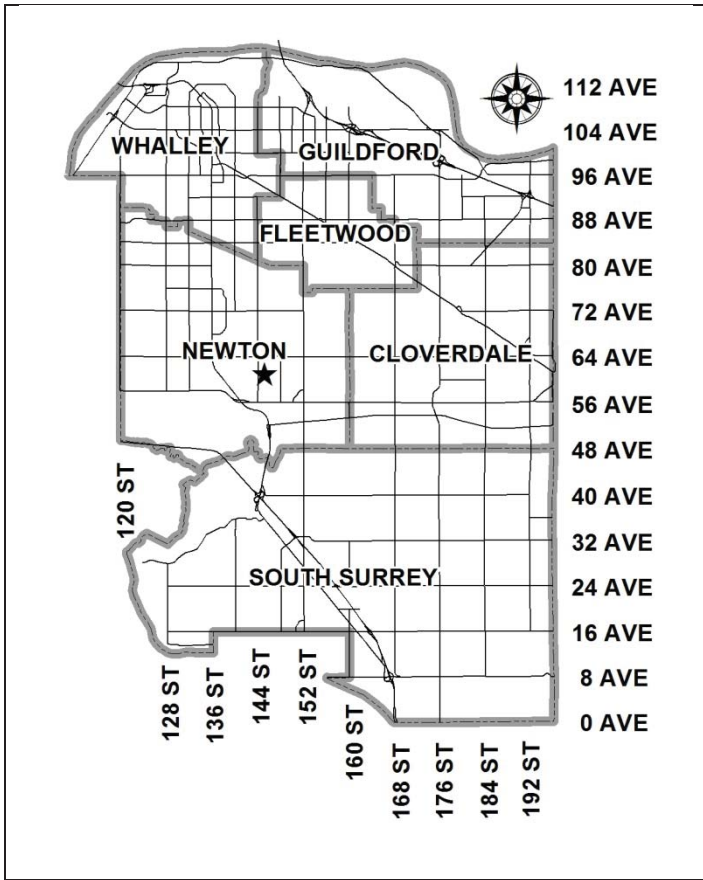


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0424-00

Planning Report Date: October 24, 2016



PROPOSAL:

- **Development Variance Permit**
- in order to vary building setbacks on 15 single family small lots.

LOCATION:

6105 - 145A Street, 14550, 14558, 14562, 14568, 14572, 14578, 14588, 14592, 14596 - 61A Avenue, and 14579, 14571, 14565, 14557, 14551 - 61 Avenue

OWNER:

0736222 BC Ltd.

ZONING:

RF-12

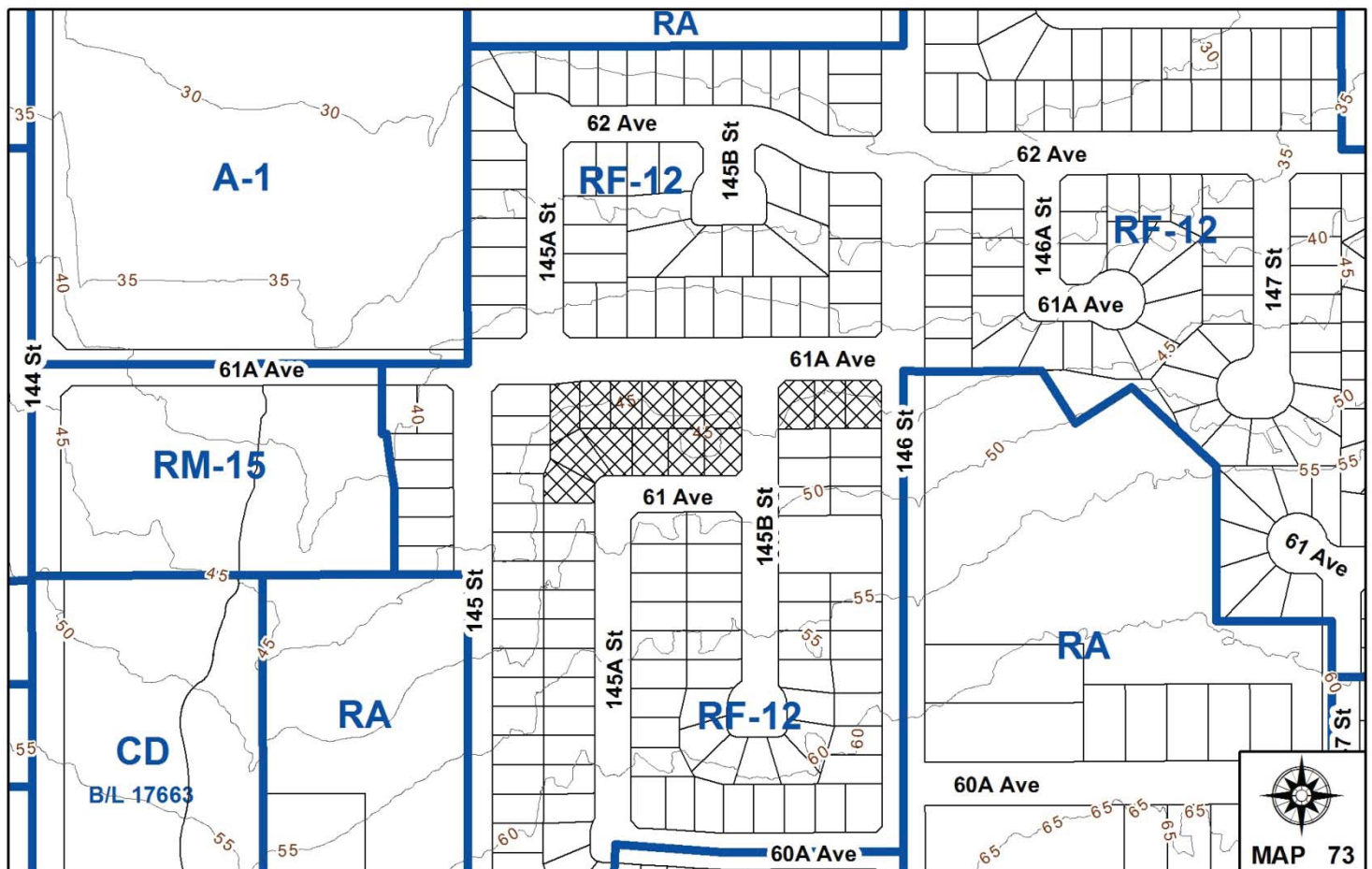
OCP DESIGNATION:

Urban

NCP/LAP

Single Family Residential Flex
 (6 - 14.5 u.p.a.)

DESIGNATION:



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to front and rear yard building setbacks.

RATIONALE OF RECOMMENDATION

- The subject properties are RF-12 Type II lots with widths that range from 13.4 metres (44 ft.) to 16.9 metres (56 ft.) and depths from 22 metres (72 ft.) to 23.8 metres (78 ft.). The dimensions of these lots results in a house design that is wide and shallow. The setback variances will allow for a more functional floor plan for the main floor of each proposed house.
- The requested setback variances would allow for a slight increase in floor area that is closer to the maximum buildable area that could be achieved on the given lot sizes.
- Similar variances have been requested and approved in the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0424-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for 50% of the building width for Lots 4 to 14, 17 to 19, and 23;
- (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the building width and to 5.5 metres (18 ft.) for the remaining length of the rear building face for Lots 4 to 12, 14, 17 to 19, and 23; and
- (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the length of the rear building face for Lot 13.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family residential lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 61A Avenue):	Single family dwellings.	Urban / Single Family Residential Flex (6-14.5 u.p.a)	RF-12
East (Across 146 Street):	Owl Park.	Urban / Existing & Future Park	RA
South (Across 61 Avenue):	Single family dwellings.	Urban / Single Family Residential Flex (6-14.5 u.p.a)	RF-12
West:	Vacant single family residential lots.	Urban / Single Family Residential Flex (6-14.5 u.p.a)	RF-12

DEVELOPMENT CONSIDERATIONS

Background

- The subject properties are designated "Urban" in the Official Community Plan (OCP), "Single Family Residential Flex (6-14.5 u.p.a.)" in the South Newton Neighbourhood Concept Plan, and are zoned "Single Family Residential (12) Zone (RF-12)".
- The 15 subject lots, shown in Appendix II, are RF-12 "Type II" lots with widths that range from 13.4 metres (44 ft.) to 16.9 metres (56 ft.) and depths from 22 metres (72 ft.) to 23.8 metres (78 ft.).
- The subject properties were created as part of a 23 lot subdivision under Development Application No. 7907-0152-00. All lots in the subdivision are owned by the applicant and all of which are vacant except one.
- The subject properties form two contiguous areas; 12 lots located between 61 Avenue and 61A Avenue, and 145 Street and 145B Street and three lots located between 145B Street and 146 Street on 61A Avenue.

Current Proposal

- The applicant proposes to reduce the front and rear yard setbacks of the subject lots to allow for a more functional main floor design on wide, shallow RF-12 "Type II" lots.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is requesting to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for 50% of the building width for Lots 4 to 14, 17 to 19, and 23.
- The applicant is also requesting a rear yard relaxation to:
 - Reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the building width and to 5.5 metres (18 ft.) for the remaining length of the rear building face for Lots 4 to 12, 14, 17 to 19, and 23; and
 - Reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the length of the rear building face for Lot 13.

Applicant's Reasons:

- Although the subject lots meet the minimum lot depth of 22 metres (72 ft.) for RF-12 Zone "Type II" lots additional building depth is required to create functional rooms on the main floor, specifically behind the garages.

Staff Comments:

- The subject properties are RF-12 "Type II" lots with widths that range from 13.4 metres (44 ft.) to 16.9 metres (56 ft.) and depths from 22 metres (72 ft.) to 23.8 metres (78 ft.). The dimensions of these lots results in a house design that is wide and shallow. The setback variances will allow for a more functional floor plan for the main floor of each proposed house.
- Council recently approved the addition of the "Single Family Residential (13) Zone (RF-13)" to the Zoning Bylaw. The RF-13 Zone is based on the RF-12 Zone but, among other changes, has increased the required lot depth for "Type II" lots from 22 metres (72 ft.) to 24 metres (79 ft.), in part to respond to the constraints these wide, shallow lots place on house design and off-street parking. Applying the RF-13 Zone, with the minimum 24 metre (79 ft.) depth requirement, should avoid the need for setback variances for new development proposals elsewhere in the City.
- The requested setback variances would allow for a slight increase in floor area that is closer to the maximum buildable area that could be achieved on the given lot sizes.
- The subject properties either back onto each other or back onto another property in the subdivision owned by the applicant. As a result, no other owner or current neighbour will be unduly impacted by these variance requests.
- Similar variance requests have been requested and approved in the surrounding area.
- Staff supports the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Subject Lots
Appendix III.	Development Variance Permit No. 7916-0424-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/da

- (c) Civic Address: 14550 - 61A Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-724
Lot 4 Section 10 Township 2 New Westminster District Plan EPP59617
- (d) Civic Address: 14558 - 61A Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-732
Lot 5 Section 10 Township 2 New Westminster District Plan EPP59617
- (e) Civic Address: 14562 - 61A Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-741
Lot 6 Section 10 Township 2 New Westminster District Plan EPP59617
- (f) Civic Address: 14568 - 61A Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-759
Lot 7 Section 10 Township 2 New Westminster District Plan EPP59617

- (g) Civic Address: 14572 - 61A Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-767
Lot 8 Section 10 Township 2 New Westminster District Plan EPP59617
- (h) Civic Address: 14578 - 61A Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-775
Lot 9 Section 10 Township 2 New Westminster District Plan EPP59617
- (i) Civic Address: 14579 - 61 Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-899
Lot 10 Section 10 Township 2 New Westminster District Plan EPP59617
- (j) Civic Address: 14571 - 61 Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-902
Lot 11 Section 10 Township 2 New Westminster District Plan EPP59617

- (k) Civic Address: 14565 - 61 Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-911
Lot 12 Section 10 Township 2 New Westminster District Plan EPP59617
- (l) Civic Address: 14557 - 61 Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-929
Lot 13 Section 10 Township 2 New Westminster District Plan EPP59617
- (m) Civic Address: 14551 - 61 Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-961
Lot 14 Section 10 Township 2 New Westminster District Plan EPP59617
- (n) Civic Address: 14588 - 61A Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-791
Lot 17 Section 10 Township 2 New Westminster District Plan EPP59617

- (o) Civic Address: 14592 - 61A Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-805
Lot 18 Section 10 Township 2 New Westminster District Plan EPP59617
- (p) Civic Address: 14596 - 61A Avenue
Owner: 0736222 BC Ltd
Director Information:
Jaspreet Gill
Jagdeep Kaur Gill

Officer Information as at September 28, 2015:
Jaspreet Gill, President
Jagdeep Kaur Gill, Secretary
PID: 029-915-813
Lot 19 Section 10 Township 2 New Westminster District Plan EPP59617

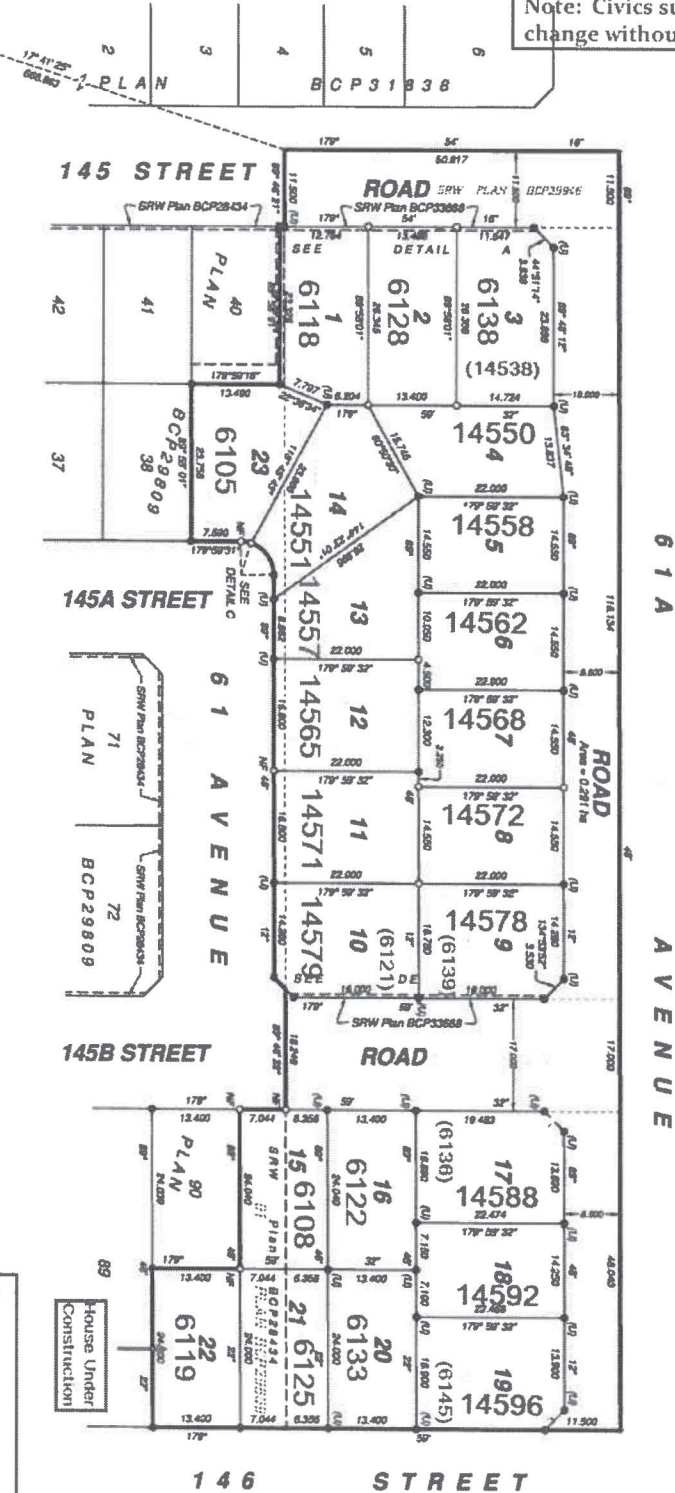
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7916-0424-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

APPENDIX II

**SUBDIVISION PLAN OF LOT 12, PLAN 1361 EXCEPT THE SOUTH 155 FEET;
LOT 91, PLAN BCP29809; AND LOT 39 PLAN BCP29809, ALL WITHIN
SECTION 10, TOWNSHIP 2, NEW WESTMINSTER DISTRICT.**

Planning & Development
Plan EPP59617
Map #73
File 7907-0152-00
Note: Civics subject to
change without notice

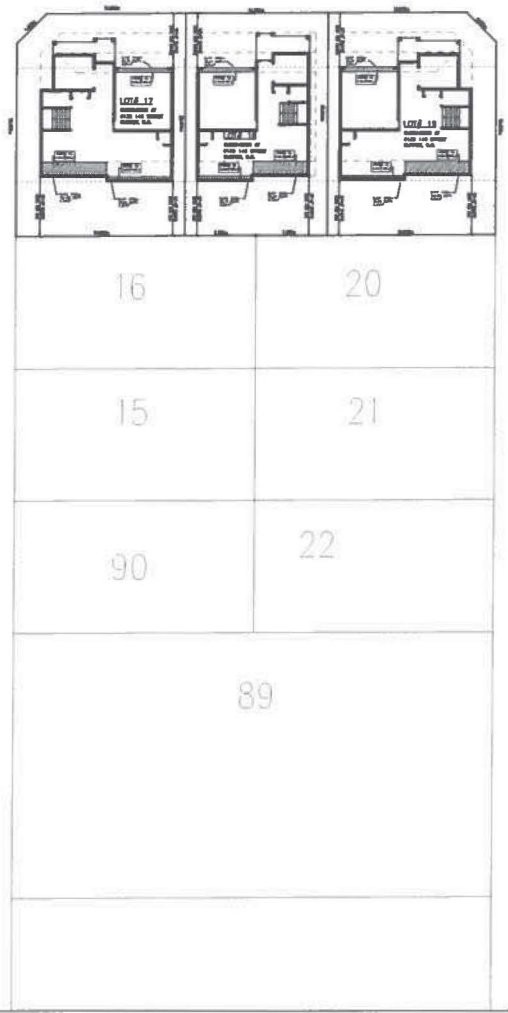


Planning & Development
Map # 73

Roll # 6103

Existing Civic Addresses:
6135 146 Street, 6105
145A Street & 6119 146
Street

House Under
Construction



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0424-00

Issued To: 0736222 BC LTD

(the Owner)

Address of Owner: 15272 - Croydon Drive, Unit 102
Surrey, BC V3S 0Z5

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: 029-915-724

Lot 4 Section 10 Township 2 New Westminster District Plan EPP59617

14550 - 61A Avenue

Parcel Identifier: 029-915-732

Lot 5 Section 10 Township 2 New Westminster District Plan EPP59617

14558 - 61A Avenue

Parcel Identifier: 029-915-741

Lot 6 Section 10 Township 2 New Westminster District Plan EPP59617

14562 - 61A Avenue

Parcel Identifier: 029-915-759

Lot 7 Section 10 Township 2 New Westminster District Plan EPP59617

14568 - 61A Avenue

Parcel Identifier: 029-915-767

Lot 8 Section 10 Township 2 New Westminster District Plan EPP59617

14572 - 61A Avenue

Parcel Identifier: 029-915-775

Lot 9 Section 10 Township 2 New Westminster District Plan EPP59617

14578 - 61A Avenue

Parcel Identifier: 029-915-899
Lot 10 Section 10 Township 2 New Westminster District Plan EPP59617

14579 - 61 Avenue

Parcel Identifier: 029-915-902
Lot 11 Section 10 Township 2 New Westminster District Plan EPP59617

14571 - 61 Avenue

Parcel Identifier: 029-915-911
Lot 12 Section 10 Township 2 New Westminster District Plan EPP59617

14565 - 61 Avenue

Parcel Identifier: 029-915-929
Lot 13 Section 10 Township 2 New Westminster District Plan EPP59617

14557 - 61 Avenue

Parcel Identifier: 029-915-961
Lot 14 Section 10 Township 2 New Westminster District Plan EPP59617

14551 - 61 Avenue

Parcel Identifier: 029-915-791
Lot 17 Section 10 Township 2 New Westminster District Plan EPP59617

14588 - 61A Avenue

Parcel Identifier: 029-915-805
Lot 18 Section 10 Township 2 New Westminster District Plan EPP59617

14592 - 61A Avenue

Parcel Identifier: 029-915-813
Lot 19 Section 10 Township 2 New Westminster District Plan EPP59617

14596 - 61A Avenue

Parcel Identifier: 027-064-841
Lot 23 Section 10 Township 2 New Westminster District Plan EPP59617

6105 - 145A Street

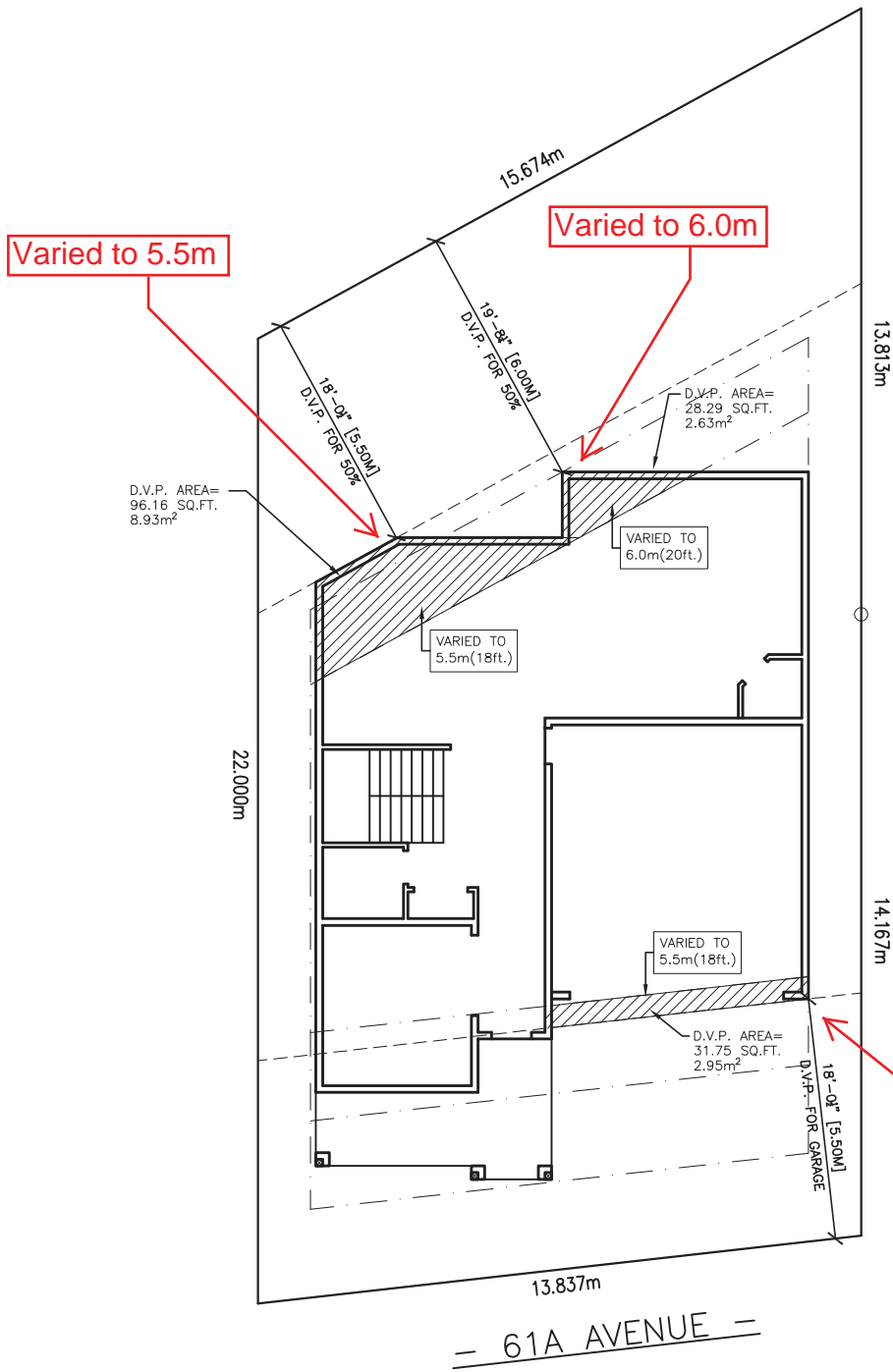
(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for 50% of the building width for Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 23;
 - (b) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the building width and 5.5 metres (18 ft.) for the remaining length of the rear building face for Lots, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 19, 23; and
 - (c) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lot 13.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
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



LOT# 4
 14550 61A AVENUE
 SURREY, B.C.

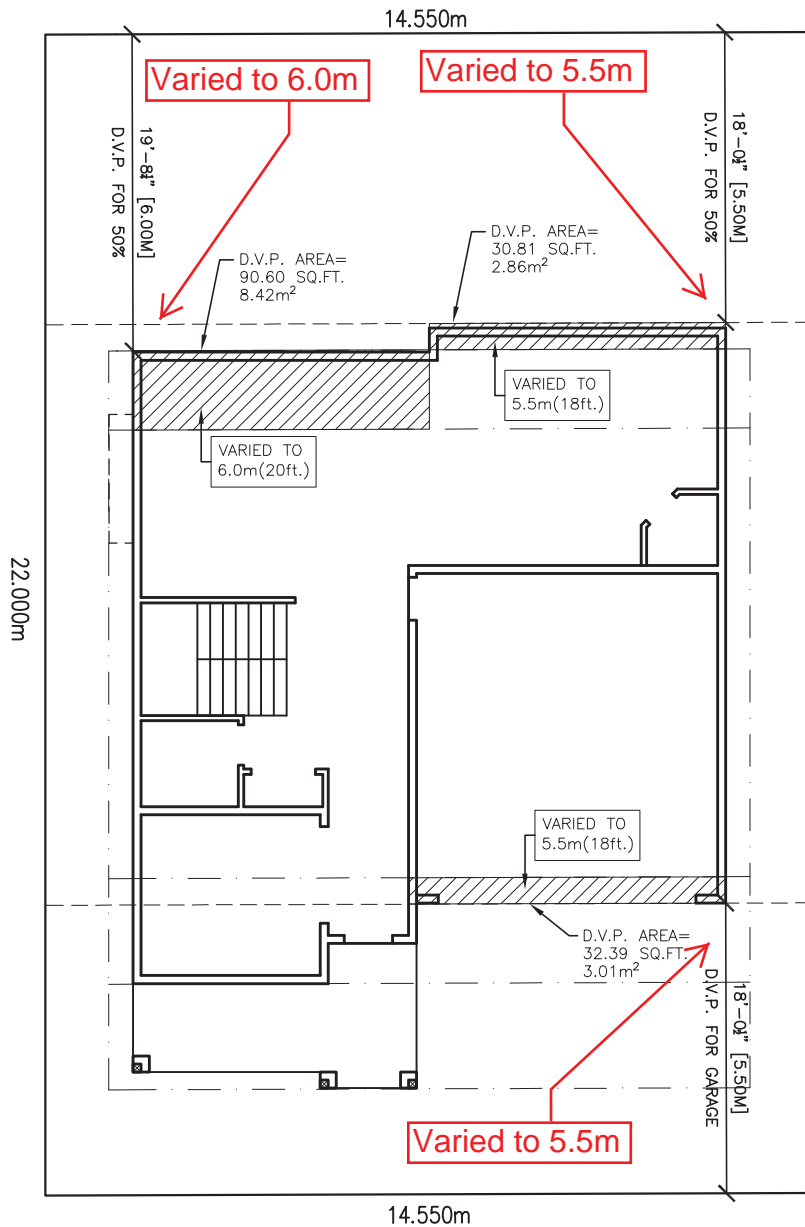
F.A.R.:
 TOTAL LOT AREA=352m²[3788.90 SQ.FT.]
 ALLOWABLE F.A.R. @ 70%=246.40m²[2652.23 SQ.FT.]

SITE COVERAGE:
 TOTAL LOT AREA=352m²[3788.90 SQ.FT.]
 ALLOWABLE SITE COVERAGE @ 50%=176m²[1894.45 SQ.FT.]
 ACTUAL SITE COVERAGE=

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	124.36m ² [1338.62 SQ.FT.]
TOP FLOOR AREA =	99.49m ² [1070.90 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	89.49m ² [963.26 SQ.FT.]
TOTAL AREA =	213.85m ² [2301.88 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	140.41m ² [1511.31 SQ.FT.]
TOP FLOOR AREA =	112.32m ² [1209.05 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	102.32m ² [1101.41 SQ.FT.]
TOTAL AREA =	242.73m ² [2612.72 SQ.FT.]

Varied to 5.5m



LOT# 5

14558 61A AVENUE
SURREY, B.C.

F.A.R.:

TOTAL LOT AREA=320m²[3444.45 SQ.FT.]

ALLOWABLE F.A.R. @ 70%=224.00m²[2411.12 SQ.FT.]

SITE COVERAGE:

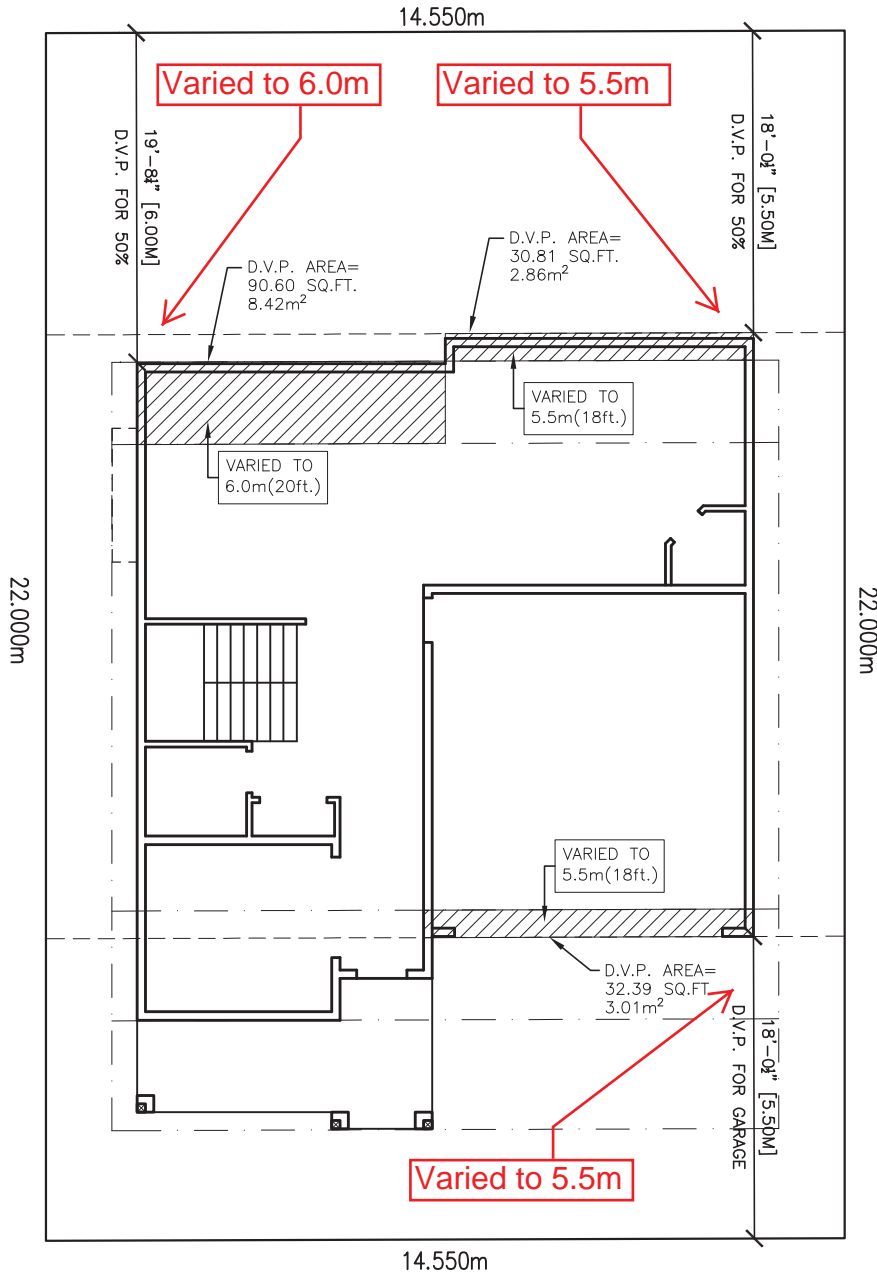
TOTAL LOT AREA=320m²[3444.45 SQ.FT.]

ALLOWABLE SITE COVERAGE @ 50%=160m²[1722.23 SQ.FT.]

ACTUAL SITE COVERAGE=135.77m²[1461.42 SQ.FT.]

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	123.96m ² [1334.31 SQ.FT.]
TOP FLOOR AREA =	99.17m ² [1067.46 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	89.17m ² [959.82 SQ.FT.]
TOTAL AREA =	213.13m ² [2294.11 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	130.00m ² [1399.30 SQ.FT.]
TOP FLOOR AREA =	104.00m ² [1119.44 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	94.00m ² [1011.81 SQ.FT.]
TOTAL AREA =	224.00m ² [2411.11 SQ.FT.]



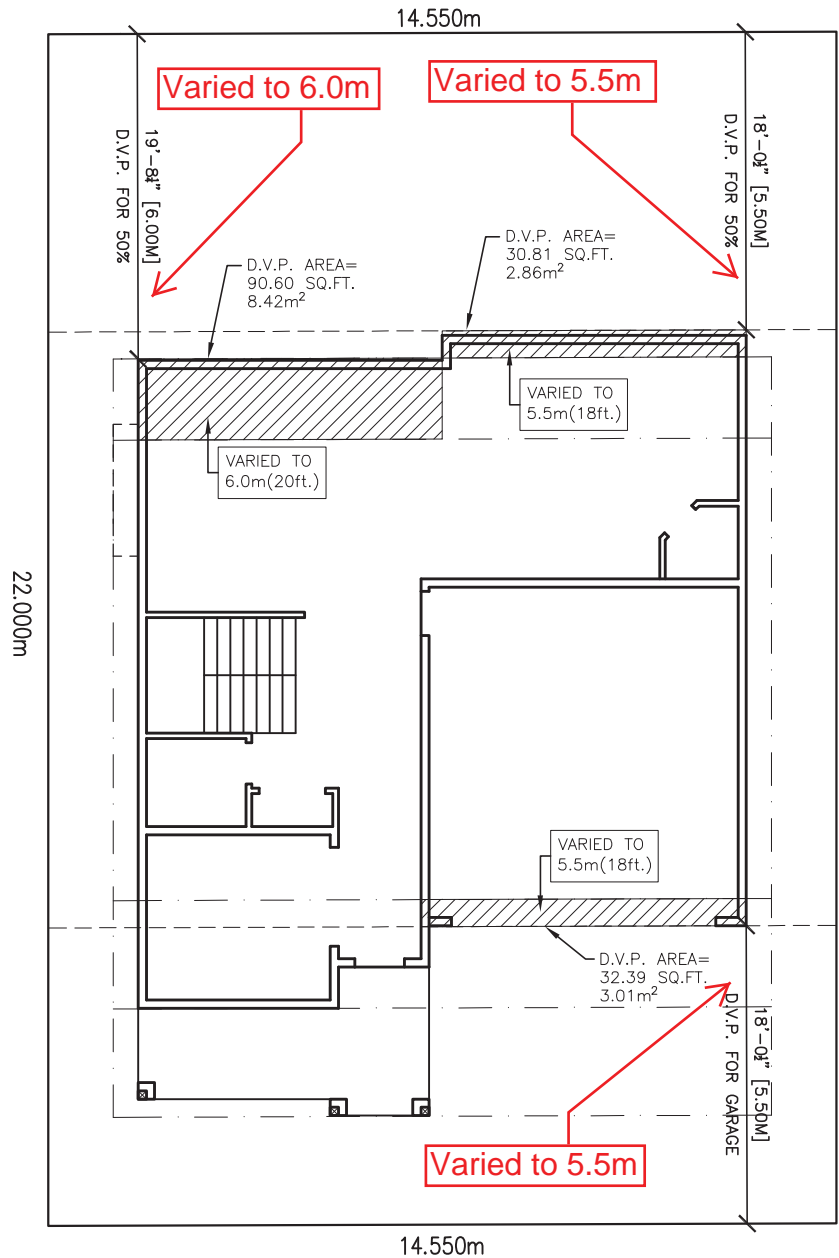
LOT# 6
 14562 61A AVENUE
 SURREY, B.C.

F.A.R.:
 TOTAL LOT AREA=320m²[3444.45 SQ.FT.]
 ALLOWABLE F.A.R. @ 70%=224.00m²[2411.12 SQ.FT.]

SITE COVERAGE:
 TOTAL LOT AREA=320m²[3444.45 SQ.FT.]
 ALLOWABLE SITE COVERAGE @ 50%=160m²[1722.23 SQ.FT.]
 ACTUAL SITE COVERAGE=135.77m²[1461.42 SQ.FT.]

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	123.96m ² [1334.31 SQ.FT.]
TOP FLOOR AREA =	99.17m ² [1067.46 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	89.17m ² [959.82 SQ.FT.]
TOTAL AREA =	213.13m ² [2294.11 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	130.00m ² [1399.30 SQ.FT.]
TOP FLOOR AREA =	104.00m ² [1119.44 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	94.00m ² [1011.81 SQ.FT.]
TOTAL AREA =	224.00m ² [2411.11 SQ.FT.]



LOT# 7

14568 61A AVENUE
SURREY, B.C.

F.A.R.:

TOTAL LOT AREA=320m²[3444.45 SQ.FT.]
ALLOWABLE F.A.R. @ 70%=224.00m²[2411.12 SQ.FT.]

SITE COVERAGE:

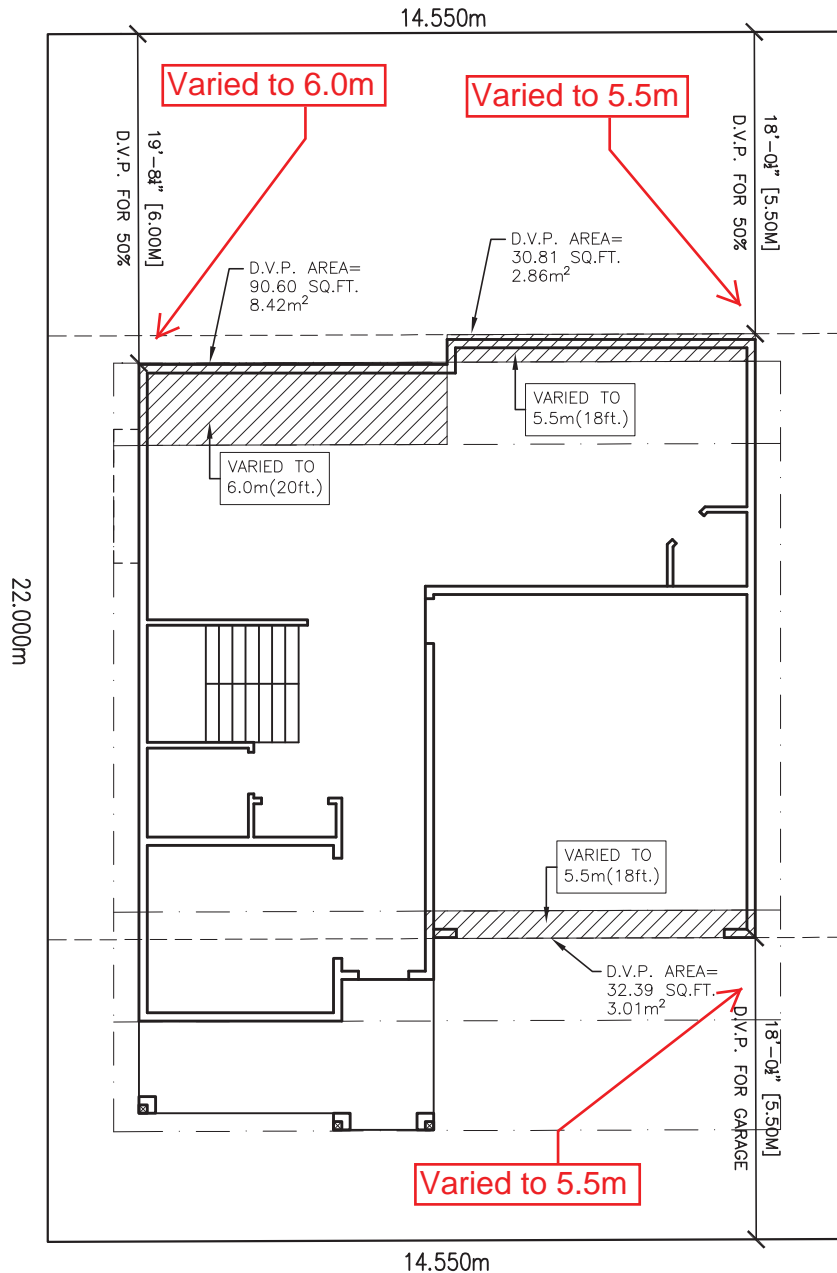
TOTAL LOT AREA=320m²[3444.45 SQ.FT.]
ALLOWABLE SITE COVERAGE @ 50%=160m²[1722.23 SQ.FT.]
ACTUAL SITE COVERAGE=135.77m²[1461.42 SQ.FT.]

NO DVP

MAIN FLOOR AREA (GARAGE INCL.) =	123.96m ² [1334.31 SQ.FT.]
TOP FLOOR AREA =	99.17m ² [1067.46 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	89.17m ² [959.82 SQ.FT.]
TOTAL AREA =	213.13m ² [2294.11 SQ.FT.]

WITH DVP

MAIN FLOOR AREA (GARAGE INCL.) =	130.00m ² [1399.30 SQ.FT.]
TOP FLOOR AREA =	104.00m ² [1119.44 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	94.00m ² [1011.81 SQ.FT.]
TOTAL AREA =	224.00m ² [2411.11 SQ.FT.]



LOT# 8
 14572 61A AVENUE
 SURREY, B.C.

F.A.R.:
 TOTAL LOT AREA=320m²[3444.45 SQ.FT.]
 ALLOWABLE F.A.R. @ 70%=224.00m²[2411.12 SQ.FT.]

SITE COVERAGE:
 TOTAL LOT AREA=320m²[3444.45 SQ.FT.]
 ALLOWABLE SITE COVERAGE @ 50%=160m²[1722.23 SQ.FT.]
 ACTUAL SITE COVERAGE=135.77m²[1461.42 SQ.FT.]

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	123.96m ² [1334.31 SQ.FT.]
TOP FLOOR AREA =	99.17m ² [1067.46 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	89.17m ² [959.82 SQ.FT.]
TOTAL AREA =	213.13m ² [2294.11 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	130.00m ² [1399.30 SQ.FT.]
TOP FLOOR AREA =	104.00m ² [1119.44 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	94.00m ² [1011.81 SQ.FT.]
TOTAL AREA =	224.00m ² [2411.11 SQ.FT.]



LOT# 9

14578 61A AVENUE
SURREY, B.C.

F.A.R.:

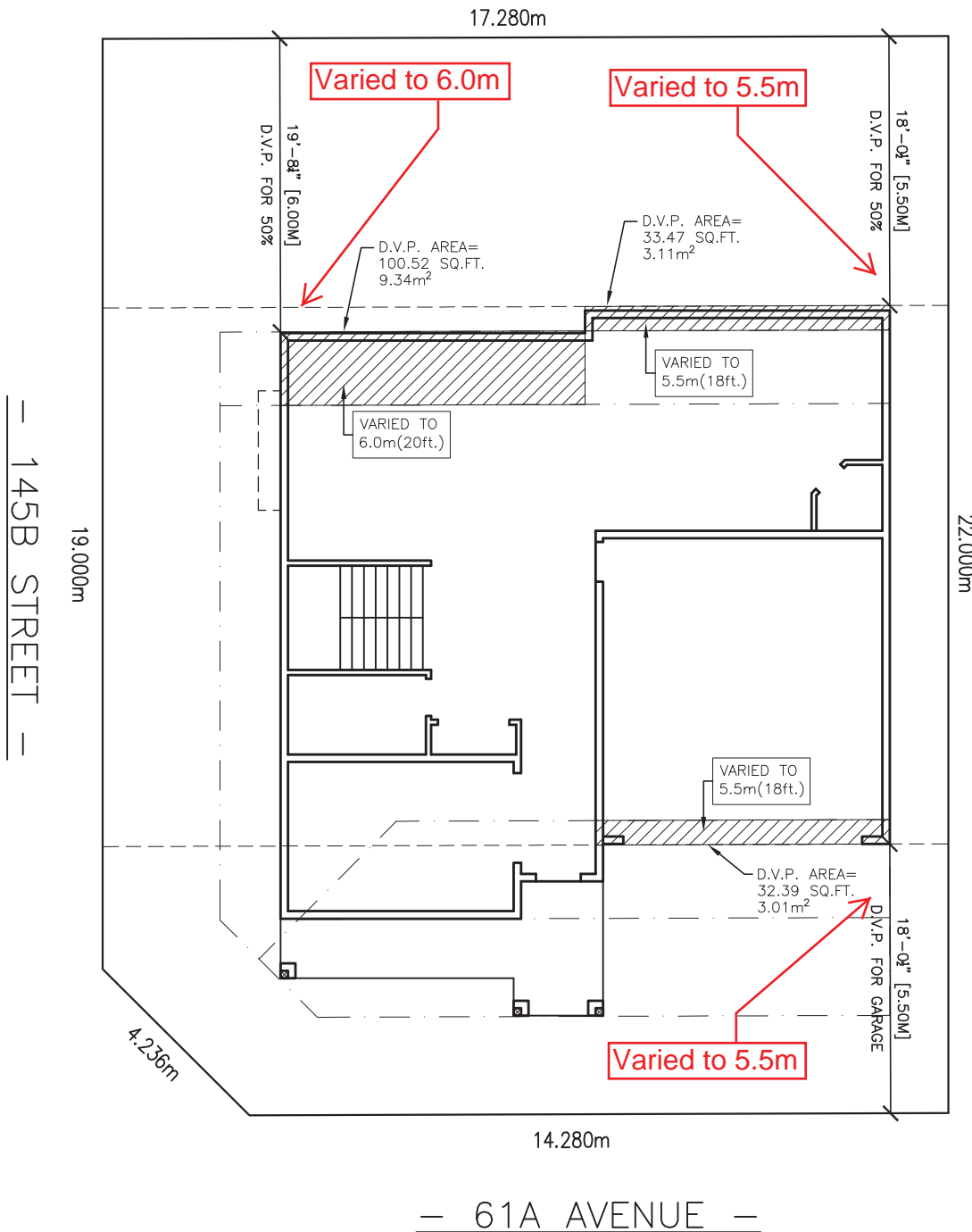
TOTAL LOT AREA=376m²[4047.23 SQ.FT.]

ALLOWABLE F.A.R.=260.13m²[2800.00 SQ.FT.]

SITE COVERAGE:

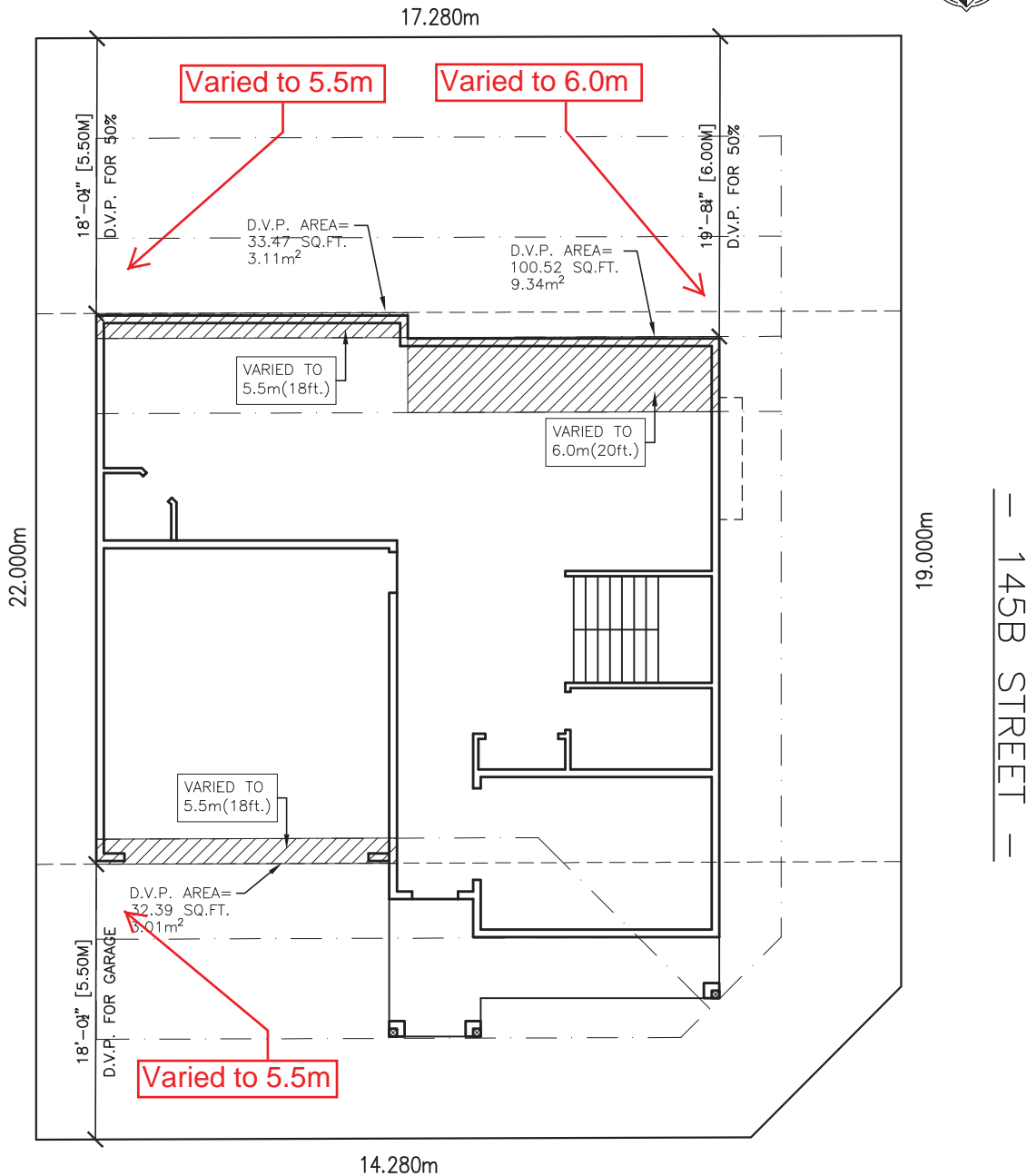
TOTAL LOT AREA=376m²[4047.23 SQ.FT.]

ALLOWABLE SITE COVERAGE @ 50%=188.00m²[2023.62 SQ.FT.]



NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	134.45m ² [1447.22 SQ.FT.]
TOP FLOOR AREA =	107.56m ² [1157.78 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	97.56m ² [1050.14 SQ.FT.]
TOTAL AREA =	232.01m ² [2497.36 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	149.97m ² [1614.26 SQ.FT.]
TOP FLOOR AREA =	119.98m ² [1291.41 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	109.98m ² [1184.52 SQ.FT.]
TOTAL AREA =	259.95m ² [2798.03 SQ.FT.]



LOT# 10

14579 61 AVENUE
SURREY, B.C.

F.A.R.:

TOTAL LOT AREA=376m²[4047.23 SQ.FT.]

ALLOWABLE F.A.R.=260.13m²[2800.00 SQ.FT.]

SITE COVERAGE:

TOTAL LOT AREA=376m²[4047.23 SQ.FT.]

ALLOWABLE SITE COVERAGE @ 50%=188.00m²[2023.62 SQ.FT.]

ACTUAL SITE COVERAGE=

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	134.45m ² [1447.22 SQ.FT.]
TOP FLOOR AREA =	107.56m ² [1157.78 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	97.56m ² [1050.14 SQ.FT.]
TOTAL AREA =	232.01m ² [2497.36 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	149.97m ² [1614.26 SQ.FT.]
TOP FLOOR AREA =	119.98m ² [1291.41 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	109.98m ² [1184.52 SQ.FT.]
TOTAL AREA =	259.95m ² [2798.03 SQ.FT.]

— 61 AVENUE —



LOT# 11

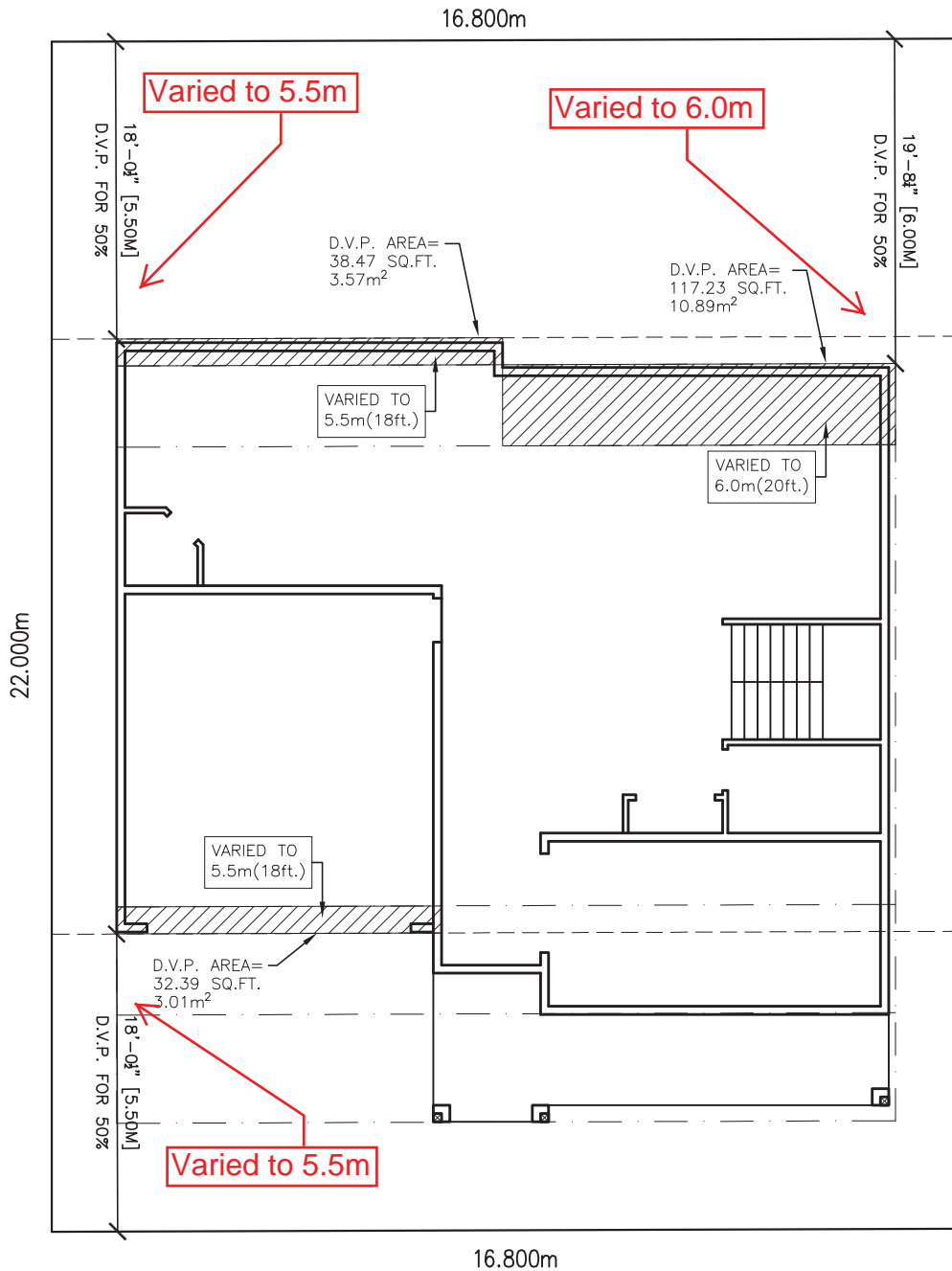
14571 61 AVENUE
SURREY, B.C.

F.A.R.:

TOTAL LOT AREA=370m²[3982.65 SQ.FT.]
ALLOWABLE F.A.R. @ 70%=259m²[2787.85 SQ.FT.]

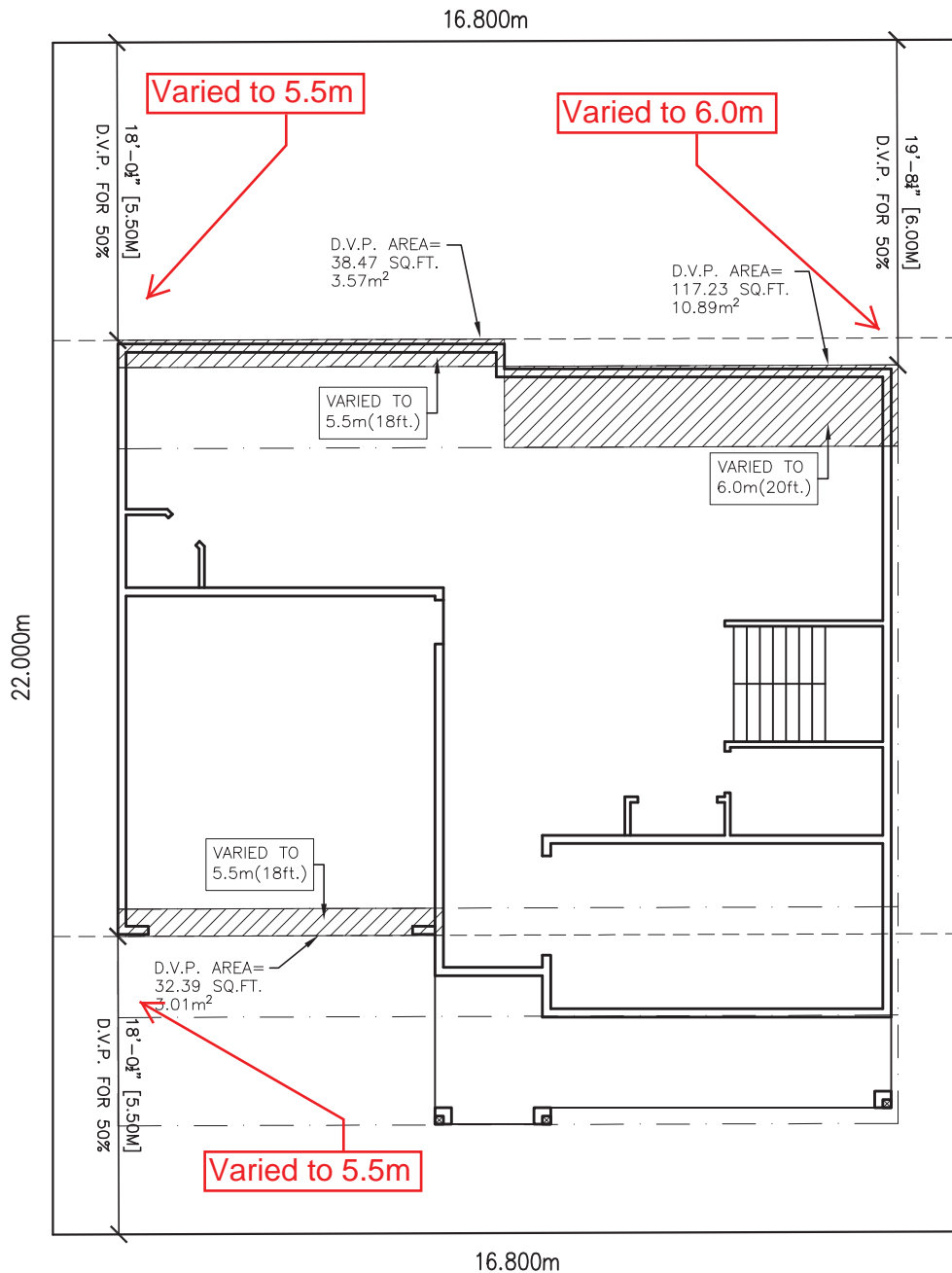
SITE COVERAGE:

TOTAL LOT AREA=370m²[3982.65 SQ.FT.]
ALLOWABLE SITE COVERAGE @ 50%=185.00m²[1991.32 SQ.FT.]
ACTUAL SITE COVERAGE=165.09m²[1776.96 SQ.FT.]



NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	148.78m ² [1601.50 SQ.FT.]
TOP FLOOR AREA =	119.03m ² [1281.20 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	109.03m ² [1173.56 SQ.FT.]
TOTAL AREA =	257.81m ² [2775.06 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	149.43m ² [1608.45 SQ.FT.]
TOP FLOOR AREA =	119.54m ² [1286.72 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	109.54m ² [1179.08 SQ.FT.]
TOTAL AREA =	258.97m ² [2787.53 SQ.FT.]



LOT# 12

14565 61 AVENUE
SURREY, B.C.

F.A.R.:

TOTAL LOT AREA=370m²[3982.65 SQ.FT.]

ALLOWABLE F.A.R. @ 70%=259m²[2787.85 SQ.FT.]

SITE COVERAGE:

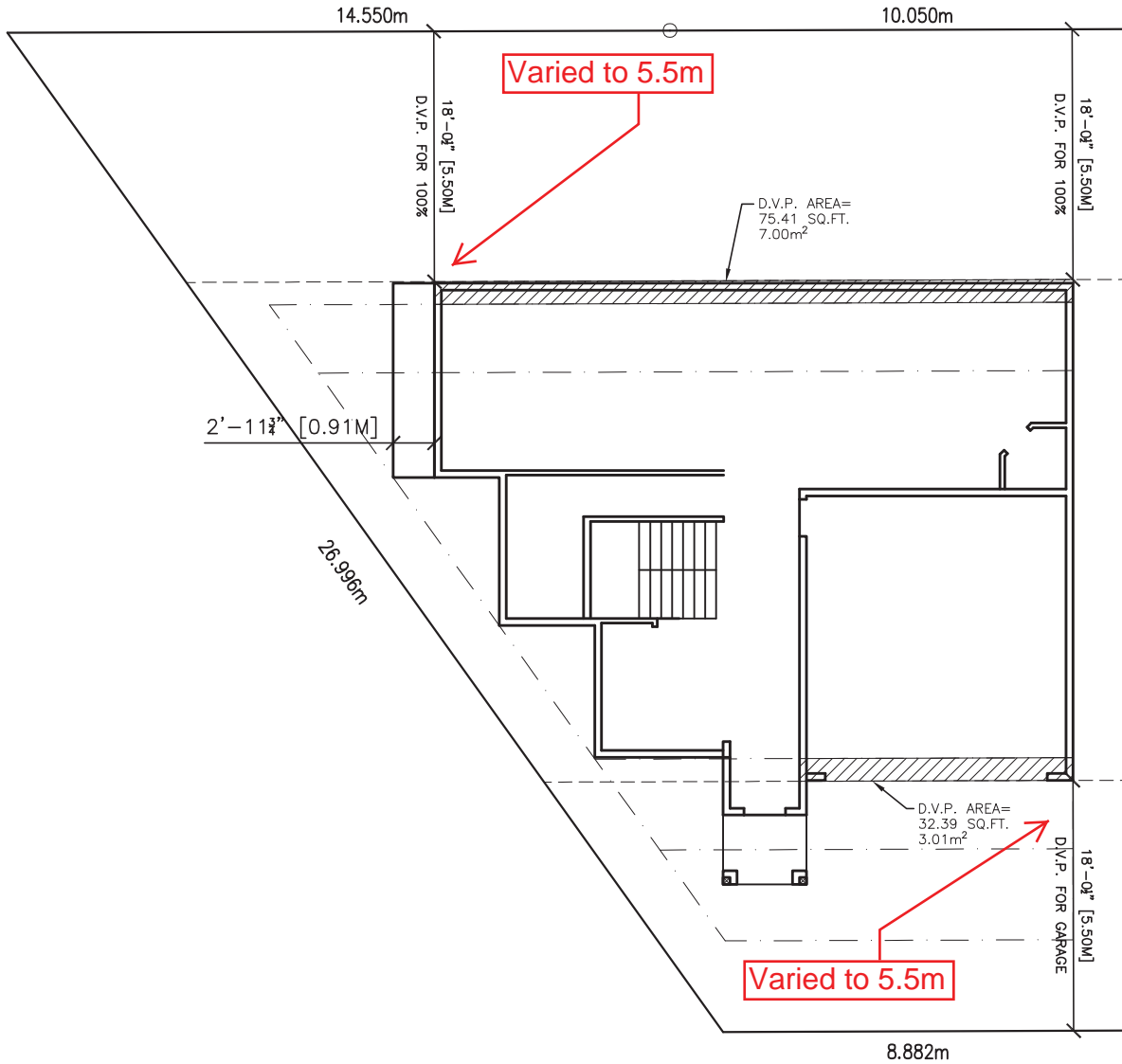
TOTAL LOT AREA=370m²[3982.65 SQ.FT.]

ALLOWABLE SITE COVERAGE @ 50%=185.00m²[1991.32 SQ.FT.]

ACTUAL SITE COVERAGE=165.09m²[1776.96 SQ.FT.]

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	148.78m ² [1601.50 SQ.FT.]
TOP FLOOR AREA =	119.03m ² [1281.20 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	109.03m ² [1173.56 SQ.FT.]
TOTAL AREA =	257.81m ² [2775.06 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	149.43m ² [1608.45 SQ.FT.]
TOP FLOOR AREA =	119.54m ² [1286.72 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	109.54m ² [1179.08 SQ.FT.]
TOTAL AREA =	258.97m ² [2787.53 SQ.FT.]



LOT# 13

14557 61 AVENUE
SURREY, B.C.

F.A.R.:

TOTAL LOT AREA=368m²[3961.12 SQ.FT.]
ALLOWABLE F.A.R. @ 70%=257.60m²[2772.78 SQ.FT.]

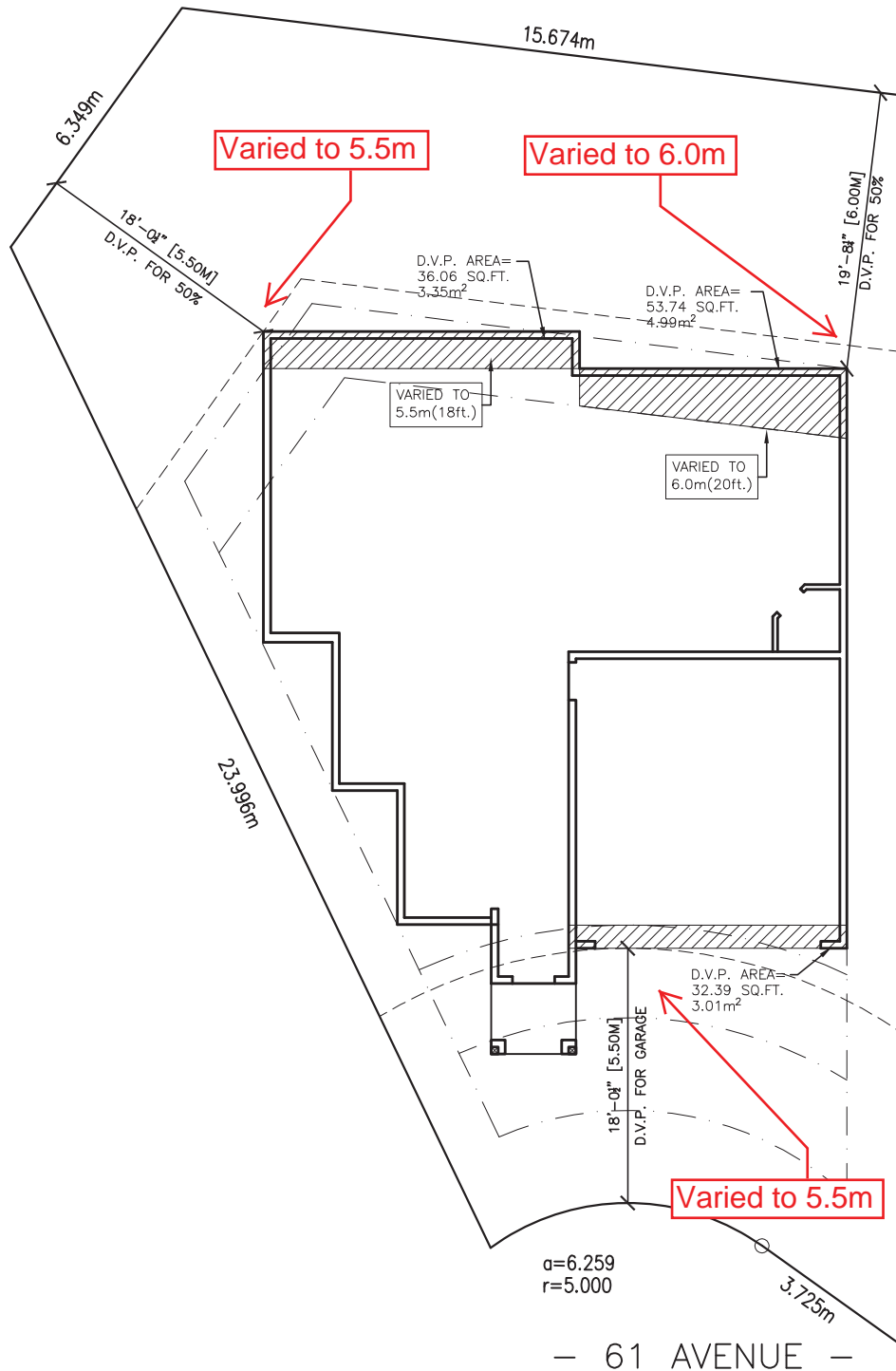
SITE COVERAGE:

TOTAL LOT AREA=368m²[3961.12 SQ.FT.]
ALLOWABLE SITE COVERAGE @ 50%=184.00m²[1980.56 SQ.FT.]
ACTUAL SITE COVERAGE=135.05m²[1453.62 SQ.FT.]

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	114.20m ² [1229.20 SQ.FT.]
TOP FLOOR AREA =	91.36m ² [983.36 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	81.36m ² [875.72 SQ.FT.]
TOTAL AREA =	195.55m ² [2104.92 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	132.25m ² [1423.53 SQ.FT.]
TOP FLOOR AREA =	105.80m ² [1138.82 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	95.80m ² [1031.18 SQ.FT.]
TOTAL AREA =	228.05m ² [2454.71 SQ.FT.]

— 61 AVENUE —



LOT# 14

14551 61 AVENUE
SURREY, B.C.

F.A.R.:

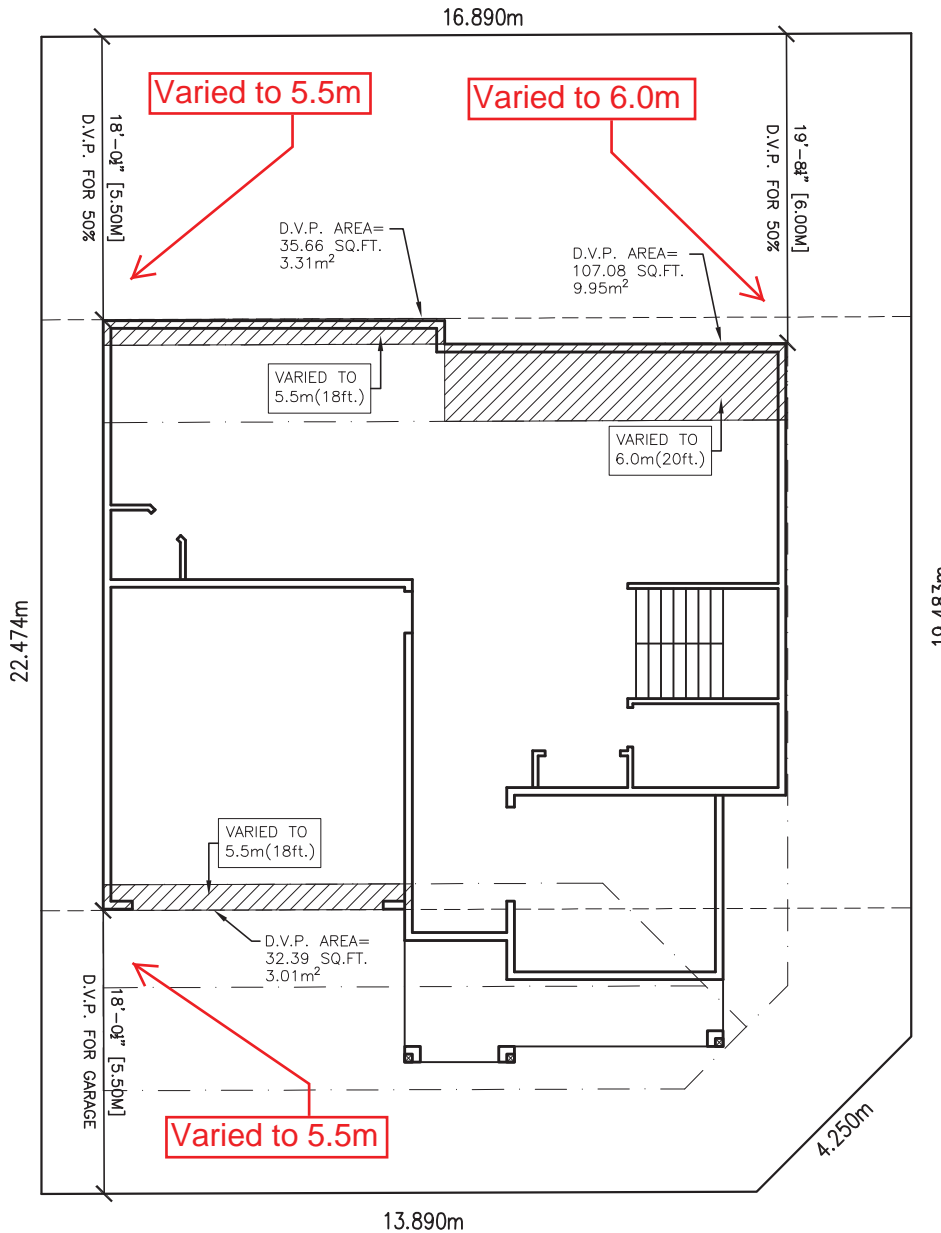
TOTAL LOT AREA=380m²[4090.29 SQ.FT.]
ALLOWABLE F.A.R.=260.13m²[2800.00 SQ.FT.]

SITE COVERAGE:

TOTAL LOT AREA=380m²[4090.29 SQ.FT.]
ALLOWABLE SITE COVERAGE @ 50%=190.00m²[2045.14 SQ.FT.]

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	131.69m ² [1417.55 SQ.FT.]
TOP FLOOR AREA =	105.36m ² [1134.04 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	95.36m ² [1026.40 SQ.FT.]
TOTAL AREA =	227.05m ² [2443.95 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	149.89m ² [1613.40 SQ.FT.]
TOP FLOOR AREA =	119.91m ² [1290.70 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	109.91m ² [1183.06 SQ.FT.]
TOTAL AREA =	259.80m ² [2796.46 SQ.FT.]



LOT# 17

14588 61A AVENUE
SURREY, B.C.

F.A.R.:

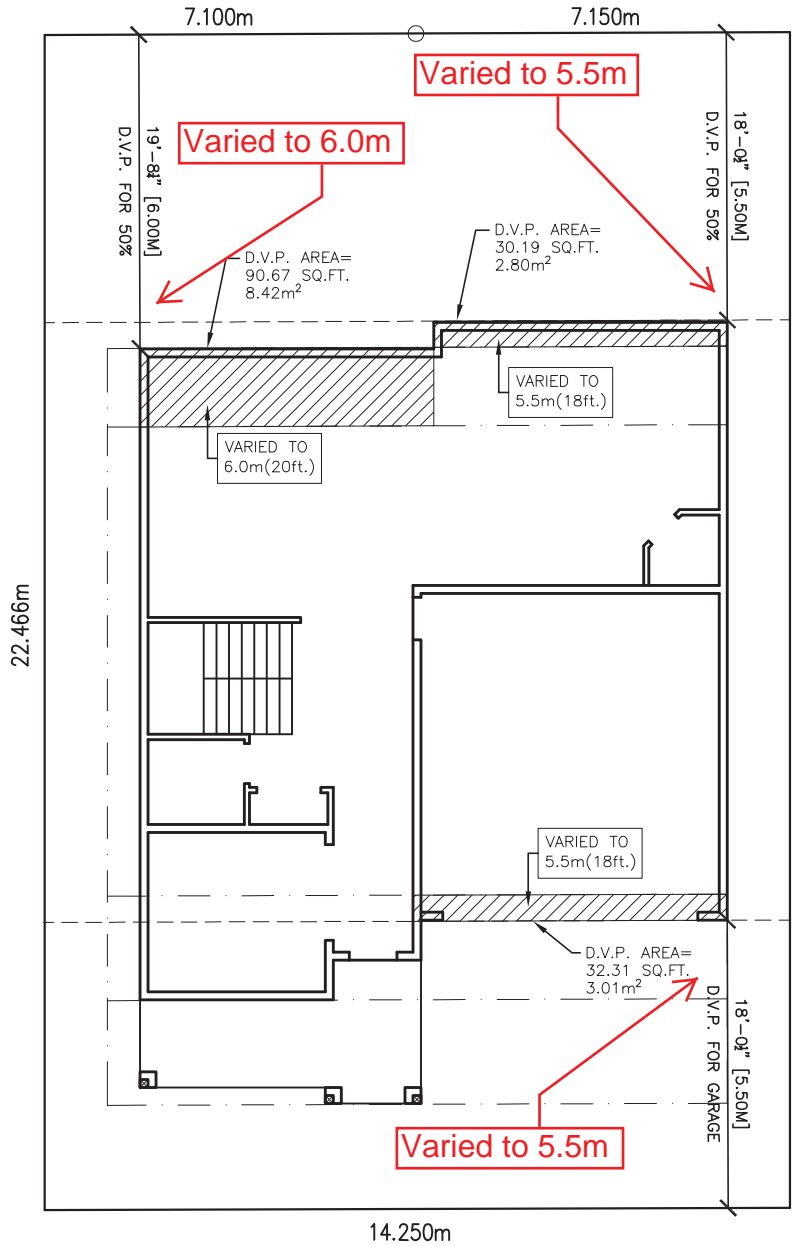
TOTAL LOT AREA=375m²[4036.47 SQ.FT.]
ALLOWABLE F.A.R.=260.13m²[2800.00 SQ.FT.]

SITE COVERAGE:

TOTAL LOT AREA=375m²[4036.47 SQ.FT.]
ALLOWABLE SITE COVERAGE @ 50%=187.50m²[2018.23 SQ.FT.]
ACTUAL SITE COVERAGE=146.05m²[1572.05 SQ.FT.]

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	137.62m ² [1481.29 SQ.FT.]
TOP FLOOR AREA =	110.09m ² [1185.03 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	100.09m ² [1077.39 SQ.FT.]
TOTAL AREA =	237.71m ² [2558.68 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	150.06m ² [1615.23 SQ.FT.]
TOP FLOOR AREA =	120.05m ² [1292.21 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	110.05m ² [1184.57 SQ.FT.]
TOTAL AREA =	260.11m ² [2799.80 SQ.FT.]



LOT# 18

14592 61A AVENUE
SURREY, B.C.

F.A.R.:

TOTAL LOT AREA=320m²[3444.45 SQ.FT.]

ALLOWABLE F.A.R. @ 70%=224.00m²[2411.12 SQ.FT.]

SITE COVERAGE:

TOTAL LOT AREA=320m²[3444.45 SQ.FT.]

ALLOWABLE SITE COVERAGE @ 50%=160m²[1722.23 SQ.FT.]

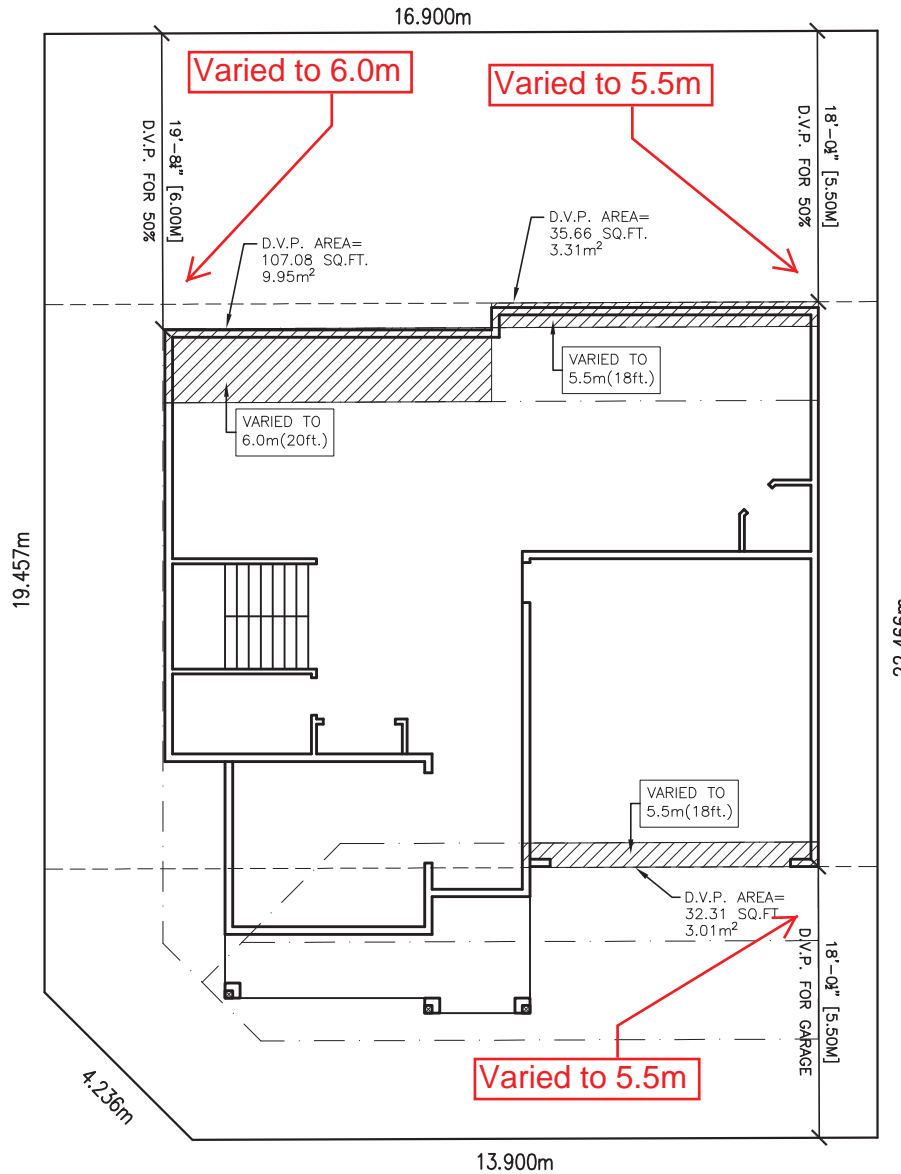
ACTUAL SITE COVERAGE=135.77m²[1461.42 SQ.FT.]

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	123.96m ² [1334.31 SQ.FT.]
TOP FLOOR AREA =	99.17m ² [1067.46 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	89.17m ² [959.82 SQ.FT.]
TOTAL AREA =	213.13m ² [2294.11 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	130.00m ² [1399.30 SQ.FT.]
TOP FLOOR AREA =	104.00m ² [1119.44 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	94.00m ² [1011.81 SQ.FT.]
TOTAL AREA =	224.00m ² [2411.11 SQ.FT.]



— 146 STREET —



— 61A AVENUE —

LOT# 19

14596 61A AVENUE
SURREY, B.C.

F.A.R.:

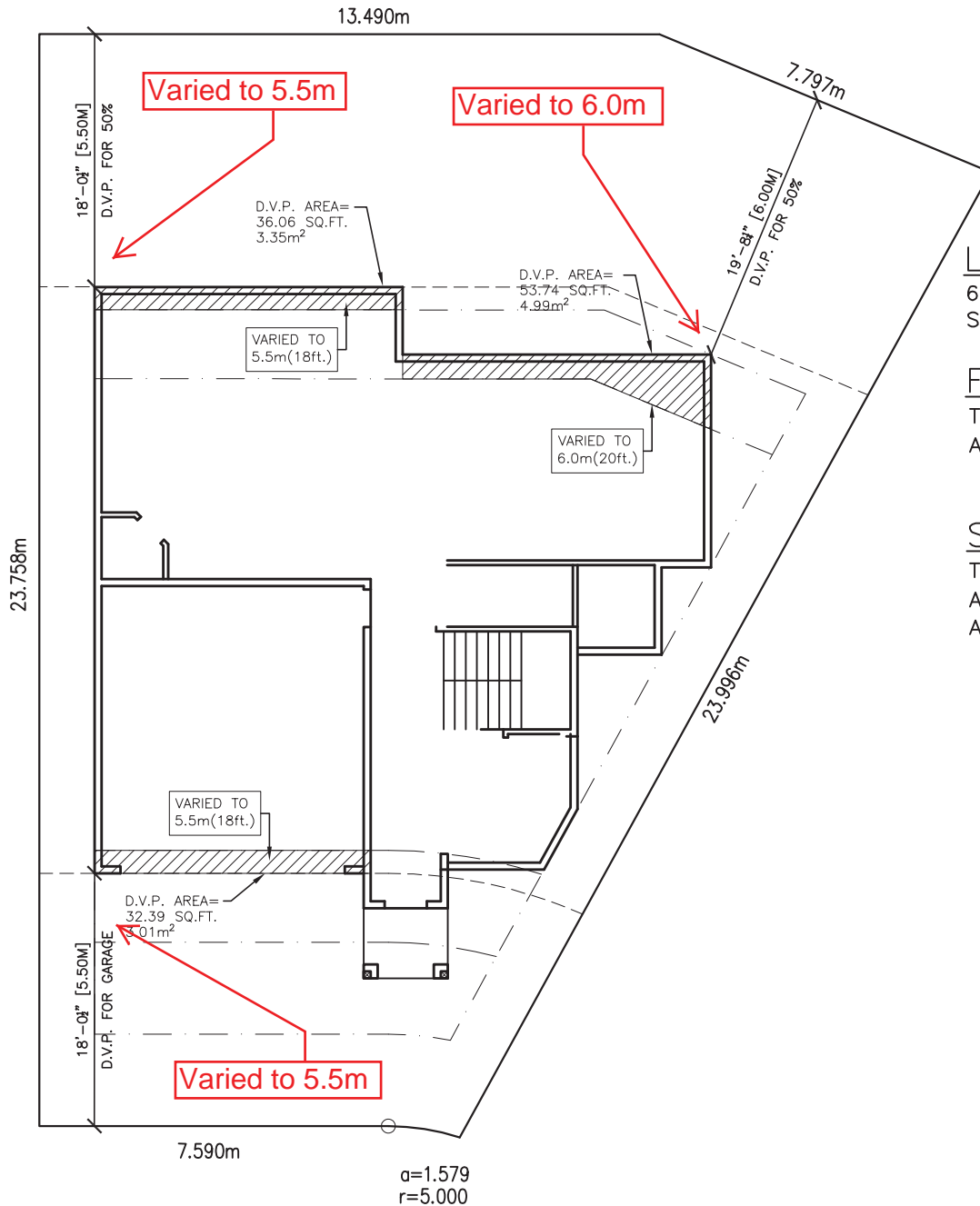
TOTAL LOT AREA=375m²[4036.47 SQ.FT.]
ALLOWABLE F.A.R.=260.13m²[2800.00 SQ.FT.]

SITE COVERAGE:

TOTAL LOT AREA=320m²[3444.45 SQ.FT.]
ALLOWABLE SITE COVERAGE @ 50%=160m²[1722.23 SQ.FT.]
ACTUAL SITE COVERAGE=146.05m²[1572.05 SQ.FT.]

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	137.62m ² [1481.29 SQ.FT.]
TOP FLOOR AREA =	110.09m ² [1185.03 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	100.09m ² [1077.39 SQ.FT.]
TOTAL AREA =	237.71m ² [2558.68 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	150.06m ² [1615.23 SQ.FT.]
TOP FLOOR AREA =	120.05m ² [1292.21 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	110.05m ² [1184.57 SQ.FT.]
TOTAL AREA =	260.11m ² [2799.80 SQ.FT.]



LOT# 23

6105 145A STREET
SURREY, B.C.

F.A.R.:

TOTAL LOT AREA=362m²[3896.54 SQ.FT.]

ALLOWABLE F.A.R. @ 70%=253.40m²[2727.57 SQ.FT.]

SITE COVERAGE:

TOTAL LOT AREA=362m²[3896.54 SQ.FT.]

ALLOWABLE SITE COVERAGE @ 50%=181.00m²[1948.27 SQ.FT.]

ACTUAL SITE COVERAGE=

NO DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	136.00m ² [1463.86 SQ.FT.]
TOP FLOOR AREA =	108.80m ² [1171.09 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	98.80m ² [1063.45 SQ.FT.]
TOTAL AREA =	234.80m ² [2527.31 SQ.FT.]

WITH DVP	
MAIN FLOOR AREA (GARAGE INCL.) =	146.02m ² [1571.75 SQ.FT.]
TOP FLOOR AREA =	116.81m ² [1257.33 SQ.FT.]
OPEN AREA =	10m ² [107.64 SQ.FT.]
NET TOP FL. AREA =	106.81m ² [1149.69 SQ.FT.]
TOTAL AREA =	252.83m ² [2721.44 SQ.FT.]