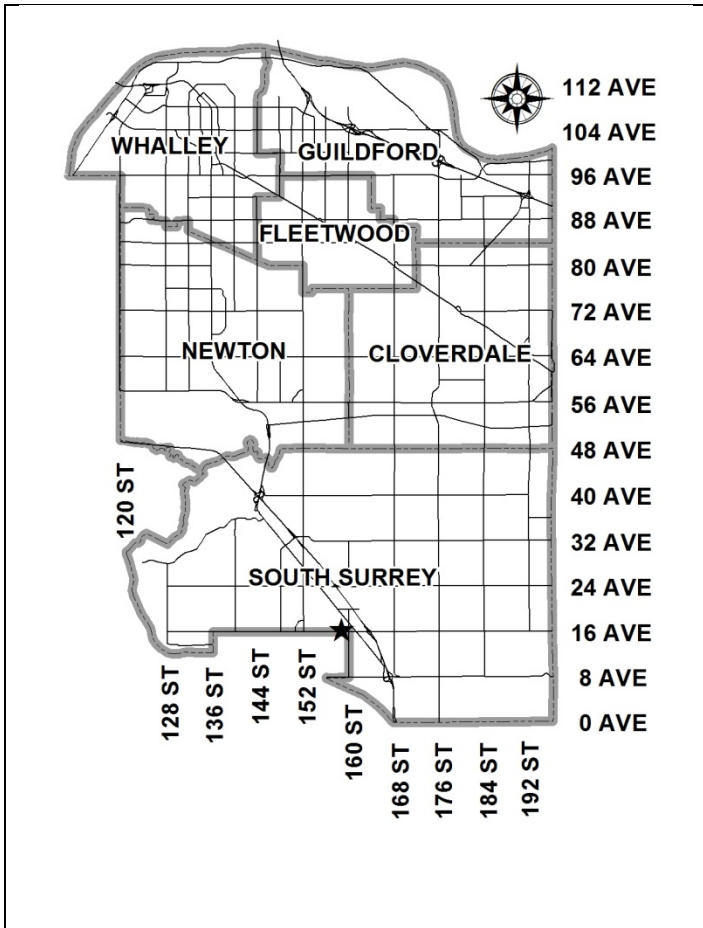


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7917-0012-00

Planning Report Date: June 25, 2018



PROPOSAL:

- **OCP amendment** from Urban to Multiple Residential
- **LAP Amendment** from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.)
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

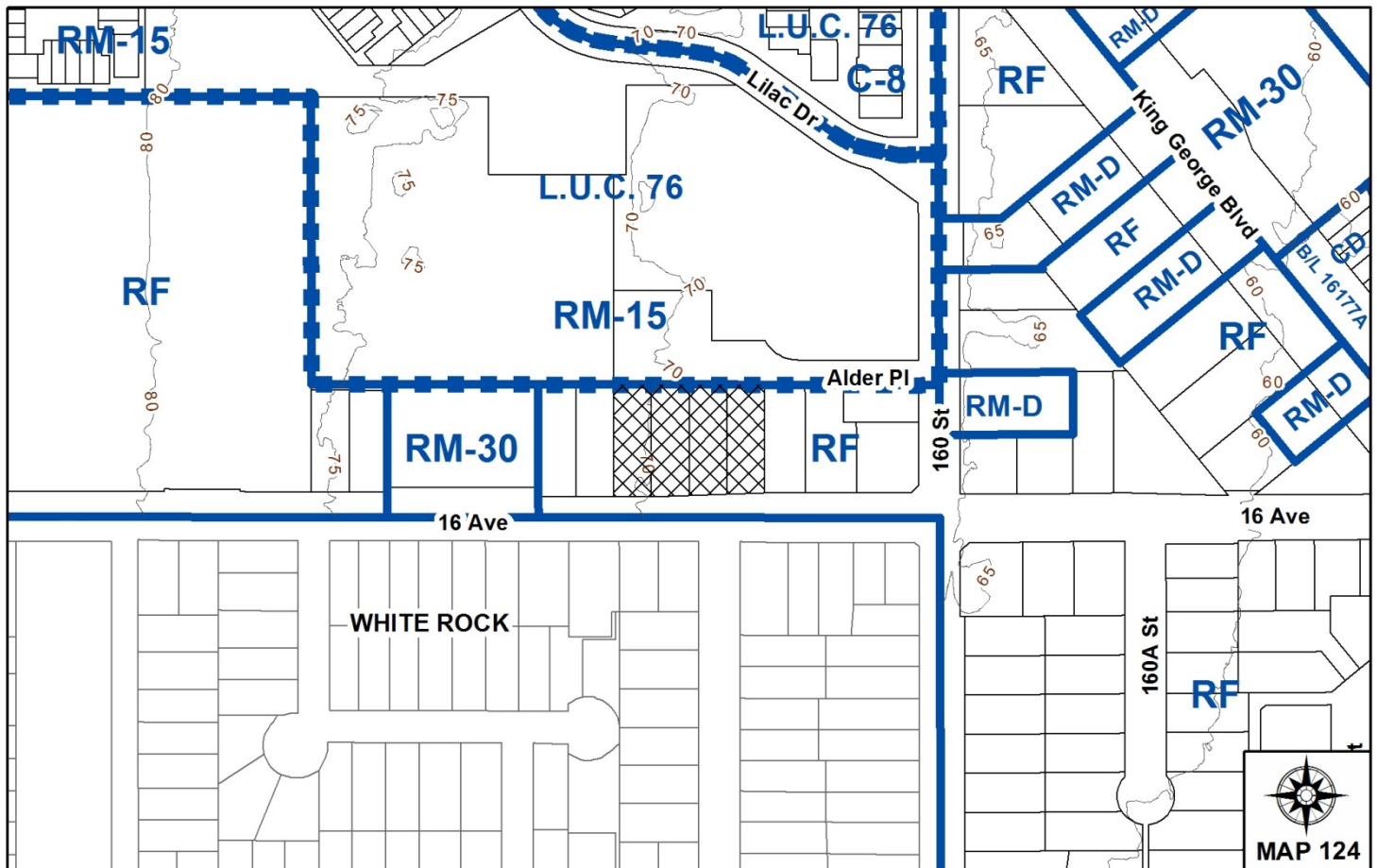
to permit the development of 22 townhouse units.

LOCATION: 15927, 15933, 15941 and 15951 - 16 Avenue

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Low Density Multiple Residential (10 u.p.a.)



RECOMMENDATION SUMMARY

- Council grant Third Reading to OCP Amendment By-law No. 19509.
- Council grant Third Reading to Rezoning By-law No. 19510.
- Council support Development Variance Permit No. 7917-0012-00.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) to redesignate the property from Urban to Multiple Residential.
- The applicant is proposing an amendment to the King George Highway Corridor Land Use/Development Concept Plan from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.) in order to increase the permissible density.
- A Development Variance Permit is required for reduced setbacks.

RATIONALE OF RECOMMENDATION

- At the Regular Council – Public Hearing meeting of February 19, 2018, Council referred back the subject application due to concerns expressed by the delegation from property to the west at 15919 – 16 Avenue with respect to the requested setbacks, assumptions about the future development of the delegation’s property, and concern with a tree cutting permit submitted for removal of three (3) trees on the delegation’s property.
- Staff have met with the applicant to discuss the concerns of the neighbour to the west and the applicant has attempted to reach out to the neighbouring owner to discuss the matter.
- As no tree removal is required from the neighbouring property owner and the applicant has demonstrated that they are able to satisfy the development requirements for their site, independent of the property to the west, staff are supportive of the development application proceeding with Third Readings of the Official Community Plan amendment and Rezoning, as well as support for the Development Variance Permit application.

RECOMMENDATION

The Planning & Development Department recommends that Council grant:

- Third Reading to OCP Amendment By-law No. 19509.
- Third Reading to Rezoning By-law No. 19510.
- That Development Variance Permit No. 7917-0012-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.

BACKGROUND

- At the Regular Council – Public Hearing meeting of February 19, 2018, Council referred back the subject application due to concerns expressed by the delegation from property to the west at 15919 – 16 Avenue with respect to the requested setbacks, assumptions about the future development of the delegation’s property, and concern with a tree cutting permit submitted for removal of three (3) trees on the delegation’s property.
- Council requested clarification regarding the tree removal permit for three (3) trees located on the neighbouring site to the west; review of the proposed lane, with consideration to the lack of proposed development to the west of the subject site; and review of the requested west side yard setback.
- The tree cutting permit submitted for removal of three (3) trees on the neighbouring property to west was considered to be invalid due to uncertainty as to who signed the tree cutting permit.

DISCUSSION

Tree Cutting Permit

- Staff confirms that the three (3) trees located on the neighbouring property at 15919 – 16 Avenue are not required to be removed in order to facilitate the proposed development on the subject property.
- Consequently, the tree cutting permit that was originally submitted for removal of the three neighbouring trees has not been issued. A new tree cutting permit application will be needed if and when the trees on the neighbouring property are to be removed to facilitate development of the property to the west at some point in the future. There are currently no plans to redevelop the property to the west.

Lane Dedication/Construction

- The subject application will be dedicating 4.0 to 6.0 metres (13 – 20 ft.) towards an ultimate 6.0 metre (20 ft.) wide lane along the west property line of the subject site. The lane is required to provide future access to the two properties to the west in order to facilitate future redevelopment of these properties, since direct access from 16 Avenue would not be permitted with redevelopment. The subject application is proposing access from Alder Place until such time as the ultimate lane is constructed and opened, providing a secondary access to the subject site and access to future development to the west.
- Originally, no construction of the lane was contemplated as part of the application, and cash-in-lieu payment was required. It has since been determined that construction of a portion of the lane on the subject site will be required as part of the proposed development to ensure that existing and future area residents are aware of this future public roadway adjacent to the new townhouse site. Appropriate signage will also be installed to advise area residents of the future lane connection between 16 Avenue and Alder Place.
- The extent of lane construction that can be achieved will be reviewed at the detailed design review stage, and included in the servicing agreement. As tree removal has not been authorized from the property to the west, the lane will need to be constructed without impacting any of the trees on the adjacent property.
- The lane would not be open for vehicular use until the ultimate lane width is achieved through development of the properties to the west. The remaining 2.0 metres (6.5 ft.) of lane dedication and construction will be a requirement of future redevelopment of the property to the west.

Building Setbacks – West Property Line

- The subject application proposes a setback of 8.5 metres (28 ft.) from the existing west property line to Building 1 and 7.0 metres (23 ft.) to Building 6.
- The setback from the new property line (at the lane) will be 4.5 metres (15 ft.) to Building 1 and 3.0 metres (10 ft.) to Building 6.
- The closest building will be 7.0 metres (23 ft.) from the property to the west and all trees and the existing fence on the neighbouring property will remain as is.

CONCLUSION & RECOMMENDATIONS

- Staff have met with the applicant to discuss the concerns of the neighbour to the west and the applicant has attempted to reach out to the neighbouring owner to discuss the matter.
- As no tree removal is required from the neighbouring property owner and the applicant has demonstrated that they are able to satisfy the development requirements for their site, independent of the property to the west, staff are supportive of the development application proceeding with Third Readings of the Official Community Plan amendment and Rezoning, as well as support for the Development Variance Permit application.

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
- Appendix III. Cover Page with Hyperlink to Planning Report dated February 5, 2018

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

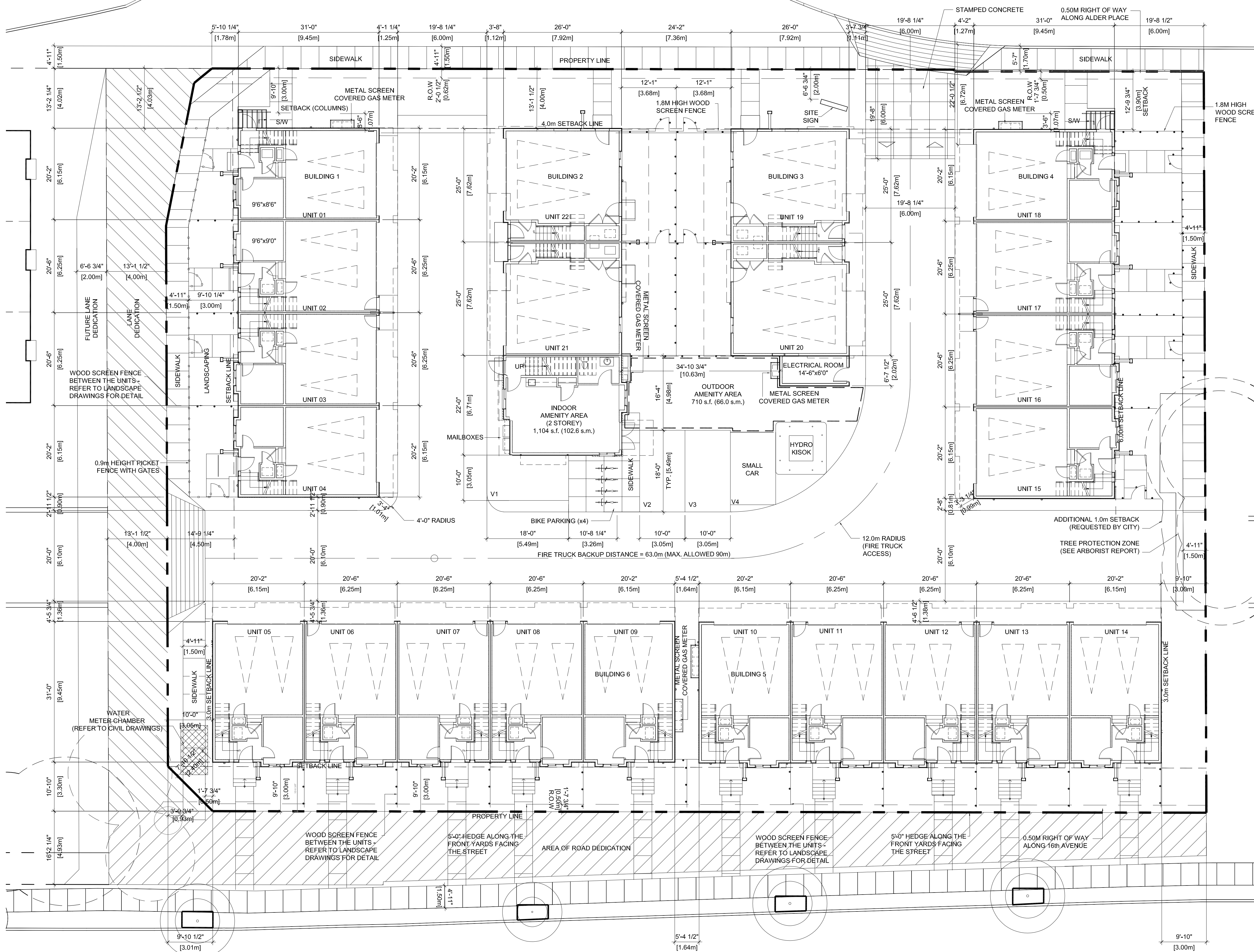
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



ABBOTSFORD OFFICE
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T: 604.294.6662 F: 604.294.6665 www.krahn.com

ALDER PLACE



UNIT	#	AREA (s.f.)		TOTAL (s.f.) / UNIT TYPE		GRAND TOTAL (s.f.)		
		LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	FINISHED			
A	10	434	202	683	1986	1552	15520	s.f.
A1	8	420	200	671	1954	1525	12200	s.f.
B	3	545	101	699	2036	1491	4473	s.f.
B1	1	545	101	694	2026	1481	1481	s.f.
TOTAL	22				GRAND TOTAL FINISHED AREA	33674	3128.42	s.m.

ZONING ANALYSIS

CIVIC ADDRESS: 15927, 15933, 15941, 15951 - 16th Avenue, Surrey, BC

LEGAL DESCRIPTION:

- (15927): LOT 8 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189
- (15933): LOT 9 EXCEPT: PART ON BYLAW PLAN 57592 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189
- (15941): LOT 10 EXCEPT: PART ON BYLAW PLAN 57592 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189
- (15951): LOT 11 EXCEPT: PART ON BYLAW PLAN 57592 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189

SITE AREA: GROSS: 42,881 s.f. (3,983.79 m²), 0.984 Ac. (0.398 ha)
DEDICATION (ROAD @ 16th Ave.): 3,245.50 s.f. (301.51 m²)
DEDICATION (ROAD @ Alder Place): 20,36 s.f. (1.89 m²)
DEDICATION (LANE): 2,323.36 s.f. (215.84 m²)

NET: 37,291.78 s.f. (3,464.52 m²), 0.856 Ac. (0.346 ha)

ZONE: EXISTING: RF
PROPOSED: RM-30

DENSITY: ALLOWED: 30 upa (75 UPH)
PROPOSED (GROSS AREA): 22 du / 0.984 ac (0.398 ha) = 22.4 upa (55.2 UPH)
PROPOSED (NET AREA): 22 du / 0.856 ac (0.346 ha) = 25.7 upa (63.5 UPH)

FLOOR AREA RATIO: ALLOWED: MAXIMUM 0.90
PROPOSED: (GROSS AREA) 3128.42 m² / 3,983.79 m² = 0.79
(NET AREA): 3128.42 m² / 3,464.52 m² = 0.90

MAXIMUM HEIGHT: PRINCIPLE BUILDING
ALLOWED: 43'-0" [13m]
PROPOSED: 35'-0" [10.6m]

INDOOR AMENITY: ALLOWED: 36'-0" [11m]
PROPOSED: 12'-10" [3.9m]

SETBACKS:

	ALLOWED	PROPOSED
SOUTH:	7.5m	3.0m (VARIANCE REQ'D)
NORTH:	7.5m	3.9m (VARIANCE REQ'D)
EAST:	7.5m	6.0m BLDG 4 (VARIANCE REQ'D) 3.0m BLDG 5 (VARIANCE REQ'D)
WEST:	7.5m	4.5m BLDG 1 (VARIANCE REQ'D) 3.0m BLDG 6 (VARIANCE REQ'D)

LOT COVERAGE: ALLOWED: 45%
PROPOSED (GROSS): 1549 m² / 3,983.79 m² = 38.90%
PROPOSED (NET): 1549 m² / 3,464.52 m² = 44.71%

AMENITY SPACE: INDOOR
REQUIRED: (22 du x 3.0 m²) = 66.0 m²
PROPOSED: 102.6 m²

OUTDOOR AMENITY: REQUIRED: (22 du x 3.0 m²) = 66.0 m²
PROPOSED: 66.0 m²

PARKING: RESIDENT
REQUIRED: 2 SPACES / du : (2 x 22 du) = 44 SPACES
PROPOSED: 44 SPACES

VISITOR: REQUIRED: 0.2 SPACES / du : (0.2 x 22 du) = 4.4 SPACES
PROPOSED: 4 SPACES (VARIANCE REQ'D)

- 7 2017/12/08 RE-ISSUED FOR DEVELOPMENT PERMIT
 - 6 2017/10/31 SITE PLAN RE-ISSUED FOR DEVELOPMENT PERMIT
 - 5 2017/10/05 RE-ISSUED FOR DEVELOPMENT PERMIT
 - 4 2017/07/12 RE-ISSUED FOR DEVELOPMENT PERMIT
 - 3 2017/06/26 RE-ISSUED FOR DEVELOPMENT PERMIT
 - 2 2017/05/13 RE-ISSUED FOR DEVELOPMENT PERMIT
 - 1 2017/01/13 ISSUED FOR DEVELOPMENT PERMIT
- ISSUES & REVISIONS:

SEAL:

PROJECT NAME:
**SOUTH ON 16:
PHASE TWO**

PROJECT ADDRESS:
**15927, 15933, 15941 & 15951
16TH AVE., SURREY, BC**

DRAWING TITLE:

NOTE:
SEE CIVIL DWGS FOR GRADING PLAN.

SITE PLAN
SCALE: 3/32"=1'-0"
PROJECT NORTH

DATE: May 24, 2017
SCALE: AS NOTED
DRAWN: WW / LW
CHECKED:
PROJECT NO: 160445
DRAWING NO: A2.0

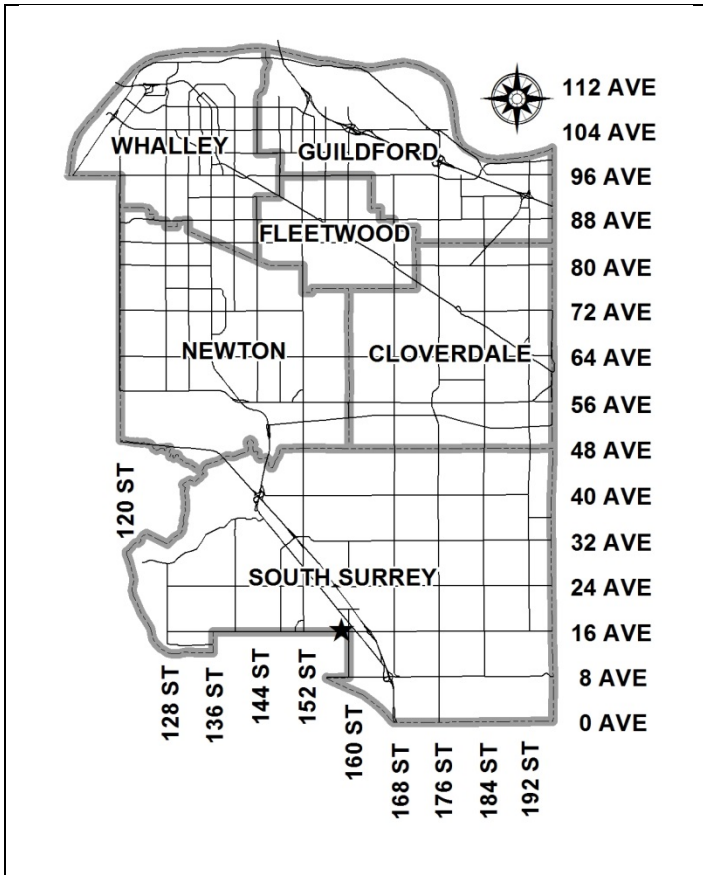
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16th AVENUE

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0012-00

Planning Report Date: February 5, 2018



PROPOSAL:

- **OCP amendment** from Urban to Multiple Residential
- **LAP Amendment** from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.)
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

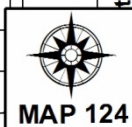
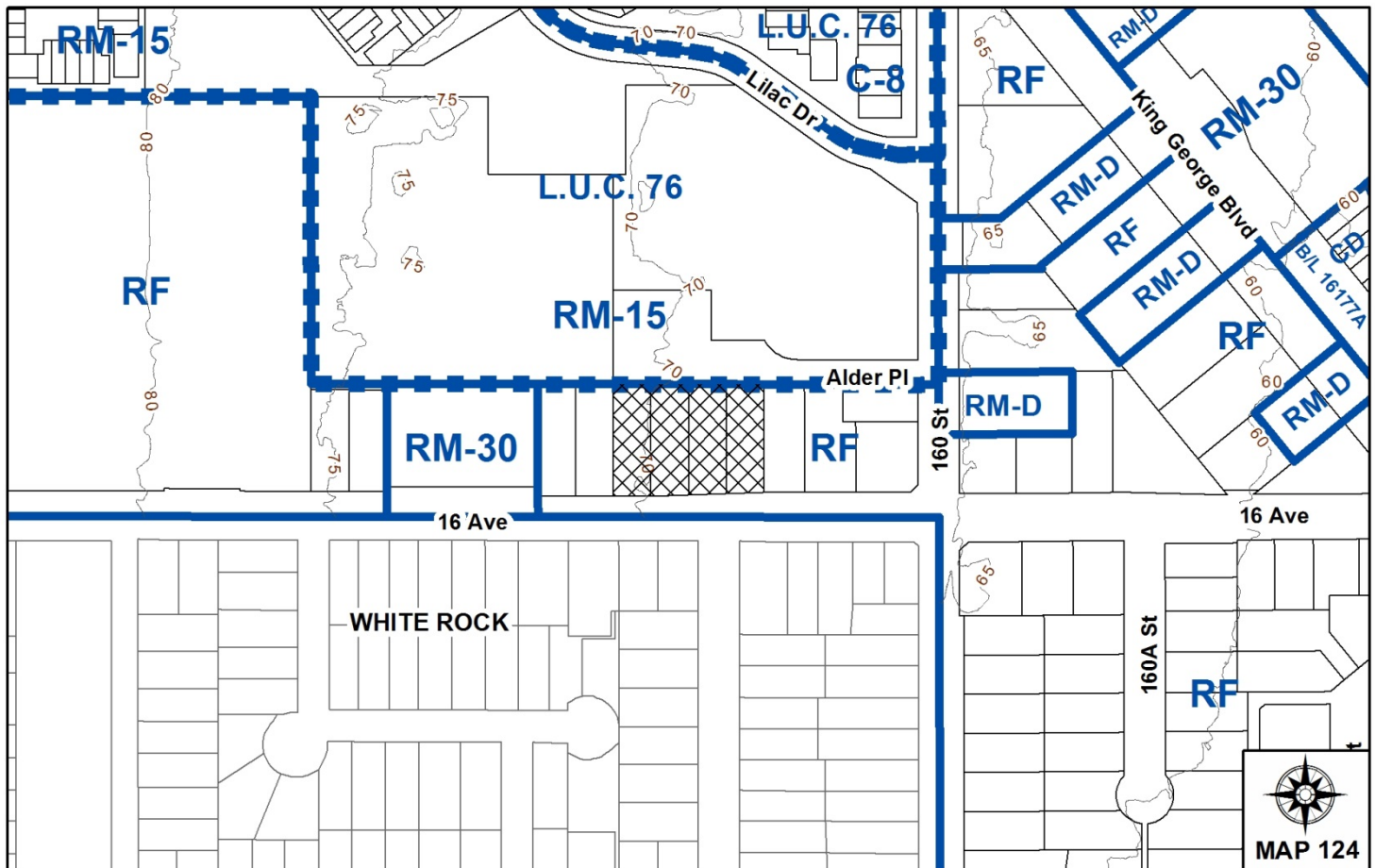
to permit the development of 22 townhouse units.

LOCATION: 15927, 15933, 15941 and 15951 - 16 Avenue

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Low Density Multiple Residential (10 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) to redesignate the property from Urban to Multiple Residential.
- The applicant is proposing an amendment to the King George Highway Corridor Land Use/Development Concept Plan from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.) in order to increase the permissible density.
- A Development Variance Permit is required for reduced setbacks.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate along this portion of 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 amendments to the Official Community Plan and King George Highway Corridor Land Use/Development Concept Plan are reflective of other recent townhouse projects in south Surrey, including two townhouse developments to the west of the subject site, which have been consolidated into one property at 15885 – 16 Avenue.
- The proposed Development Variance Permit to reduce the setbacks are supportable and allow for a more functional site plan. Furthermore, it is anticipated that townhouses with similar setbacks will be developed on the adjacent properties to the east and west in the future.
- Appropriate landscaping and fencing will provide visual separation and privacy between the subject site and the existing single family properties to the east.

RECOMMENDATION

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0012-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7917-0012-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for the building face and 2.3 metres (7.5 ft.) for the porch columns;
 - (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (10 ft.) for the building face and 2.8 metres (9 ft.) for the porch columns, and to allow up to six (6) stair risers to encroach into the setback;
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the building face and 4.8 metres (16 ft.) for the porch columns for Building 4 and to 3.0 metres (10 ft.) for Building 5; and
 - (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building face and 2.8 metres (9 ft.) for the porch columns.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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
 - (h) submission of an acoustical report for the units adjacent to 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
7. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the subject site from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.) 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:**

6 students at Peace Arch Elementary School
3 students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2019.

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 \$6,600, representing \$300 per unit, which is acceptable to Parks staff.

- Surrey Fire Department:
- 1) The site and units are required to be addressed from Alder Place as that is the vehicle entrance.
 - 2) Firefighting operations will be performed from Alder Place. Water supply for firefighting operations must be available from Alder Place area.
 - 3) Some units are equipped with entrance doors next to the garage doors. These are necessary for firefighting access.
- City of White Rock: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across Alder Place):	Townhouses	Single Family Residential (6 u.p.a.)	RM-15
East:	Single family dwelling	Low Density Multiple Residential (10 u.p.a.)	RF
South (Across 16 Avenue):	Single family dwellings	City of White Rock	City of White Rock One Unit Residential Zone (RS-1)
West:	Single family dwelling	Low Density Multiple Residential (10 u.p.a.)	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated Urban in the Official Community Plan (OCP) and Low Density Multiple Residential (10 u.p.a.) in the King George Highway Corridor Land Use/Development Concept Plan.
- The application requires an amendment to the OCP from Urban to Multiple Residential and an amendment to the King George Highway Corridor Land Use/Development Concept Plan to redesignate the site from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.).
- The proposed density and building form are appropriate along this portion of 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 King George Highway Corridor Land Use/Development Concept Plan was prepared in 1995 and unit densities for townhouse projects in South Surrey have generally increased over and above the average 10 units per acre that was appropriate at the time. Since the plan was implemented, the development trend and market demand has moved away from a lower density multi-family product towards a more dense form of townhouse development.
- The proposed unit density is reflective of recent townhouse developments approved to the west, including Development Application Nos. 7913-0191-00 and 7914-0119-00, which were consolidated into one site at 15885 - 16 Avenue. Development Application Nos. 7914-0119-00 and 7913-0191-00 both received final approval on March 23, 2015 for 11 townhouse units each (22 units total) at a density of 25 u.p.a.
- The Townhouse (30 u.p.a.) designation in the King George Highway Corridor Land Use/Development Concept Plan was introduced by Development Application No. 7915-0311-00, on nearby lands at the east side of 160 Street opposite Alder Place. This application received Third Reading on January 16, 2017. This designation is most appropriate for the subject application, which proposes a density of 63.5 units per hectare (u.p.h.) or 25.7 units per acre (u.p.a.). If the subject application receives final adoption prior to Development Application No. 7915-0311-00, staff will bring forward a motion recommending that this amendment be finalized as part of the finalization of the subject application.
- The location of the subject site on 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 four (4) lots currently zoned "Single Family Residential Zone (RF)" and designated Urban in the OCP. The site is designated Low Density Multiple Residential (10 u.p.a.) in the King George Highway Corridor Land Use/Development Concept Plan.
- The subject site is located on the north side of 16 Avenue, between Earl Marriott Secondary School and 160 Street.

Proposal

- The applicant is proposing an amendment to the OCP to redesignate the site from Urban to Multiple Residential, an amendment to the King George Highway Corridor Land Use/Development Concept Plan to redesignate the site from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.), to rezone the site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", and a Development Permit to permit the development of 22 townhouse units.
- A Development Variance Permit is also proposed to reduce the setback requirements under the RM-30 Zone.
- The proposal has a net Floor Area Ratio (FAR) of 0.9 which meets the maximum 0.9 FAR permitted under the RM-30 Zone.

- A 4.0 metre (13 ft.) wide portion of a new north-south lane along the west property line will be dedicated as part of this application to facilitate future access to the properties to the west at 15911 and 15919 – 16 Avenue when they redevelop. The lane will not be constructed until the properties to the west redevelop and the remaining portion of lane is dedicated. The City will accept cash-in-lieu of construction for this portion of the lane.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

PRE-NOTIFICATION

Pre-notification letters were sent on August 17, 2017 to 368 households within 100 metres (328 feet) of the subject site and a Development Proposal Sign was installed on the site on August 25, 2017. Staff received three (3) emails in response to pre-notification from area residents expressing the following concerns:

- Increased traffic on Alder Place and 160 Street that would be associated with the increased density from this project:

(This application is the third to develop on the block bounded by 160 Street to the east, Earl Marriot Secondary School to the west, and between Alder Place to the north and 16 Avenue to the south. The proposed unit density and form is reflective of other recent townhouse developments in the area, including Development Application Nos. 7913-0191-00 and 7914-0119-00 at 15885 - 16 Avenue to the west, which is located within the same block as the subject application. Access to Alder Place was anticipated as part of the concept plan developed for the block under Development Application No. 7913-0191-00.

The City's Transportation Planning Division has advised that the amount of traffic generated by 22 townhouse units is anticipated to be 11 additional vehicle trips during the PM peak hour based on industry standard trip generation rates. This represents less than 1% of the existing two way PM peak hour traffic of approximately 1000 vehicles.

Alder Place is currently used to access two (2) existing townhouse complexes but is a dedicated City road intended for public passage. The driveway to access the subject site will be located at the east end of the subject property, closest to 160 Street, in order to minimize traffic conflicts with the existing townhouses to the north. In the future when the property to the west develops, secondary access will be available from a north-south lane connecting between Alder Place and 16 Avenue. The addition of the north-south lane will reduce the demand placed on Alder Place and will benefit residents of the existing and future developments.)

- Lack of green space and places for residents to congregate outdoors.

(The applicant is proposing 66 square metres (712 sq. ft.) of outdoor amenity space be provided which meets the Zoning By-law requirement. The outdoor amenity space will include a patio area and benches for sitting. The proposed development will also have front or rear yards for each of the residential units.

The application proposes to landscape the yards for each of the townhouse units with a combination of trees, shrubs and groundcovers. More substantial plantings are proposed in the setback area along Alder Place.)

DESIGN PROPOSAL AND REVIEW

- The proposed twenty-two (22) ground-oriented townhouse unit development is comprised of six (6) three-storey buildings, as well as indoor and outdoor amenity space.
- The contemporary styled building forms are a composition of rhythmically expressed three-storey bay windows, featured in white-painted fibre cement panels and a flat top. Each unit is further delineated by an asymmetrical lattice-supported front porch canopy.
- The contrasting stone veneer at the base of the buildings firmly establish a sense of permanence and quality, while the alternating coloured façade panels above provide the backdrop to enhance the articulation of the dominant bay windows.
- The rooflines seek to harmonize the transition in the neighbourhood, from the traditional low-sloped hip roof forms to more the contemporary flat roofs forms starting to appear in the neighbourhood. This is attained by utilizing the former roof forms and then extending the bay windows into a parapet roof edge in recognition of the newer roof forms.
- The buildings along Alder Place are designed with the intention to resemble an active frontage in order to enliven the street and provide a sense of natural surveillance.
- The exterior building cladding consists of mainly of fibre cement panels in white and grey accented with brown horizontal boards and cultured stone.
- An acoustical engineer will be engaged by the applicant to determine appropriate sound mitigation measures to address the traffic noise from 16 Avenue

Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 35 trees are proposed to be planted on the site, including Autumn Blaze Maple, Fastigate Beech, Amanogawa Cherry, Butterflies Magnolia, Columnar Norway Spruce and Korean Fig.
- 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.

- Decorative pavers are proposed at the site entrance from Alder Place and at the future entrance from the lane.

Vehicular Access and Parking

- The primary access to the site will be via Alder Place. A 4.0 metre (13 ft.) wide portion of a new north-south lane will also be dedicated as part of the subject application to facilitate future access to the properties to the west when they are redeveloped.
- As 16 Avenue is designated as an arterial road, direct access to 16 Avenue will no longer be permitted with redevelopment of the site.
- All of the proposed units will have double garage parking configurations.
- Four (4) visitor parking stalls are proposed, which meets the parking requirements of the RM-30 Zone. The visitor parking will be located adjacent to the indoor and outdoor amenity spaces between Buildings 2 and 3.

Indoor and Outdoor Amenity Space

- The Zoning By-law requires 66 square metres (710 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on the requirement of 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 66 square metres (710 sq. ft.) of outdoor amenity space and 102.6 square metres (1,104 sq. ft.) of indoor amenity space, meeting and exceeding the requirements of the RM-30 Zone.
- The indoor amenity space is located in Building 2 and will include a community mailbox. The location of the mailbox is designed to encourage interaction between neighbours and will provide covered shelter when collecting mail.
- The outdoor amenity space is located adjacent to the indoor amenity space between Buildings 2 and 3. The outdoor amenity space will feature a patio area hardscaped with unit pavers, benches for sitting, a grass area, and will be surrounded by landscaping including perennial flowering shrubs.
- Bicycle parking will be located adjacent to the amenity areas, near the visitor parking.

ADVISORY DESIGN PANEL

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

TREES

- Monica Ardiel, ISA Certified Arborist and Jeff Ross, Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Holly	4	4	0
Hornbeam, European	6	0	6
Laburnum	1	1	0
Laurel, English	1	1	0
Linden	6	6	0
Magnolia	1	1	0
Maple, Bigleaf	1	1	0
Maple, Japanese	2	2	0
Mountain Ash	2	2	0
Poplar, Lombardy	1	1	0
Walnut	1	1	0
Coniferous Trees			
Cedar, Western Red	3	3	0
Douglas Fir	6	6	0
Falsecypress	2	2	0
Falsecypress, Sawara	3	3	0
Fir, Grand	1	1	0
Pine, Austrian	2	2	0
Spruce	1	1	0
Spruce, Norway	3	3	0
Total (excluding Alder and Cottonwood Trees)	48	42	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		35	
Total Retained and Replacement Trees		41	
Contribution to the Green City Fund		\$22,400	

- The Arborist Assessment states that there are a total of 48 protected trees on the site, excluding Alder and Cottonwood trees. 7 existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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.
- 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 91 replacement trees on the site. Since only 35 replacement trees can be accommodated on the site, the deficit of 56 replacement trees will require a cash-in-lieu payment of \$22,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Autumn Blaze Maple, Fastigiate Beech, Amanogawa Cherry, Butterflies Magnolia, Columnar Norway Spruce and Korean Fig.
- In summary, a total of 41 trees are proposed to be retained or replaced on the site with a contribution of \$22,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 11, 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 consists of four (4) single family lots located on the north side of 16 Avenue, between Earl Marriott Secondary School and 160 Street.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a unit density of 61.6 units per hectare (25.7 units per acre) and a floor area ratio (FAR) of 0.9.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development will include the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> ○ Absorbent Soils ○ Natural Landscaping
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development will provide connections to the sidewalks on Alder Place and 16 Avenue. • There is an existing bus stop served by multiple routes located approximately 40 m from the site on 16 Avenue near 160 Street. • Bike racks and/or lockers are proposed.

Sustainability Criteria	Sustainable Development Features Summary
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The buildings are oriented to follow Crime Prevention Through Environmental Design "CPTED" principles including windows facing onto 16 Avenue and Alder Place.
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were sent on August 17, 2017 and a Development Proposal Sign was installed on site on August 25, 2017. The application will be subject to a Public Hearing for the proposed Rezoning and OCP amendment.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for the building face and 2.3 metres (7.5 ft.) for the porch columns;
- Reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (10 ft.) for the building face and 2.8 metres (9 ft.) for the porch columns, and to allow up to six (6) stairs to encroach into the building setback;
- Reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the building face and 4.8 metres (16 ft.) for the porch columns for Building 4 and to 3.0 metres (10 ft.) for Building 5; and
- Reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building face and 2.8 metres (9 ft.) for the porch columns.

Applicant's Reasons:

- Units fronting 16 Avenue, the lane, and adjacent to Alder Place address the public realm of the sidewalk encouraging neighborhood interaction and "eyes on the street".
- The proposed setbacks allow for a more functional site plan.

Staff Comments:

- The proposed front yard setbacks provide reasonable setback distances from 16 Avenue and Alder Place, which help to provide a more urban, pedestrian streetscape, and are consistent with the setbacks approved for Development Applications Nos. 7913-0191-00 and 7914-0119-00 to the west. Furthermore, it is anticipated that future townhouse buildings will be sited at similar setbacks on the adjacent lands to the east and west.

- The applicant is providing road dedication along 16 Avenue (varying widths from 2.9 - 4.9 metres) and dedicating a lane (4.0 - 6.0 metre wide) along the west property line, which reduces the developable area of the site.
- For Building 4, the proposed 6.0 metre (20 ft.) side yard (east) setback will include landscaping with trees, shrubs and fencing, and will provide visual separation and privacy between this development and the property to the east.
- There will be minimal impact on the adjacent property to the east from the end unit on Building 5. The proposed 3.0 metre (10 ft.) setback is appropriate for this side yard condition.
- The proposed 3.0 metre side yard (west) setbacks for Buildings 1 and 6 provide reasonable setback distances from the lane, which help to provide a more urban, pedestrian streetscape.
- The lane dedication plus the proposed setbacks for Buildings 1 and 6 will provide adequate separation from the existing single family lots to the west (the lane will not be constructed until the properties to the west are redeveloped).
- It is anticipated that any future townhouse development to the west would have similar setbacks to the lane.

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, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	King George Highway Corridor Land Use Plan Redesignation Map
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7917-0012-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		0.398 ha(0.98 ac.)
Road Widening area		
Undevelopable area		
Net Total		0.357 ha (0.88 ac.)
LOT COVERAGE (in % of net lot area)	45%	43.4%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	43.4%
SETBACKS (in metres)		
North	7.5 m	3.6 m
South	7.5 m	4.0 m
East	7.5 m	6.0 m and 3.0 m
West	7.5 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	10.6 m
Accessory	11.0 m	3.90 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		22
Total	30 max.	22
FLOOR AREA: Residential		3,171.89 m ²
TOTAL BUILDING FLOOR AREA		3,171.89 m ²

** 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)		55.2 uph/22 upa
# of units/ha /# units/acre (net)	75 uph/30 upa	62.8 uph/25 upa
FAR (gross)		0.8
FAR (net)	0.9	0.9
AMENITY SPACE (area in square metres)		
Indoor	66 m ²	102.6 m ²
Outdoor	66 m ²	66 m ²
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors	44	44
	4	4
Total Number of Parking Spaces	48	48
Number of accessible stalls		
Number of small cars		
1 (visitor space)		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SOUTH ON 16: PHASE TWO

15927, 15933, 15941 & 15951 16TH AVE. SURREY, BC

PROJECT TEAM

ARCHITECT OF RECORD

LARRY PODHORA ARCHITECT
1902 BRACKMAN WAY
SAANICH B.C. V8L 0C2

CONTACT: LARRY PODHORA

BUILDING DESIGN

KRAHN ENGINEERING LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831 F. 604.853.1580

CONTACT: WAYNE VENABLES

CIVIL

HUB ENGINEERING INC.
212 - 12982 76 AVENUE
SURREY B.C. V3W 2V6
P. 604.572.4328 F. 604.501.1625

CONTACT: JESSE BAINS

LANDSCAPE

KD PLANNING CONSULTANTS LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C. V2S 2E8
P. 604.853.8831 F. 604.853.1580

CONTACT: SHAN THIESSEN

ARCHITECTURAL SHEET LIST

- A0.1 COVER PAGE
- A2.0 SITE PLAN
- A3.1 BUILDING 1 & 4 LOWER AND MAIN FLOOR PLANS
- A3.2 BUILDING 1 & 4 UPPER AND ROOF FLOOR PLANS
- A3.3 BUILDING 1 & 4 ELEVATIONS
- A3.4 BUILDING 1 & 4 ELEVATIONS
- A3.5 BUILDING 1 & 4 PERSPECTIVES
- A4.1 BUILDING 2 LOWER AND MAIN FLOOR PLANS
- A4.2 BUILDING 2 UPPER AND ROOF FLOOR PLANS
- A4.3 BUILDING 2 ELEVATIONS
- A4.4 BUILDING 2 ELEVATIONS
- A4.5 BUILDING 2 PERSPECTIVES
- A5.1 BUILDING 3 FLOOR AND ROOF PLANS
- A5.2 BUILDING 3 ELEVATIONS
- A5.3 BUILDING 3 PERSPECTIVES
- A6.1 BUILDING 5 & 6 LOWER AND MAIN FLOOR PLANS
- A6.2 BUILDING 5 & 6 UPPER AND ROOF FLOOR PLANS
- A6.3 BUILDING 5 & 6 ELEVATIONS
- A6.4 BUILDING 5 & 6 ELEVATIONS
- A6.5 BUILDING 5 & 6 PERSPECTIVES
- A7.1 UNIT A ENLARGED PLANS
- A7.2 UNIT A1 ENLARGED PLANS
- A7.3 UNIT B ENLARGED PLANS
- A7.4 UNIT B1 ENLARGED PLANS

Appendix II

NO.	DATE	YMO	DESCRIPTION
6	20170118		RE-ISSUED FOR DEVELOPMENT PERMIT
5	20171208		RE-ISSUED FOR DEVELOPMENT PERMIT
4	20170905		RE-ISSUED FOR DEVELOPMENT PERMIT
3	20170712		RE-ISSUED FOR DEVELOPMENT PERMIT
2	20170609		RE-ISSUED FOR DEVELOPMENT PERMIT
1	20170112		ISSUED FOR DEVELOPMENT PERMIT

NO. DATE YMO DESCRIPTION

ISSUES AND REVISIONS

SEAL



larry podhora / architecture inc.
1902 BRACKMAN WAY NORTH SAANICH B.C. V8L 0C2

PROJECT NAME

**SOUTH ON 16:
PHASE TWO**

PROJECT ADDRESS

**15927, 15933, 15941 & 15951 16TH
AVE. SURREY, BC**

DRAWING TITLE

COVER PAGE

SCALE

DRAWN Author

CHECKED Checker

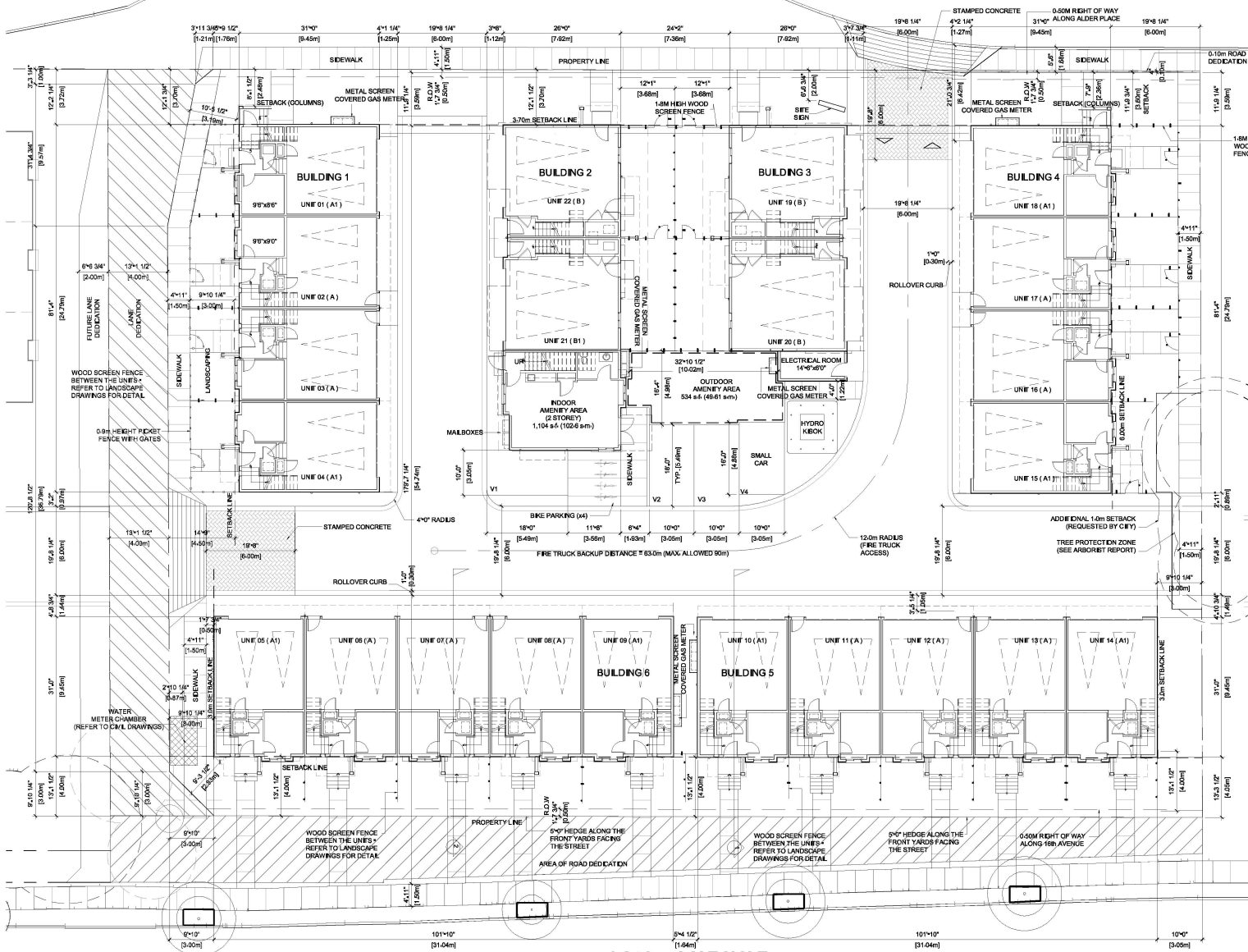
PROJECT NO. 180445

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ALDER PLACE



UNIT BREAKDOWN (TOWNHOUSE)

UNIT	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	GROSS	FINISHED	FINISHED AREA
A	434	202	663	677	1976	1542
A1	426	199	648	666	1908	1512
B	340	101	699	711	2096	1511
B1	345	101	694	711	2081	1506
TOTAL	22				GRAND TOTAL FINISHED AREA (NOT INCL. GARAGE)	3355
						3117.36

- 2 2018/01/16 REBUILT FOR DEVELOPMENT PERMIT
- 2 2017/10/20 REBUILT FOR DEVELOPMENT PERMIT
- 7 2017/10/20 REBUILT FOR DEVELOPMENT PERMIT
- 2 2017/001 SITE PLAN REBUILT FOR DEVELOPMENT PERMIT
- 2 2017/005 REBUILT FOR DEVELOPMENT PERMIT
- 4 2017/012 REBUILT FOR DEVELOPMENT PERMIT
- 3 2017/026 REBUILT FOR DEVELOPMENT PERMIT
- 2 2017/003 REBUILT FOR DEVELOPMENT PERMIT
- 1 2017/013 REBUILT FOR DEVELOPMENT PERMIT
- 6/05 & 6/05/02

ZONING ANALYSIS

C/M/E ADDRESS: 15927, 15933, 15941, 15951 • 16th Avenue, Surrey, BC

LEGAL DESCRIPTION: (15927) LOT 8 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189 + (15933) LOT 18 EXCEPT PART ON BYLAW PLAN 57592 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189 + (15941) LOT 18 EXCEPT PART ON BYLAW PLAN 57592 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189 + (15951) LOT 11 EXCEPT PART ON BYLAW PLAN 57592 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189

SITE AREA: 42,881 s.f. (3,883.79 m²), 0.884 Ac. (0.398 ha)
 DEDICATION (ROAD @ 16th Ave.): 2,894.59 s.f. (268.91 m²)
 (ROAD @ Alder Place): 15,200 s.f. (1,407 m²)
 (LANE): 2,243.57 s.f. (207.63 m²)

NET: 37,626.03 s.f. (3,495.57 m²), 0.863 Ac. (0.349 ha)

ZONE: EXISTING: RF PROPOSED: R98/30

DENSITY: ALLOWED: 30 upe (75 UPH) PROPOSED (GROSS AREA): 22 du / 0.884 ac (0.398 ha) # 22.4 upe (55.2 UPH) PROPOSED (NET AREA): 22 du / 0.863 ac (0.349 ha) # 25.5 upe (63.0 UPH)

FLOOR AREA RATIO: ALLOWED: MAXIMUM 0.90 PROPOSED (GROSS AREA) 3,117.36 m² / 3,883.79 m² # 0.78 (NET AREA): 3,117.36 m² / 3,495.57 m² # 0.89

MAXIMUM HEIGHT: PRINCIPLE BUILDING ALLOWED: 45'0" [13m] PROPOSED: 35'0" [10.6m]

SETBACKS: ALLOWED PROPOSED SOUTH: 7.6m 7.6m NORTH: 7.6m 3.6m BLD 4 (VARIANCE REQD) 3.7m BLD 1,2,3 (VARIANCE REQD) EAST: 7.6m 6.0m BLD 4 (VARIANCE REQD) 5.0m BLD 5 (VARIANCE REQD) WEST: 7.6m 4.0m BLD 1 (VARIANCE REQD) 3.0m BLD 4 (VARIANCE REQD)

LOT COVERAGE: ALLOWED: 45% PROPOSED (GROSS) 1,549 m² / 3,883.79 m² # 39.60% PROPOSED (NET): 1,549 m² / 3,495.57 m² # 44.31%

AMENITY SPACE: INDOOR REQUIRED: (22 du x 3.0 m²) # 66.0 m² PROPOSED: 102.6 m²

PARKING: OUTDOOR REQUIRED: (22 du x 3.0 m²) # 66.0 m² PROPOSED: 48.61 m² + CABIN + N + LEU

VELOC: RESIDENT REQUIRED: 2 SPACES / du (2 x 22 du) # 44 SPACES PROPOSED: 44 SPACES

VELOC: REQUIRED: 0.2 SPACES / du (0.2 x 22 du) # 4.4 SPACES PROPOSED: 4 SPACES (VARIANCE REQD)



PROJECT NAME:
**SOUTH ON 16:
PHASE TWO**

PROJECT ADDRESS:
**15927, 15933, 15941 & 15951
16TH AVE., SURREY, BC**

DRAWING TITLE:
SITE PLAN

DATE: May 24, 2017
 SCALE: AS NOTED
 DRAWN: WY/LW
 CHECKED:
 PROJECT NO: 160445
 DRAWING NO: A2.0



16th AVENUE



AVERAGE EXISTING GRADE 68.50M (BUILDING 4)

1A WEST ELEVATION: BUILDING 1
SCALE: 1/4" = 1'-0"

1B REV-EAST ELEVATION: BUILDING 4
SCALE: 1/4" = 1'-0"

SPATIAL CALCULATION - BUILDING 1
RCBC DIST. DIV. 8, PART 8, S.15.11

EXPOSING BUILDING FACE	UNPROTECTED OPENINGS (SLABING ONLY)	MIN. F.R.L. REQUIRED	CONSTRUCTION TYPE	CLADDING TYPE					
BUILDING FACE	UNIT #	AREA (SQ)	% PERMITTED	% PROPOSED	% REQ.	% REQ.			
EAST	UNIT#19	12.80	2.56	18.25	9.54	18.12	0.00	COMBUSTIBLE	COMBUSTIBLE

SPATIAL CALCULATION - BUILDING 4
RCBC DIST. DIV. 8, PART 8, S.15.11

EXPOSING BUILDING FACE	UNPROTECTED OPENINGS (SLABING ONLY)	MIN. F.R.L. REQUIRED	CONSTRUCTION TYPE	CLADDING TYPE					
BUILDING FACE	UNIT #	AREA (SQ)	% PERMITTED	% PROPOSED	% REQ.	% REQ.			
WEST	UNIT#18	12.80	2.56	18.25	9.54	18.12	0.00	COMBUSTIBLE	COMBUSTIBLE

- 6 - 20170118 - ISSUED FOR DEVELOPMENT PERMIT
 - 5 - 20171208 - ISSUED FOR DEVELOPMENT PERMIT
 - 4 - 20171005 - ISSUED FOR DEVELOPMENT PERMIT
 - 3 - 20170715 - ISSUED FOR DEVELOPMENT PERMIT
 - 2 - 20170629 - ISSUED FOR DEVELOPMENT PERMIT
 - 1 - 20170115 - ISSUED FOR DEVELOPMENT PERMIT
- NO. DATE Y.M.D. DESCRIPTION
- ISSUES AND REVISIONS

SEAL



larry podhora / architecture inc.
1502 BRACONNAY WAY NORTH SURREY, B.C. V8L 0C2

PROJECT NAME

**SOUTH ON 16:
PHASE TWO**

PROJECT ADDRESS
**15927, 15933, 15941 & 15951 16TH
AVE. SURREY, BC**

DRAWING TITLE

**BUILDING 1 & 4
ELEVATIONS**

SCALE	As Indicated
DRAWN	Author
CHECKED	Checker
PROJECT NO.	180445
DRAWING NO.	

A3.3

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AVERAGE EXISTING GRADE 68.82M (BUILDING 4)

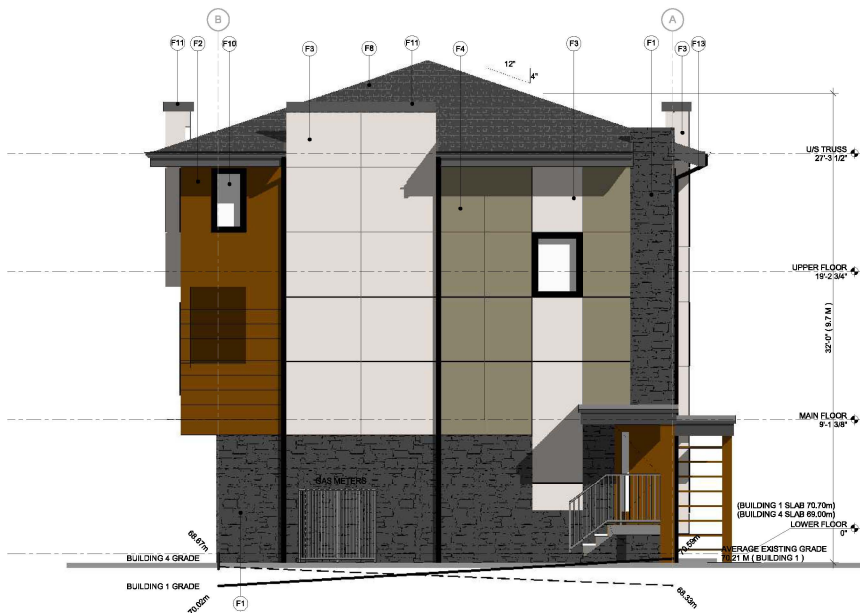
2A EAST ELEVATION: BUILDING 1
SCALE: 1/4" = 1'-0"

2B REV-WEST ELEVATION: BUILDING 4
SCALE: 1/4" = 1'-0"

ELEVATION FINISH LEGEND:

- | | | |
|---|--|--|
| F1 CULTURED STONE "ERIE LEDGESTONE DRY-STACK" BY PACIFIC ART STONE. | F6 GARAGE DOOR "WOLF GREY" BY BENJAMIN MOORE | F12 JAMES HARDIE LAP SIDING "TIMBER BARK COLOR". |
| F2 CULTURED STONE "ERIE LEDGESTONE DRY-STACK" BY PACIFIC ART STONE. | F7 ASPHALT SHINGLES "BLACK" | F13 ALUMINUM RAIN WATER LEADER, PREPAINTED "BLACK" |
| F3 JAMES HARDIE PANEL "COBBLE STONE COLOR". | F8 ENTRY TRELLIS "PAINTED TO MATCH CEDAR SIDING" | |
| F4 JAMES HARDIE PANEL "TIMBER BARK COLOR". | F9 "ALL WEATHER WINDOWS" EXTRUDED PVC "BLACK". | |
| F5 ENTRY DOOR "PAINTED TO MATCH CEDAR SIDING". | F11 FASCIA "GAUNTLET GREY" BY SHERVIN WILLIAMS. | |

BUILDING 1 & 4



1A REV-NORTH ELEVATION: BUILDING 4
SCALE: 1/4" = 1'-0"

1B NORTH ELEVATION (ALDER PLACE): BUILDING 1
SCALE: 1/4" = 1'-0"



2A SOUTH ELEVATION: BUILDING 1
SCALE: 1/4" = 1'-0"

2B REV-SOUTH ELEVATION BUILDING 4
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION (ALDER PLACE) BLDG 1 & 4
SCALE: 1/4" = 1'-0"

BUILDING 1: UNIT 01 ONLY
BUILDING 4: UNIT 18 ONLY

ELEVATION FINISH LEGEND:

F1 CULTURED STONE "ERIE LEDGESTONE DRY-STACK" BY PACIFIC ART STONE.	F6 GARAGE DOOR "WOLF GREY" BY BENJAMIN MOORE	F12 JAMES HARDIE LAP SIDING "TIMBER BARK COLOR".
F2 JAMES HARDIE LAP SIDING "CEDAR COLOR".	F8 ASPHALT SHINGLES "BLACK"	F13 ALUMINUM RAIN WATER LEADER, PREPAINTED "BLACK"
F3 JAMES HARDIE PANEL "COBBLE STONE COLOR".	F9 ENTRY "TRELLIS" "PAINTED TO MATCH CEDAR SIDING"	
F4 JAMES HARDIE PANEL "TIMBER BARK COLOR"	F10 "ALL WEATHER WINDOWS" EXTRUDED PVC "BLACK".	
F5 ENTRY DOOR "PAINTED TO MATCH CEDAR SIDING".	F11 FASCIA "GAUNTLET GREY" BY SHERVIN WILLIAMS.	

6 20170118 RE-ISSUED FOR DEVELOPMENT PERMIT
5 20171028 RE-ISSUED FOR DEVELOPMENT PERMIT
4 20170105 RE-ISSUED FOR DEVELOPMENT PERMIT
3 20170102 RE-ISSUED FOR DEVELOPMENT PERMIT
2 20170628 RE-ISSUED FOR DEVELOPMENT PERMIT
1 20170115 ISSUED FOR DEVELOPMENT PERMIT
NO. DATE Y/M/D DESCRIPTION
ISSUES AND REVISIONS



larry podhora / architecture inc.
1502 BRAGGVIEW WAY NORTH SUITE 101 B.C. V3R 6Z2

PROJECT NAME
**SOUTH ON 16:
PHASE TWO**

PROJECT ADDRESS
**15927, 15933, 15941 & 15951 16TH
AVE. SURREY, BC**

DRAWING TITLE
**BUILDING 1 & 4
ELEVATIONS**

SCALE: As Indicated
DRAWN: Author
CHECKED: Checker
PROJECT NO.: 160445
DRAWING NO.:



1 Perspective 1
SCALE:



2 Perspective 2
SCALE:

BUILDING 1 & 4



ABBOTSFORD OFFICE
 895-1455/2507/2508/2509 ABBOTSFORD B.C. V8B 2B9
 T: 604.855.9777 SALES@KRAHN.COM
EDMONTON OFFICE
 1056, 10117-129TH AVENUE, EDMONTON AB. T6A 1W8
 T: 780.766.8202 WWW.KRAHN.COM
VANCOUVER OFFICE
 115, 2025 WEST 4TH AVE. VANCOUVER B.C. V6R 1C4
 T: 604.254.8852 T: 604.264.8853 WWW.KRAHN.COM

NO.	DATE	YMD	DESCRIPTION
6	20170118		RE-ISSUED FOR DEVELOPMENT PERMIT
5	20171208		RE-ISSUED FOR DEVELOPMENT PERMIT
4	20171005		RE-ISSUED FOR DEVELOPMENT PERMIT
3	20171012		RE-ISSUED FOR DEVELOPMENT PERMIT
2	20170629		RE-ISSUED FOR DEVELOPMENT PERMIT
1	20171012		ISSUED FOR DEVELOPMENT PERMIT

ISSUES AND REVISIONS
 SEAL



larry podhora / architecture inc.
 1502 BRACONNAY WAY NORTH SURREY B.C. V8L 0C2

PROJECT NAME
**SOUTH ON 16:
 PHASE TWO**

PROJECT ADDRESS
**15927, 15933, 15941 & 15951 16TH
 AVE. SURREY, BC**

DRAWING TITLE
**BUILDING 1 & 4
 PERSPECTIVES**

SCALE	Author
DRAWN	Author
CHECKED	Checker
PROJECT NO.	16045
DRAWING NO.	

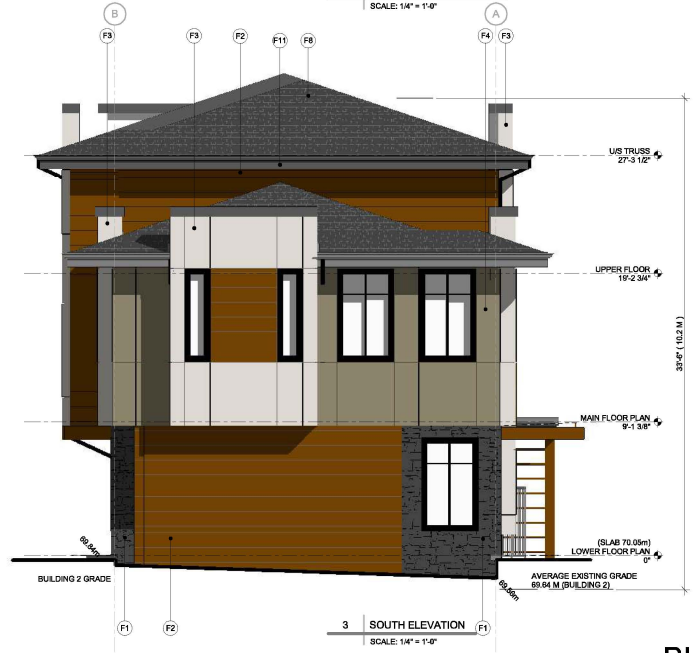
A3.5

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C:\Users\Documents\B1616_Bldg_1 & 4_Comp_1.dwg_16045.rvt



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



SPATIAL CALCULATION - BUILDING 2
BCRC 2015, DIV. 8 PART 8, 9.10.15

BUILDING FACE	UNIT #	AREA (M ²)	UNPROTECTED OPENINGS (SEADING ONLY)		MIN. F.R.S. REQUIRED	CONSTRUCTION TYPE	CLADDING TYPE
			% N1	% N2			
WEST	UNIT 22	66.57	3.45	26.74	13.00	13.00	COMBUSTIBLE
EAST	UNIT 23	66.57	3.38	26.20	13.25	13.25	COMBUSTIBLE

SPATIAL CALCULATION - AMENITY
BCRC 2015, DIV. 8 PART 8, 9.2.1.5

BUILDING FACE	UNIT #	AREA (M ²)	UNPROTECTED OPENINGS		MIN. F.R.S. REQUIRED	CONSTRUCTION TYPE	CLADDING TYPE
			% N1	% N2			
WEST	-	43.81	4.15	27.30	13.00	13.00	NONCOMBUSTIBLE
EAST	-	43.81	4.16	16.16	13.00	13.27	NONCOMBUSTIBLE

ELEVATION FINISH LEGEND:

F1 CULTURED STONE "ERIE LEDGSTONE DRY-STACK" BY PACIFIC ART STONE.	F8 ASPHALT SHINGLES "BLACK"
F2 JAMES HARDIE LAP SIDING "CEDAR COLOR"	F9 ENTRY TRELLIS "PAINTED TO MATCH CEDAR SIDING"
F3 JAMES HARDIE PANEL "COBBLE STONE COLOR"	F10 "ALL WEATHER WINDOWS" EXTRUDED PVC "BLACK"
F4 JAMES HARDIE PANEL "TIMBER BARK COLOR"	F11 FASCIA "GAUNTLET GREY" BY SHERWIN WILLIAMS.
F5 ENTRY DOOR "PAINTED TO MATCH CEDAR SIDING"	F12 JAMES HARDIE LAP SIDING "TIMBER BARK COLOR"
F6 GARAGE DOOR "WOLF GREY" BY BENJAMIN MOORE	F13 ALUMINUM RAIN WATER LEADER, PREPAINTED "BLACK"

6 2019/01/18 REISSUED FOR DEVELOPMENT PERMIT
5 2017/12/05 REISSUED FOR DEVELOPMENT PERMIT
4 2017/09/05 REISSUED FOR DEVELOPMENT PERMIT
3 2017/07/12 REISSUED FOR DEVELOPMENT PERMIT
2 2017/06/29 REISSUED FOR DEVELOPMENT PERMIT
1 2017/01/13 ISSUED FOR DEVELOPMENT PERMIT
NO. DATE Y/M/D DESCRIPTION
ISSUES AND REVISIONS
SEAL



larry podhora / architecture inc.
1502 BRACONER WAY NORTH SURREY B.C. V8C 0Z3

PROJECT NAME
**SOUTH ON 16:
PHASE TWO**

PROJECT ADDRESS
**15927, 15933, 15941 & 15951 16th
AVE. SURREY BC**

DRAWING TITLE
**BUILDING 2
ELEVATIONS**

SCALE: As Indicated
DRAWN: Author
CHECKED: Checker
PROJECT NO.: 160445
DRAWING NO.:

BUILDING 2 **A4.4**

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1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION FINISH LEGEND:

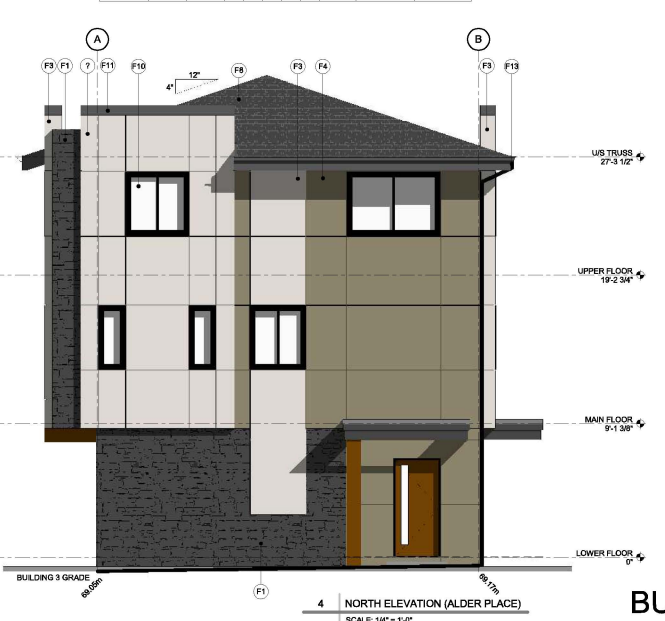
F1 CULTURED STONE "ERIE LEDGESTONE DRY-STACK" BY PACIFIC ART STONE.	F5 ENTRY DOOR "PAINTED TO MATCH CEDAR SIDING".	F10 "ALL WEATHER WINDOWS" EXTRUDED PVC "BLACK".
F2 JAMES HARDIE LAP SIDING "CEDAR COLOR".	F6 GARAGE DOOR "WOLF GREY" BY SHERVIN MOORE	F11 FASCIA "GAUNTLET GREY" BY SHERVIN WILLIAMS.
F3 JAMES HARDIE PANEL "COBBLE STONE COLOR".	F8 ASPHALT SHINGLES "BLACK"	F12 JAMES HARDIE LAP SIDING "TIMBER BARK COLOR".
F4 JAMES HARDIE PANEL "TIMBER BARK COLOR".	F9 ENTRY TRELLIS "PAINTED TO MATCH CEDAR SIDING"	F13 ALUMINUM RAIN WATER LEADER, PREPAINTED "BLACK"

SPATIAL CALCULATION - BUILDING 3
9-28-21-12, DR. 9-PART 8, 9.15.15

BUILDING FACE	UNIT #	AREA (SQ)	UNPERMITTED OPENINGS (BUILDING AREA)			MIN. F.F.R. REQUIRED	CONSTRUCTION TYPE	CLADDING TYPE	
			%	NO.	%				
EAST	UNIT 19	80.37	3.45	29.24	13.85	13.00	-	COMBUSTIBLE	COMBUSTIBLE
WEST	UNIT 19	80.37	3.28	29.25	13.82	13.00	-	COMBUSTIBLE	COMBUSTIBLE



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION (ALDER PLACE)
SCALE: 1/4" = 1'-0"

6 20170116/18 REISSUED FOR DEVELOPMENT PERMIT
5 20171028 REISSUED FOR DEVELOPMENT PERMIT
4 20170705 REISSUED FOR DEVELOPMENT PERMIT
3 20170705 REISSUED FOR DEVELOPMENT PERMIT
2 20170605 REISSUED FOR DEVELOPMENT PERMIT
1 20170116 ISSUED FOR DEVELOPMENT PERMIT
NO. DATE YMD DESCRIPTION

ISSUES AND REVISIONS



larry podhora / architecture inc.
1502 BRAGGVIEW WAY NORTH SURREY B.C. V8L 0Z3

PROJECT NAME
**SOUTH ON 16:
PHASE TWO**

PROJECT ADDRESS
**15927, 15933, 15941 & 15951 16th
AVE. SURREY BC**

DRAWING TITLE
**BUILDING 3
ELEVATIONS**

SCALE As Indicated
DRAWN Author
CHECKED Chandler
PROJECT NO. 160445
DRAWING NO.

BUILDING 3 **A5.2**

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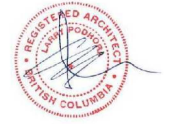


1 Perspective 1
SCALE:

NO.	DATE	YMD	DESCRIPTION
6	20170118		ISSUED FOR DEVELOPMENT PERMIT
5	20171208		ISSUED FOR DEVELOPMENT PERMIT
4	20171009		ISSUED FOR DEVELOPMENT PERMIT
3	20171012		ISSUED FOR DEVELOPMENT PERMIT
2	20170629		ISSUED FOR DEVELOPMENT PERMIT
1	20171012		ISSUED FOR DEVELOPMENT PERMIT

ISSUES AND REVISIONS

SEAL



larry podhora / architecture inc.
1902 BRACONNAY WAY NORTH SURREY B.C. V3R 6C2

PROJECT NAME

**SOUTH ON 16:
PHASE TWO**

PROJECT ADDRESS
**15927, 15933, 15941 & 15951 16th
AVE. SURREY BC**

DRAWING TITLE
**BUILDING 3
PERSPECTIVES**

SCALE	DRAWN	CHECKED	PROJECT NO.	DRAWING NO.
	Author	Checker	160445	

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A5.3



2 Perspective 2
SCALE:

BUILDING 3

C:\Users\larry\Documents\160445_Building 3_Central_A5@Krahn.com.rvt



- US OF ROOF TRUSS 27'-3 1/2"
 - UT UNIT 07 08 12 13 20'-11 1/2"
 - UT UNIT 09 14 24'-7 1/2"
 - UPPER FLOOR PLAN 19'-2 3/4"
 - UF UNIT 07 08 12 13 17'-10 3/4"
 - UF UNIT 09 14 16'-4 3/4"
 - MAIN FLOOR PLAN 9'-1 3/8"
 - MF UNIT 07 08 12 13 7'-8 3/8"
 - MF UNIT 09 14 6'-5 3/8"
 - LOWER FLOOR PLAN 0"
 - LF UNIT 07 08 12 13 -1'-4"
 - LF UNIT 09 14 -2'-8"
- 4'-4 1/8" -1.22 m

SOUTH ELEVATION- BLDG 5
SCALE: 1/4" = 1'-0"



- US OF ROOF TRUSS 27'-3 1/2"
 - UT UNIT 07 08 12 13 20'-11 1/2"
 - UT UNIT 09 14 24'-7 1/2"
 - UPPER FLOOR PLAN 19'-2 3/4"
 - UF UNIT 07 08 12 13 17'-10 3/4"
 - UF UNIT 09 14 16'-4 3/4"
 - MAIN FLOOR PLAN 9'-1 3/8"
 - MF UNIT 07 08 12 13 7'-8 3/8"
 - MF UNIT 09 14 6'-5 3/8"
 - LOWER FLOOR PLAN 0"
 - LF UNIT 07 08 12 13 -1'-4"
 - LF UNIT 09 14 -2'-8"
- 4'-4 3/4" -1.34 m

SOUTH ELEVATION- BLDG 6
SCALE: 1/4" = 1'-0"

6 - 20170176 ISSUED FOR DEVELOPMENT PERMIT
5 - 20170208 ISSUED FOR DEVELOPMENT PERMIT
4 - 20170195 ISSUED FOR DEVELOPMENT PERMIT
3 - 20170172 ISSUED FOR DEVELOPMENT PERMIT
2 - 20170626 ISSUED FOR DEVELOPMENT PERMIT
1 - 20170135 ISSUED FOR DEVELOPMENT PERMIT
NO. DATE Y/M/D DESCRIPTION
ISSUES AND REVISIONS



larry podhora/architecture inc.
1902 BRADSHAW WAY NORTH SURREY, B.C. V8C 0C2

PROJECT NAME
**SOUTH ON 16
PHASE TWO**

PROJECT ADDRESS
**15927, 15933, 15941 & 15951 16TH
AVE. SURREY, BC**

DRAWING TITLE
**BUILDING 5 & 6
ELEVATIONS**

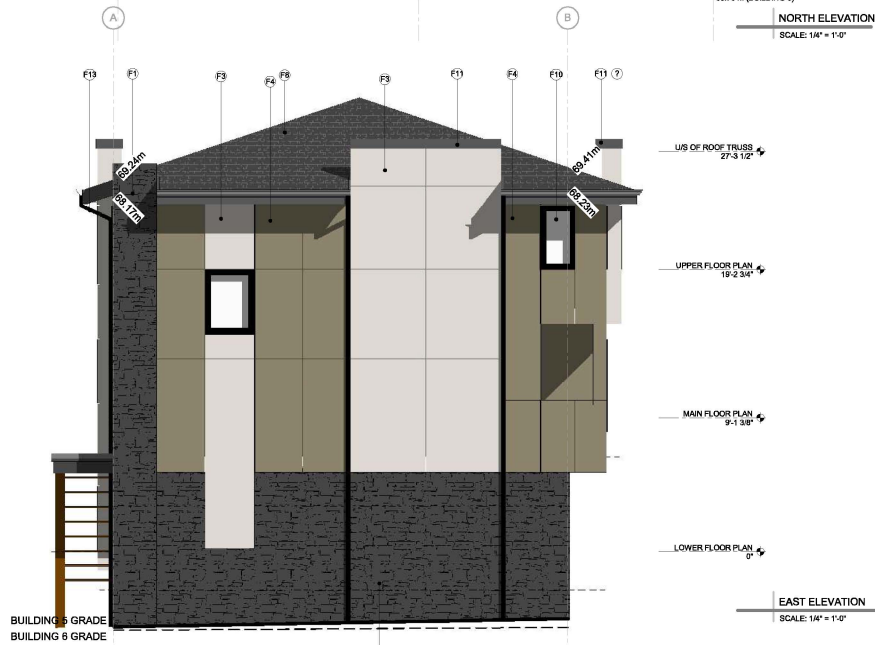
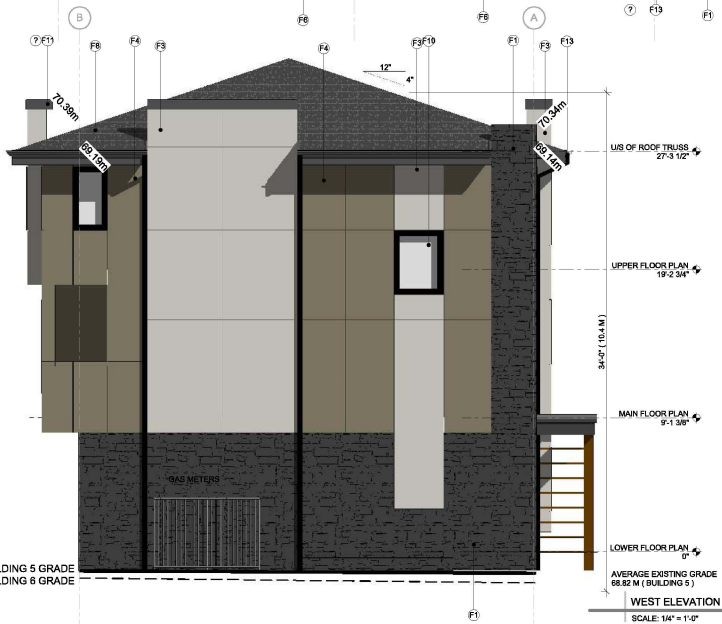
SCALE: As Indicated
DRAWN: Author
CHECKED: Checker
PROJECT NO. 160445
DRAWING NO.

ELEVATION FINISH LEGEND:

F1	CULTURED STONE "ERIE LEDGESTONE DRY-STACK" BY PACIFIC ART STONE.	F4	JAMES HARDIE PANEL "TIMBER BARK COLOR".	F8	ASPHALT SHINGLES "BLACK"	F11	FASCIA "GAUNTLET GREY" BY SHERVIN WILLIAMS.
F2	JAMES HARDIE LAP SIDING "CEDAR COLOR".	F5	ENTRY DOOR "PAINTED TO MATCH CEDAR SIDING".	F9	ENTRY TRELLIS "PAINTED TO MATCH CEDAR SIDING"	F12	JAMES HARDIE LAP SIDING "TIMBER BARK COLOR".
F3	JAMES HARDIE PANEL "COBBLE STONE COLOR".	F6	GARAGE DOOR "WOLF GREY" BY BENJAMIN MOORE	F10	"ALL WEATHER WINDOWS" EXTRUDED PVC "BLACK".	F13	ALUMINUM RAIN WATER LEADER, PREPAINTED "BLACK"



6 - 201701178 RE ISSUED FOR DEVELOPMENT PERMIT
5 - 201712028 RE ISSUED FOR DEVELOPMENT PERMIT
4 - 201710195 RE ISSUED FOR DEVELOPMENT PERMIT
3 - 201710712 RE ISSUED FOR DEVELOPMENT PERMIT
2 - 201706265 RE ISSUED FOR DEVELOPMENT PERMIT
1 - 201701113 RE ISSUED FOR DEVELOPMENT PERMIT
NO. DATE YMD DESCRIPTION
ISSUES AND REVISIONS
SEAL



ELEVATION FINISH LEGEND:

F1	CULTURED STONE "ERIE LEDGESTONE DRY-STACK" BY PACIFIC ART STONE.	F4	JAMES HARDIE PANEL "TIMBER BARK COLOR".	F8	ASPHALT SHINGLES "BLACK"	F11	FASCIA "GAUNTLET GREY" BY SHERVIN WILLIAMS.
F2	JAMES HARDIE LAP SIDING "CEDAR COLOR".	F5	ENTRY DOOR "PAINTED TO MATCH CEDAR SIDING".	F9	ENTRY TRELLIS "PAINTED TO MATCH CEDAR SIDING"	F12	JAMES HARDIE LAP SIDING "TIMBER BARK COLOR".
F3	JAMES HARDIE PANEL "COBBLE STONE COLOR".	F6	GARAGE DOOR "WOLF GREY" BY BENJAMIN MOORE	F10	"ALL WEATHER WINDOWS" EXTRUDED PVC "BLACK".	F13	ALUMINUM RAIN WATER LEADER, PREPAINTED "BLACK"



Iarley podhora/architecture inc.
1502 BRADSHAW WAY NORTH SURREY, B.C. V8L 0Z7

PROJECT NAME
**SOUTH ON 16
PHASE TWO**

PROJECT ADDRESS
**15927, 15933, 15941 & 15951 16TH
AVE. SURREY, BC**

DRAWING TITLE
**BUILDING 5 & 6
ELEVATIONS**

SCALE: As Indicated
DRAWN: Author
CHECKED: Chandler
PROJECT NO.: 160445
DRAWING NO.:

BUILDING 5 & 6

A6.4

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PERSPECTIVE 1

SCALE:



PERSPECTIVE 2

SCALE:

NO.	DATE	YMD	DESCRIPTION
6	2017/01/18		RE-ISSUED FOR DEVELOPMENT PERMIT
5	2017/12/28		RE-ISSUED FOR DEVELOPMENT PERMIT
4	2017/09/05		RE-ISSUED FOR DEVELOPMENT PERMIT
3	2017/07/12		RE-ISSUED FOR DEVELOPMENT PERMIT
2	2017/06/29		RE-ISSUED FOR DEVELOPMENT PERMIT
1	2017/01/13		ISSUED FOR DEVELOPMENT PERMIT

ISSUES AND REVISIONS

SEAL



larry podhora/architecture inc.
1502 BRADSHAW WAY NORTH SURREY, B.C. V8L 0Z7

PROJECT NAME
**SOUTH ON 16
PHASE TWO**

PROJECT ADDRESS
**15927, 15933, 15941 & 15951 16TH
AVE. SURREY, BC**

DRAWING TITLE
**BUILDING 5 & 6
PERSPECTIVES**

SCALE	DRAWN	CHECKED	PROJECT NO.	DRAWING NO.
	Author	Checker	16045	

A6.5

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LEGEND

[Symbol]	TURP GRASS
[Symbol]	PATIO STONES
[Symbol]	UNIT PAVERS
[Symbol]	STAMPED CONCRETE
[Symbol]	FINER ROCK
[Symbol]	SHRUBS AND PERENNIAL PLANTING
[Symbol]	BENCH
[Symbol]	PLANT KEY
[Symbol]	EXISTING TREES TO REMOVE
[Symbol]	ENLARGEMENT KEY
[Symbol]	1.8m H FENCE
[Symbol]	0.9m H FENCE
[Symbol]	TREE PROTECTION FENCES

- GENERAL NOTES**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

NO.	DATE	ISSUE	DESCRIPTION
1	06/11/17	ISSUED FOR REVIEW	
2	13/01/17	ISSUED FOR DP	
3	13/06/17	ISSUED FOR DP	
4	05/10/17	ISSUED FOR DP	
5	01/11/17	ISSUED FOR DP	
6	28/11/17	ISSUED FOR DP	
7	13/12/17	ISSUED FOR DP	
8	16/01/18	ISSUED FOR DP	

ISSUES & REVISIONS:

SCALE:
B.C.S.L.A. #565

DRAWING TO BE PRINTED AT 24"x36" ARCH D SIZE



PROJECT NAME:

SOUTH ON 16TH PHASE TWO

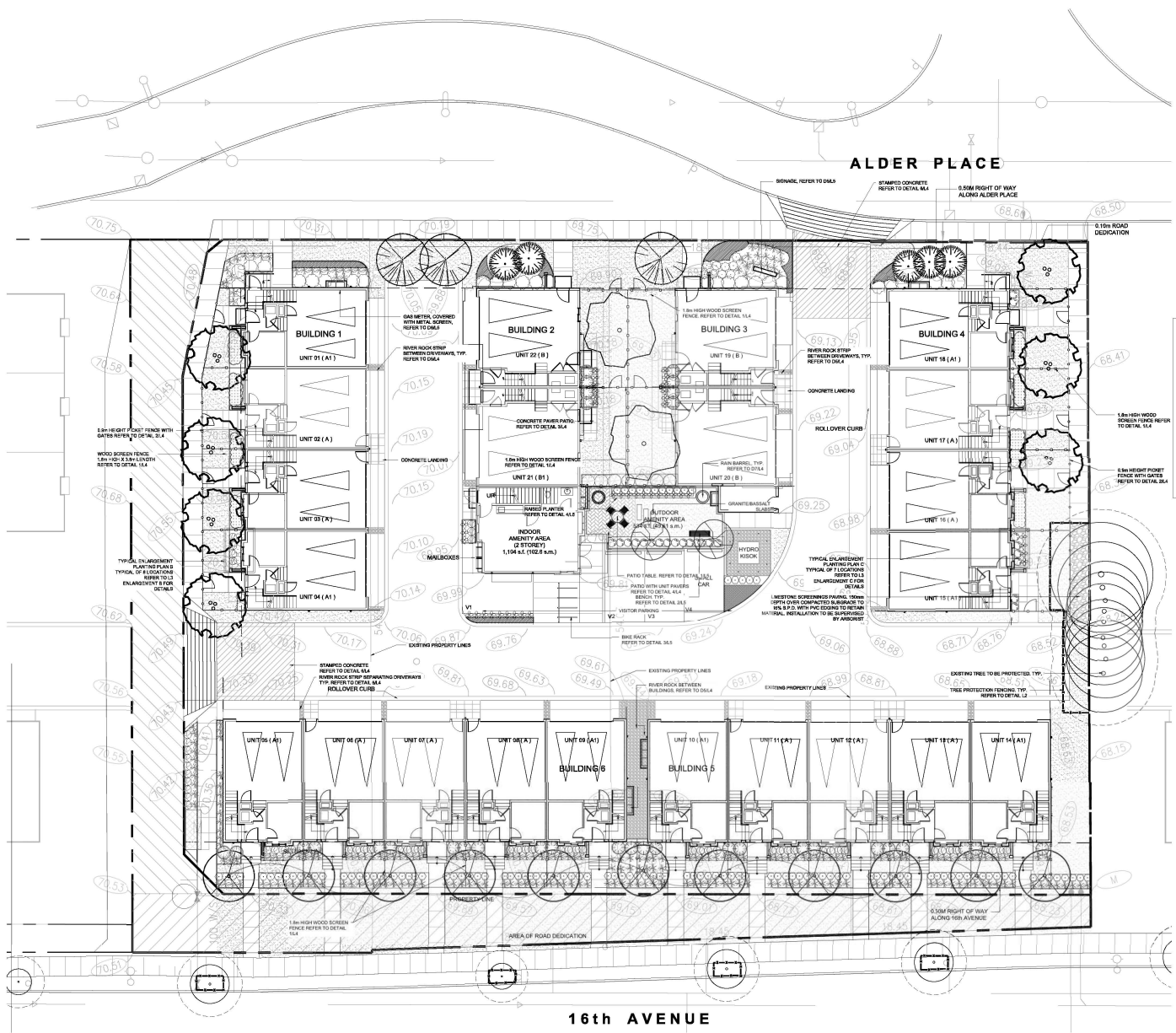
PROJECT ADDRESS:
15927, 15933, 15941 & 15951 16th AVE SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

SCALE:	1:150
DRAWN:	JT
CHECKED:	ST
PROJECT NO.:	16944

DRAWING NO.: **L1**

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ALDER PLACE

16th AVENUE

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

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

DATE: **January 30, 2018** PROJECT FILE: **7817-0012-00**

RE: **Engineering Requirements
Location: 15927 16 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment except for the items listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate as road (without compensation), Bylaw Road for Pcl B of Lot 10 Plan 57592 (PID 014-398-397), Bylaw Road for Pcl C of Lot 10 Plan 57592 (PID 014-398-401) and Bylaw Road for Pcl D West 65 feet of Lot 12 Plan 57592 (PID 014-398-427) on a road dedication or subdivision plan.
- Dedicate varying width from 2.439 m on east side to 4.283 to 4.5 on west side, to achieve 14.5 m wide Arterial Road allowance from centerline.
- Dedicate 3.0 x 3.0 m corner cut at intersection of 16 Avenue and Lane.
- Dedicate approximately 0.1 m width on Alder Place along the eastern portion of site to accommodate a 1.5 m sidewalk on the south side of the road.
- Dedicate 1.0 x 1.0 m corner cut at intersection of Alder Place and Lane.
- Dedicate varying width (4-6 m) of north-south lane.
- Register 0.5 m SRW on 16 Avenue and Alder Place.

Works and Services

- Construct 1.5 m concrete sidewalk on south side of Alder Place next to the property line, reinstate boulevard and upgrade street lighting to current standard.
- Provide cash-in-lieu for future construction of the residential lane and lane drainage.
- Confirm downstream storm system capacity, upgrade if required.
- Construct storm drainage system to service the development and all frontage roads.
- Provide onsite sustainable measures as per Fergus Creek Integrated Stormwater Management Plan.
- Upgrade the water main on Alder Place, if required for fire protection purposes.
- Replace existing fronting sanitary sewer with 250 mm sanitary main to meet the current design criteria requirements.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit, except for those listed above.



Tommy Buchmann, P.Eng.
Development Engineer

IK1

NOTE: Detailed Land Development Engineering Review available on file



December-08-17

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0012 00

SUMMARY

The proposed 22 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

September 2017 Enrolment/School Capacity

Peace Arch Elementary	
Enrolment (K/1-7):	65 K + 481
Nominal Capacity (K/1-7):	38 K + 442
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500
Maximum Operating Capacity*(8-12):	1620

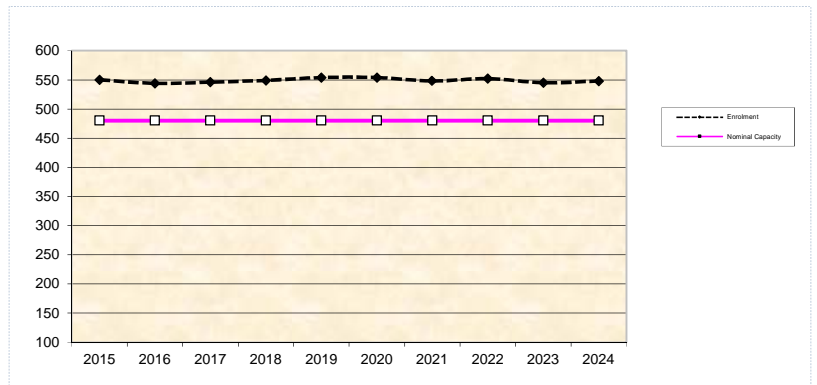
School Enrolment Projections and Planning Update:

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

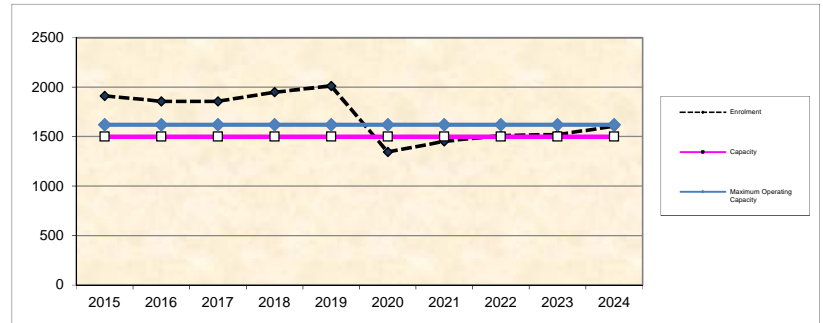
Peace Arch Elementary was built in 1964 and then, in 2003, a 6 classroom permanent modular addition was added. The school is a dual stream school that services both regular stream and French immersion programs. Enrollment is projected to remain steady with the demand for both programs being stable over the next 10 years. As the need to address immediate growth is more urgent in other areas of the District, there are no current capital plan requests for adding additional space in the catchment.

A new 1500 capacity high school located on 26th Ave between 166th and 174th street is scheduled to open September 2020 which will relieve some of the secondary enrolment pressure in the South Surrey/White Rock area. The District will be making boundary changes between the new school, Earl Marriot, Semiahmoo and Elgin Park Secondaries. The process, which will include public consultation, will begin early 2018.

Peace Arch 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: 17-0012-00


Address: 15927/15933/5941/15951 - 16th Avenue, Surrey

Registered Arborist: Monica Ardiel

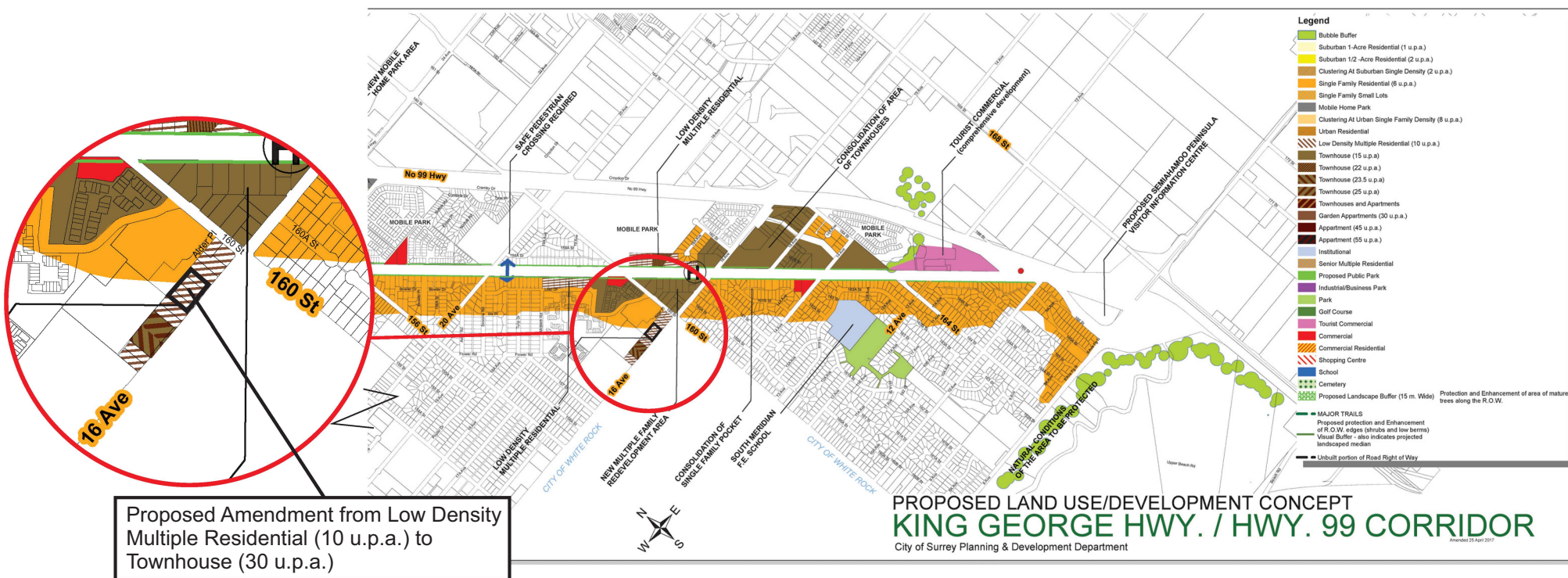
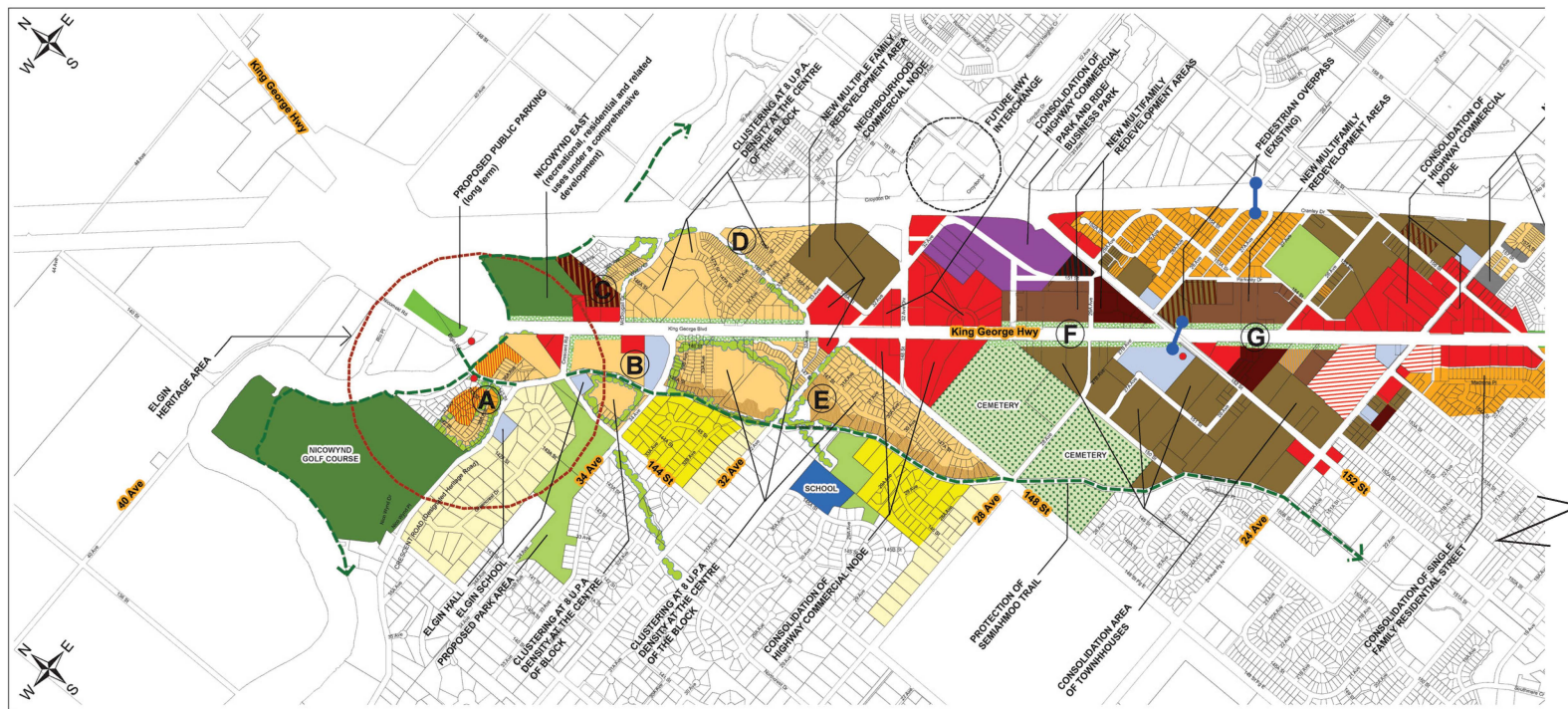
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	55
Protected Trees to be Removed	49
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = <u>7</u> - All other Trees Requiring 2 to 1 Replacement Ratio 42 X two (2) = <u>84</u>	91
Replacement Trees Proposed	35
Replacement Trees in Deficit	56
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	5
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 5 X two (2) = 10	10
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist: 	Date: November 28, 2017
--	-------------------------



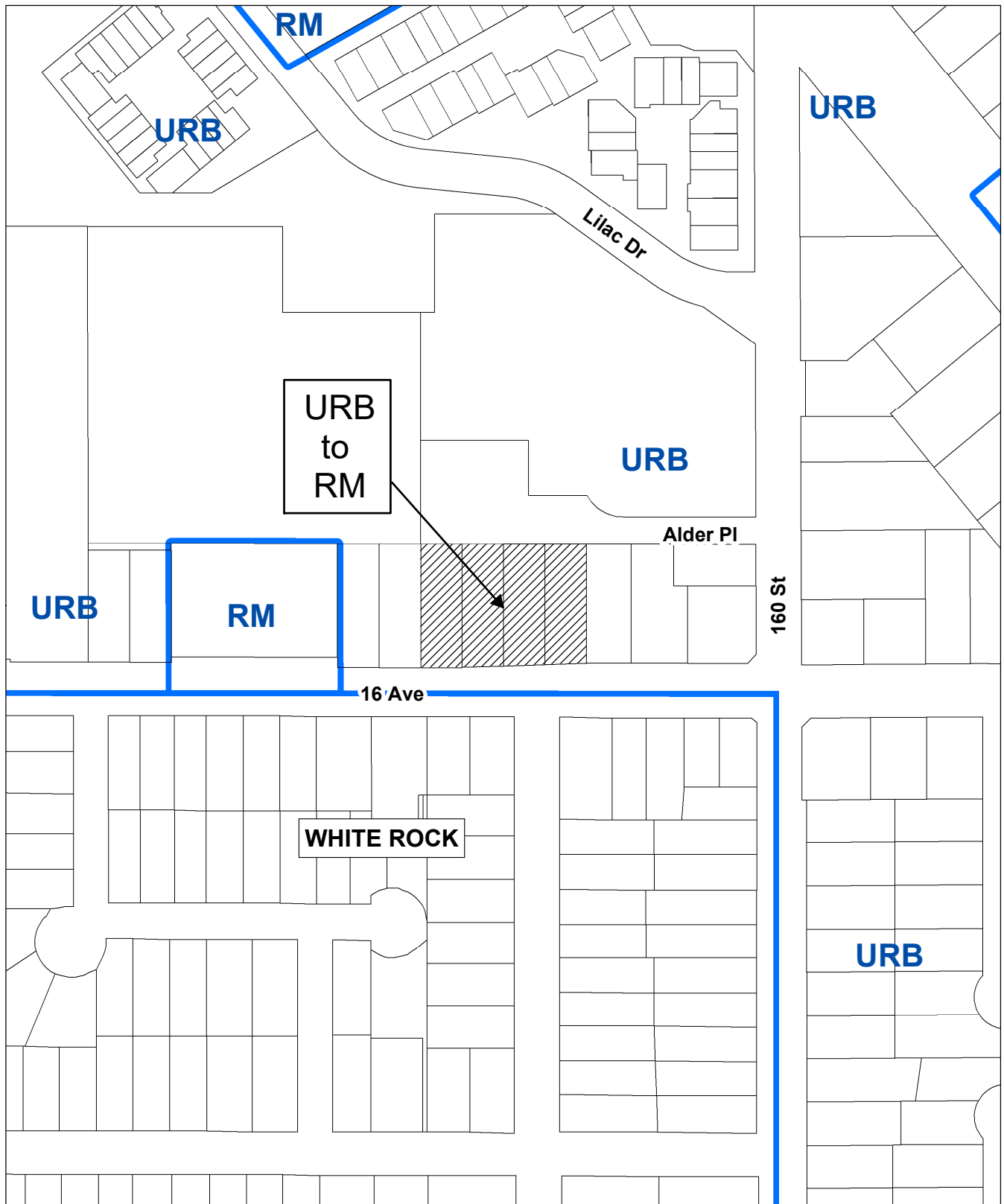


Proposed Amendment from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.)

**PROPOSED LAND USE/DEVELOPMENT CONCEPT
KING GEORGE HWY. / HWY. 99 CORRIDOR**

City of Surrey Planning & Development Department

Amended 28 April 2017



OCP Amendment 7917-0012-00

Proposed amendment from Urban to Multiple Residential



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0012-00

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: 001-268-341

Lot 8 Section 14 Township 1 New Westminster District Plan 15189

15927 - 16 Avenue

Parcel Identifier: 004-631-633

Lot 9 Except: Part on Bylaw Plan 57592, Section 14 Township 1 New Westminster District Plan 15189

15933 - 16 Avenue

Parcel Identifier: 010-045-546

Lot 10 Except: Part on Bylaw Plan 57592; Section 14 Township 1 New Westminster District Plan 15189

15941 - 16 Avenue

Parcel Identifier: 010-045-562

Lot 11 Except: Part on Bylaw Plan 57592; Section 14 Township 1 New Westminster District Plan 15189

15951 - 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 title has been issued, as follows:

Parcel Identifier:

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

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

- (a) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum north yard setback is reduced from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for the building face and 2.3 metres (7.5 ft.) for the porch columns;
- (b) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum south yard setback is reduced from 7.5 metres (25 ft.) to 4.0 metres (10 ft.) for the building face and 2.8 metres (9 ft.) for the porch columns. Notwithstanding subsection E.17(b) of Part 4 General Provisions, stairs may encroach into the building setback provided they consist of six (6) risers or less;
- (c) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum east yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the building face and 4.8 metres (16 ft.) for the porch columns for Building 4 and to 3.0 metres (10 ft.) for Building 5;
- (d) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum west yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building face and 2.8 metres (9 ft.) for the porch columns.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

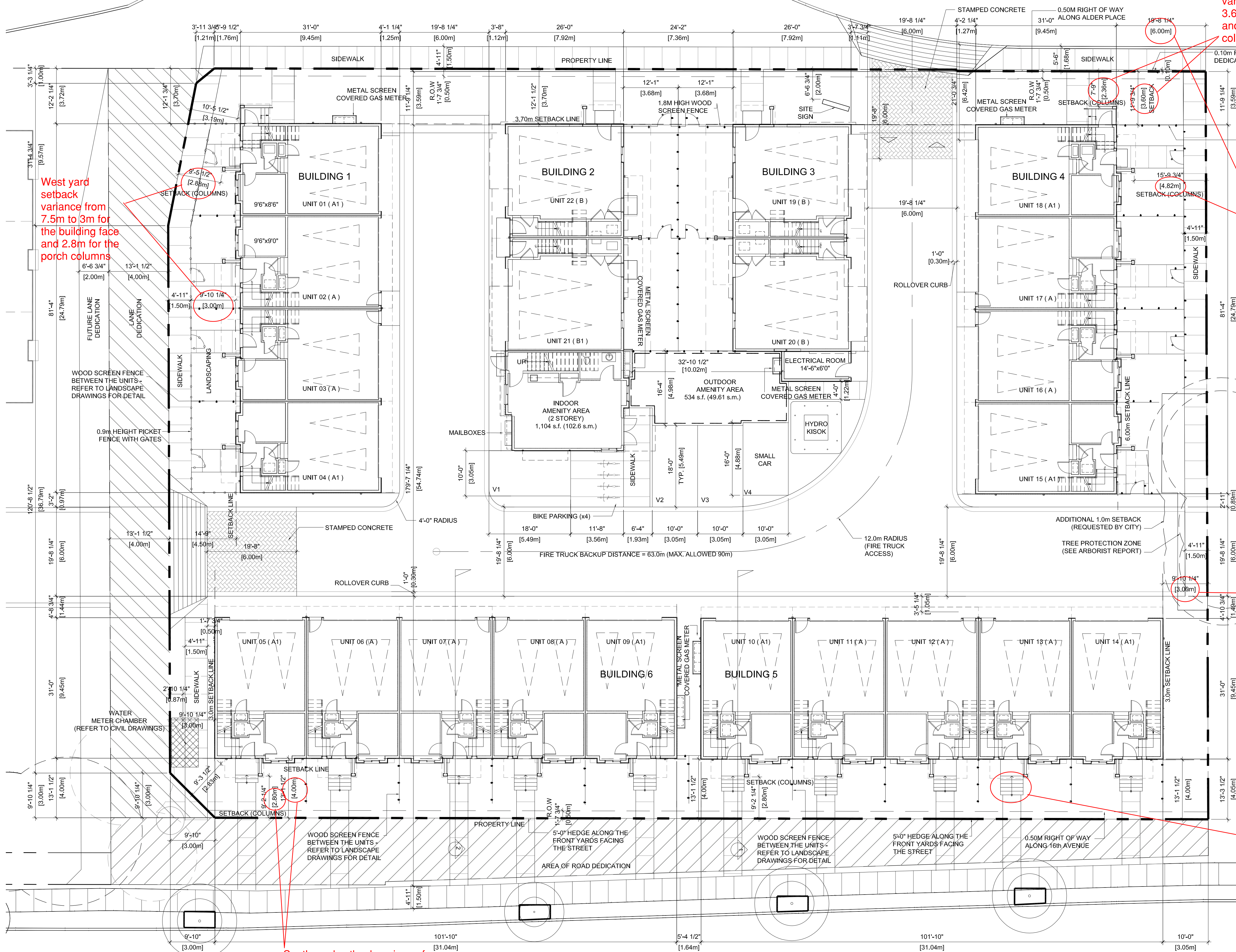
City Clerk – Jane Sullivan

SCHEDULE A



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ALDER PLACE



North yard setback variance from 7.5m to 3.6m to building face and 2.3m to porch columns

West yard setback variance from 7.5m to 3m for the building face and 2.8m for the porch columns

East yard setback variance from 7.5m to 6m for the building face and 4.8m for the porch columns for Building 4

ZONING ANALYSIS

CIVIC ADDRESS: 15927, 15933, 15941, 15951 - 16th Avenue, Surrey, BC

LEGAL DESCRIPTION: (15927); LOT 8 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189 (15933); LOT 9 EXCEPT: PART ON BYLAW PLAN 57592 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189 (15941); LOT 10 EXCEPT: PART ON BYLAW PLAN 57592 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189 (15951); LOT 11 EXCEPT: PART ON BYLAW PLAN 57592 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DP 15189

SITE AREA: GROSS: 42,881 s.f. (3,983.79 m²), 0.984 Ac. (0.398 ha)
DEDICATION (ROAD @ 16th Ave.): 2,894.59 s.f. (268.91 m²)
(ROAD @ Alder Place): 18.00 s.f. (1.67 m²)
(LANE): 2,342.57 s.f. (217.63 m²)
NET: 37,626.03 s.f. (3,495.57 m²), 0.863 Ac. (0.349 ha)

ZONE: EXISTING: RF
PROPOSED: RM-30

DENSITY: ALLOWED: 30 upa (75 UPH)
PROPOSED (GROSS AREA): 22 du / 0.984 ac (0.398 ha) = 22.4 upa (55.2 UPH)
PROPOSED (NET AREA): 22 du / 0.863 ac (0.349 ha) = 25.5 upa (63.0 UPH)

FLOOR AREA RATIO: ALLOWED: MAXIMUM 0.90
PROPOSED: (GROSS AREA) 3,117.36 m² / 3,983.79 m² = 0.78
(NET AREA): 3,117.36 m² / 3,495.57 m² = 0.89

MAXIMUM HEIGHT: PRINCIPLE BUILDING: 43'-0" [13m]
ALLOWED: 35'-0" [10.6m]
PROPOSED: 35'-0" [10.6m]

SETBACKS: INDOOR AMENITY: ALLOWED: 36'-0" [11m]
PROPOSED: 12'-10" [3.9m]
SOUTH: ALLOWED 7.5m, PROPOSED 4.0m (VARIANCE REQ'D)
NORTH: ALLOWED 7.5m, PROPOSED 3.60m BLDG 4 (VARIANCE REQ'D), 3.70m BLDG 1,2,3 (VARIANCE REQ'D), 6.0m BLDG 4 (VARIANCE REQ'D), 3.0m BLDG 5 (VARIANCE REQ'D), 4.5m BLDG 1 (VARIANCE REQ'D), 3.0m BLDG 6 (VARIANCE REQ'D)
EAST: ALLOWED 7.5m, PROPOSED 7.5m
WEST: ALLOWED 7.5m, PROPOSED 7.5m

LOT COVERAGE: ALLOWED: 45%
PROPOSED (GROSS): 1,549 m² / 3,983.79 m² = 38.90%
PROPOSED (NET): 1,549 m² / 3,495.57 m² = 44.31%

AMENITY SPACE: INDOOR: REQUIRED: (22 du x 3.0 m²) = 66.0 m²
PROPOSED: 102.6 m²
OUTDOOR: REQUIRED: (22 du x 3.0 m²) = 66.0 m²
PROPOSED: 49.61 m² + CASH - IN - LIEU

PARKING: RESIDENT: REQUIRED: 2 SPACES / du ; (2 x 22 du) = 44 SPACES
PROPOSED: 44 SPACES
VISITOR: REQUIRED: 0.2 SPACES / du ; (0.2 x 22 du) = 4.4 SPACES
PROPOSED: 4 SPACES (VARIANCE REQ'D)

East yard setback variance from 7.5m to 3.0m for Building 5

Up to 6 stair risers permitted in south yard setback

South yard setback variance from 7.5m to 4m to building face and 2.8m to porch columns

NOTE: SEE CIVIL DWGS FOR GRADING PLAN.

9 2018/01/16 RE-ISSUED FOR DEVELOPMENT PERMIT
8 2017/12/20 RE-ISSUED FOR DEVELOPMENT PERMIT
7 2017/12/08 RE-ISSUED FOR DEVELOPMENT PERMIT
6 2017/10/31 SITE PLAN RE-ISSUED FOR DEVELOPMENT PERMIT
5 2017/10/05 RE-ISSUED FOR DEVELOPMENT PERMIT
4 2017/07/12 RE-ISSUED FOR DEVELOPMENT PERMIT
3 2017/06/26 RE-ISSUED FOR DEVELOPMENT PERMIT
2 2017/05/13 RE-ISSUED FOR DEVELOPMENT PERMIT
1 2017/01/13 ISSUED FOR DEVELOPMENT PERMIT

ISSUES & REVISIONS:

UNIT BREAKDOWN (TOWNHOUSE)						
UNIT TYPE	#	AREA (s.f.)			TOTAL (s.f.) / UNIT TYPE	GRAND TOTAL (s.f.)
		LOWER FLOOR	MAIN FLOOR	UPPER FLOOR		
A	10	434	202	663	1976	15420
A1	8	426	199	645	655	12096
B	3	545	101	699	711	4533
B1	1	545	101	694	711	1506
TOTAL	22					33555
					GRAND TOTAL FINISHED AREA (NOT INCL. GARAGE)	3117.36

16th AVENUE

SITE PLAN
SCALE: 3/32"=1'-0"
PROJECT NORTH

PROJECT NAME: SOUTH ON 16: PHASE TWO

PROJECT ADDRESS: 15927, 15933, 15941 & 15951 16TH AVE., SURREY, BC

DRAWING TITLE: SITE PLAN

DATE: May 24, 2017
SCALE: AS NOTED
DRAWN: WW / LW
CHECKED:
PROJECT NO: 160445
DRAWING NO: A2.0

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