RED	40 POT,	
	41	CORDON ROUGE	REDTIPS DOGWOOD	40 POT	
	2	HAMAMELIS VULGUS	CANEDE WITCH HAZEL	40 POT	
	16	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA, LIME-GREEN-PINK	40 POT	
	40	HYDRANGEA PANICULATA 'PRINCE OF WYCK'	PRINCE OF WYCK HYDRANGEA, WHITE & PINK	40 POT	
	406	LONGERA NIFIDA 'LEMON BEAUTY'	LEMON BEAUTY HONEYSUCKLE	40 POT	
	362	FRAXINUS LYRATA	FORSYTHIA LAUREL	40 POT	
	53	ROSA 'WHITE HEDLAND'	WHITE HEDLAND ROSE	40 POT	
	202	SARGOLCOCCA HOOKERIANA VAR. HANLIS	HIMALAYAN SHEET BOK	40 POT	
	22	TAXUS 'MEDIA NIGRA'	HEARTS PINE	120 HT, BAB	
	260	TRILIUM OCCIDENTALIS 'SHARADE'	EMERALD GREEN CEDAR	120 HT, BAB	
	8	VERBENUM P. 'THAMES'	HARLES DOUBLE FILE VERBENUM	40 POT,	
	81	VERBENUM THUIS 'SHADE'	SPRING BOULET	40 POT	
GRASS	11	CAREX 'ICE DANCE'	SILVER VARIATED SEDGE	4 POT	
PERENNIAL	10	ANEMONE NON-ROSE 'JOBERT'	WINKFLOWER	4 POT	
	230	BIGNONIA JAPONICA 'PALOMA BLANCA'	BIGNONIA WHITE VARIATED	4 POT, 25CM	
	142	PAICOTYDANDIA TERMINALIS	JAPANESE SPRUCE	4 POT, 15CM	
	124	POLYSTICHUM SETIFERUM	ALASKAN FERN	4 POT, 25CM	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVERSE MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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V3M 3L7  
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Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	18/01/20	REV. ARCHITECT'S COMMENTS	TK
2	18/01/20	REV. PER CITY COMMENTS	MLM
3	18/01/20	REV. PER CITY COMMENTS	AG
4	18/01/20	REV. PER REMOVAL OF TREE (AW)	TK
5	18/02/20	REV. CIVIL AND RE-GRADING (SP)	TK
6	18/03/20	REV. SITE PLAN (CITY COMMENTS)	TK
7	18/03/20	REV. SITE PLAN PER CITY COMMENTS	TK
8	18/03/20	REVISED FOR SET PER NEW ARCH.	TK
9	18/03/20	REV. SET	TK

PROJECT:  
**RM-30 TOWNHOUSE DEVELOPMENT**  
8333 184th STREET  
SURREY, B.C.

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 2016 JAN 18 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: TK  
DESIGN: TK  
CHK'D: -  
M2LA PROJECT NUMBER: 18-022

**L2**

OF 6

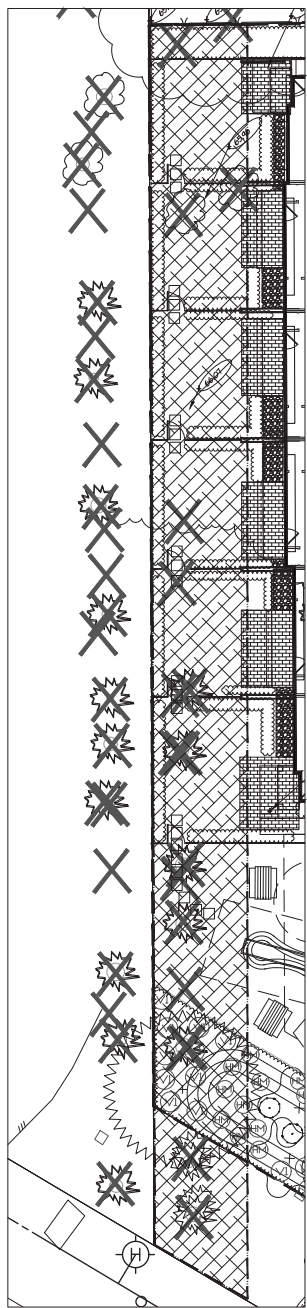
18022-2019



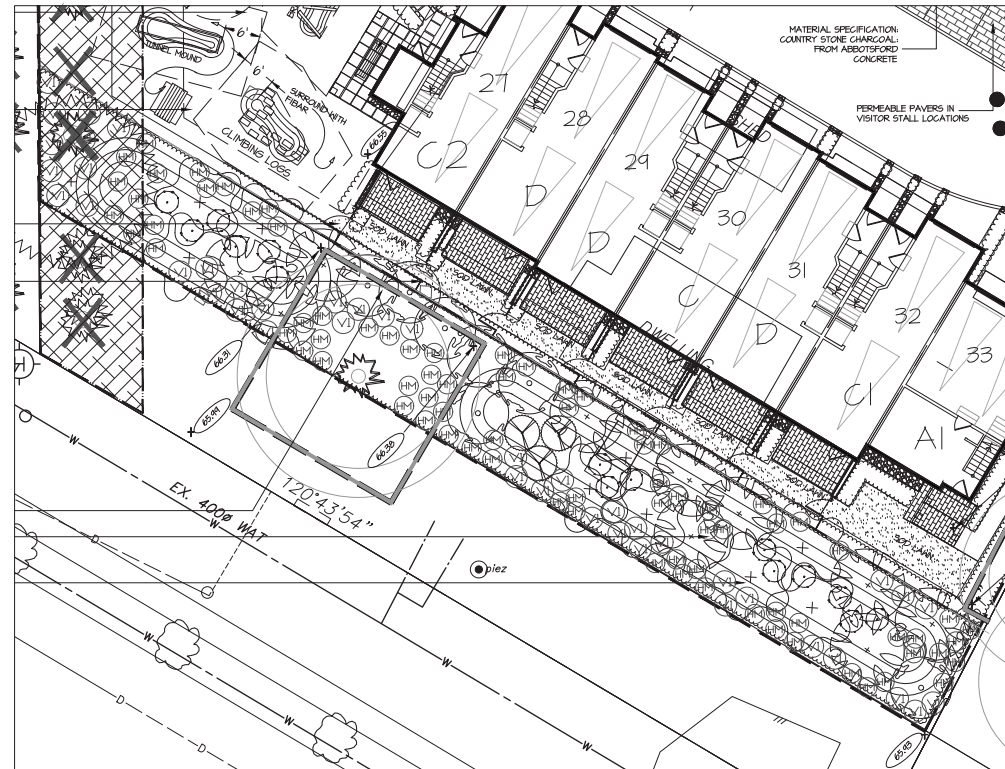
#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

PLANT SCHEDULE				M2 JOB NUMBER: 15-022
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
15	ACER CIRCINATUM	VINE MAPLE	25M HT B4B, 9 STEM CLUMP	
1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM GAL; 1.5M STD; B4B	
7	CORNUS EDDIE'S 'WHITE HONDER'	WHITE HONDER DOGWOOD	6CM GAL; 1.5M STD; B4B	
3	FICUS CHOROKA PENDULA	KEEPIE GERBIAN SPRUCE	25M HT; B4B	
1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4M HT; B4B	
10	PSEUDOTSUGA MENZIESII (SM)	DOUGLAS FIR	3M HT; B4B	
IM	HAMAMELIS MOLLIS	CHINESE WITCH HAZEL	15 POT	
VI	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	15 POT	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.



HATCHED AREA OF 1M DEPTH SOIL EXCAVATION; WEST P.L. SCALE: N.T.S.



OFF SITE BUFFER PLANTINGS SCALE: 1"=10'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT:  
**RM-30 TOWNHOUSE DEVELOPMENT**  
 8333 184th STREET  
 SURREY, B.C.

DRAWING TITLE:  
**OFF SITE PLANTING**

DATE: 2016, JAN 28TH DRAWING NUMBER:  
 SCALE: VARIES  
 DRAWN: TK  
 DESIGN: TK  
 CHK'D: -  
**L3**  
 OF 6





## INTER-OFFICE MEMO




---

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

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

DATE: **August 22, 2016** PROJECT FILE: **7815-0270-00**

---

RE: **Engineering Requirements  
Location: 8333 - 164 Street**

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

- dedicate 1.0 m on 164 Street towards the 24.0 m Collector Road allowance;
- dedicate +/- 6.3 m on Fraser Highway towards the 42.0 m Arterial Road allowance; and
- provide 0.5 m statutory rights-of-way along the frontages.

***Works and Services***

- construct west side of 164 Street pavement and sidewalk to Collector Road standard under Development Coordinated Works;
- construct driveway letdown, street lighting and boulevard on 164 Street;
- restore Fraser Highway frontage to Arterial Road standard;
- register restrictive covenant for water quality/sediment control and on-site detention; and
- register reciprocal access easement.

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 or Development Variance Permit.

Robert Cooke, Eng.L.  
Development Project Engineer

HB

NOTE: Detailed Land Development Engineering Review available on file



Thursday, March 31, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0270 00

**SUMMARY**

The proposed 33 townhouse units are estimated to have the following impact on the following schools:

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

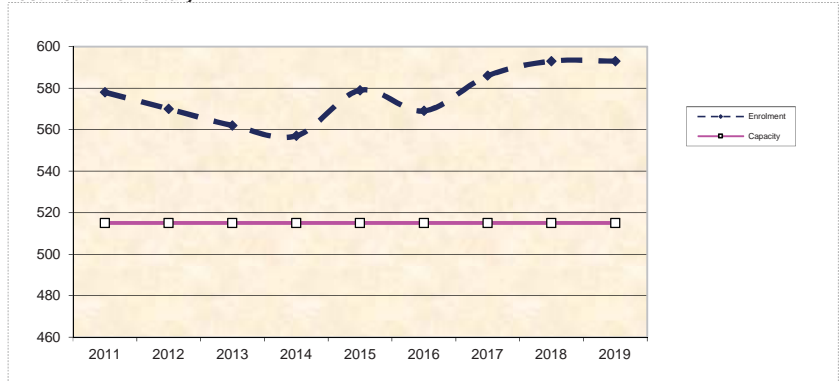
Elementary Students:	7
Secondary Students:	3

September 2015 Enrolment/School Capacity

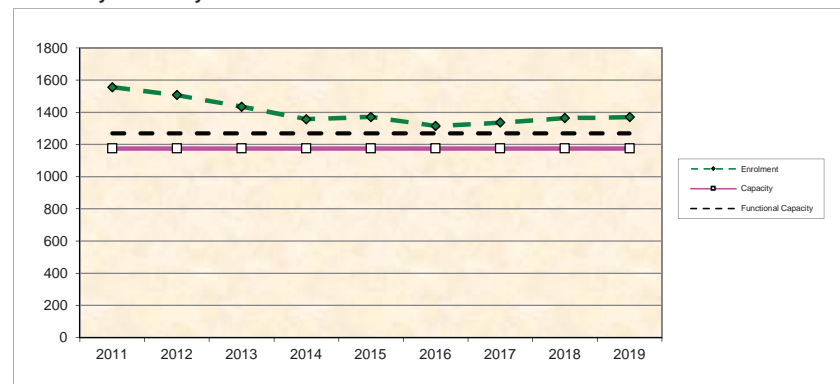
<b>Frost Road Elementary</b>	
Enrolment (K/1-7):	66 K + 513
Capacity (K/1-7):	40 K + 475
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.  
 There are currently no new capital space projects proposed at Frost Road Elementary and no new capital projects identified for North Surrey Secondary. The Frost Road Elementary capacity shown below does not include a modular classroom onsite. The subject development will not have a significant impact on these projections.

**Frost Road Elementary**



**North Surrey Secondary**



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

8333-164th St  
Surrey, BC

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	12	12	0
Cottonwood	6	6	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Black walnut			
Mountain Ash			
Aspen	1	1	
Paper Birch			
Cherry			
Crabapple			
Katsura			
Maidenhair Tree			
Globe Norway maple (Blvd trees)	5		5
<b>Coniferous Trees</b>			
Atlas Cedar			
Deodar Cedar			
Western Red Cedar			
Douglas Fir	10	9	1
Falsecypress			
Scots Pine			
Spruce			
Norway Spruce			
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>16</b>	<b>10</b>	<b>1</b>
<b>Additional Trees in the proposed Open Space / Riparian Area</b>			
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>95</b>	
<b>Total Retained and Replacement Trees</b>		<b>96</b>	

# Tree Preservation Summary

**Address:** 8333 - 164th St

**Registered Arborist:** Aelicia Otto

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>35</b>
<b>Protected Trees to be Removed</b>	<b>29</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>6</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{18} \times \text{one (1)} = 18</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{11} \times \text{two (2)} = 22</math></li> </ul>	<b>40</b>
<b>Replacement Trees Proposed</b>	<b>95</b>
<b>Replacement Trees in Deficit</b>	<b>-55</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

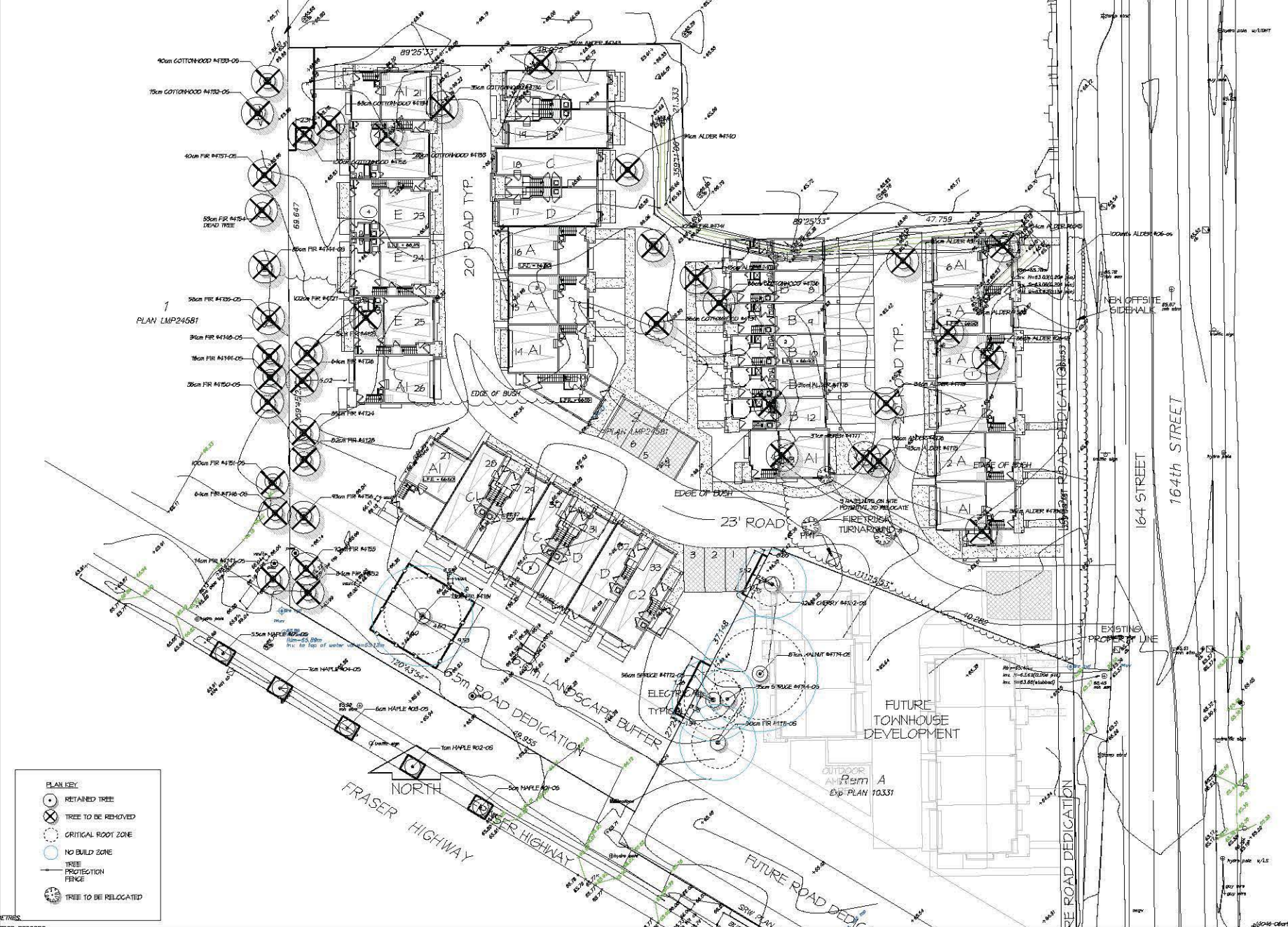
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>11</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{2} \times \text{one (1)} = 2</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{9} \times \text{two (2)} = 18</math></li> </ul>	<b>20</b>
<b>Replacement Trees Proposed</b>	<b>95</b>
<b>Replacement Trees in Deficit</b>	<b>-75</b>

Summary, report and plan prepared and submitted by:

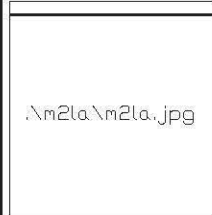
 \_\_\_\_\_

2016 08 08  
Date \_\_\_\_\_





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#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
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 Fax: 604.553.0045  
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	5/16/12	REV. AS PER CITY COMMENTS	AD
2	5/16/12	PREP NEW ARCH. SITE PLAN	JS
3	5/16/12	REV. AS PER CITY COMMENTS	SHG

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
 8333 164TH STREET,  
 SURREY

DRAWING TITLE:  
**ARBORIST PLAN**

DATE: 5/16/12 DRAWING NUMBER:  
 SCALE: 1/200  
 DRAWN: M2LM  
 DESIGN: -  
 CHKD: JHJ  
 M2LA PROJECT NUMBER: 14046

**L2**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0270-00

Issued To: BALDEV S. BATH  
RESHAM K. BATH  
AMRIT S. BATH

(the "Owners")

Address of Owners: 16629 – 87A Avenue  
Surrey, BC V4N 5B2

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: 023-205-334  
Lot 2 Section 25 Township 2 New Westminster District Plan LMP 24581

8333 – 164 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) To reduce the minimum north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8.0 ft.) to the building overhangs and columns;
  - (b) To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building overhangs and columns and to 6.0 metres (20 ft.) to the rear decks of the townhouse units;



- (c) To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the building overhangs and columns of proposed Building 1 only; and
  - (d) To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (13 ft.) to the building overhangs and columns of proposed Building 5 only.
- 4. This development variance permit applies to the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
  - 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  - 6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  - 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  - 8. This development variance permit is not a building permit.

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

\_\_\_\_\_  
Mayor – Linda Hepner

\_\_\_\_\_  
City Clerk – Jane Sullivan

West side yard setback: reduced to 6.5 metres to building overhangs & columns and to 6.0 metres to the rear decks

North rear yard setback: reduced to 3.0 metres to building face and 2.5 metres to overhangs & columns

**DEVELOPMENT DATA FOR 8333 164 STREET**

ZONING: RM-30

SITE AREA:  
 GROSS: 64,019 S.F. 1.603 ACRES 0.641 HA  
 ROAD DEDICATION: 4,926 S.F. 0.113 ACRES 0.046 HA  
 NET: 64,043 S.F. 1.490 ACRES 0.603 HA

DENSITY: 22.1 U.P.A. 54.7 U.P.H.A. 33 UNITS (INCLUDING 16 DOUBLE GARAGE UNITS)

SITE COVERAGE: 40% (25,473 S.F. 2,367 m<sup>2</sup>)

F.A.R.: 0.79 (51,248 S.F. 4,761 m<sup>2</sup>)

AMENITY AREA:  
 REQUIRED:  
 INDOOR: 323 S.F. PER UNIT = 1,066 S.F. 99 m<sup>2</sup>  
 OUTDOOR: 323 S.F. PER UNIT = 1,066 S.F. 99 m<sup>2</sup>

PROPOSED:  
 INDOOR: 496 S.F. 43 m<sup>2</sup>  
 OUTDOOR: 3,644 S.F. 339 m<sup>2</sup>

PARKING:  
 TANDEM UNITS: 16 UNITS  
 DOUBLE UNITS: 17 UNITS  
 TOTAL: 33 UNITS

REQUIRED:  
 RESIDENTIAL: 33 UNITS x 2.0 = 66 SPACES  
 VISITOR: 33 UNITS x 0.2 = 6.6 SPACES  
 TOTAL: 72.6 SPACES

PROPOSED:  
 RESIDENTIAL: 66 SPACES  
 VISITOR: 7 SPACES  
 TOTAL: 73 SPACES

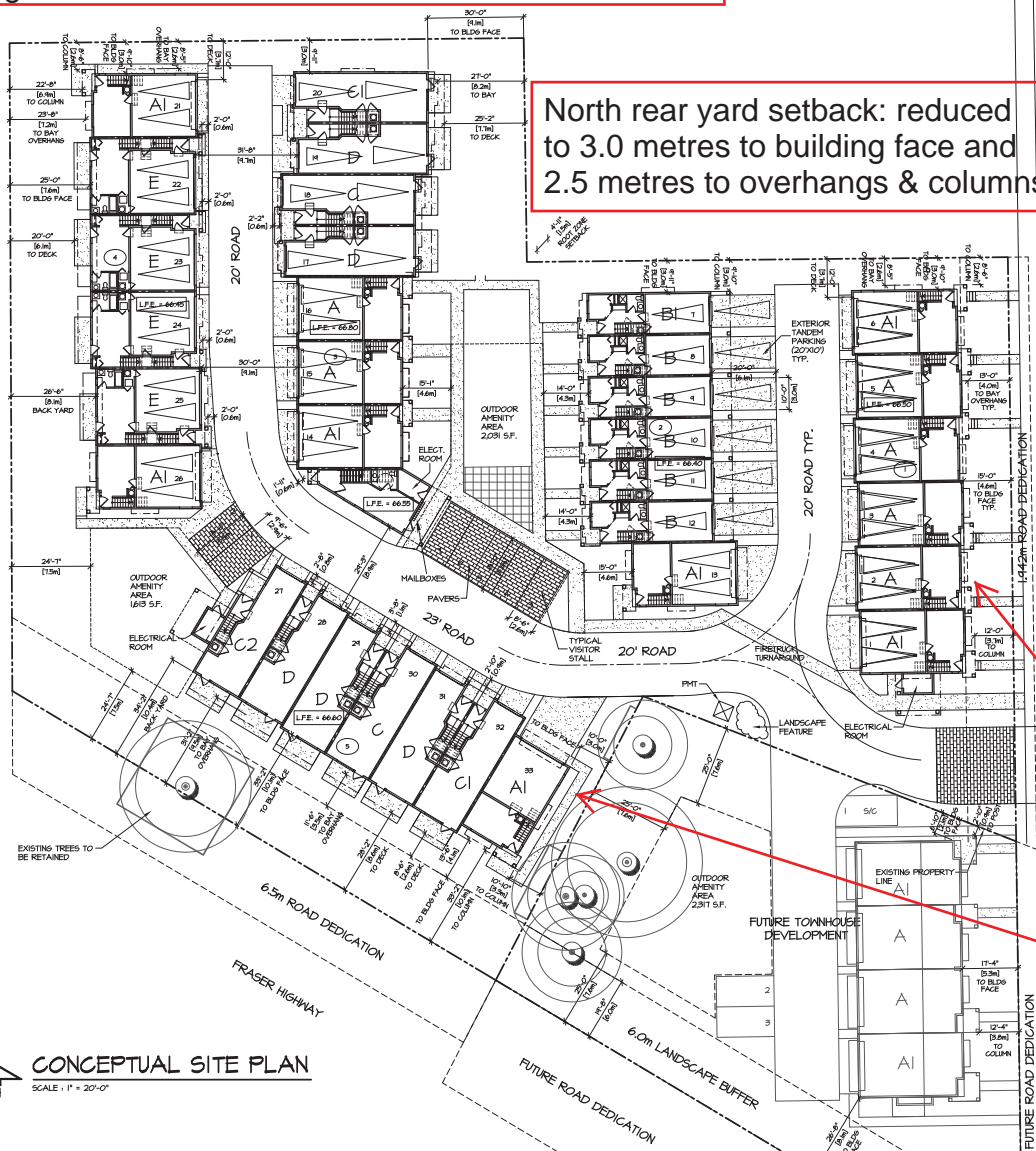
BUILDING HEIGHT:  
 REQUIRED: 13m (43'-0")  
 PROPOSED: 11.00m (36'-4")

SETBACKS:

	TO BLDG	TO PORCH	TO BALCONY
NORTH	3.0m	2.6m	2.6m
SOUTH	10.1m	10.1m	6.6m
EAST	4.6m	4.0m	4.0m
WEST	7.6m	6.9m	7.0m

East side yard setback (Building 1 only): reduce to 4.5 metres to building face and 4.0 metres to overhangs & columns

East side yard setback (Building 5 only): reduce to 3.0 metres to building face and 2.5 metres (13 ft.) to the building overhangs and columns



**CONCEPTUAL SITE PLAN**  
 SCALE: 1" = 20'-0"

UNIT BREAKDOWN

UNIT TYPE	NO. OF BEDROOMS	TOTAL # OF UNITS	GARAGE TYPE	GARAGE S.F.	BASEMENT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT TYPE (BASEMENT INCLUDED GARAGE EXCLUDED)	TOTAL S.F. PER UNIT TYPE (BASEMENT & GARAGES INCLUDED)
UNIT TYPE A	3 BEDROOM	6 UNITS	DOUBLE	410	245	644	644	4,528 S.F.	10,750 S.F.
UNIT TYPE AI	3 BEDROOM	7 UNITS	DOUBLE	410	245	661	707	11,241 S.F.	12,521 S.F.
UNIT TYPE B	2 BEDROOM	5 UNITS	SINGLE	267	223	593	560	6,580 S.F.	7,114 S.F.
UNIT TYPE BI	2 BEDROOM	1 UNIT	SINGLE	270	226	556	582	1,364 S.F.	1,904 S.F.
UNIT TYPE C	3 BEDROOM	2 UNITS	TANDEM	547	65	612	716	2,910 S.F.	4,551 S.F.
UNIT TYPE CI	3 BEDROOM	2 UNITS	TANDEM	547	65	612	724	2,932 S.F.	4,573 S.F.
UNIT TYPE C2	3 BEDROOM	1 UNIT	TANDEM	524	64	615	753	1,442 S.F.	3,064 S.F.
UNIT TYPE D	3 BEDROOM	5 UNITS	TANDEM	535	65	601	704	1,275 S.F.	8,880 S.F.
UNIT TYPE E	3 BEDROOM	4 UNITS	DOUBLE	403	341	788	840	1,876 S.F.	9,085 S.F.
<b>TOTAL</b>		<b>33 UNITS</b>						<b>51,248 S.F. (4,761 m<sup>2</sup>)</b>	<b>62,450 S.F. (5,802 m<sup>2</sup>)</b>

ISSUED FOR	BY	DATE	ISSUE

DESIGN: H.S.D.	DRAWN: H.S.D.	DATE: 1998-06-16	SCALE: 1" = 20'-0"
CLIENT: BASANT DEVELOPMENTS LIMITED PARTNERSHIP			
PROJECT: RM-30 TOWNHOUSE DEVELOPMENT 8333 164 STREET, SURREY			
SHEET CONTENTS: CONCEPTUAL SITE PLAN 4 DEVELOPMENT DATA			