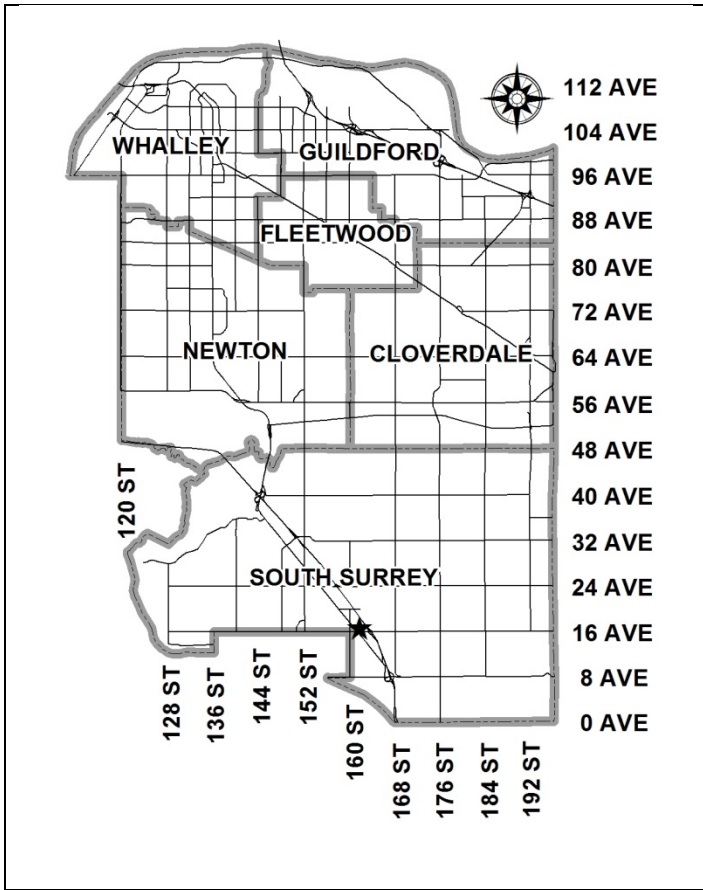


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0229-00

Planning Report Date: July 9, 2018



PROPOSAL:

- Rezoning from RF and RM-D to RM-30
- LAP Amendment from Townhouses 15 u.p.a. to Townhouses 30 u.p.a.
- Development Permit
- Development Variance Permit

to permit the development of a 71-unit townhouse project.

LOCATION:

1635 and 1647 - 162 Street
 1620 - King George Boulevard
 16179, 16189, 16147 and
 16149 -16 Avenue

ZONING:

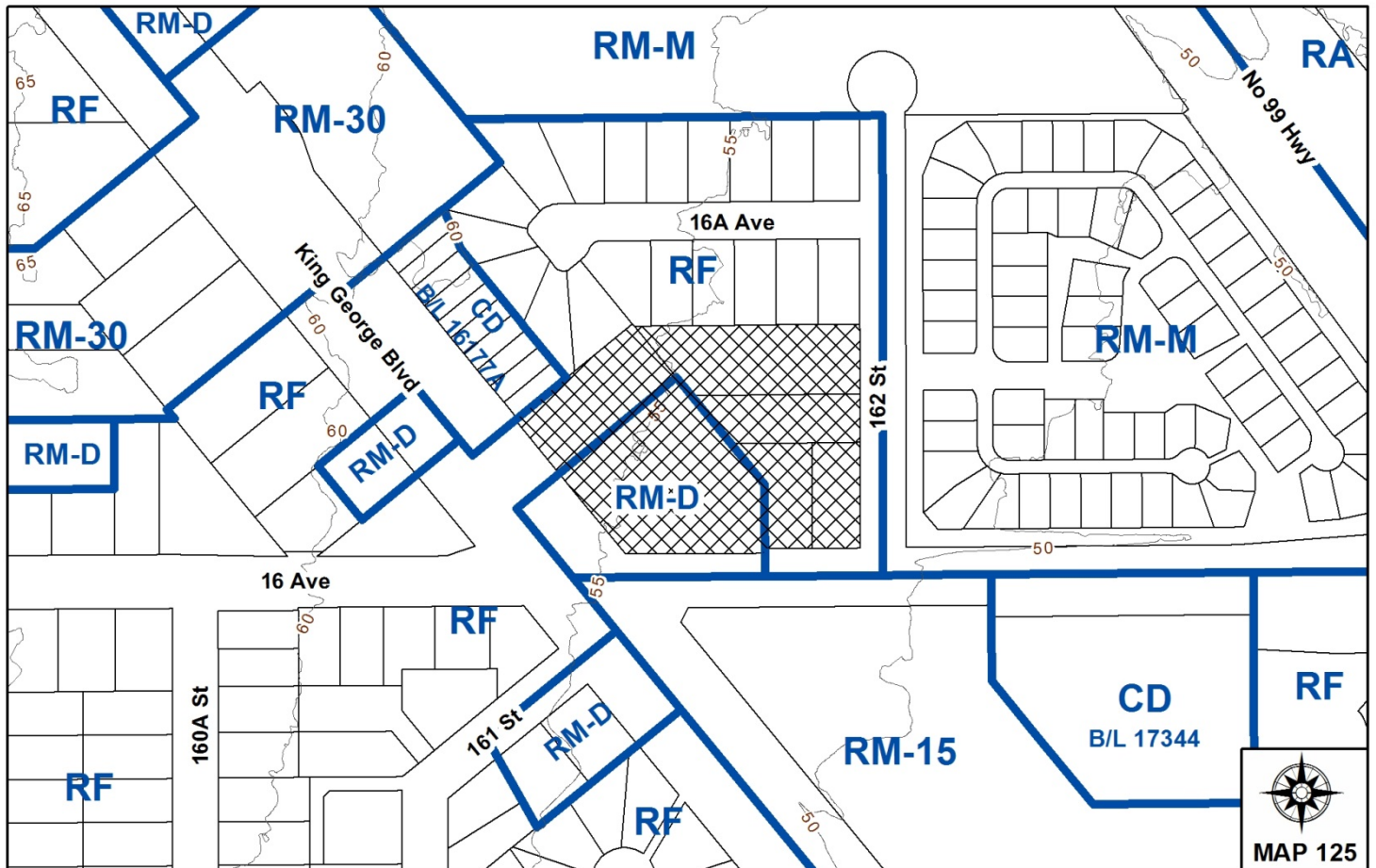
RF and RM-D

OCP DESIGNATION:

Urban

**KING GEORGE
 HIGHWAY
 CORRIDOR PLAN
 DESIGNATION:**

Townhouses (15 u.p.a.)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the King George Highway Corridor Local Area Plan to redesignate the site from "Townhouses (15 u.p.a.)" to "Townhouses (30 u.p.a.)".
- Development Variance Permit for reduced building setbacks and to allow visitor parking stalls within the required setback.

RATIONALE OF RECOMMENDATION

- The project represents a comprehensive assembly of 6 parcels, and provides a significant public benefit with the delivery of a public lane/road that connects the existing frontage road along King George Boulevard to the north/west, with 162 Street to the east. This road connection will offer existing and future residents at both ends with the enhanced connectivity via 162 Street.
- The net density of the project would be significantly lower, had it not been for the lane/road dedication being provided by the applicant which is excluded from the area that can be included in the density calculation.
- The proposed density and building form are appropriate along this portion of King George Boulevard and 16 Avenue, which is envisioned as a significant east-west transportation corridor within South Surrey. Similarly, the proposal is in close proximity to Semiahmoo Town Centre, the City of White Rock, and to King George Boulevard, where amenities are available.
- The proposed amendment to the King George Corridor Land Use/Development Concept Plan is reflective of other recent townhouse projects in south Surrey, including two townhouse developments to the north and west (Development Application Nos. 7912-0061-00 & 7915-0311-00).
- The proposed Development Variance Permit to reduce setbacks and allow parking within the required setbacks are supportable and allow for a more functional site plan, and provide for better street presence along 16 Avenue.
- The proposed reductions in the westerly and southerly setbacks are minimal, will accommodate appropriate yard space and are not expected to have a significant impact on the neighbouring properties. Furthermore, appropriate landscaping and fencing will provide visual separation and privacy between the subject site and the existing single family properties to the north.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0229-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7916-0229-00 (Appendix VIII) varying the following provisions of the RM-30 Zone, to proceed to Public Notification:
 - (a) to reduce the minimum south setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 5, and from 7.5 metres (25 ft.) to 3.6 metres (10 ft.) for Building 4;
 - (b) to reduce the minimum southwest setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 6, and from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 7;
 - (c) to reduce the minimum north setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 4;
 - (d) to reduce the minimum northwest setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 7;
 - (e) to reduce the minimum east setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 4;
 - (f) to reduce the south setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 9, 10 & 11;
 - (g) to reduce the north setback of Lot 1 (south of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 1.2 metres (15 ft.) for Buildings 13, 14 and the amenity building, and from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.) for Building 16;
 - (h) to reduce the northwest setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 1.2 metres (15 ft.) for Building 8 and from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) for Building 12;
 - (i) to reduce the east setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 11 and 16; and
 - (j) to allow a total of 4 visitor parking stalls to be located within the required setback area.

4. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and arborist report;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) 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;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (k) 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; and
 - (l) submission of an acoustical report for the units adjacent to King George Boulevard and 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
5. Council pass a resolution to amend King George Highway Corridor Local Area Plan to redesignate the land from Townhouses (15 upa) to Townhouses (30 upa) when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:

18 students at South Meridian Elementary School
9 students at Earl Marriot Secondary School

(Appendix IV).

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy in phases. Phase 1 (Lot 1 – south of lane) is to be completed by November 2019, and Phase 2 (Lot 2 – north of lane) will be completed by July 2020.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has proposed an amenity contribution of \$53,250, representing \$750 per unit, which is acceptable to Parks staff.

Ministry of Transportation & Infrastructure (MOTI):

Conditional approval granted.

SITE CHARACTERISTICS

Existing Land Use: Single family and duplex dwellings.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family residential	Single Family Residential (6 upa) & Low Density Multiple Residential (10 upa)	RF & CD By-law No. 16177A
East (Across 162 Street):	Manufactured homes	OCP: Urban	RM-M
South (Across 16 Ave):	Townhouses	Townhouses (15 upa) & Single Family Residential (6 upa)	RM-15
West (Across King George Blvd):	Single family residential	Townhouses (15 upa)	RF & RM-D

JUSTIFICATION FOR PLAN AMENDMENT

- The application proposes an amendment to the King George Highway Corridor Land Use/Development Concept Plan to redesignate the site from Townhouses (15 u.p.a.) to Townhouses (30 u.p.a.). (Appendix VII)

- The project represents a comprehensive assembly of 6 parcels, and provides a significant public benefit with the delivery of a public lane/road that connects the existing frontage road along King George Boulevard to the north, with 162 Street to the east. This road connection will offer existing and future residents at both ends with the enhanced connectivity via 162 Street.
- The net density of the project would be significantly lower, had it not been for the lane/road dedication being provided by the applicant which is excluded from the area that can be included in the density calculation.
- The proposed density and building form are appropriate along this portion of King George Boulevard and 16 Avenue, which is envisioned as a significant east-west transportation corridor within South Surrey. Similarly, the proposal is in close proximity to Semiahmoo Town Centre, the City of White Rock, and to King George Boulevard, where amenities are available.
- The proposed unit density is reflective of many recent townhouse developments in the area, including the project at 1711 King George Boulevard (7915-0311-00), and 1708 King George Boulevard (7912-0061-00).
- The Townhouse (30 u.p.a.) designation in the King George Highway Corridor Land Use/Development Concept Plan was introduced as part of Development Application No. 7915-0311-00. This application received Final Adoption on March 12, 2018. This designation is most appropriate for the subject application, which proposes a density of 69 units per hectare (u.p.h.) or 27.9 units per acre (u.p.a.).
- The location of the subject site on King George Boulevard and 16 Avenue, and the potential for increased bus service further supports the increase in density.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site consists of six (6) lots currently zoned "Single Family Residential Zone (RF)" and "Residential Multiple – Duplex (RM-D)" and designated Urban in the OCP. The site is designated Townhouses (15 u.p.a.) in the King George Highway Corridor Land Use/Development Concept Plan.

Proposal

- The applicant proposes:
 - to rezone the site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential 30 Zone (RM-30)";
 - an amendment to the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Townhouse (15 u.p.a.)" to "Townhouse (30 u.p.a.)"; and
 - Development Permit to allow the development of a 71-unit townhouse development.

- A Development Variance Permit (DVP) is also proposed in order to reduce the minimum setback requirements under the RM-30 Zone, and to allow 4 visitor stalls to be located within the required setbacks.
- The proposal has a net Floor Area Ratio (FAR) of 0.95 which is less than the maximum 1.00 FAR permitted under the RM-30 Zone.
- A 10.0 metre (33 ft.) wide new east-west lane will be dedicated as part of this application, connecting the frontage road along King George Boulevard to 162 Street. The lane dedication divides the site into two: the parcel south of the dedicated lane is identified as Lot 1, and the parcel north of the dedicated lane is identified as Lot 2 on the site layout. The north and south side of the lane will be "hooked", creating one fee simple property. Therefore, the 71 proposed townhouse units will be developed as one Strata.
- In accordance with the provisions identified in the Official Community Plan, the applicant will be required to have an acoustical engineer determine appropriate sound mitigation measures to address the traffic noise from King George Boulevard and 16 Avenue. The recommendations will be reflected on the final Development Permit drawings for this application. Similarly, a Restrictive Covenant will be required to ensure the implementation of the measures that are identified.

DESIGN PROPOSAL AND REVIEW

- The proposed seventy-one (71) ground-oriented townhouse unit development is comprised of 3-bedroom units that are contained within 16 buildings, as well as indoor and outdoor amenity space.
- Each unit has a distinct entry and unique visual identities. The variation of exterior finishes and horizontal and vertical rhythms reinforces the individuality of each unit.
- Design features include flat roofs and a strong vertical expression through the use of projecting bay windows on upper floors and entry projections with heritage stone and hardi-board. These complementary vertical façade elements reduce the horizontality of the design.
- Exterior building cladding consists of mainly Hardi board siding (white, brown, wood texture and grey), heritage stone cladding (mixture of browns), brown front entry doors, vinyl windows (grey) and flat roofs.
- Roof-top patios are proposed for most units, which will provide private outdoor amenity space for the enjoyment of owners.

Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 131 trees are proposed to be planted on the site, including a mix of maple, katsura, beech, magnolia, sourwood, spruce, pine, oak, ash and Japanese snowbell trees.

- Other plantings include a variety of flowering shrubs, grasses and ground covers that are used to soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.
- Dogwood, pin oak, maple and magnolia trees and a variety of shrubs and grasses are proposed within the front yard of each unit along King George Boulevard and along 16 Avenue and 162 Street.
- Decorative pavers are proposed at the site's entrance, along each driveway, and in visitor parking spaces.

Access, Pedestrian Circulation & Parking

- A 10.0 metre (33 ft.) wide new east-west lane will be dedicated as part of this application, connecting the frontage road along King George Boulevard to 162 Street. This connection is valuable to existing and future residents along the frontage road and 162 Street due to future right-in/right-out movement restrictions along King George Boulevard and 16 Avenue respectively.
- The primary access to the site will be via the frontage road along King George Boulevard, and 162 Street from the new east-west dedicated lane. As 16 Avenue is dedicated as an arterial road, direct access to 16 Avenue will no longer be permitted with redevelopment of the site.
- Street parking pockets are proposed on the south side of the dedicated lane.
- All of the street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 142 resident parking spaces and 14 visitor parking spaces, which meets the Zoning By-law requirement of 156 spaces for resident and visitor parking.
- Four (4) units have tandem garages, while the remaining sixty-seven (67) units have double side by side garages.

Amenity Space

- The Zoning By-law requires that 213 square metres (2,293 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 219 square metres (2,357 sq. ft.) of outdoor amenity space located centrally within the site, on the south side of the proposed lane. The outdoor amenity space consists of a treed area, a formal patio adjacent to the indoor amenity building, bike racks, a seating bench, shrubs, grasses, groundcover, and a children's play structure.

- The applicant is proposing to provide 244 square metres (2,626 sq. ft.) of indoor amenity space, adjacent to the outdoor amenity area, in the form of a 2-storey building containing an exercise room, lounge, office and washrooms. The indoor amenity building is located adjacent to the outdoor amenity space.

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder & Cottonwood	102	102	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Birch, European	2	2	0
Cherry	3	3	0
Maple, Bigleaf	1	1	0
Pear	2	2	0
Coniferous Trees			
Cedar, Western Red	10	10	0
Douglas Fir	16	16	0
False Cypress	2	2	0
Fir, Grand	1	1	0
Pine	3	3	0
Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	44	44	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		131	
Total Retained and Replacement Trees		131	
Contribution to the Green City Fund		\$23,600	

- The Arborist Assessment states that there are a total of 44 protected trees on the site, excluding Alder and Cottonwood trees. 102 existing trees, approximately 70 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- The applicant proposed to retain 5 additional trees within the outdoor amenity area. However, during the re-assessment of the arborist report, the applicant's arborist discovered the proposed trees to be retained had failed due to wind and gravity. The City Arborist met with the applicant on site and confirmed that the tree species had failed.
- 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 190 replacement trees on the site. Since only 131 replacement trees can be accommodated on the site, the deficit of 59 replacement trees will require a cash-in-lieu payment of \$23,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 131 trees are proposed to be replaced on the site with a contribution of \$23,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 28, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located in the King George Highway Corridor Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Not being provided.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils, swales and natural landscaping are proposed. • 1 tree is proposed to be retained and a total of 144 trees are proposed to be replanted on the site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bike parking is providing. • The development is adjacent to public transit. • The development is connected to pedestrian pathways.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The site has been designed to minimize CPTED concerns. • Indoor and outdoor gathering amenity spaces are proposed to be provided. • A children's play area is proposed to be provided.
6. Green Certification (F1)	<ul style="list-style-type: none"> • Not being provided.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Not being provided.

ADVISORY DESIGN PANEL

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

PRE-NOTIFICATION

Pre-notification letters were sent on May 9, 2018 and the development proposal sign was installed on the property on May 14, 2018. To date, staff have received 4 emails from area residents that have expressed concerns with the proposal.

The following is a summary of the issues raised by area residents; with staff comment noted in italics:

- Concerns about tree retention.

(70% of the trees on site are cottonwood or alder trees. The applicant was not able to retain any trees on site due to recent tree failures. A total of 131 trees are proposed to be replaced on the subject site.)

- Concerns about privacy and screening from the resident adjacent to the north property line.

(The proposed setback along the north property line to the face of the new units is 7.5 metres (25 ft.), which is in compliance with the minimum setback of the RM-30 zone, and includes a 3 metre (10 ft.) landscaped buffer consisting of a combination of trees, shrubs and grasses. In response to the concerns, the applicant has increased the height of the conifers along the north property line to 3 metres (10 ft.), and added another row of evergreen shrubs.)

BY-LAW VARIANCE AND JUSTIFICATION

- (a) Requested Variances to the RM-30 Zone:

- to reduce the minimum south setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 5, and from 7.5 metres (25 ft.) to 3.6 metres (10 ft.) for Building 4;
- to reduce the minimum southwest setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 6, and from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 7;
- to reduce the minimum north setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 4;
- to reduce the minimum northwest setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 7;
- to reduce the minimum east setback of Lot 2 (north of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 4;

- to reduce the south setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 9, 10 & 11;
- to reduce the north setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 1.2 metres (15 ft.) for Buildings 13, 14 and the amenity building, and from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft) for Building 16;
- to reduce the northwest setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 1.2 metres (15 ft.) for Building 8 and from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) for Building 12;
- to reduce the east setback of Lot 1 (south of lane) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 11 and 16; and
- to allow a total of 4 visitor parking stalls to be located within the required setback area.

Applicant's Reasons:

- The proposed setbacks do not negatively impact adjacent developments and they are sufficient to ensure an appropriate interface with public streets.
- Visitor stalls within required setback areas are not visible from the public realm. Additional landscaping (hedging) has been provided to allow for buffering from the residential lots to the north.
- The north and northwest setback for Lot 2 (north of lane) contains a 3 metre (10 ft.) wide landscape buffer consisting of trees, shrubs and plants to provide a visual buffer from residential uses to the north.
- The north and northwest setbacks for Lot 1 (south of lane) requesting a variance to 1.2 metres (4 ft.) and 2.3 metres (7.5 ft) is adjacent to a dedicated lane, and considered adequate separation from lane to unit.

Staff Comments:

- A reduced front yard setback for street-fronting units located along the frontage road and 16 Avenue and the internal dedicated lane will help the development engage the public realm by bringing the buildings closer to the sidewalk. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through 'eyes on the street'.
- The proposed reductions in the westerly and southerly setbacks are minimal and are not expected to have a significant impact on the neighbouring properties. The proposed townhouse buildings are oriented to the adjacent properties as rear yard conditions (except for 4 and 7 buildings which are side yard conditions), therefore a 3.0 metre (10 ft.) wide green and landscaped area will separate the townhouse units from the adjacent properties. It is anticipated that the adjacent properties will develop with similar setbacks and building forms in the future.

- The reduced setbacks will still accommodate appropriate yard space and landscaping treatments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) 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.	Tree Preservation, Removal and Replacement Plans
Appendix VII.	NCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7916-0229-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Min Required /Max Allowable	Proposed
LOT AREA (in square metres)		
Gross Total		12,567 sq.m.
Road widening		2,283 sq.m.
Net Total		10,284 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		45
Paved & Hard Surfaced Areas		23
Total Site Coverage		68
SETBACKS (in metres)		
LOT 1:		
South	7.5 m	3.0 - 4.5 m
North	7.5 m	6.0 - 7.5 m
North West	7.5 m	3.0 - 7.5 m
East	7.5 m	4.5 m
LOT 2:		
North	7.5 m	1.2 m
North West	7.5 m	1.2 - 2.3 m
South	7.5 m	4.0 - 7.5 m
East	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15.0	12.5 m (3 storeys)
Accessory		6.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		-
One Bed		-
Two Bedroom		-
Three Bedroom +		71
Total		71
FLOOR AREA: Residential		9,790 sq. m.
TOTAL BUILDING FLOOR AREA		9,790 sq. m.

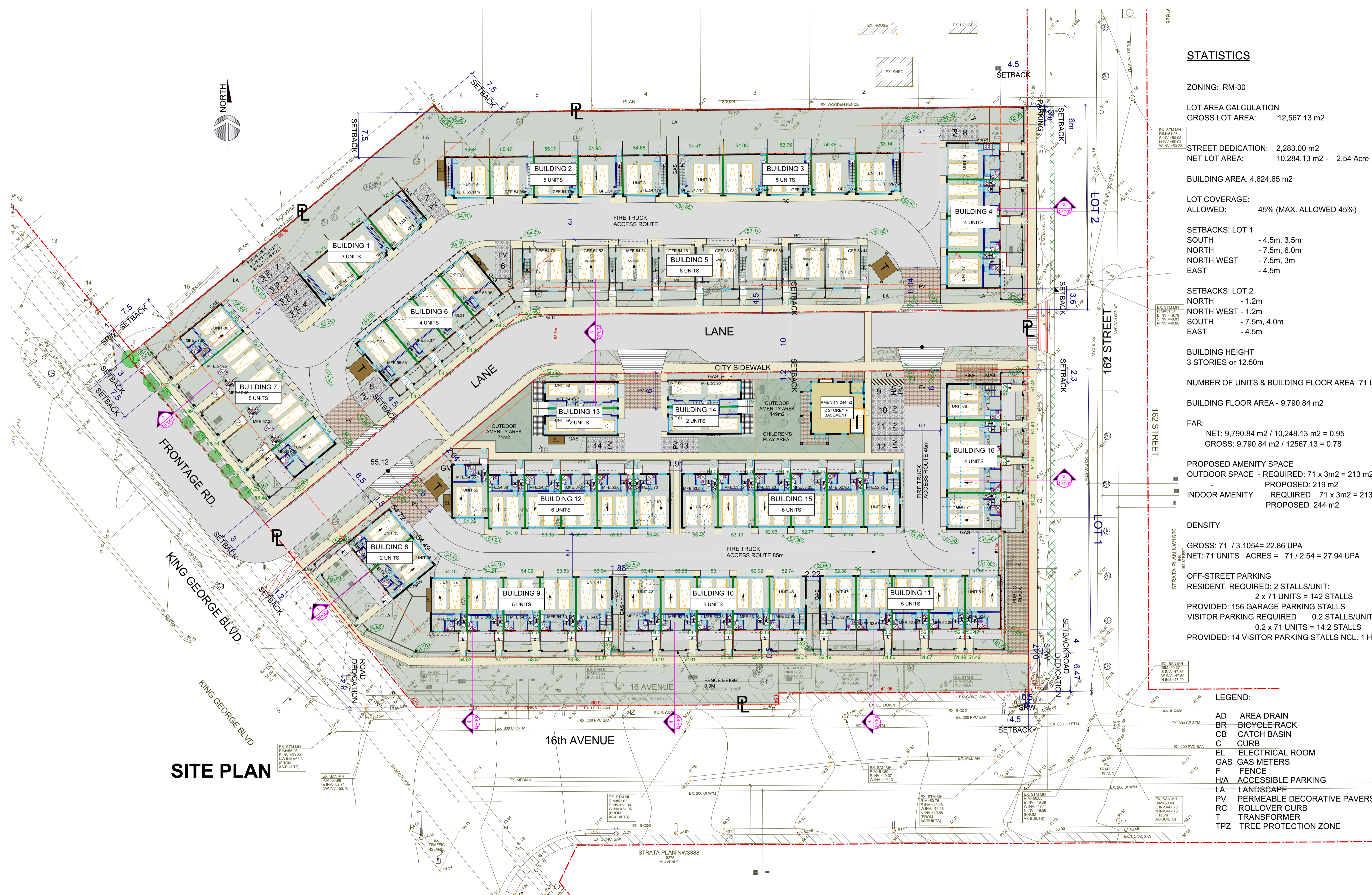
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	30 upa	23 upa & 57 uph
# of units/ha /# units/acre (net)	30 upa	28 upa & 69 uph
FAR (gross)	1.0	0.78
FAR (net)	1.0	0.95
AMENITY SPACE (area in square metres)		
Indoor	213 sq.m.	219 sq.m.
Outdoor	213 sq.m.	244 sq.m.
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	142	142
Residential Visitors	14	14
Total Number of Parking Spaces		
	156	156
Number of accessible stalls		
		1
Number of small cars		
		4
Tandem Parking Spaces: Number / % of Total Number of Units		8 (6% of Total Number of Units)
Size of Tandem Parking Spaces width/length		4.6 m x 12.5 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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STATISTICS

ZONING: RM-30
LOT AREA CALCULATION
GROSS LOT AREA: 12,567.13 m2
STREET DEDICATION: 2,283.00 m2
NET LOT AREA: 10,284.13 m2 - 2.54 Acre
BUILDING AREA: 4,624.65 m2
LOT COVERAGE:
ALLOWED: 45% (MAX. ALLOWED 45%)
SETBACKS: LOT 1
SOUTH - 4.5m, 3.5m
NORTH - 7.5m, 6.0m
NORTH WEST - 7.5m, 3m
EAST - 4.5m

BUILDING HEIGHT
3 STORIES or 12.50m
NUMBER OF UNITS & BUILDING FLOOR AREA 71 UNITS
BUILDING FLOOR AREA - 9,790.84 m2
FAR:
NET: 9,790.84 m2 / 10,248.13 m2 = 0.95
GROSS: 9,790.84 m2 / 12,567.13 = 0.78

PROPOSED AMENITY SPACE
OUTDOOR SPACE - REQUIRED: 71 x 3m2 = 213 m2
PROPOSED: 219 m2
INDOOR AMENITY REQUIRED 71 x 3m2 = 213 m2
PROPOSED 244 m2

DENSITY
GROSS: 71 / 3.1054 = 22.86 UPA
NET: 71 UNITS ACRES = 71 / 2.54 = 27.94 UPA

OFF-STREET PARKING
RESIDENT, REQUIRED: 2 STALLS/UNIT:
2 x 71 UNITS = 142 STALLS
PROVIDED: 156 GARAGE PARKING STALLS
VISITOR PARKING REQUIRED 0.2 STALLS/UNIT
0.2 x 71 UNITS = 14.2 STALLS
PROVIDED: 14 VISITOR PARKING STALLS NCL. 1 H/A

LEGEND:

- AD AREA DRAIN
BR BICYCLE RACK
CB CATCH BASIN
C CURB
EL ELECTRICAL ROOM
GAS GAS METERS
F FENCE
H/A ACCESSIBLE PARKING
LA LANDSCAPE
PV PERMEABLE DECORATIVE PAVERS
RC ROLLOVER CURB
T TRANSFORMER
TPZ TREE PROTECTION ZONE

SITE PLAN

Table with 3 columns: #, Date, Revision Notes

WG ARCHITECTURE INC
904 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
email: wg@wgarchitectureinc.com

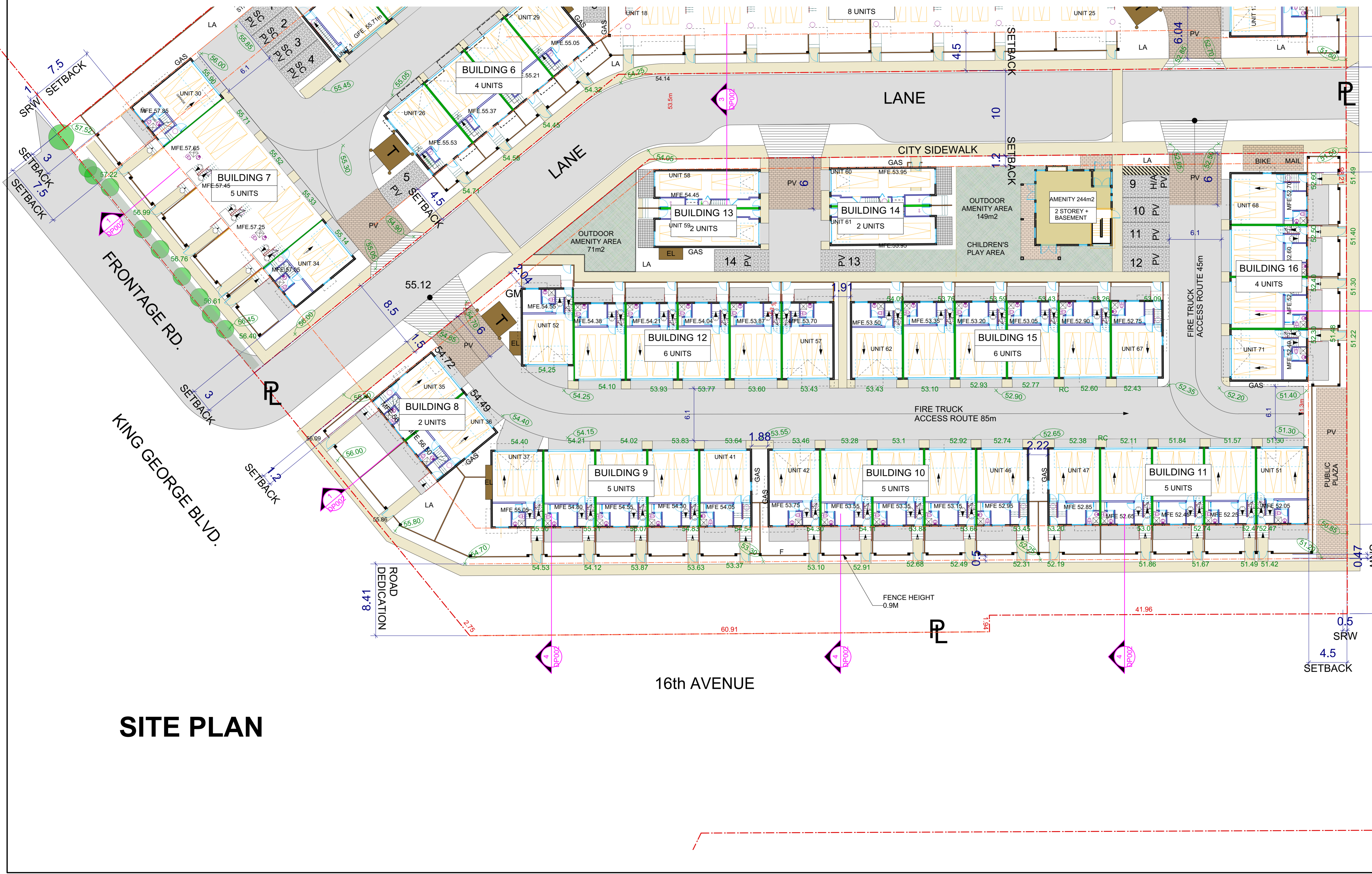
Project Title:
TOWNHOUSE PROJECT
1620 KING GEORGE BLVD
1635-1647 162ND STREET
16147-16189 16th AVENUE
SURREY, B.C.

Sheet Title:
SITE PLAN

Table with 2 columns: Date, Project Number; Scale, Sheet Number; Drawn By; Approved By

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#	Date	Revision Notes



SITE PLAN



WG ARCHITECTURE INC
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email: wg@wgarchitectureinc.com

Project Title:
TOWNHOUSE PROJECT
1620 KING GEORGE BLVD
1635-1647 162ND STREET
16147-16189 16TH AVENUE
SURREY, B.C.

Sheet Title:
SITE PLAN SOUTH SIDE

Date: July 2017	Project Number: 1606
Scale: 1 : 200	Sheet Number: DP102-A
Drawn By: NC	Approved By: WG

Date: 18-06-2018
Time: 12:00:00 PM
Filename: WGT002 DP102_Site Plan_2018-06-20.vwk

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#	Date	Revision Notes

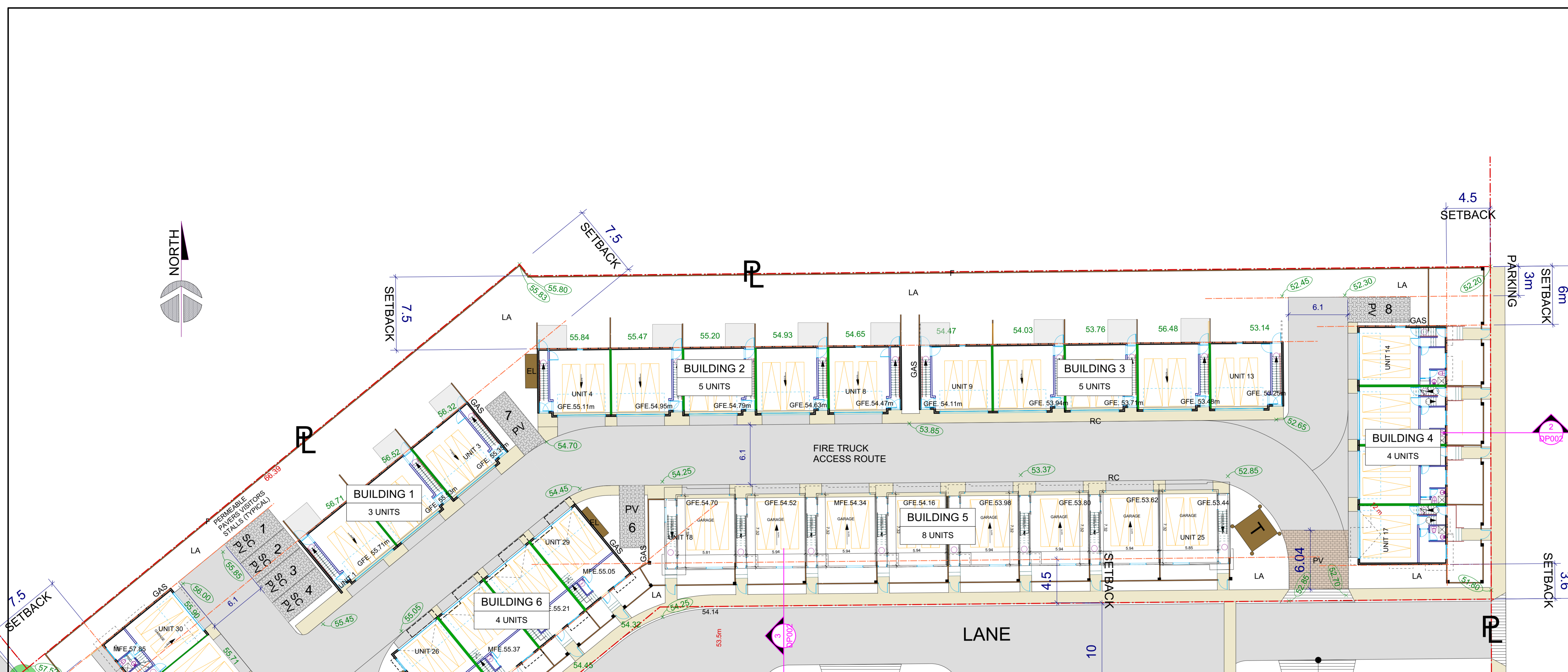


WG ARCHITECTURE INC
 904 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 email: wg@wgarchitectureinc.com

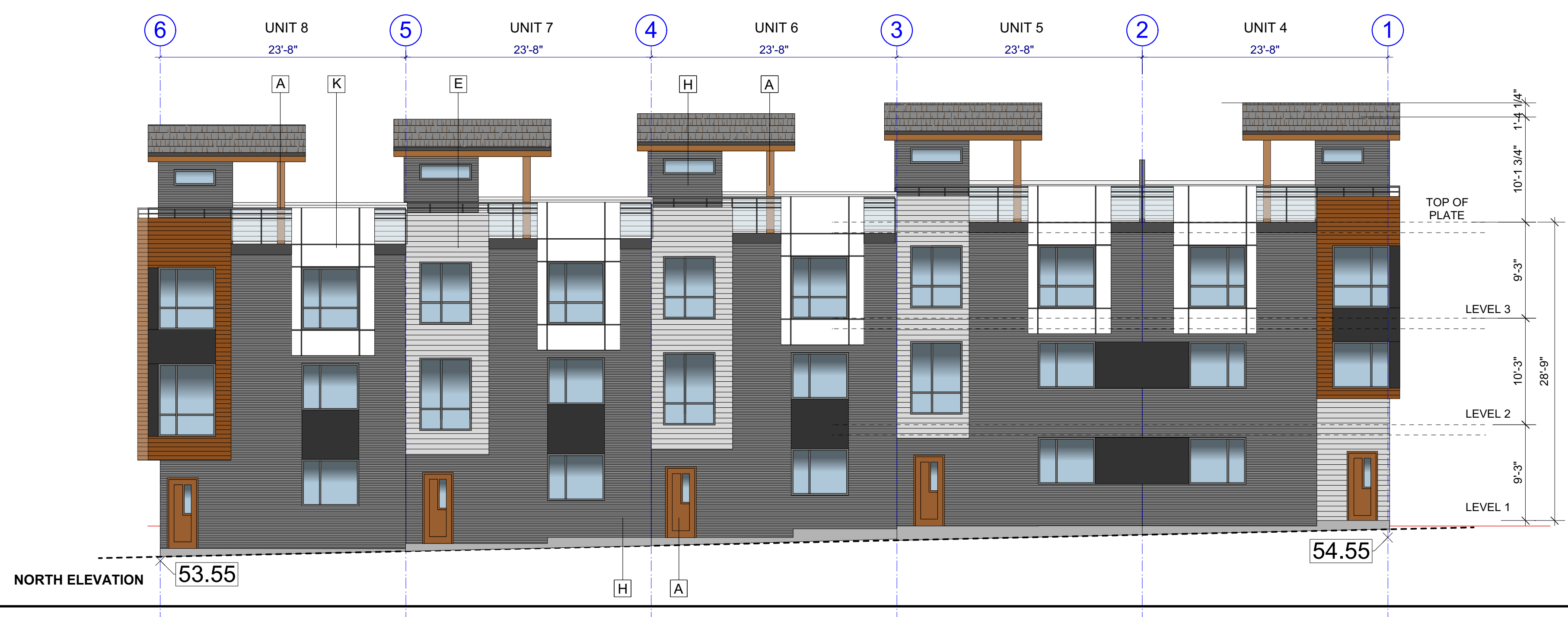
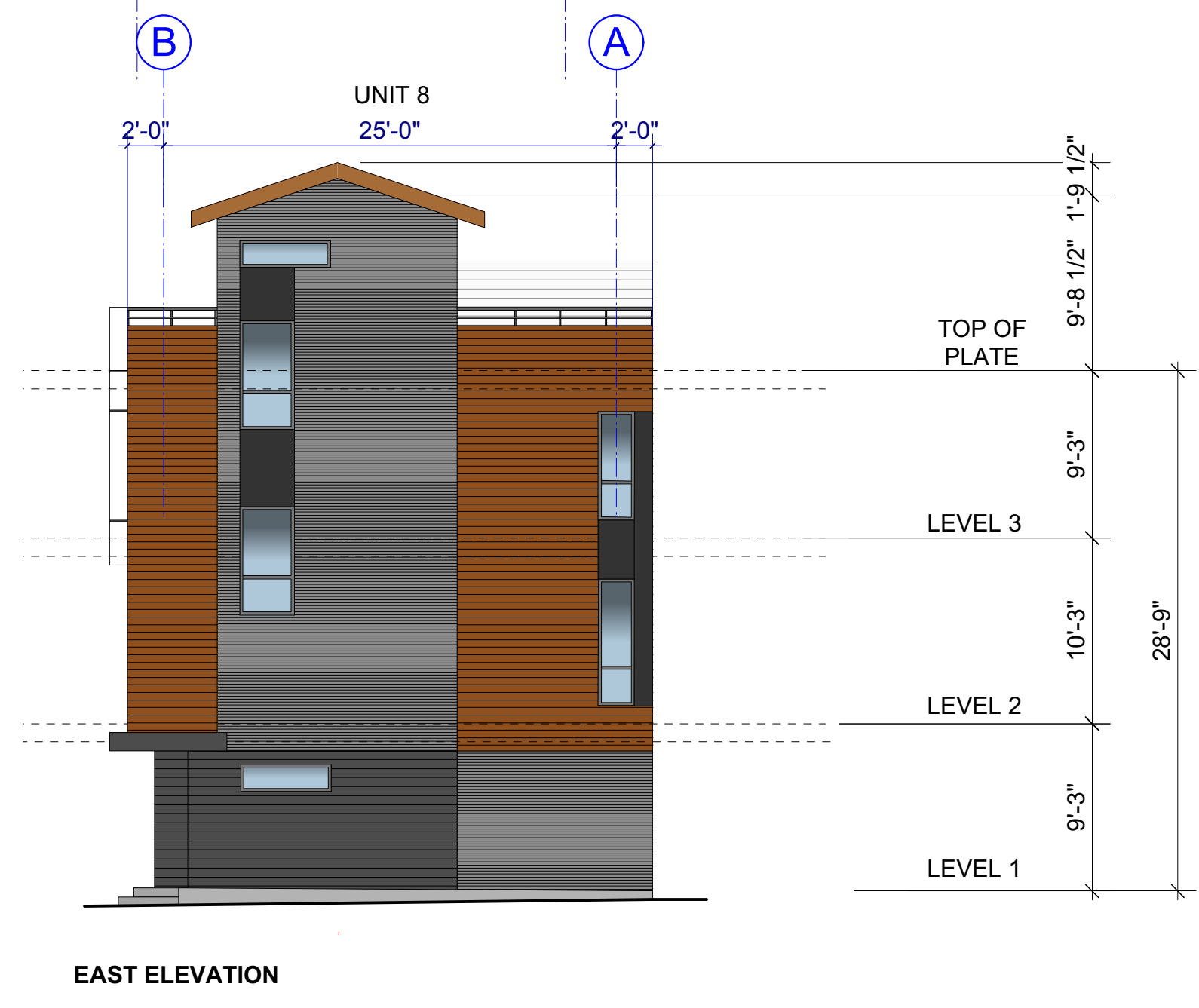
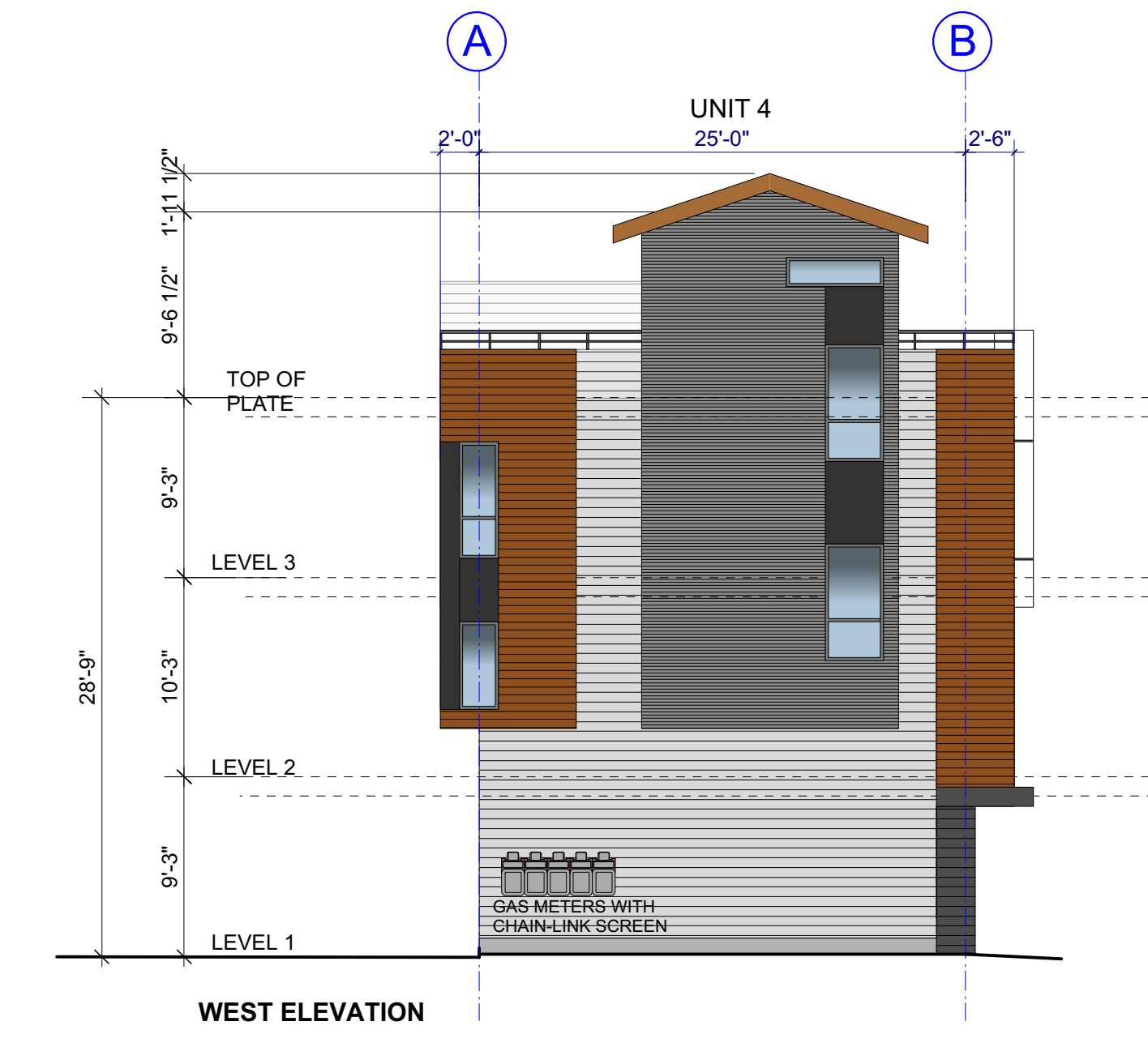
Project Title:
TOWNHOUSE PROJECT
 1620 KING GEORGE BLVD
 1635-1647 162ND STREET
 16147-16189 16TH AVENUE
 SURREY, B.C.

Sheet Title:
SITE PLAN NORTH SIDE

Date:	Project Number:
July 2017	1606
Scale:	Sheet Number:
1 : 200	DP102-B
Drawn By:	Approved By:
NC	WG



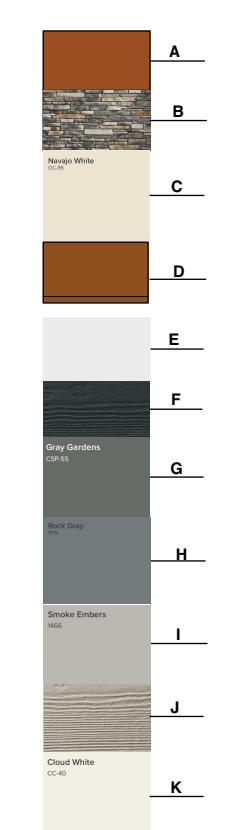
Date: 18/08/2018 4:57:26 PM
 Drawing: WG1008 DP102-Sub Plan: 2018-08-23.vrx



COLOUR SCHEME

A.	ARBORCOAT - stain translucent flat by Benjamin Moore
B.	* "Socol" - H1005 LEDGE STONE - Exterior stone veneer, Heritage Stone
C.	* "NAVAJO WHITE" - OC-65 Benjamin Moore - Hardie Flat Panels painted.
D.	CHESTNUT BROWN - Hardie Board Siding w/ wood texture
E.	* "ARCTIC WHITE" - pre-painted Hardie Board Siding w/ wood texture
F.	* "IRON GRAY" - pre-painted Hardie Board Siding w/ wood texture
G.	* "GRAY GARDENS" - CSP-55 Benjamin Moore - Hardie Flat panels painted.
H.	* "ROCK GRAY" - 1615 Benjamin Moore
I.	* "SMOKE EMBERS" - 1466 Benjamin Moore - Hardie Flat panels painted.
J.	* "CORBLE STONE" - pre-painted Hardie Board Siding w/ wood texture
K.	* "CLOUD WHITE" - CC-40 Benjamin Moore - Hardie Board Siding w/ wood texture

All Trims Reveals to be colour matched as per elevation colour



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No:	Date:	Revision Details:
1	17-9-8	Rev. to Urban Design Comments
2	17-12-11	TO URBAN COMMENTS



WG ARCHITECTURE INC
 904 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 email: wg@wgarchitectureinc.com

Project Title:
**TOWNHOUSE PROJECT
 1620- KING GEORGE
 BLVD.
 SURREY, BC**

Drawing Title:
**BUILDING 2
 ELEVATIONS**

Date: -	Project Number: 1606
Scale: 1/8" = 1' - 0"	Sheet No: DP302
Drawn By:	Approved By: WG

2018 June 26
 9:47:33 AM
 Project: WG B06 DP302 & DP302 Building#2.rvt

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No:	Date:	Revision Details:
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2	17-12-11	TO URBAN COMMENTS



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ARCHITECTURE
INC**

904 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
email: wg@wgarchitectureinc.com

Project Title:
**TOWNHOUSE PROJECT
KING GEORGE BLVD.
16 AVE. & 162 ST.
SURREY, BC**

Drawing Title:
**BUILDING 4
ELEVATIONS**

Date: -	Project Number: 1606
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By:	DP304
Approved By: WG	

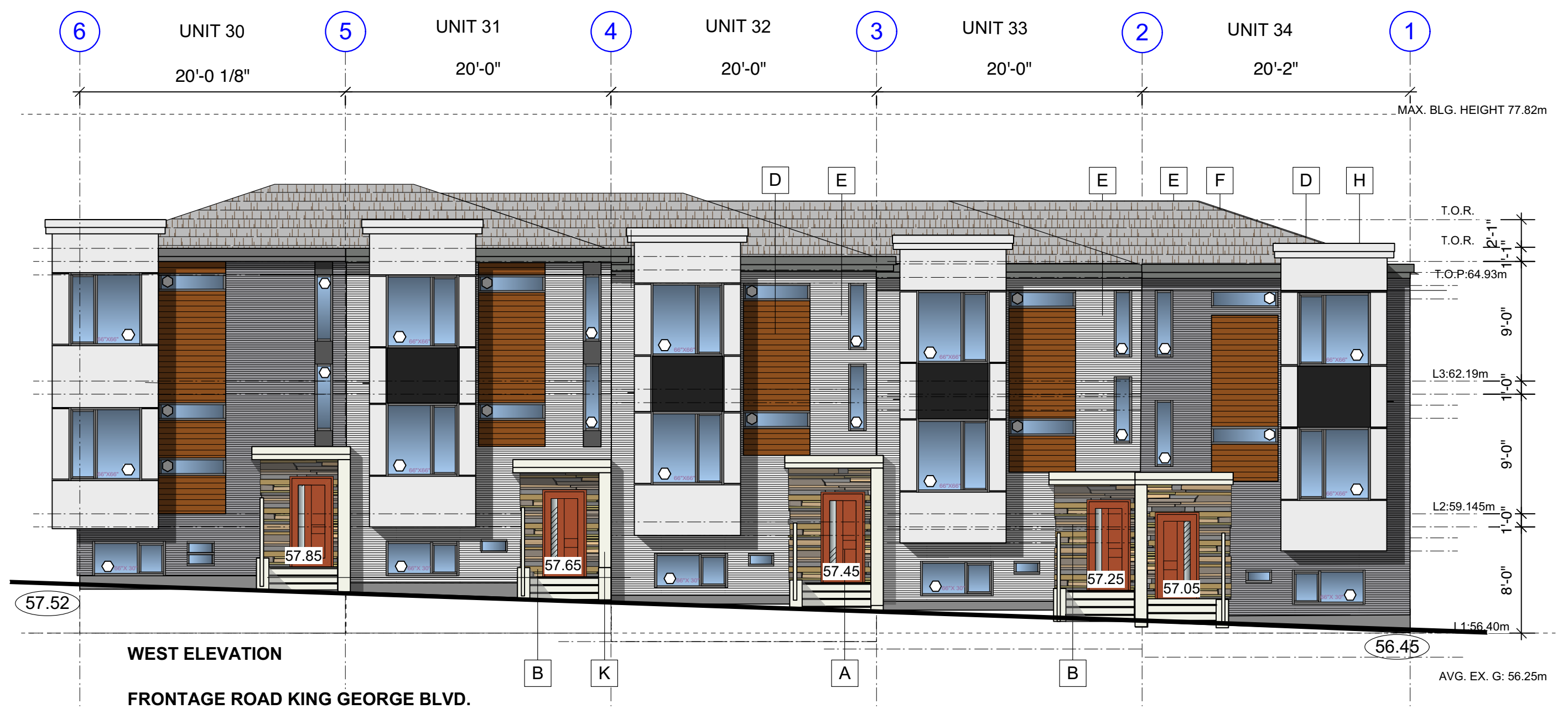
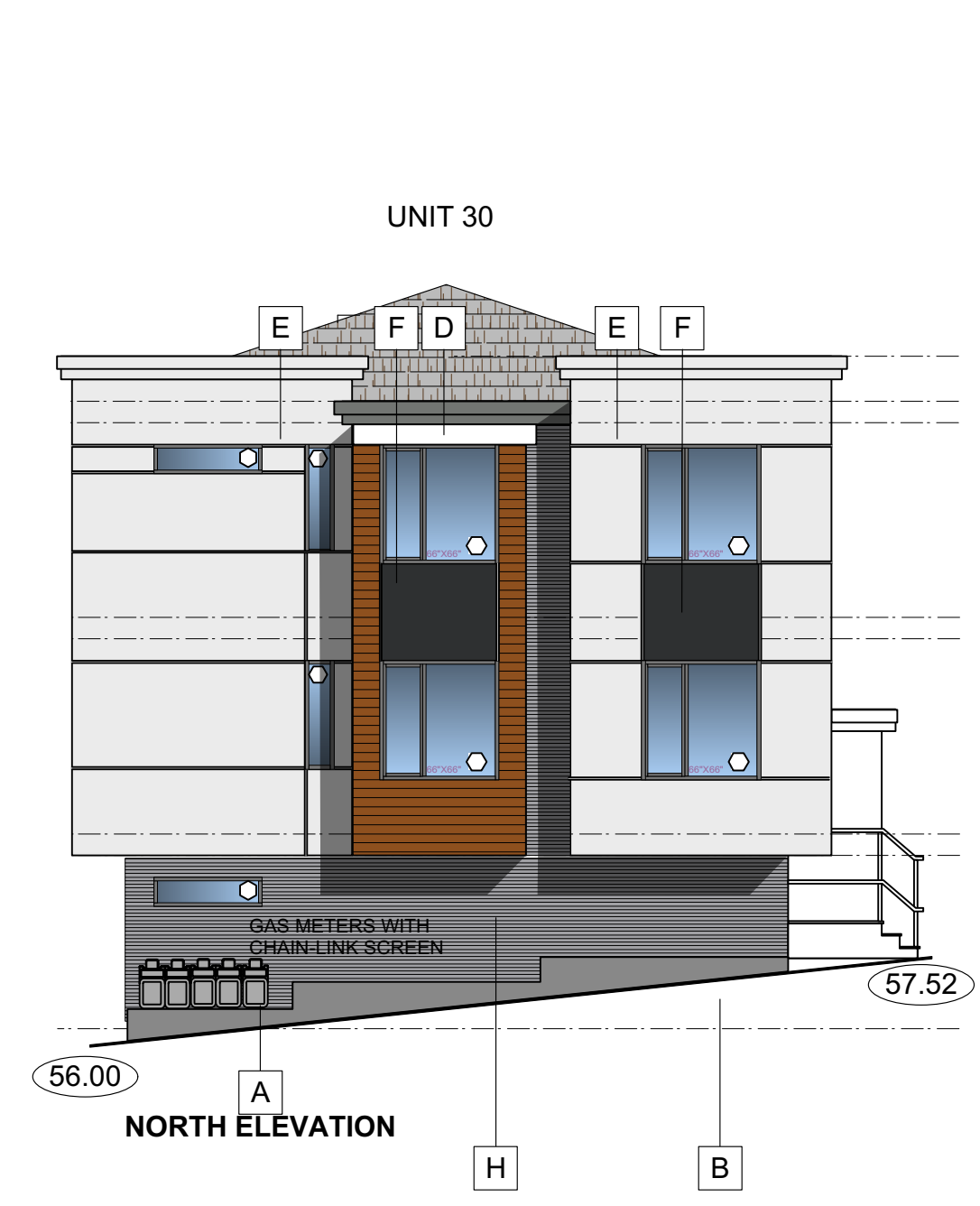
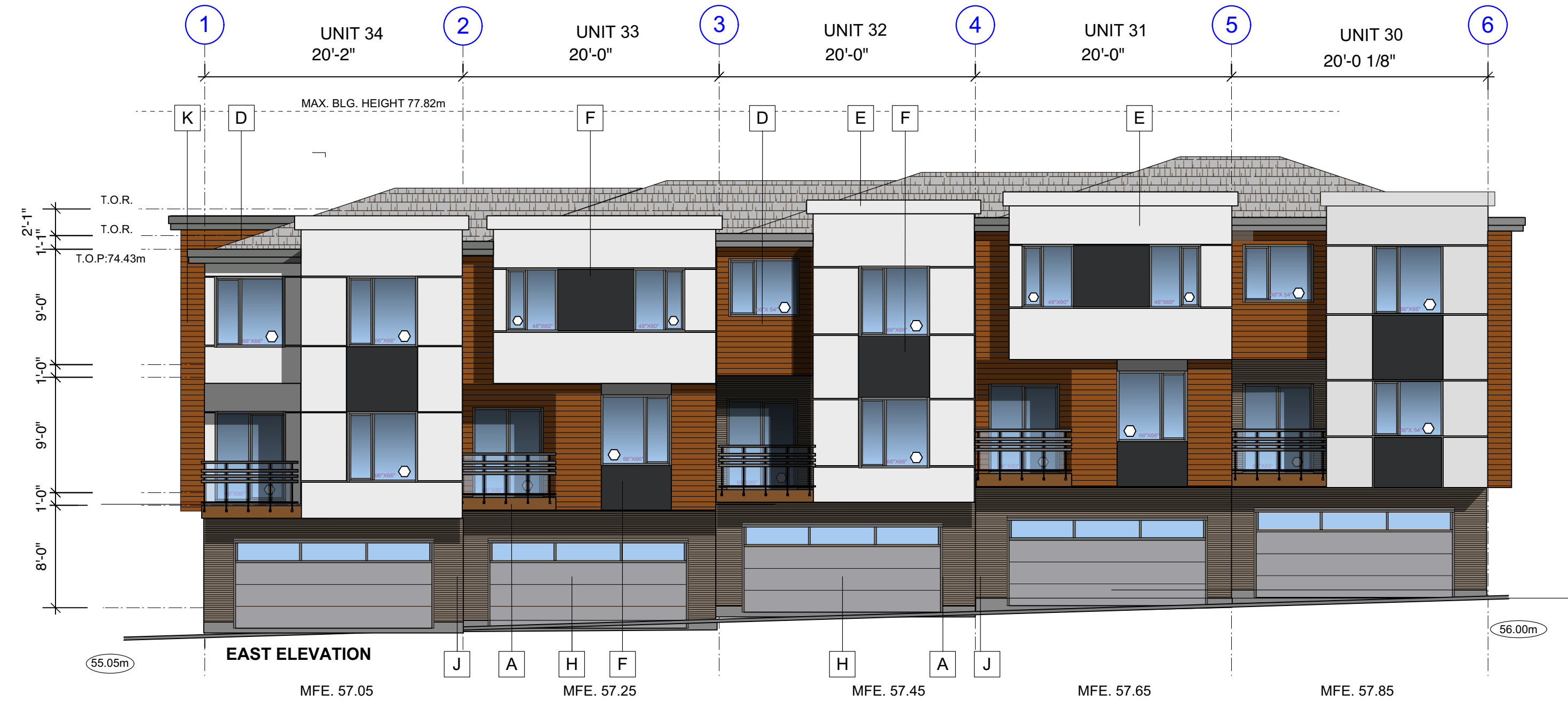
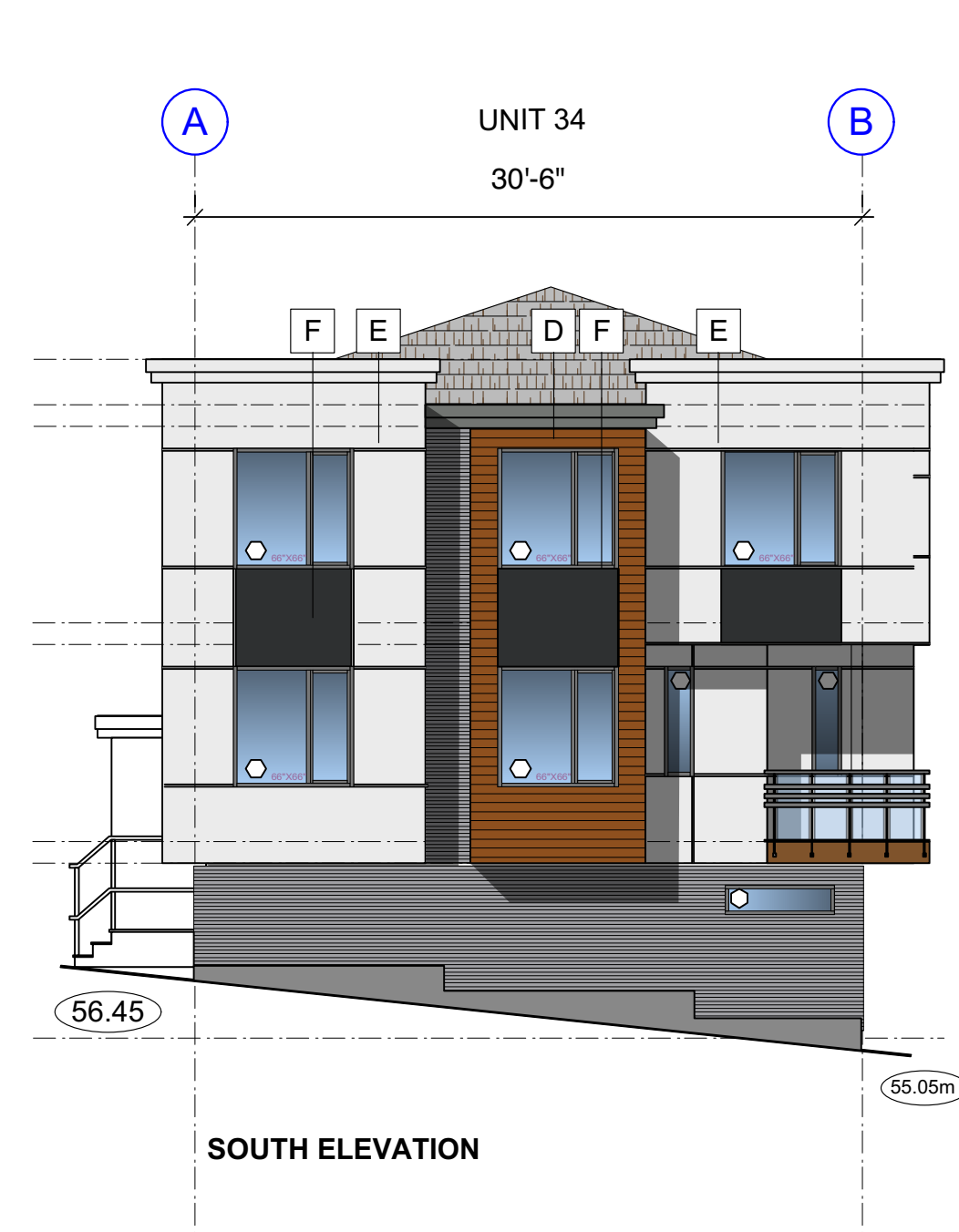
Date: 2018 Jun 26 Time: 11:47:38 AM Filename: VG1606_DP304 & DP304 Building4_2018.rvt

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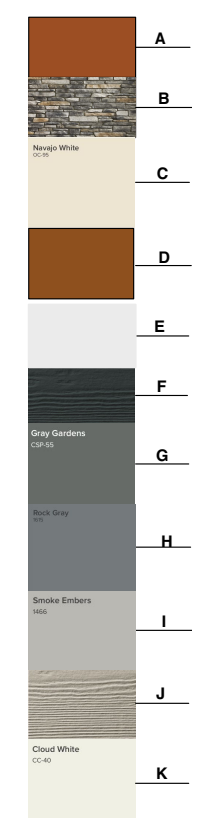
No:	Date:	Revision Details:
1	17-9-8	Rev. to Urban Design Comments
2	17-12-11	TO URBAN COMMENTS

1 2016.10.20 ISSUED FOR DP



COLOUR SCHEME

- A. ARBORCOAT - stain translucent flat by Benjamin Moore
 - B. "Spots" - H1005 LEEDGE STONE - Exterior stone veneer, Heritage Stone
 - C. "NAVALO WHITE" - OC-95 Benjamin Moore - Hardie Flat Panels painted.
 - D. CHESTNUT BROWN - Hardie Board Siding w/ wood texture
 - E. "ARCTIC WHITE" - pre-painted - Hardie Board Siding w/ wood texture
 - F. "IRON GRAY" - pre-painted - Hardie Board Siding w/ wood texture
 - G. "GRAY GARDENS" - CSP-55 Benjamin Moore - Hardie Flat panels painted.
 - H. "ROCK GRAY" - 1615 Benjamin Moore - Hardie Flat panels painted.
 - I. "SMOKE EMBERS" - 1466 Benjamin Moore - Hardie Flat panels painted.
 - J. "CORBLE STONE" - pre-painted - Hardie Board Siding w/ wood texture
 - K. "CLOUD WHITE" - CC40 Benjamin Moore - Hardie Flat panels painted, Tims - Hardie Board Siding w/ wood texture
- All Items Reveals to be colour matched as per elevation colour



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 email: wg@garchitectureinc.com

Project Title:
TOWNHOUSE PROJECT
 KING GEORGE BLVD.
 16 AVE. & 162 ST.
 SURREY, BC

Drawing Title:
BUILDING 7 ELEVATIONS

Date:	-	Project Number:	1606
Scale:	1/8" = 1' - 0"	Sheet No.:	DP307
Drawn By:		Approved By:	WG

Date: 2018 Jun 26
 Time: 11:28:26 AM
 Filename: V61606_DP307 & DP307 BUILDING7.wnk

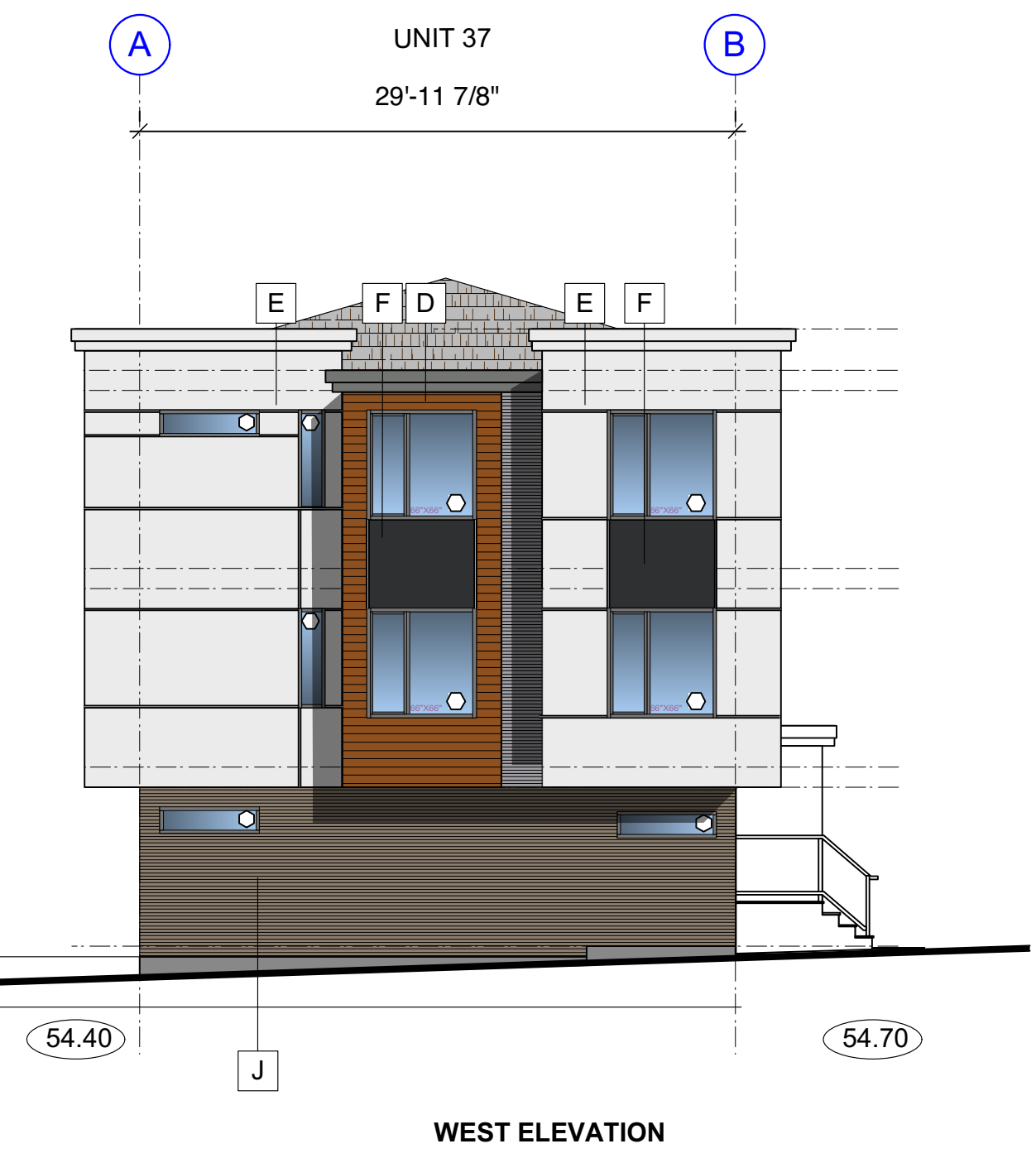
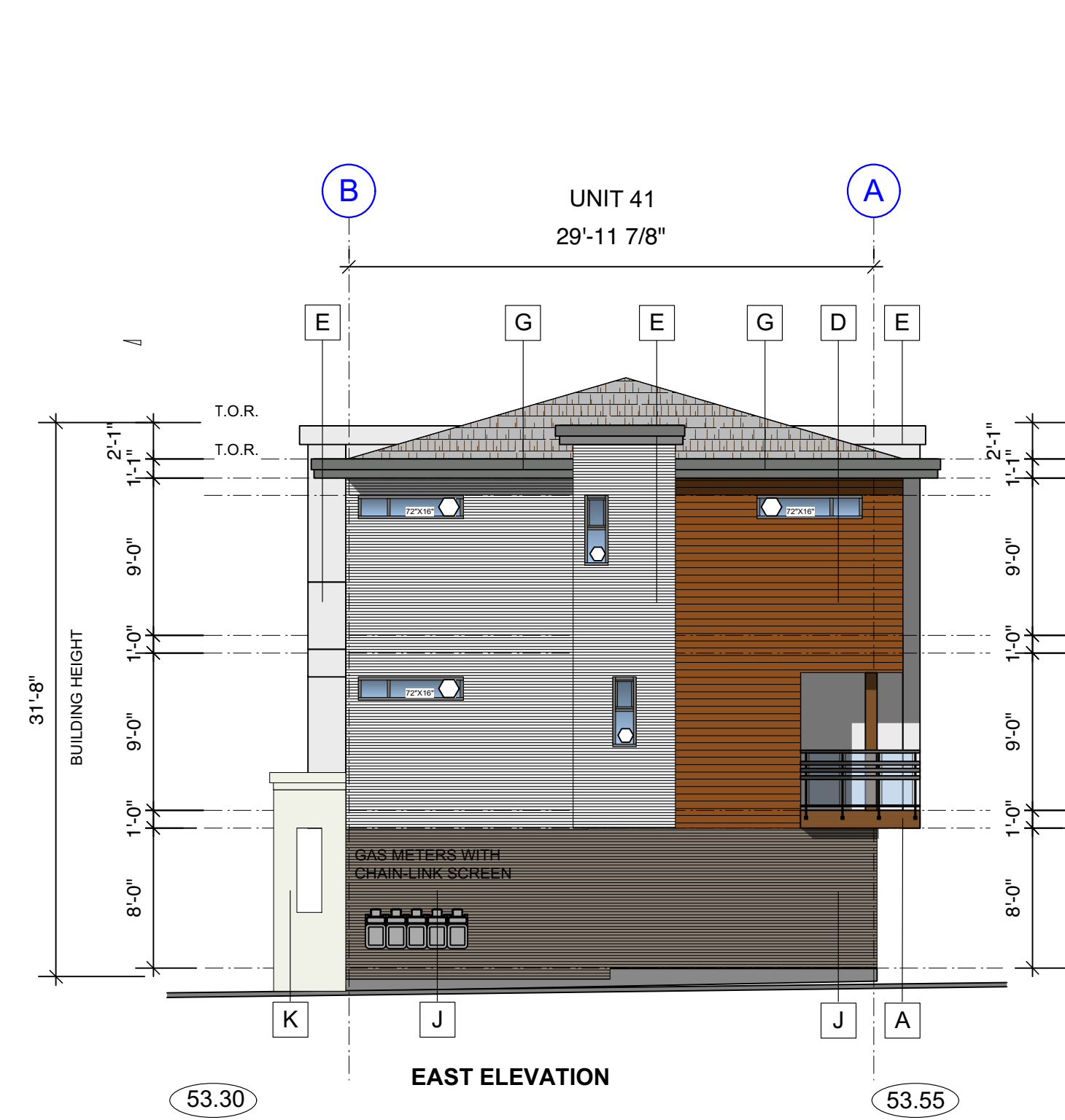
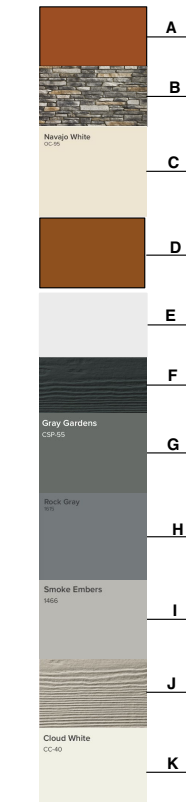
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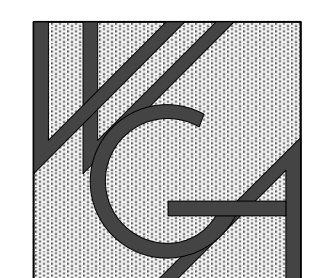
COLOUR SCHEME

A.	ARBORCOAT - stain translucent flat by Benjamin Moore
B.	* SOLAR - H1005 LEDGE STONE - Exterior stone veneer, Heritage Stone
C.	* NAVAJO WHITE - CC-95 Benjamin Moore - Hardie Flat Panels painted.
D.	CHESTNUT BROWN Hardie Board Siding w/ wood texture
E.	* ARCTIC WHITE - pre-painted - Hardie Board Siding w/wood texture
F.	* IRON GRAY - pre-painted - Hardie Board Siding w/ wood texture
G.	* GRAY GARDENS - CSP-50 Benjamin Moore - Hardie Flat panels painted.
H.	* ROCK GRAY - 1615 Benjamin Moore
I.	* SMOKE EMBERS - 1469 Benjamin Moore Hardie Flat panels painted.
J.	* COBBLE STONE - pre-painted Hardie Board Siding w/ wood texture
K.	* CLOUD WHITE - CC40 Benjamin Moore Hardie Flat panels painted. Trim - Hardie Board Siding w/ wood texture

All Trim Reveals to be colour matched as per elevation colour



No:	Date:	Revision Details:
1	17-9-8	Rev. to Urban Design Comments
2	17-12-11	TO URBAN COMMENTS



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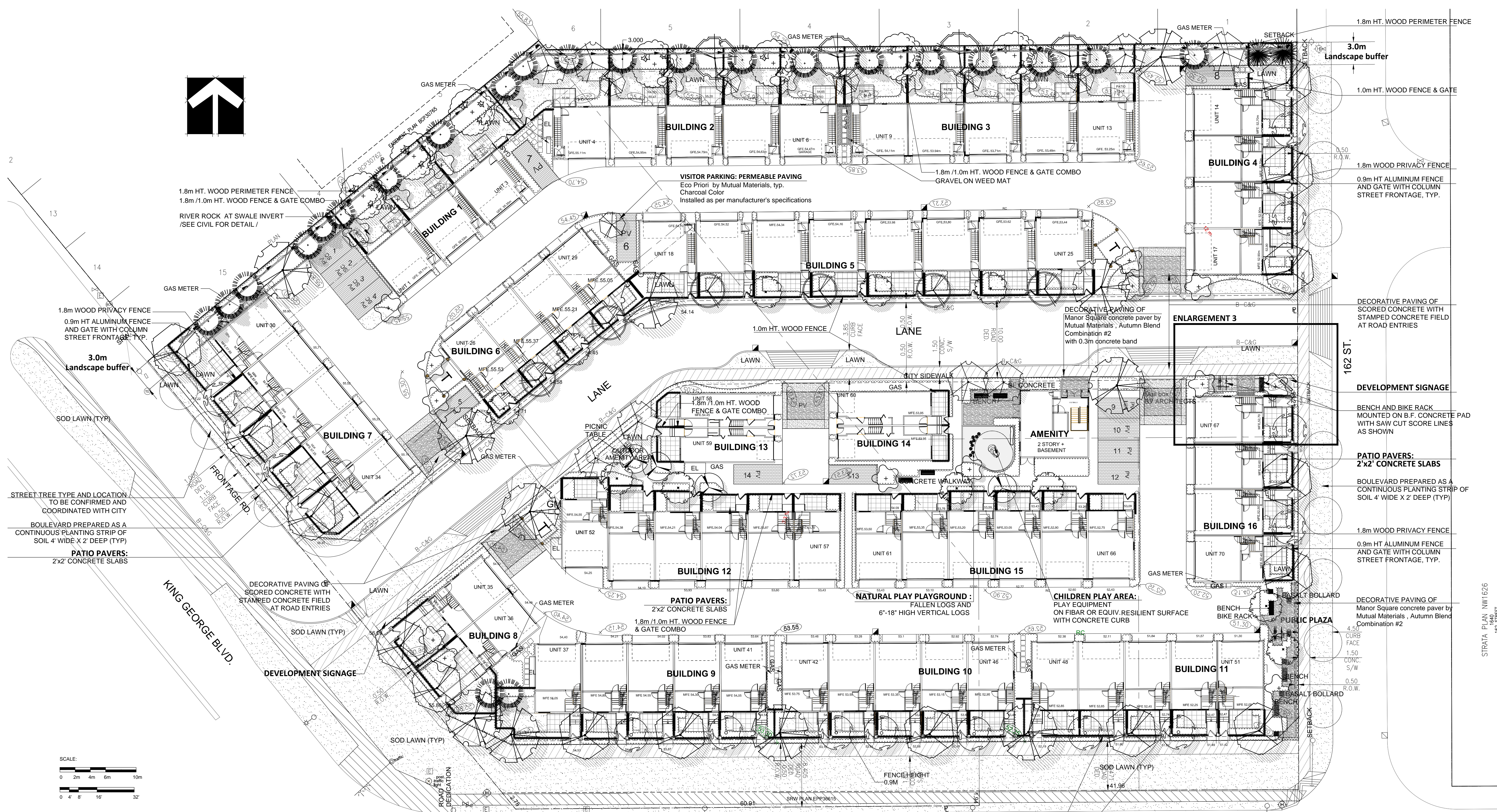
Project Title:
TOWNHOUSE PROJECT
KING GEORGE BLVD.
16 AVE. & 162 ST.
SURREY, BC

Drawing Title:
BUILDING 9 ELEVATIONS

Date: -	Project Number: 1606
Scale: 1/8" = 1' - 0"	Sheet No. DP309
Drawn By: WG	Approved By: WG

Date: 2018 Jun 26 Time: 11:22:46 AM Path: WG\1606_DP309 & DP309 BUILDING\WG

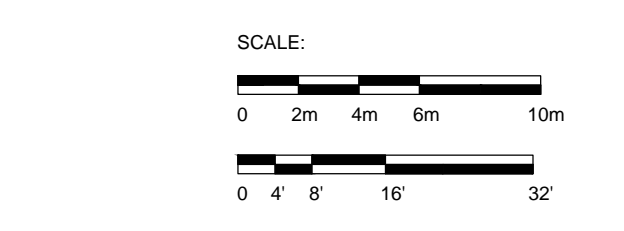
SEAL:



1.8m HT. WOOD PERIMETER FENCE
1.8m/1.0m HT. WOOD FENCE & GATE COMBO
RIVER ROCK AT SWALE INVERT
/SEE CIVIL FOR DETAIL/

1.8m WOOD PRIVACY FENCE
0.9m HT ALUMINUM FENCE AND GATE WITH COLUMN STREET FRONTAGE, TYP.
3.0m Landscape buffer

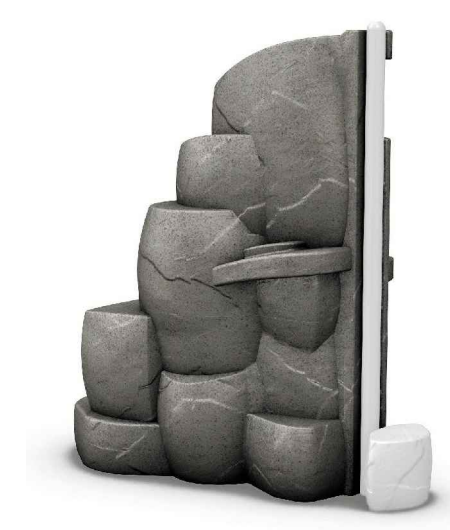
STREET TREE TYPE AND LOCATION TO BE CONFIRMED AND COORDINATED WITH CITY
BOULEVARD PREPARED AS A CONTINUOUS PLANTING STRIP OF SOIL 4' WIDE X 2' DEEP (TYP)
PATIO PAVERS: 2'x2' CONCRETE SLABS



PLANT SCHEDULE					PMG PROJECT NUMBER: 17-096
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	21	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 1.8M HT; B&B	
	15	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	6CM CAL; 2M STD; B&B	
	4	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; 1.8M HT; B&B	
	11	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B	
	8	CERCIS CHINENSIS	CHINESE REDBUD	5CM CAL; B&B	
	13	FAGUS SYLVATICA 'DAWYCKII GOLD'	GOLDEN FASTIGIATE BEECH	6CM CAL; 1.8M STD; B&B	
	11	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	5CM CAL; 1.8M STD; B&B	
	6	OXYDENDRON ARBOREUM	SOURWOOD	5CM CAL; 1.8M HT; B&B	
	23	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B	
	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	3M HT; B&B	
	6	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	6CM CAL; 1.8M STD; B&B	
	4	SORBUS HUPHENSIS 'PINK PAGODA'	PINK PAGODA MOUNTAIN ASH	5CM CAL; 1.8M HT; B&B	
	7	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; B&B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

NOTE:
1. All soft landscape areas to be irrigated with automatically underground design-build system. Irrigation design and installation to I.I.A.B.C. Standards, latest edition.
2. All on- and off-side grade as per civil's and architectural's plans.



RockScape Crest Model No 7085
Colour: Eco Earth
BY GameTime;
SUTTLE RECREATION;



PICNIC TABLE: MAGLIN MLPT210
BROWN RECYCLED PLASTIC SLATS
SURFACE MOUNT TO CONCRETE BASE



BIKE RACK: MAGLIN SCBR 1600*
COLOUR: P.C. BLACK 14 FINETEX
SURFACE MOUNT TO CONCRETE BASE



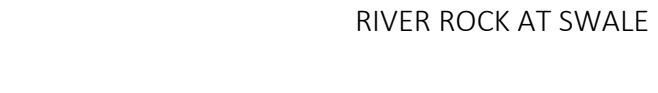
BENCH: MAGLIN MLB400-RB
BROWN RECYCLED PLASTIC SLATS PC BLACK FINETEX;
SURFACE MOUNT TO CONCRETE BASE



HADCO-DB30, aluminum bollard



BASALT COLUMN



CONCRETE PAVER



RIVER ROCK AT SWALE

NO.	DATE	REVISION DESCRIPTION	DR.
6	18.JUN.20	NEW CIVIL PLAN/ CITY COMMENTS	DD
5	18.MAR.26	NEW CIVIL PLAN/ CITY COMMENTS	DD
4	17.FEB.09	NEW SITE AND CIVIL PLANS	DD
3	17.NOV.09	NEW SITE PLAN	DD
2	17.OCT.18	REVISION AS PER CITY COMMENTS	DD
1	17.JUL.14	NEW SITE/CIVIL PLAN	DD

NO. DATE REVISION DESCRIPTION DR.

CLIENT: SHARI BOYAL

with: WG ARCHITECTURE
PROJECT:
71 UNIT TOWNHOUSE DEVELOPMENT

1620 KING GEORGE BOULEVARD SURREY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: June 16, 2017 DRAWING NUMBER:

SCALE: 1:250

DRAWN: DD

DESIGN: DD

CHK'D: PCM

17096-8-ZIP PMG PROJECT NUMBER: 17-096

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	18.JUN.20	NEW CIVIL PLAN/ CITY COMMENTS	DD
5	18.MAR.26	NEW CIVIL PLAN/ CITY COMMENTS	DD
4	17.FEB.09	NEW SITE AND CIVIL PLANS	DD
3	17.NOV.09	NEW SITE PLAN	DD
2	17.OCT.18	REVISION AS PER CITY COMMENTS	DD
1	17.JUL.14	NEW SITE/CIVIL PLAN	DD

CLIENT: SHARI BOYAL

with: WG ARCHITECTURE

PROJECT:
71 UNIT TOWNHOUSE DEVELOPMENT

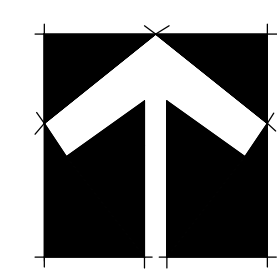
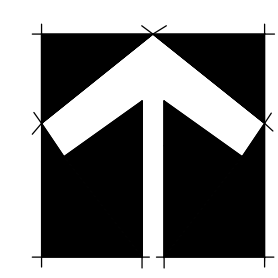
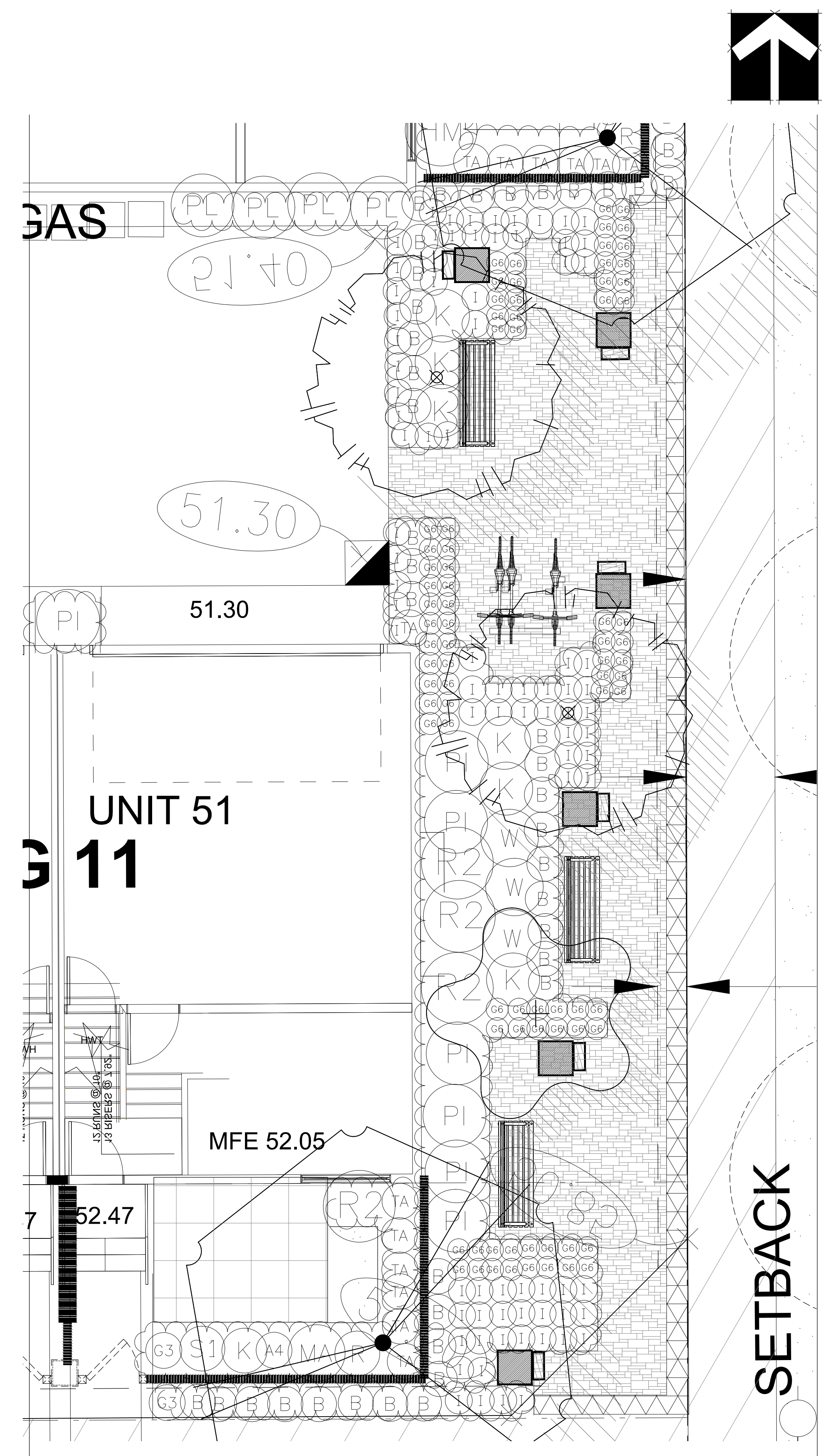
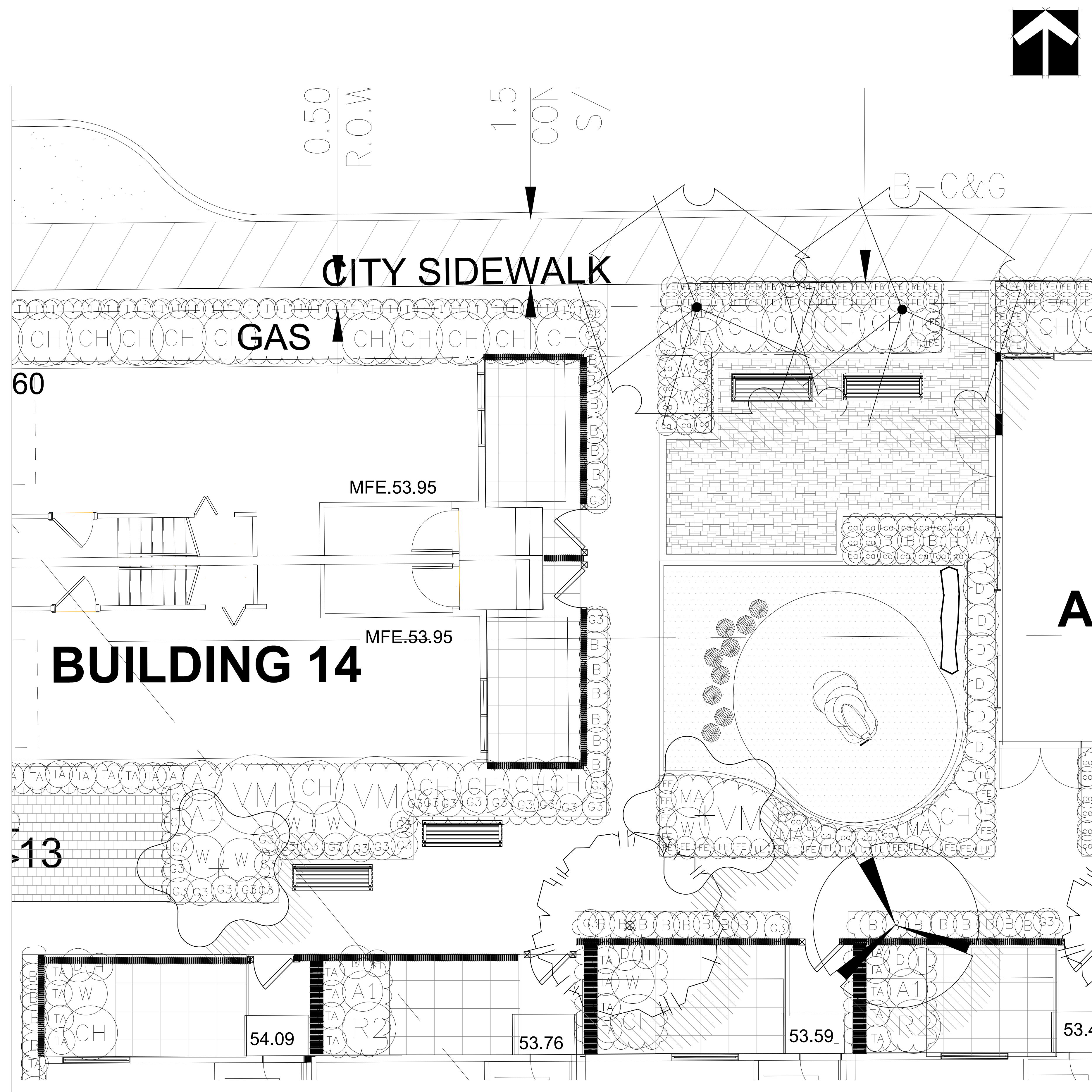
1620 KING GEORGE BOULEVARD
SURREY

DRAWING TITLE:
LANDSCAPE ENLARGEMENT

DATE: June 16, 2017 DRAWING NUMBER:
SCALE: 1:50
DRAWN: DD
DESIGN: DD
CHKD: PCM

L2

OF 4



SEAL:

162 STREET

STRATA PLAN NW1626
162 STREET

NO.	DATE	REVISION DESCRIPTION	DR.
6	18.JUN.20	NEW CIVIL PLAN/ CITY COMMENTS	DD
5	18.MAR.26	NEW CIVIL PLAN/ CITY COMMENTS	DD
4	17.FEB.09	NEW SITE AND CIVIL PLANS	DD
3	17.NOV.09	NEW SITE PLAN	DD
2	17.OCT.18	REVISION AS PER CITY COMMENTS	DD
1	17.JUL.14	NEW SITE/CIVIL PLAN	DD

CLIENT: SHARI BOYAL

with: WG ARCHITECTURE
PROJECT:

71 UNIT TOWNHOUSE DEVELOPMENT

1620 KING GEORGE BOULEVARD
SURREY

DRAWING TITLE:

SHRUB PLAN

DATE: June 16, 2017

SCALE: 1:250

DRAWN: DD

DESIGN: DD

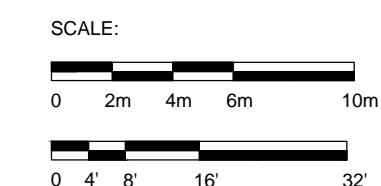
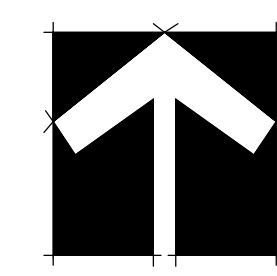
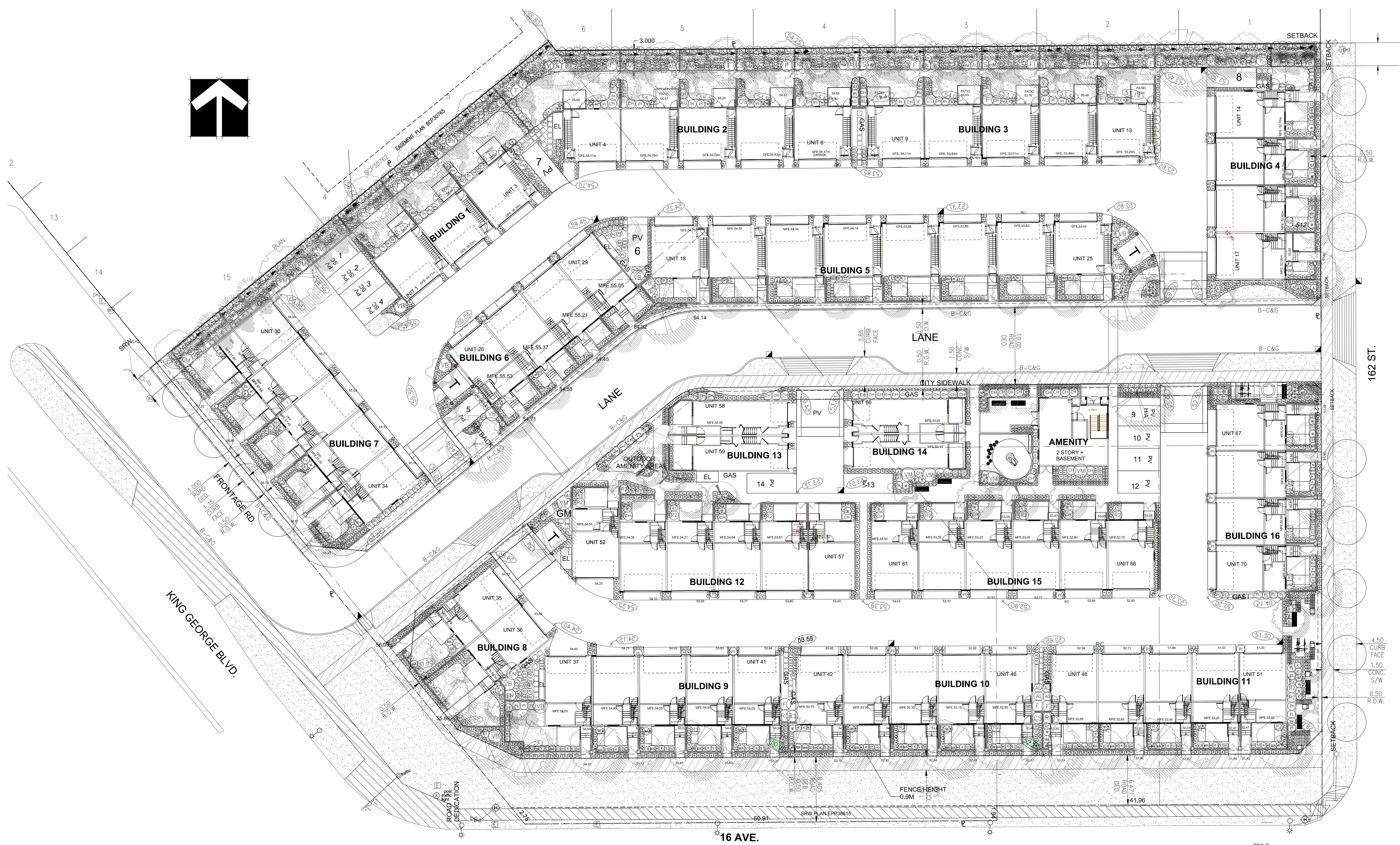
CHK'D: PCM

DRAWING NUMBER:

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L3

OF 4



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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5	18.MAR.26	NEW CIVIL PLAN/ CITY COMMENTS	DD
4	17.FEB.09	NEW SITE AND CIVIL PLANS	DD
3	17.NOV.09	NEW SITE PLAN	DD
2	17.OCT.18	REVISION AS PER CITY COMMENTS	DD
1	17.JUL.14	NEW SITE/CIVIL PLAN	DD

CLIENT: SHARI BOYAL

with: WG ARCHITECTURE

PROJECT:
71 UNIT TOWNHOUSE DEVELOPMENT

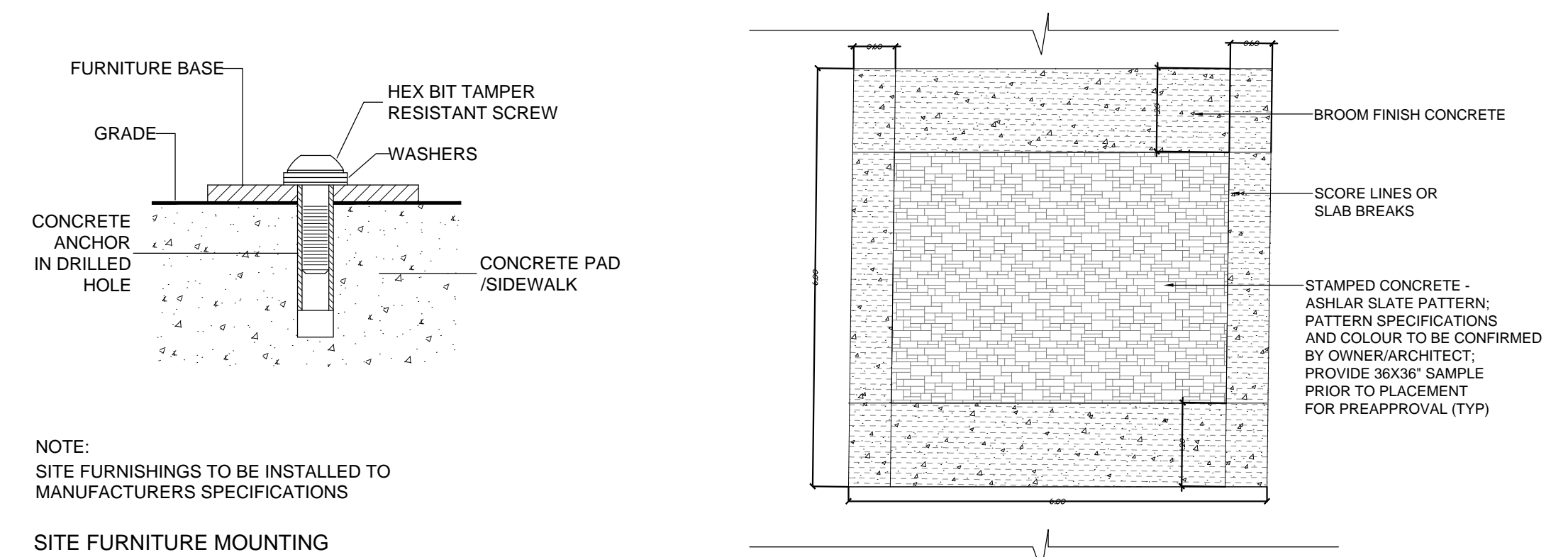
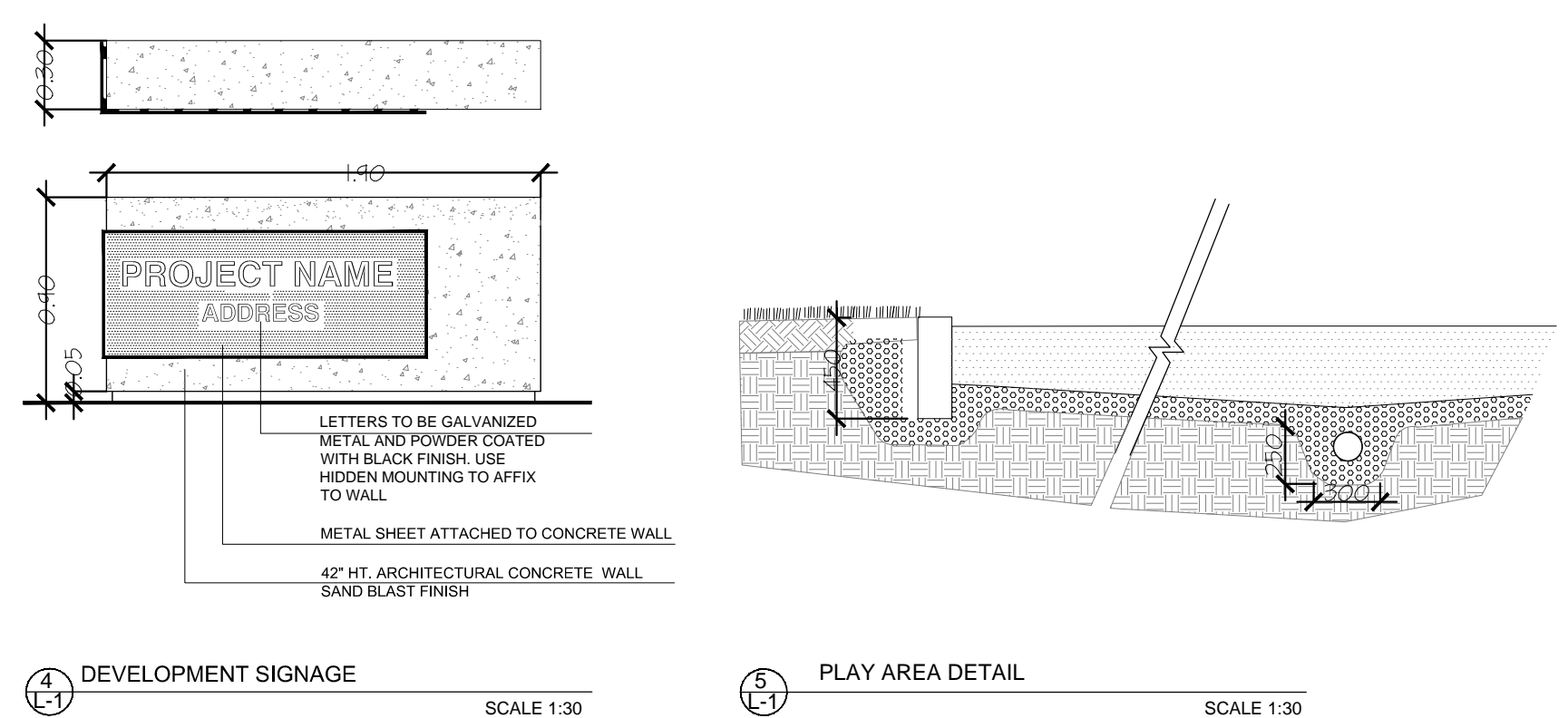
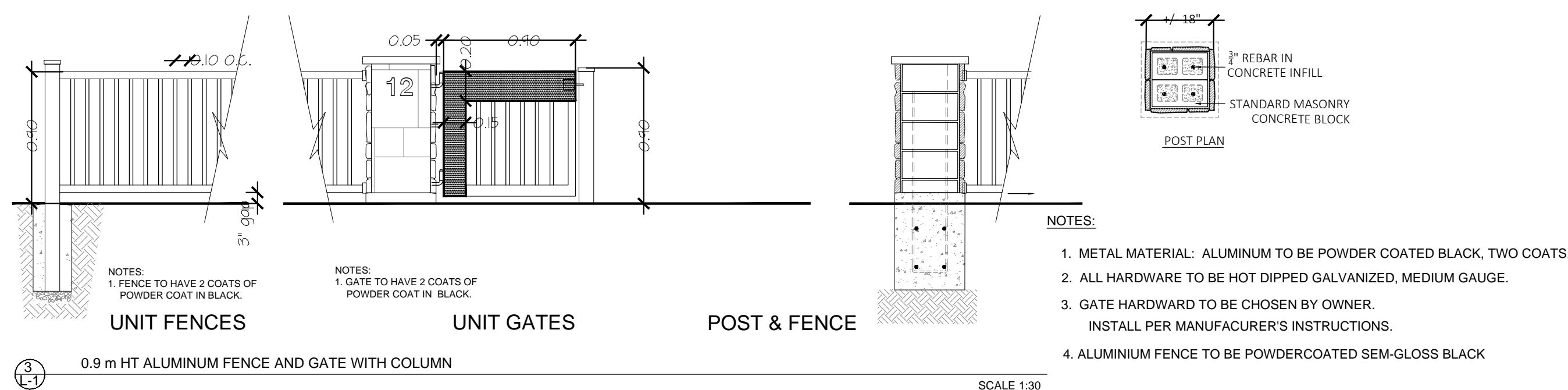
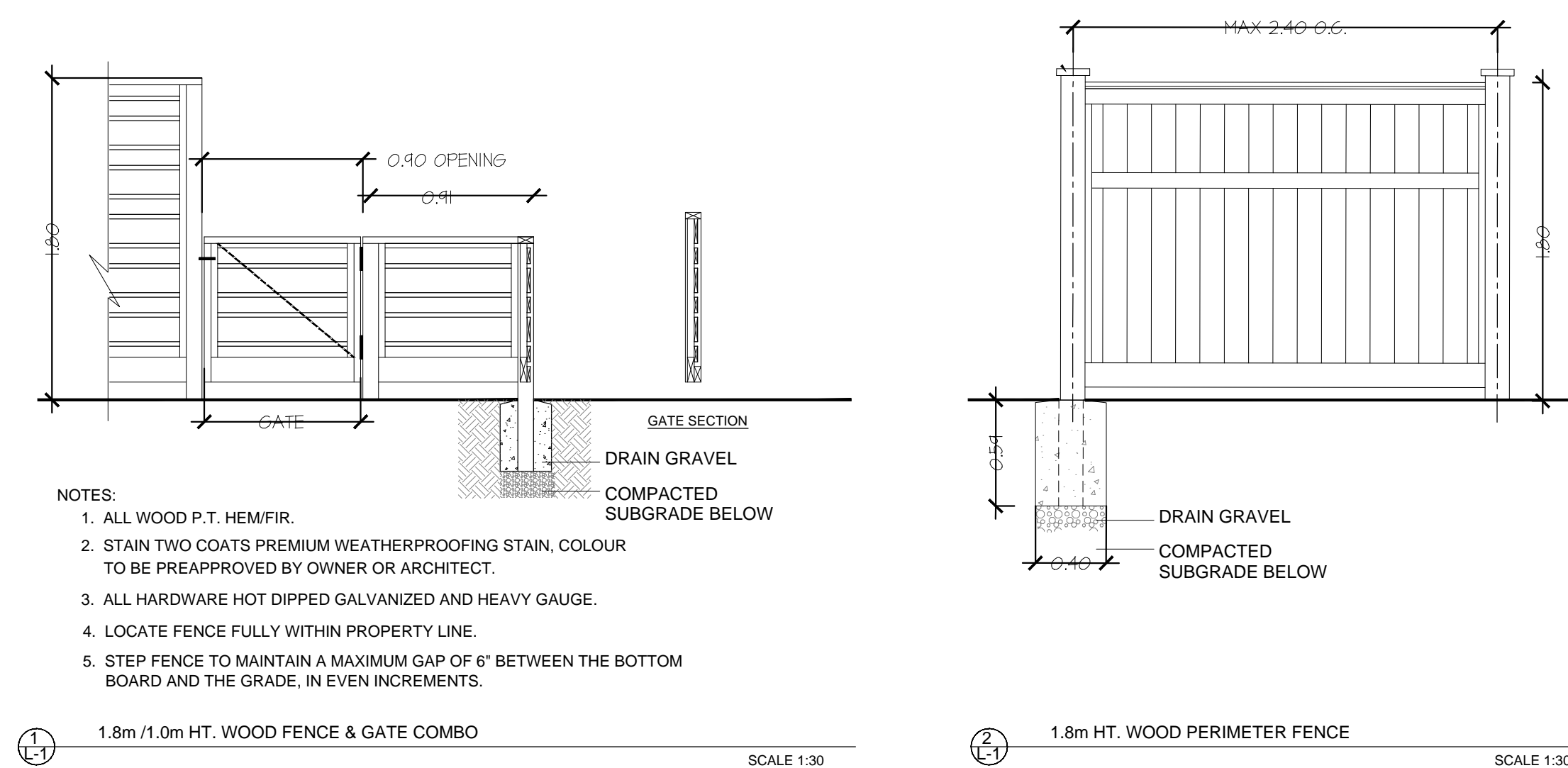
1620 KING GEORGE BOULEVARD SURREY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: June 16, 2017 DRAWING NUMBER:
SCALE:
DRAWN: DD
DESIGN: DD
CHK'D: PCM

L4

OF 4



PLANT SCHEDULE PMG PROJECT NUMBER: 17-096

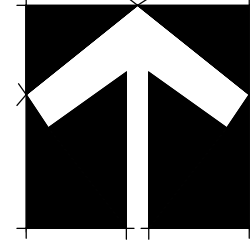
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(A)	3	AUCUBA JAPONICA 'GOLDSTRIKE'	MALE JAPANESE AUCUBA	#3 POT; 50CM
(A)	13	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM
(A)	30	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM
(A)	34	AZALEA JAPONICA 'HARDIZER'S BEAUTY'	AZALEA; LIGHT PINK	#2 POT; 25CM
(B)	528	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
(B)	56	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
(B)	8	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 50CM
(C)	10	ENKIANTHUS CAMPANULATUS	ENKIANTHUS	#3 POT; 50CM
(C)	3	EUCONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
(D)	18	FATSIA JAPONICA	JAPANESE ARALIA	#3 POT
(D)	14	HYDRANGAEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGAEA (BLUE)	#3 POT; 80CM
(D)	6	HYDRANGAEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGAEA; WHITE	#2 POT; 50CM
(D)	4	HYDRANGAEA QUERCIFOLIA	OAKLEAF HYDRANGAEA	#3 POT; 80CM
(E)	1	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM
(E)	131	KALMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
(E)	15	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
(E)	61	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
(E)	184	PRUNUS LAUROCERASUS 'REYNVAANI'	RUSSIAN LAUREL	#3 POT; 60CM
(E)	23	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
(E)	31	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT; 50CM
(E)	10	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
(E)	28	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
(E)	3	RIBES SANGUINEUM	RED FLOWERING CURRRANT	#3 POT; 80CM
(E)	26	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(E)	117	SKIMMIA REEVESIANA	DWARF SKIMMIA	#1 POT
(E)	109	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
(E)	633	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
(E)	10	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT, B&B
(E)	26	VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM
(E)	13	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT, B&B; TREE FORM
(E)	40	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS				
(E)	82	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
(E)	435	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
(E)	345	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
(E)	295	FESTUCA OVINA 'GLAUC'	BLUE FESCUE	#1 POT
(E)	219	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
(E)	44	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
(E)	48	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	#2 POT
(E)	15	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT
(E)	52	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
(E)	7	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT; 20CM
(E)	3	HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	10CM POT
(E)	52	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
(E)	20	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
GC				
(U)	8	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM
(U)	28	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
(U)	5	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
(U)	195	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

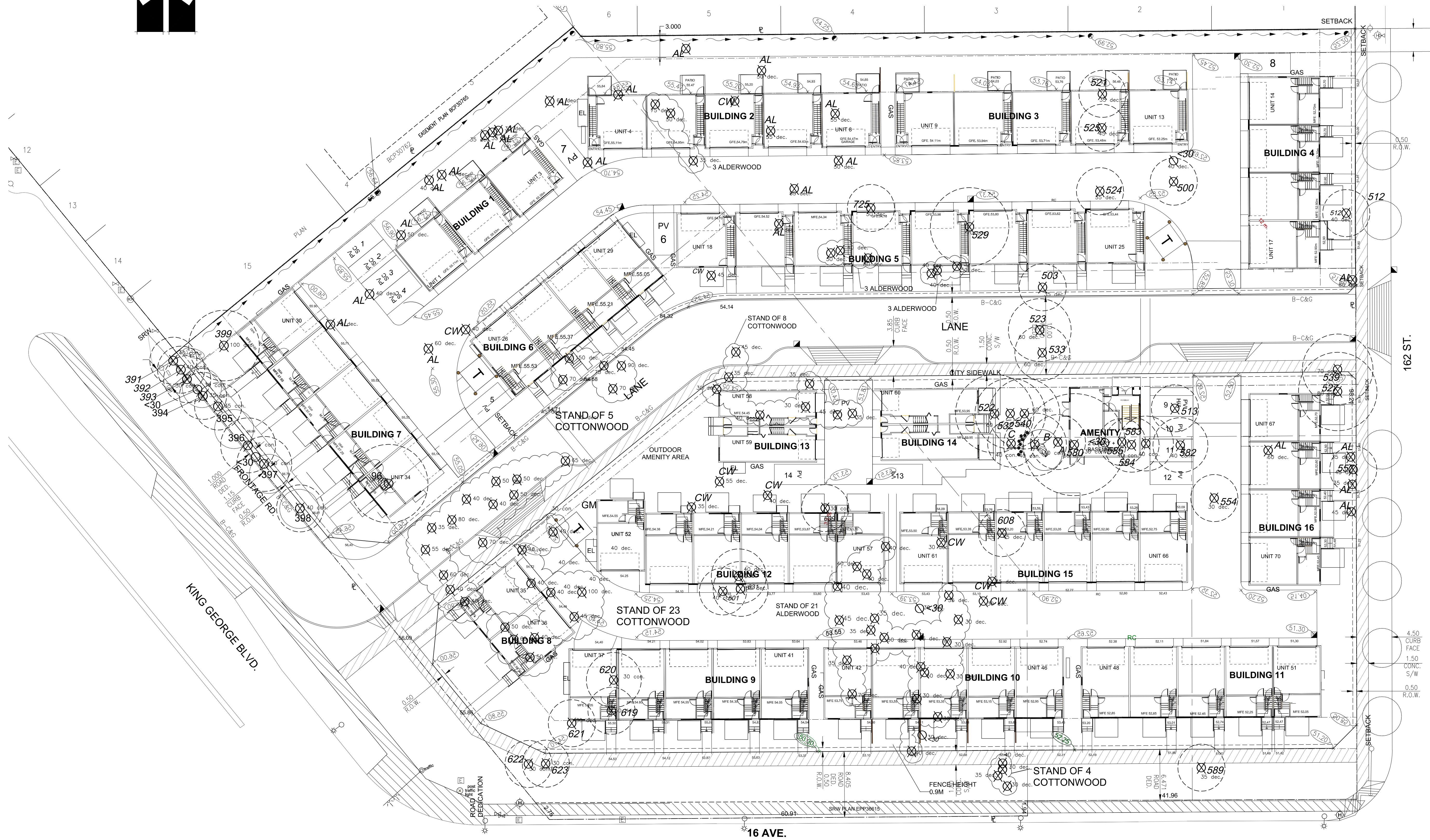
SWALE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
(E)	183	CALEMAGROSTIS ACUTIFLORA E 'OVERDAM'	VARIEGATED FEATHER REED GRASS	#1 POT
(E)	254	CAREX FLACCA	BLUE SEDGE	#1 POT
(E)	160	JUNCUS EFFUSUS	COMMON RUSH	#1 POT, HEAVY
(E)	147	KOELERIA GLAUCA	BLUE HAIRGRASS	11 CM POT
GC				
(U)	1	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
6	18.JUN.20	NEW CIVIL PLAN/ CITY COMMENTS	DD
5	18.MAR.26	NEW CIVIL PLAN/ CITY COMMENTS	DD
4	17.FEB.09	NEW SITE AND CIVIL PLANS	DD
3	17.NOV.09	NEW SITE PLAN	DD
2	17.OCT.18	REVISION AS PER CITY COMMENTS	DD
1	17.JUL.14	NEW SITE/CIVIL PLAN	DD

CLIENT: SHARI BOYAL

with: WG ARCHITECTURE

PROJECT:
71 UNIT TOWNHOUSE DEVELOPMENT

1620 KING GEORGE BOULEVARD SURREY

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: June 16, 2017

SCALE: 1:250

DRAWN: DD

DESIGN: DD

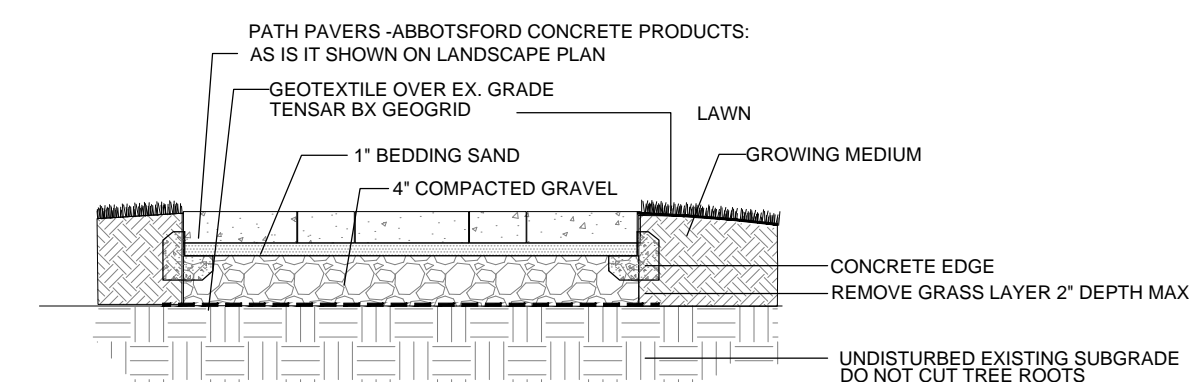
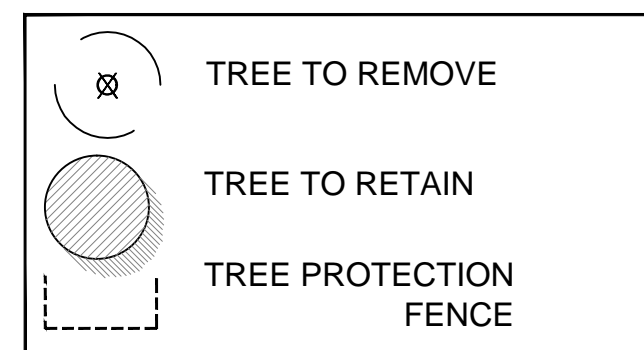
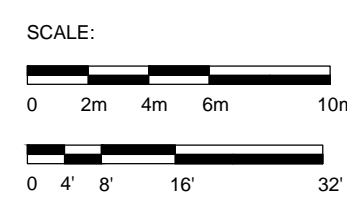
CHK'D: PCM

L5

OF 4

PMG PROJECT NUMBER:

17-096



NOTE:
ALL WORK WITHIN THE PROTECTED ROOT ZONES OF TREES MUST BE UNDER THE SUPERVISION OF THE PROJECT ARBORIST
PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS

6
L-1 PAVER PATH THRU EX. TREES

SCALE 1:15

17096-8.ZIP

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 12, 2018** PROJECT FILE: **7816-0229-00**

RE: **Engineering Requirements
Location: 1620 King George Boulevard (KGB), 1635/1647-162 Street,
16147/16149/16179/16189 24 Avenue**

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- 16 Avenue: dedicate 6.504 to 8.442 metres for 18.5 metre road allowance to centreline, existing gazetted road, 5.0 by 5.0 metre corner cut at KGB, 3.0 by 3.0 metre corner cut at 162 Street, and register 0.5 metre SRW along property line
- KGB: dedicate 1.0 metre for the frontage road, 3.0 by 3.0 metre corner cut at the Lane, and register 0.5 metre SRW along property line
- Lane: dedicate 10.0 metres, north side 3.0 by 3.0 metre corner cut at KGB, and 3.0 by 3.0 metre corner cuts at 162 Street, and register 0.5 metre SRW along property lines
- 162 Street: dedicate 3.0 by 3.0 metre corner cuts at Lane, and register 0.5 metre SRW along property line

Works and Services

- construct KGB frontage road, Lane, and west side of 162 Street
- implement onsite low impact development drainage features
- build water main on 162 Street between 16 and 16A Avenues
- provide water, sanitary, and storm sewer service connections


A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those listed above.

LOCAL AREA PLAN (LAP) AMENDMENT

There are no engineering requirements relative to the LAP Amendment.



Tommy Buchmann, P.Eng.
Development Engineer

KMH

NOTE: Detailed Land Development Engineering Review available on file



Planning

July 5, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0229 00 (Revised)

SUMMARY

The proposed 71 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	18
Secondary Students:	9

September 2017 Enrolment/School Capacity

South Meridian Elementary	
Enrolment (K/1-7):	39 K + 291
Operating Capacity (K/1-7)	38 K + 210
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

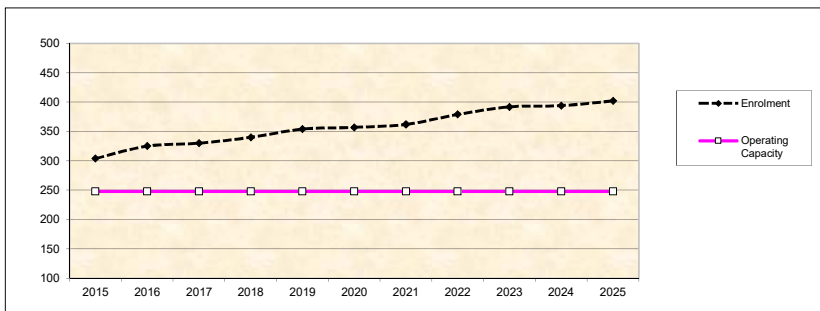
School Enrolment Projections and Planning Update:

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

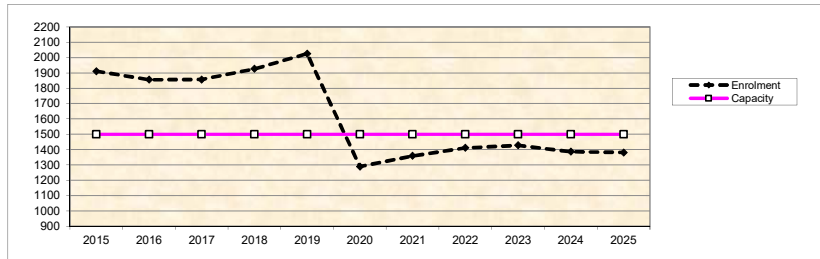
Since 2015, South Meridian Elementary has been operating over capacity and it is projected to continue over the next 10 years. As of September 2017, there are 3 portables on site used as enrolling space. It is projected that enrolment will be over 300 students with an operating capacity of 130%. With a significant number of proposed townhouse development permits in process, South Meridian will have to continue to rely on portables to meet the growing in-catchment demand. With Peace Arch Elementary currently operating at 185%, there is no ability to do a boundary change to relieve enrolment pressure. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

South Meridian Elementary



Earl Marriott Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Tree Preservation Summary

Surrey Project No: 16-0229-00

Address: 1620 King George Boulevard, 16147 – 16189 16th Avenue, 1635 & 1647 162nd Street,
Surrey, BC

Registered Arborist: Vanessa Melney

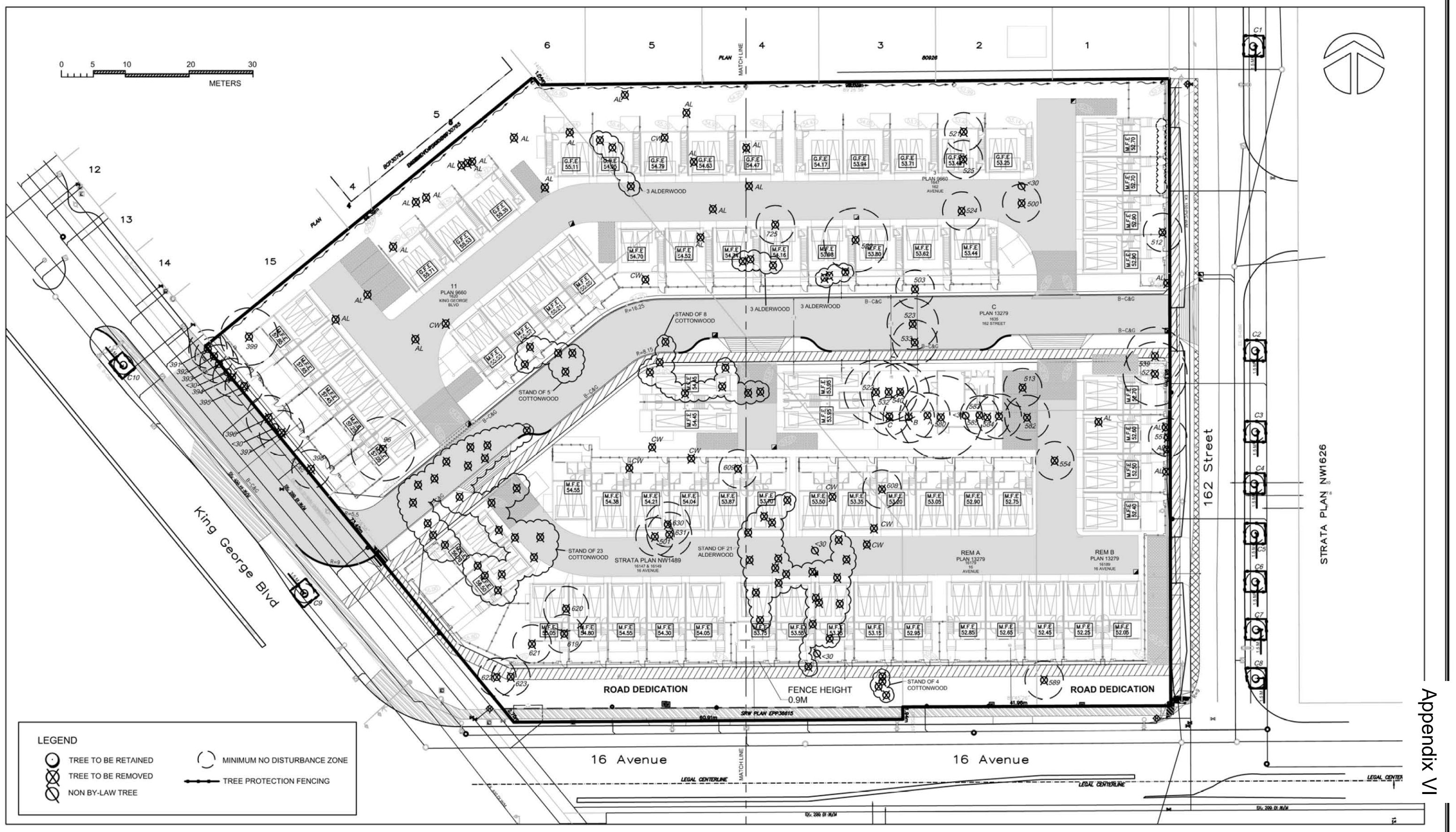
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	146
Protected Trees to be Removed	146
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 102 X one (1) = <u>102</u> - All other Trees Requiring 2 to 1 Replacement Ratio 44 X two (2) = <u>88</u>	190
Replacement Trees Proposed	131
Replacement Trees in Deficit	59
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: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	NA
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 	Date: July 4, 2018
--	--------------------





Appendix VI

NO.	DATE	BY	REVISION
1	JUN12/18	MK	SITE PLAN & UPDATED SURVEY
2	JUN26/18	MK	SITE PLAN & GRADING

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
 1620 King George Boulevard,
 16147 - 16189 16th Avenue,
 1635 & 1647 162nd Street
 Surrey, B.C.

SHEET TITLE
 KEY - TREE REMOVAL AND
 PRESERVATION PLAN

CLIENT

DRAWN
 MK

SCALE
 AS SHOWN

DATE
 DECEMBER 21, 2015

KEY
 SHEET 1 OF 3

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
1620 King George Boulevard,
16147 - 16189 16th Avenue,
1635 & 1647 162nd Street
Surrey, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC2115	MK	TOWNHOUSE LAYOUT ADDED
2	MAY1116	SL	NEW SITE PLAN
3	JULY1017	SL	NEW SITE PLAN
4	NOV0917	MK	NEW SITE PLAN
5	DEC0817	MK	NEW SITE PLAN
6	MAR30/18	MK	NEW SITE PLAN
7	MAY23/18	MK	REVISIONS
8	JUN12/18	MK	SITE PLAN & UPDATED SURVEY
9	JUN26/18	MK	SITE PLAN & GRADING PLAN

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN WEST

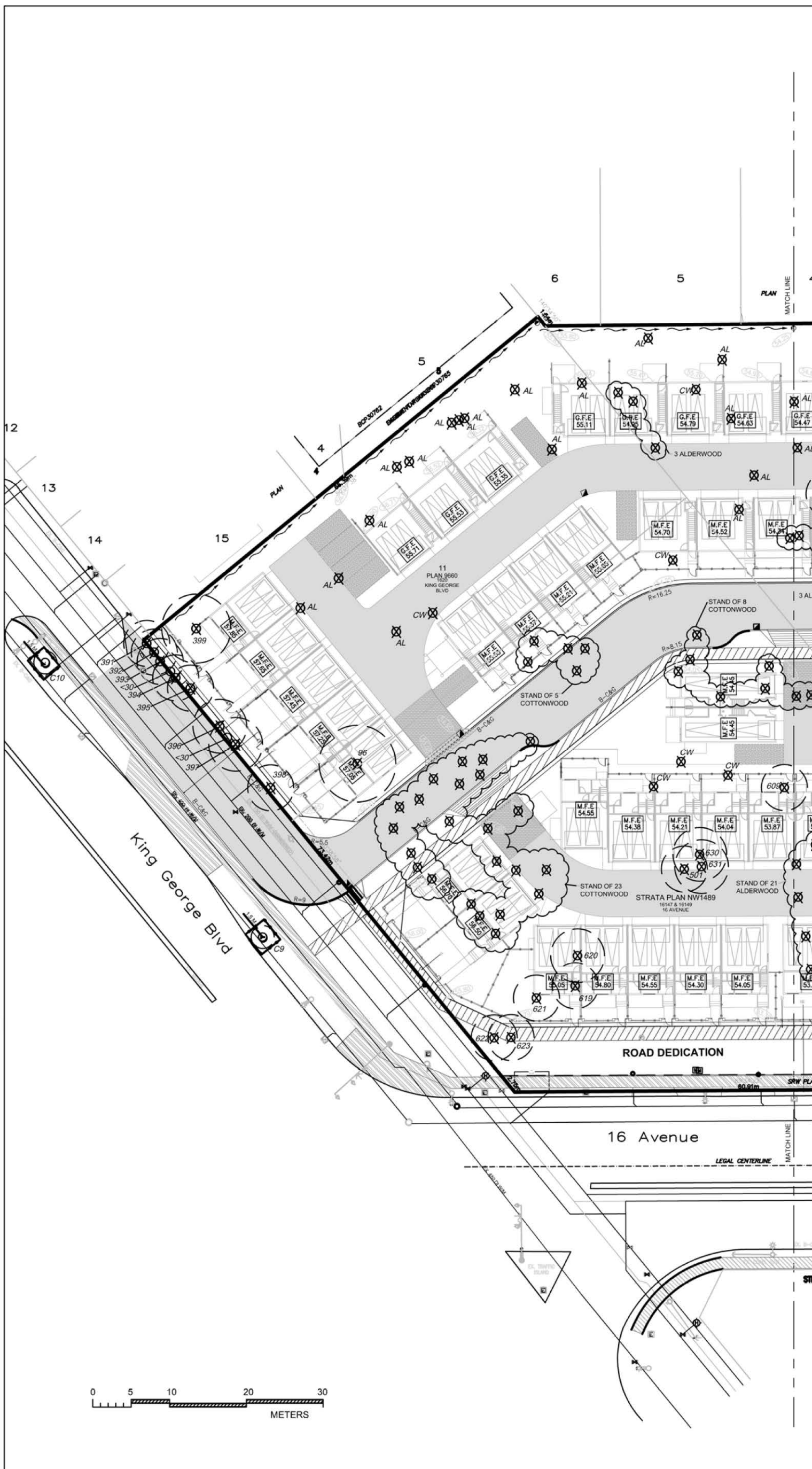
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DRAWN
MK

SCALE
AS SHOWN

DATE
DECEMBER 21, 2015

T-1A
SHEET 2 OF 3



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

1620 King George Boulevard,
 16147 - 16189 16th Avenue,
 1635 & 1647 162nd Street
 Surrey, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC2115	MK	TOWNHOUSE LAYOUT ADDED
2	MAY1116	SL	NEW SITE PLAN
3	JULY1017	SL	NEW SITE PLAN
4	NOV0917	MK	NEW SITE PLAN
5	DEC0817	MK	NEW SITE PLAN
6	MAR30/18	MK	NEW SITE PLAN
7	MAY23/18	MK	REVISIONS
8	JUN12/18	MK	SITE PLAN & UPDATED SURVEY
9	JUN26/18	MK	SITE PLAN & GRADING PLAN

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN EAST

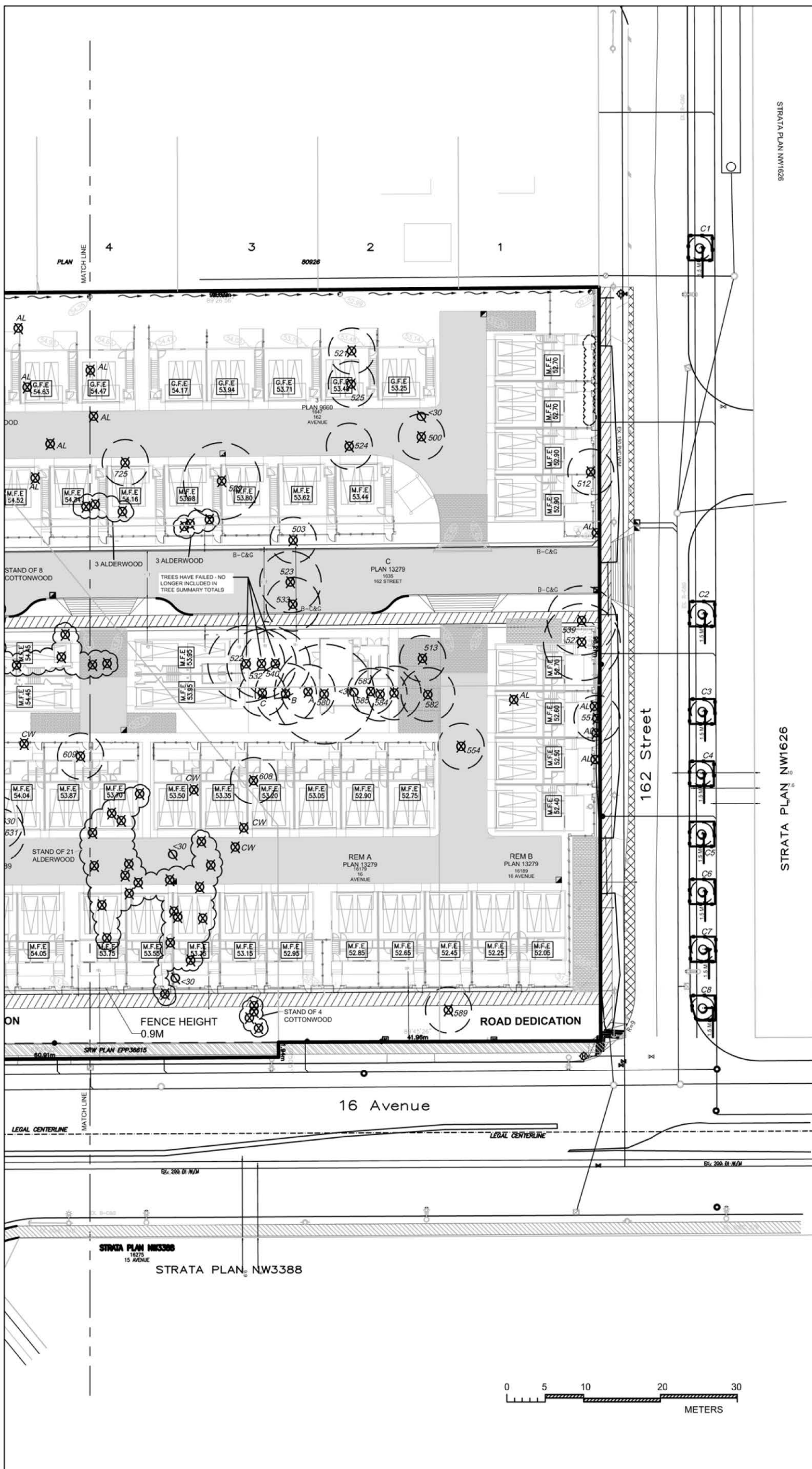
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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 DECEMBER 21 2015

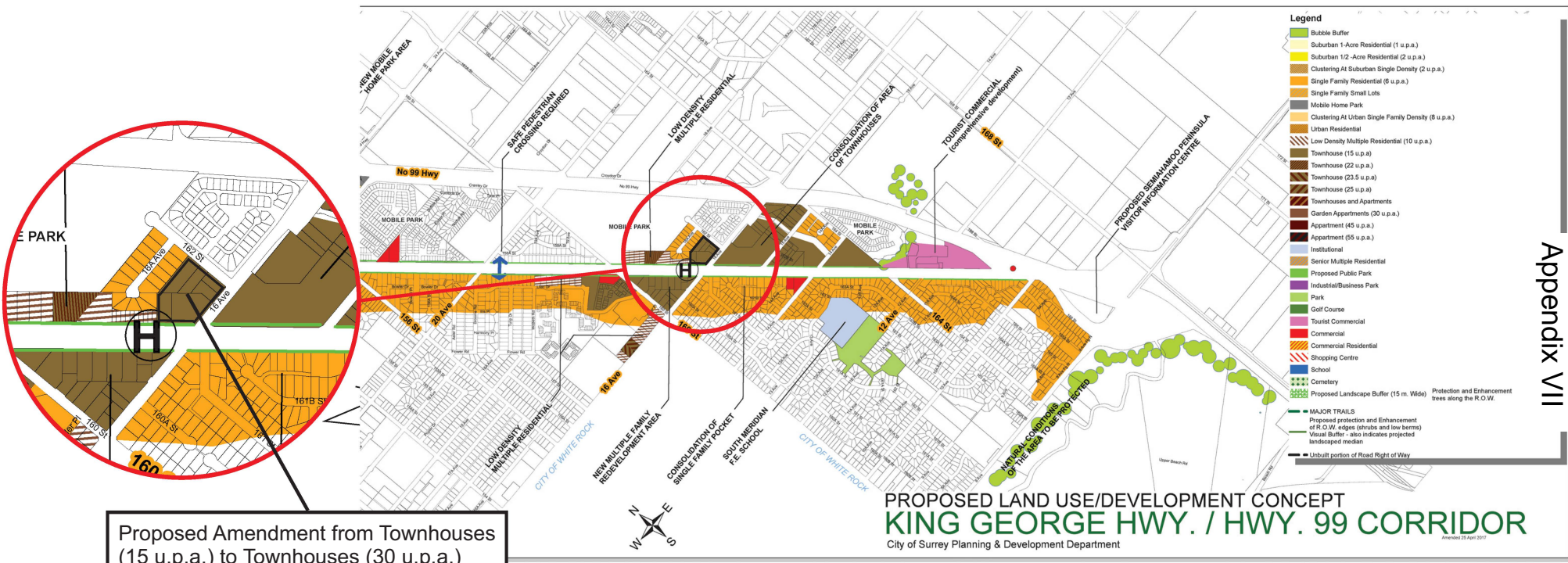
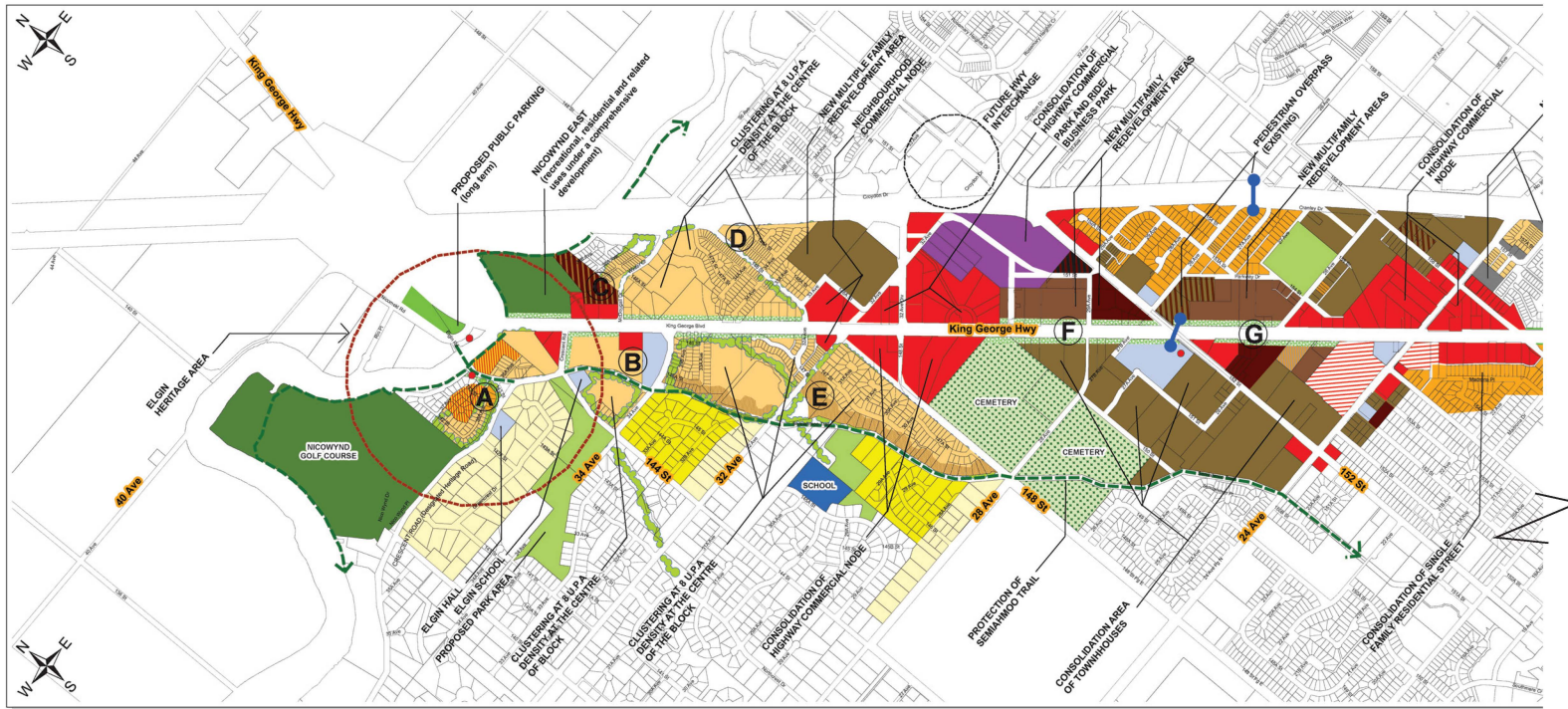
T-1B
 SHEET 3 OF 3



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING





(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0229-00

Issued To:

(the "Owner")

Address of Owner:

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: 011-427-141

Lot 3 Section 13 Township 1 New Westminster District Plan 9660

1647 - 162 Street

Parcel Identifier: 011-687-576

Lot 11 Section 13 Township 1 New Westminster District Plan 9660

1620 - King George Boulevard

Parcel Identifier: 005-572-428

Lot "A" Section 13 Township 1 New Westminster District Plan 13279 Except Plan EPP36490

16179 - 16 Avenue

Parcel Identifier: 008-582-483

Lot "B" Section 13 Township 1 New Westminster District Plan 13279 Except Part in Plan EPP33637

16189 - 16 Avenue

Parcel Identifier: 002-275-872

Lot "C" Section 13 Township 1 New Westminster District Plan 13279

1635 - 162 Street

Parcel Identifier: 001-816-730

Strata Lot 1 Section 13 Township 1 New Westminster District Strata Plan NW1489 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

16147 - 16 Avenue

Parcel Identifier: 001-816-748

Strata Lot 2 Section 13 Township 1 New Westminster District Strata Plan NW1489 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

16149 - 16 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 titles has been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) to reduce the minimum south setback of Lot 2 (north of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 5, and from 7.5 metres (25 ft.) to 3.6 metres (10 ft.) for Building 4;
- (b) to reduce the minimum southwest setback of Lot 2 (north of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 6, and from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 7;
- (c) to reduce the minimum north setback of Lot 2 (north of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 4;
- (d) to reduce the minimum northwest setback of Lot 2 (north of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 7;
- (e) to reduce the minimum east setback of Lot 2 (north of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 4;
- (f) to reduce the south setback of Lot 1 (south of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 9, 10 & 11;

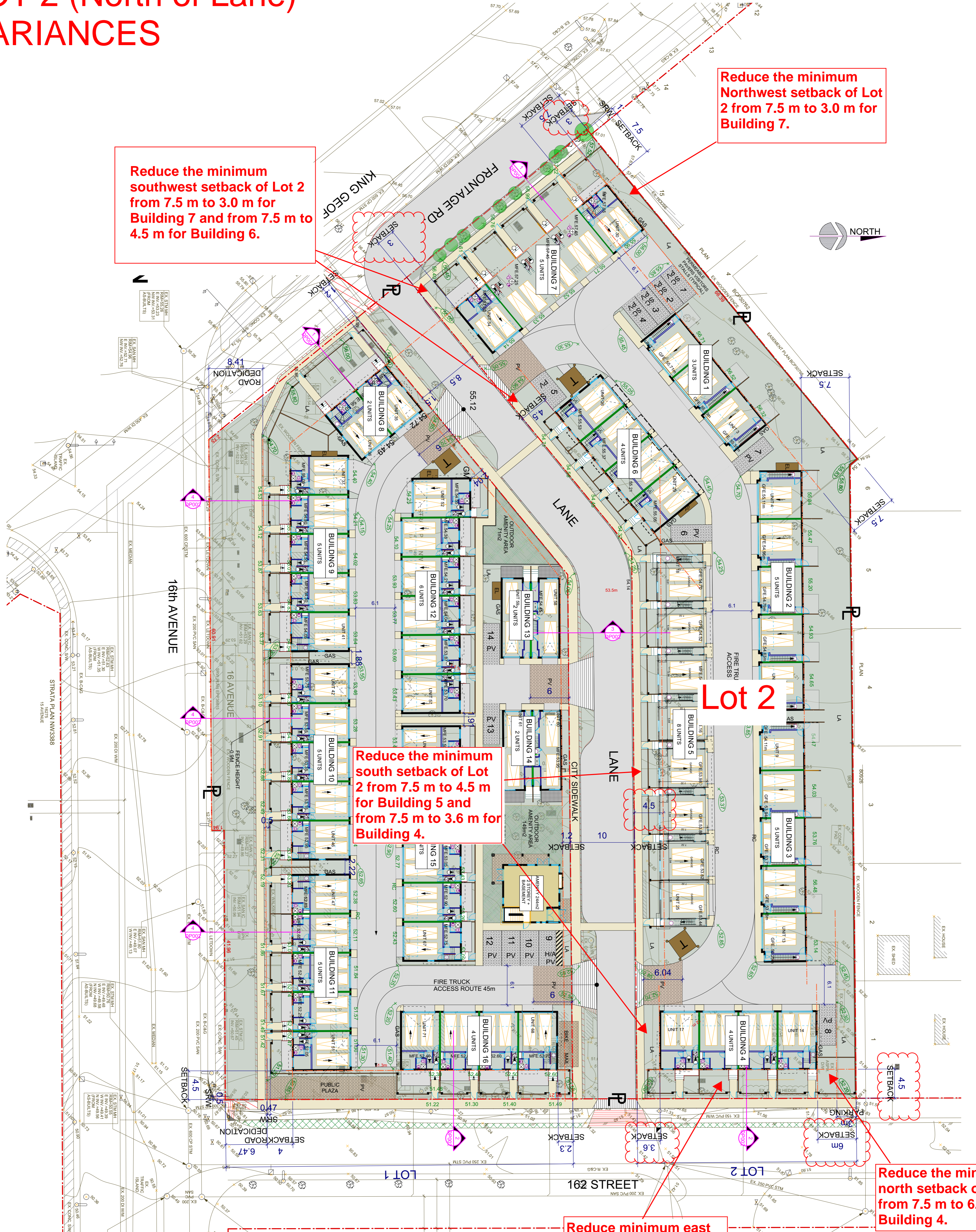
- (g) to reduce the north setback of Lot 1 (south of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 1.2 metres (15 ft.) for Buildings 13, 14 and the amenity building, and from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft) for Building 16;
 - (h) to reduce the northwest setback of Lot 1 (south of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 1.2 metres (15 ft.) for Building 8 and from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) for Building 12;
 - (i) to reduce the east setback of Lot 1 (south of lane) for the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 11 and 16;
 - (j) to allow a total of 4 visitor parking stalls to be located within the required setback area.
5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

LOT 2 (North of Lane) VARIANCES



STATISTICS

ZONING:	RM-30
LOT AREA CALCULATION	
GROSS LOT AREA:	12,567.13 m ²
STREET DEDICATION:	2,283.00 m ²
NET LOT AREA:	10,284.13 m ² - 2.54 Acre
BUILDING AREA:	4,624.65 m ²
LOT COVERAGE:	45% (MAX. ALLOWED 45%)

Reduce minimum east setback of Lot 2 from 7.5 m to 4.5 m for Building 4.

Reduce the minimum south setback of Lot 2 from 7.5 m to 4.5 m for Building 5 and from 7.5 m to 3.6 m for Building 4.

Reduce the minimum southwest setback of Lot 2 from 7.5 m to 3.0 m for Building 7 and from 7.5 m to 4.5 m for Building 6.

Reduce the minimum Northwest setback of Lot 2 from 7.5 m to 3.0 m for Building 7.

Reduce the minimum north setback of Lot 2 from 7.5 m to 6.0 m for Building 4.

STRATA PLAN NW1626

GROSS: 71 / 3.1054 = 22.86 UPA
NET: 71 UNITS. ACRES = 71 / 2.54 = 27.94 UPA

DENSITY

PROPOSED AMENITY SPACE
OUTDOOR SPACE - REQUIRED: 71 x 3m² = 213 m²
INDOOR AMENITY - REQUIRED: 219 m²
PROPOSED: 219 m²
INDOOR AMENITY - PROPOSED: 71 x 3m² = 213 m²
PROPOSED: 244 m²

OFF-STREET PARKING
RESIDENT: REQUIRED: 2 STALLS/UNIT:
2 x 71 UNITS = 142 STALLS
PROVIDED: 156 GARAGE PARKING STALLS
VISITOR PARKING REQUIRED: 0.2 STALLS/UNIT
0.2 x 71 UNITS = 14.2 STALLS
PROVIDED: 14 VISITOR PARKING STALLS NCL, 1 H/A

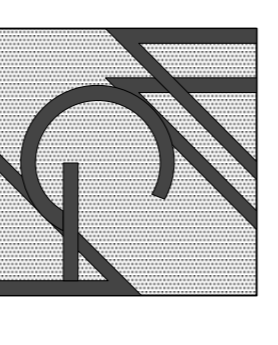
LEGEND:

- AD AREA DRAIN
- BR BICYCLE RACK
- CB CATCH BASIN
- C CURB
- EL ELECTRICAL ROOM
- F GAS GAS METERS
- H/A ACCESSIBLE PARKING
- LA LANDSCAPE
- LA PERENNIAL/DECORATIVE PAVERS
- PV PERMILABLE CURB
- T TRANSFORMER
- TPZ TREE PROTECTION ZONE

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#	Date	Revision Notes



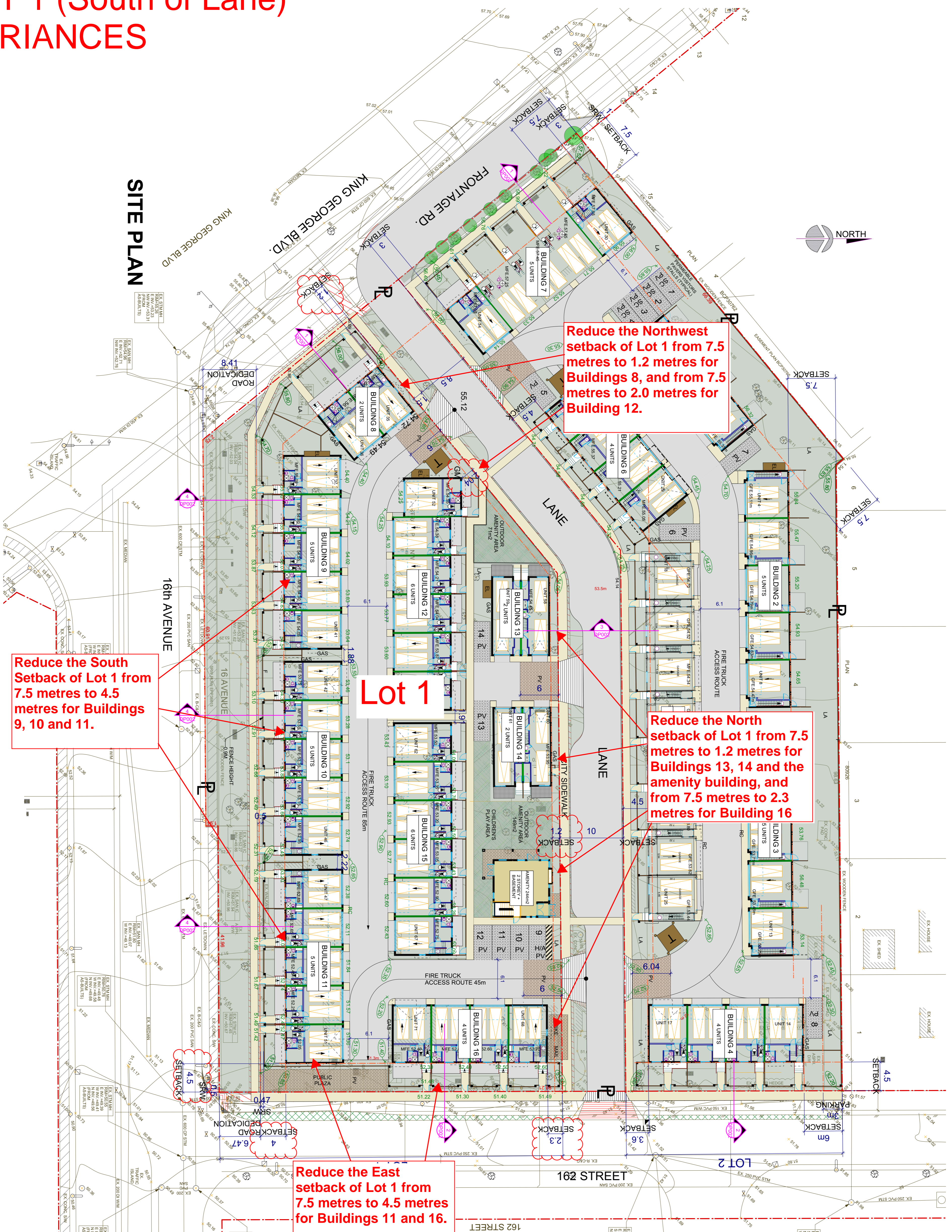
WG ARCHITECTURE
INC
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TEL: (604) 331 2378
email: wg@wgarchitectureinc.com

Project Title:
TOWNHOUSE PROJECT
1620 KING GEORGE BLVD
1635-1647 162ND STREET
16147-16189 16TH AVENUE
SURREY, B.C.

Sheet Title:
SITE PLAN

Date:	July 2017	Project Number:	1606
Scale:	1 : 300	Sheet Number:	DP102
Drawn By:	NC		
Approved By:	WG		

LOT 1 (South of Lane) VARIANCES



STATISTICS

ZONING:	RM-30
LOT AREA CALCULATION	GROSS LOT AREA: 12,567.13 m ²
STREET DEDICATION:	2,283.00 m ²
NET LOT AREA:	10,284.13 m ² - 2.54 Acre
BUILDING AREA:	4,624.65 m ²
LOT COVERAGE:	45% (MAX. ALLOWED 45%)

SETBACKS: LOT 1	- 4.5m, 3.5m
NORTH	- 7.5m, 6.0m
NORTH WEST	- 7.5m, 3m
EAST	- 4.5m

SETBACKS: LOT 2	- 1.2m
NORTH	- 1.2m
NORTH WEST	- 1.2m
SOUTH	- 7.5m, 4.0m
EAST	- 4.5m

BUILDING HEIGHT	3 STORES or 12.50m
NUMBER OF UNITS & BUILDING FLOOR AREA	71 UNITS
BUILDING FLOOR AREA	9,790.84 m ²
FAR:	NET: 9,790.84 m ² / 10,248.13 m ² = 0.95
	GROSS: 9,790.84 m ² / 12,567.13 = 0.78

PROPOSED AMENITY SPACE	OUTDOOR SPACE - REQUIRED: 71 x 3m ² = 213 m ²
	PROPOSED: 219 m ²
INDOOR AMENITY	REQUIRED: 71 x 3m ² = 213 m ²
	PROPOSED: 244 m ²

DENSITY	GROSS: 71 / 3,1054 = 22.86 UPA
	NET: 71 UNITS ACRES = 71 / 2.54 = 27.94 UPA
OFF-STREET PARKING	RESIDENT: REQUIRED: 2 STALLS/UNIT:
	2 x 71 UNITS = 142 STALLS
PROVIDED:	156 GARAGE PARKING STALLS
VISITOR PARKING REQUIRED:	0.2 STALLS/UNIT
	0.2 x 71 UNITS = 14.2 STALLS
PROVIDED:	14 VISITOR PARKING STALLS NCL, 1 H/A

LEGEND:

- AD AREA DRAIN
- BR BICYCLE RACK
- CB CATCH BASIN
- C CURB
- EL ELECTRICAL ROOM
- FI GAS FIRE METER
- F H/A ACCESSIBLE PARKING
- FV FENCE
- LA LANDSCAPE
- LV LANDSCAPE DECORATIVE PAVERS
- RC ROLL-OVER CURB
- T TRANSFORMER
- TPZ TREE PROTECTION ZONE

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#	Date	Revision Notes



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TOWNHOUSE PROJECT
1620 KING GEORGE BLVD
1635-1647 162ND STREET
16147-16189 16TH AVENUE
SURREY, B.C.

Scale: 1:300
Date: July 2017
Project Number: 1606
Sheet Number: DP102

Drawn By: NC
Approved By: WG

Visitor Parking Spaces VARIANCES



Variance to allow 4 visitor spaces to be located within the required setback area.

STATISTICS

ZONING:	RM-30
LOT AREA CALCULATION:	GROSS LOT AREA: 12,567.13 m ²
STREET DEDICATION:	2,283.00 m ²
NET LOT AREA:	10,284.13 m ² - 2.54 Acre
BUILDING AREA:	4,624.65 m ²
LOT COVERAGE:	45% (MAX. ALLOWED 45%)
ALLOWED:	
SETBACKS: LOT 1	SOUTH - 4.5m, 3.5m NORTH - 7.5m, 6.0m NORTH WEST - 7.5m, 3m EAST - 4.5m
SETBACKS: LOT 2	NORTH - 1.2m NORTH WEST - 1.2m SOUTH - 7.5m, 4.0m EAST - 4.5m
BUILDING HEIGHT:	3 STORES or 12.50m
NUMBER OF UNITS & BUILDING FLOOR AREA:	71 UNITS BUILDING FLOOR AREA - 9,790.84 m ²
FAR:	NET: 9,790.84 m ² / 10,248.13 m ² = 0.95 GROSS: 9,790.84 m ² / 12,567.13 = 0.78
PROPOSED AMENITY SPACE:	OUTDOOR SPACE - REQUIRED: 71 x 3m ² = 213 m ² INDOOR AMENITY - REQUIRED: 219 m ² PROPOSED: 71 x 3m ² = 213 m ²
DENSITY:	GROSS: 71 / 3,1054 = 22.86 UPA NET: 71 UNITS ACRES = 71 / 2.54 = 27.94 UPA
OFF-STREET PARKING:	RESIDENT: REQUIRED: 2 STALLS/UNIT: 2 x 71 UNITS = 142 STALLS PROVIDED: 156 GARAGE PARKING STALLS VISITOR PARKING REQUIRED: 0.2 STALLS/UNIT 0.2 x 71 UNITS = 14.2 STALLS PROVIDED: 14 VISITOR PARKING STALLS NCL, 1 H/A

LEGEND:

- AD AREA DRAIN
- BR BICYCLE RACK
- CB CATCH BASIN
- C CURB
- EL ELECTRICAL ROOM
- FI GAS METERS
- F H/A ACCESSIBLE PARKING
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