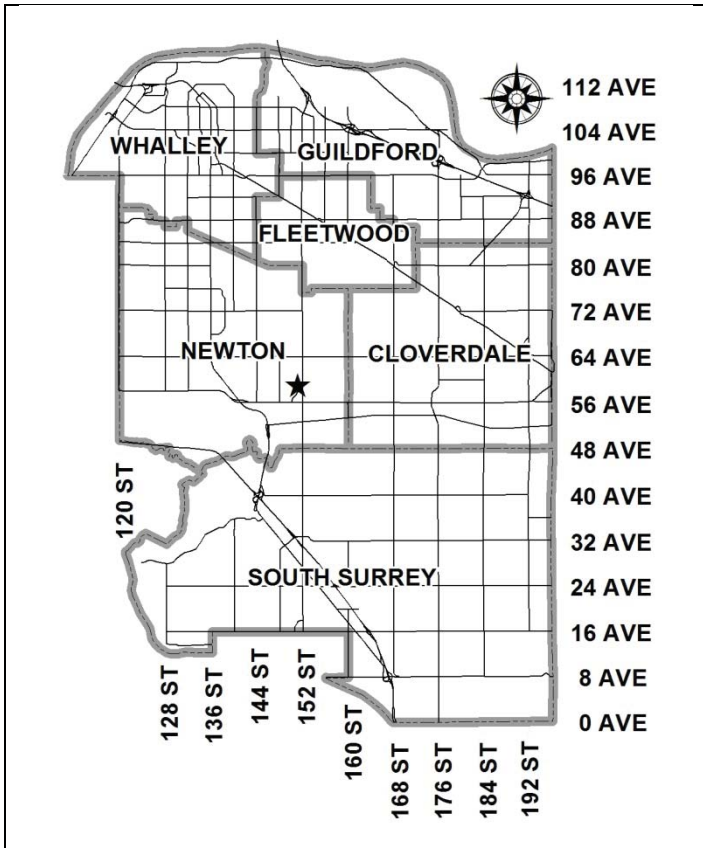


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0365-00

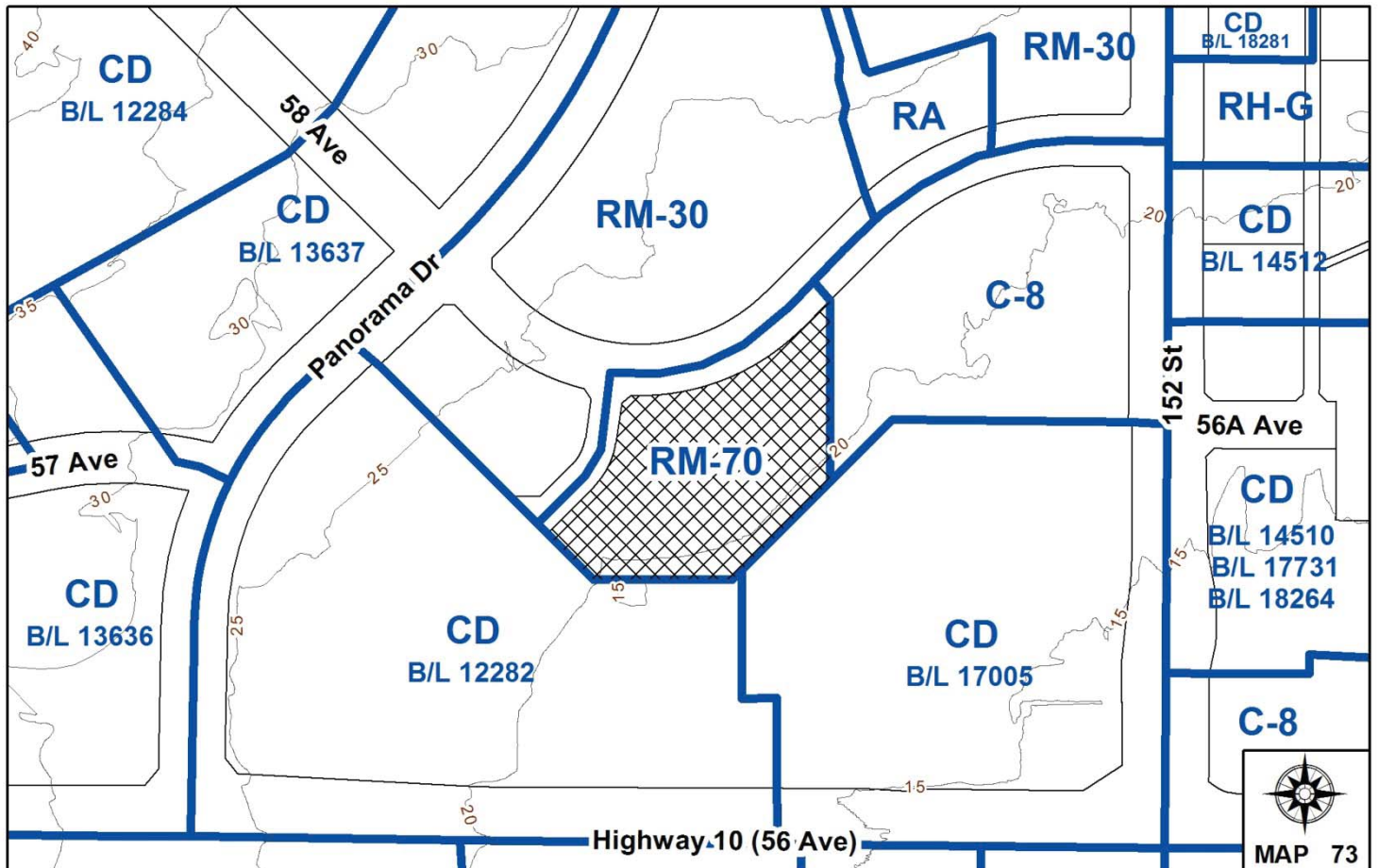
Planning Report Date: September 11, 2017



PROPOSAL:

- **Development Variance Permit**
 to relax setbacks for the proposed underground parkade.

LOCATION: 15100 - Edmund Drive
OWNER: Kelson Investments Ltd.
ZONING: RM-70
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: Apartments (65 upa max)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit No. 7917-0365-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to relax setbacks of the proposed underground parkade from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) at the southeast property line, to 1.0 metre (3 ft.) at the south property line and to 0.6 metres (2 ft.) at the east property line.

RATIONALE OF RECOMMENDATION

- At the February 6, 2017 Regular Council – Land Use meeting, Council granted approval to Development Application No. 7914-0286-00 which allows for the development of 181 townhouse units, a commercial plaza and a 106-unit purpose-built rental housing 4-storey apartment building. The 4-storey apartment building was approved with a setback relaxation from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the west, north and south setbacks.
- The applicant has applied for a Building Permit for the 4-storey apartment building and during the review of the Building Permit drawings it was identified that portions of the proposed underground parkade structure setbacks would require additional setback variances, as portions of the parkade structure protrude more than 0.6 metres (2 ft.) above grade.
- The apartment and underground parkade design has not changed from what was approved by Council at the February 6, 2017 Regular Council – Land Use meeting.
- The adjacent properties to the east and south of the subject site have a "back of building" interface with the subject site, and as such the portion of the proposed underground parkade that protrudes above the adjacent finished grade is not visible from the public realm.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0365-00 (Appendix III), to reduce the minimum setbacks of the RM-70 Zone for the proposed underground parkade from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) at the southeast property line, to 1.0 metre (3 ft.) at the south property line and to 0.6 metres (2 ft.) at the east property line, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Edmund Drive) and West (Across unnamed 12-metre (39-ft.) wide green lane):	Currently vacant, but recently approved for townhouse development under Development Application No. 7914-0286-00.	Multiple Residential/ Townhouses 25 upa max.	RM-30
East:	Currently vacant, but recently approved for commercial development under Development Application No. 7914-0286-00.	Commercial/ Commercial	C-8
South:	Commercial complex with Fresh St. Market, Shoppers Drug Mart and other CRUs	Commercial/ Commercial	CD (By-law Nos. 12282 and 17005)

DEVELOPMENT CONSIDERATIONSBackground

- At the February 6, 2017 Regular Council – Land Use meeting, Council granted approval to Development Application No. 7914-0286-00 which allows for the development of 181 townhouse units, a commercial plaza and a 106-unit purpose-built rental housing 4-storey apartment building. The 4-storey apartment building was approved with a setback relaxation from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the west, north and south setbacks.

- The applicant has applied for a Building Permit for the 4-storey apartment building and during the review of the Building Permit drawings it was identified that portions of the proposed underground parkade structure setbacks would require additional setback variances, as portions of the parkade structure protrude more than 0.6 metres (2 ft.) above grade.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setbacks of the RM-70 Zone for the proposed underground parkade from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) at the southeast property line, to 1.0 metre (3 ft.) at the south property line and to 0.6 metres (2 ft.) at the east property line.

Staff Comments:

- The apartment and underground parkade design has not changed from what was approved by Council at the February 6, 2017 Regular Council – Land Use meeting.
- The adjacent properties to the east and south of the subject site have a "back of building" interface with the subject site, and as such the portion of the proposed underground parkade that protrudes above the adjacent finished grade is not visible from the public realm. Although this area is not visible from the public realm, the applicant is proposing to screen the portion of the underground parkade that protrudes above the adjacent finished grade with Mountain Hemlock, Serbian Spruce and Maiden Grass, as shown in Appendix II.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Site Plan and Apartment Drawings approved under Development Application No. 7914-0286-00
Appendix III.	Development Variance Permit No. 7917-0365-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

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

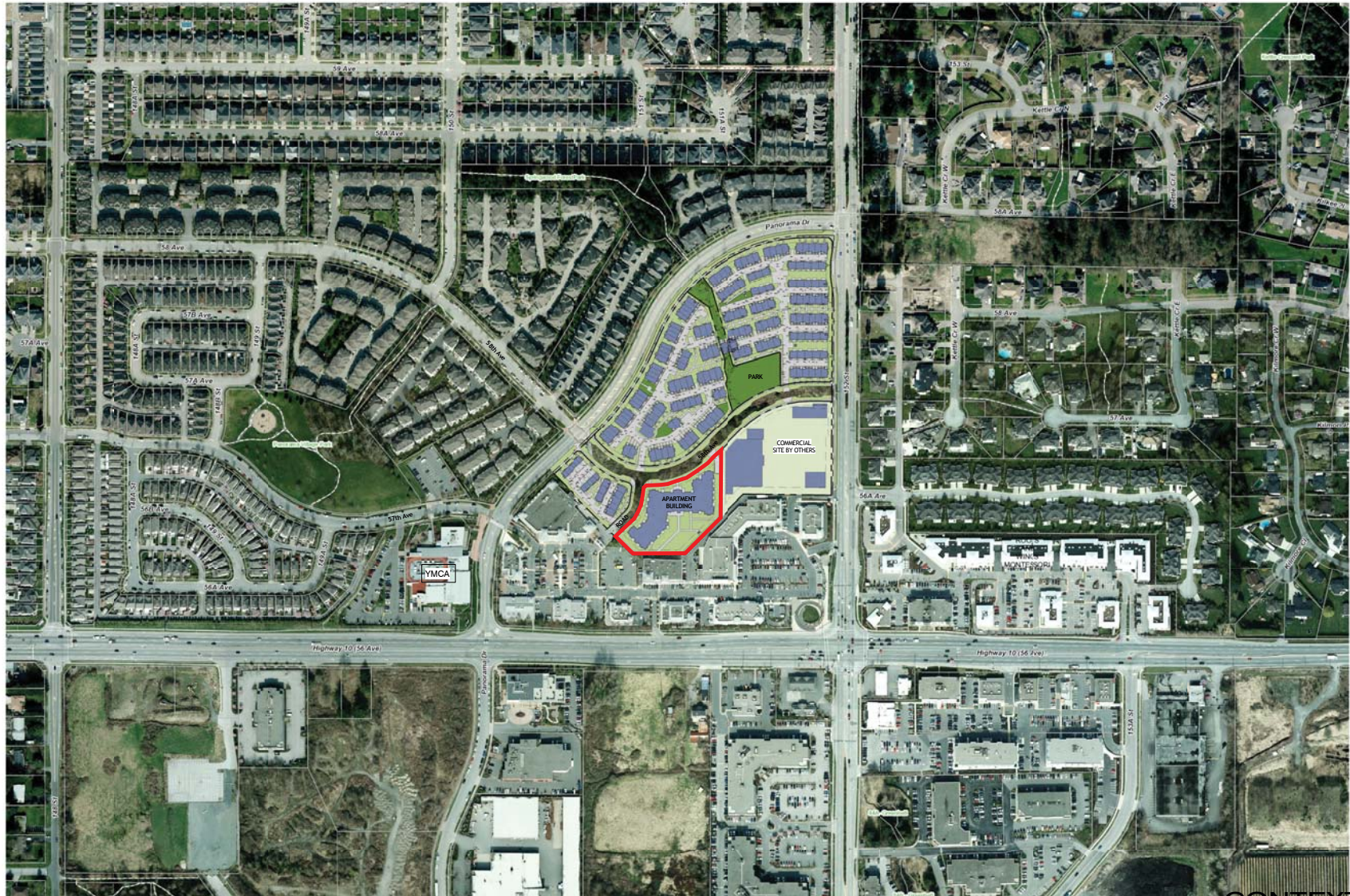
1. (a) Agent: Name: Oleg Verbenkov
 Pacific Land Resource Group
 Address: 7485 - 130 Street, Unit 101
 Surrey, BC V3W 1H8

2. Properties involved in the Application
 - (a) Civic Address: 15100 - Edmund Drive

 - (b) Civic Address: 15100 - Edmund Drive
 Owner: Kelson Investments Ltd.
 PID: 030-094-682
 Lot 2 Section 10 Township 2 New Westminster District Plan EPP59961

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0365-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

5750 PANORAMA DRIVE, SURREY, BC



PANORAMA DRIVE APARTMENTS

15100 EDMUND DRIVE, SURREY, BC

SITE DATA

Site Area: 71,398 s.f.± (1.64 acres±)
Building Area: 28,239 s.f.±
Lot Coverage: 39.6% (max. 33%; requires variance)
Proposed Zoning: RM70

Floor Areas:

- underground parking: 57,163 s.f.±
- 1st floor: 28,013 s.f.±
- 2nd floor: 27,493 s.f.±
- 3rd floor: 28,239 s.f.±
- 4th floor: 28,239 s.f.±
- total (residential): 111,984 s.f.±
- total (including u/g parkade): 169,147 s.f.±

Density:

- total residential floor area: 111,984 s.f.±
- indoor amenity area: 5,260 s.f.±
- total floor area for density calculation: 106,724 s.f.±
- density: 106,724 / 71,398 = 1.49 (max. 1.50)

Units:

- studio: 4 units
- 1-bed: 17 units
- 1-bed+den (den <97s.f.): 21 units
- 1-bed+den (den >97s.f.): 8 units
- 2-bed: 28 units
- 2-bed+den: 28 units
- total: 106 units (6 units are adaptable - 5.7% of total)

Parking Required (zoning bylaw):

- residents:
 - studio, 1-bed units, 1-bed+den (den <97s.f.): (4 + 17 + 21 units = 42 units) x 1.3 = 54.6 stalls
 - 1-bed+den (den >97s.f.), 2-bed, 2-bed+den: (8+28+28 = 64 units) x 1.5 = 96 stalls
 - total: 151 resident stalls required
- visitors:
 - 106 units x 0.2 = 21 visitor stalls required
- total parking required (zoning bylaw): 172 stalls

Parking Required (proposed via variance):

- residents:
 - studio units: 4 units x 1.1 (variance from 1.3) = 4.4 stalls
 - 1-bed units: 17 units x 1.1 (variance from 1.3) = 18.7 stalls
 - 1-bed+den units (den <97s.f.): 21 x 1.1 (variance from 1.3) = 23.1 stalls
 - 1-bed+den units (den >97s.f.): 8 x 1.1 (variance from 1.5) = 9.1 stalls
 - 2-bed, 2-bed+den: (28+28 = 56 units) x 1.5 (no variance) = 84 stalls
 - total: 139 resident stalls (12 stall variance)
- visitors:
 - 106 units x 0.2 = 21 visitor stalls required (no variance)
- total parking required (proposed via variance): 160 stalls (12 stall variance; 7.0%)

Parking Provided:

- residents:
 - underground: 139 stalls
- visitors:
 - underground: 21 stalls (plus off-site street parking)
- total parking provided: 160 stalls

Bicycle Parking:

- required:
 - residents: 106 units x 1.2 = 127 stalls required
 - visitors: 6 stalls required
- provided:
 - residents:
 - 129 in underground parkade (Bicycle Storage Room)
 - visitors: 6 stalls (Surface)

Amenity Areas:

- outdoor amenity area:
 - required: 3.0 s.m. x 106 = 318 s.m. = 3,423 s.f.
 - provided: 11,109 s.f.±
- indoor amenity area:
 - required 3.0 s.m. x 106 = 318 s.m. = 3,423 s.f.
 - provided: 1,807 + (4 x 475) = 3,707 s.f.±

Proposed Variances:

- lot coverage increased from 33% to 39.6%
- building setback (north, south & west) reduced from 7.5m to 4.50m
- parking relaxations:
 - studio units from 1.3 to 1.1 stalls per unit
 - 1-bed units from 1.3 to 1.1 stalls per unit
 - 1-bed+den units from 1.3 or 1.5 to 1.1 stalls per unit

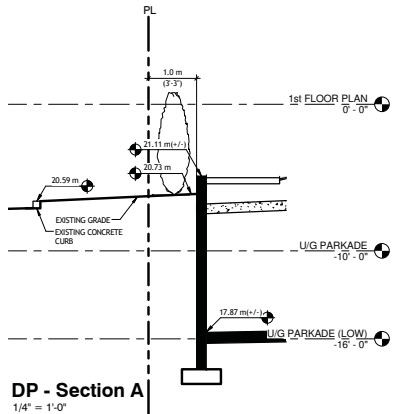
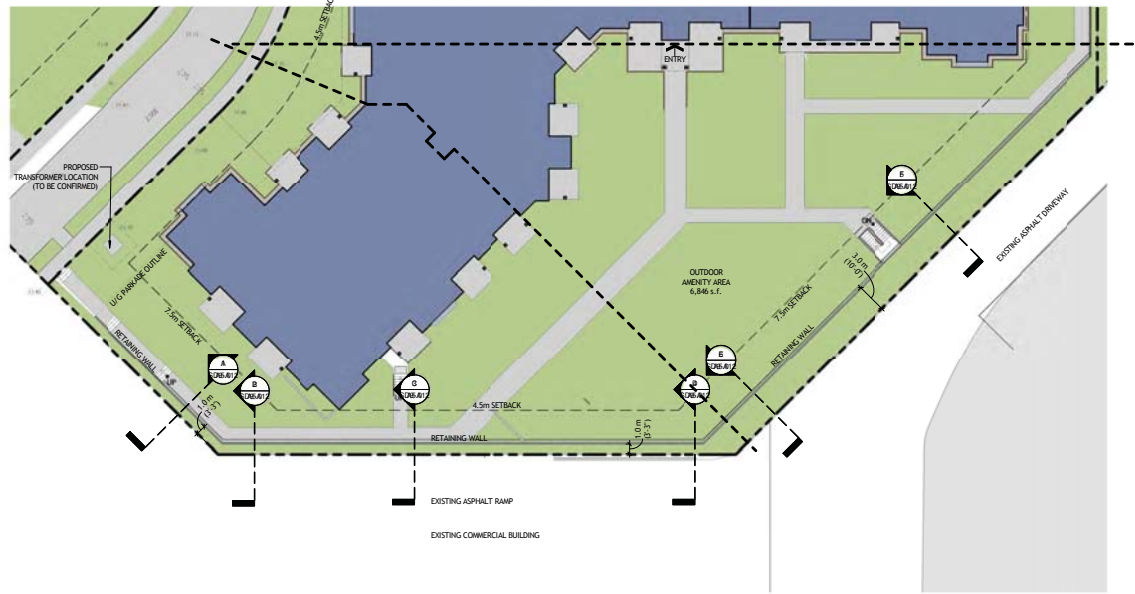


DP - SITE PLAN

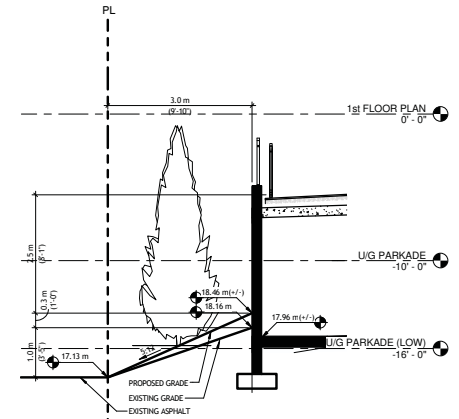
1" = 20'-0"

PANORAMA DRIVE APARTMENTS

15100 EDMUND DRIVE, SURREY, BC

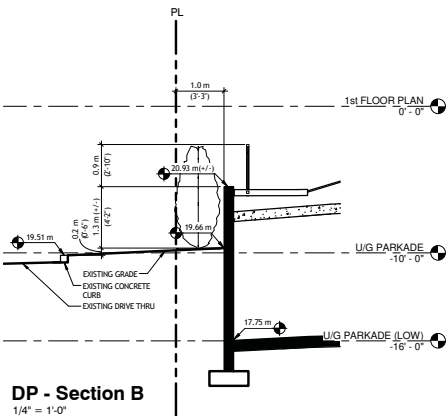


DP - Section A
1/4" = 1'-0"

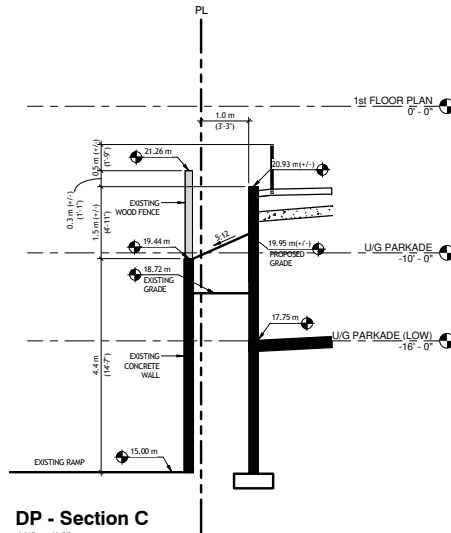


DP - Section E
1/4" = 1'-0"

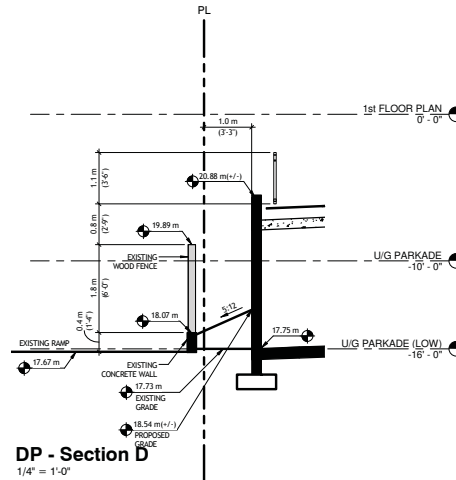
DP - SITE PLAN w. SECTIONS
1" = 20'-0"



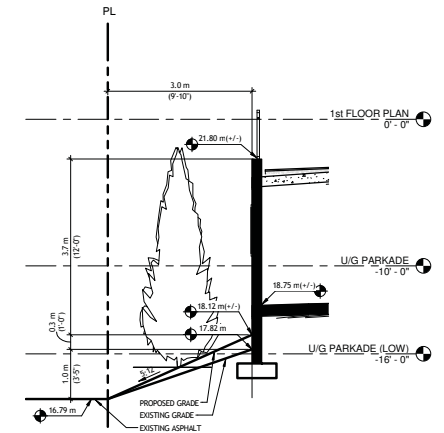
DP - Section B
1/4" = 1'-0"



DP - Section C
1/4" = 1'-0"



DP - Section D
1/4" = 1'-0"



DP - Section F
1/4" = 1'-0"

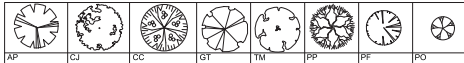


NOTE: LANDSCAPING SHOWN FOR ILLUSTRATION PURPOSES ONLY.
EXACT PLANTINGS TO BE DETERMINED BY LANDSCAPE ARCHITECT.

LEGEND

KEY	REF.	DESCRIPTION
	1 TC-02	CONCRETE
	4 TC-02	CONCRETE UNIT PAVING - VEHICULAR Landscape shows surface treatment only. Refer to civil for base preparation
	6 TC-02	CONCRETE UNIT PAVING
	2 TC-02	HYDRAPRESSED SLABS
		CRUSHED GRANITE
		GROUND COVER PLANTING
	6,8 TD-01	SHRUB PLANTING
	5 TD-01	HEDGE PLANTING
		LAWN
	7 TC-03	BENCH
	3 TC-03	PICNIC TABLE
		RAISED GARDEN PLANTER
	1 TC-04	BIKE RACK

TREE LEGEND

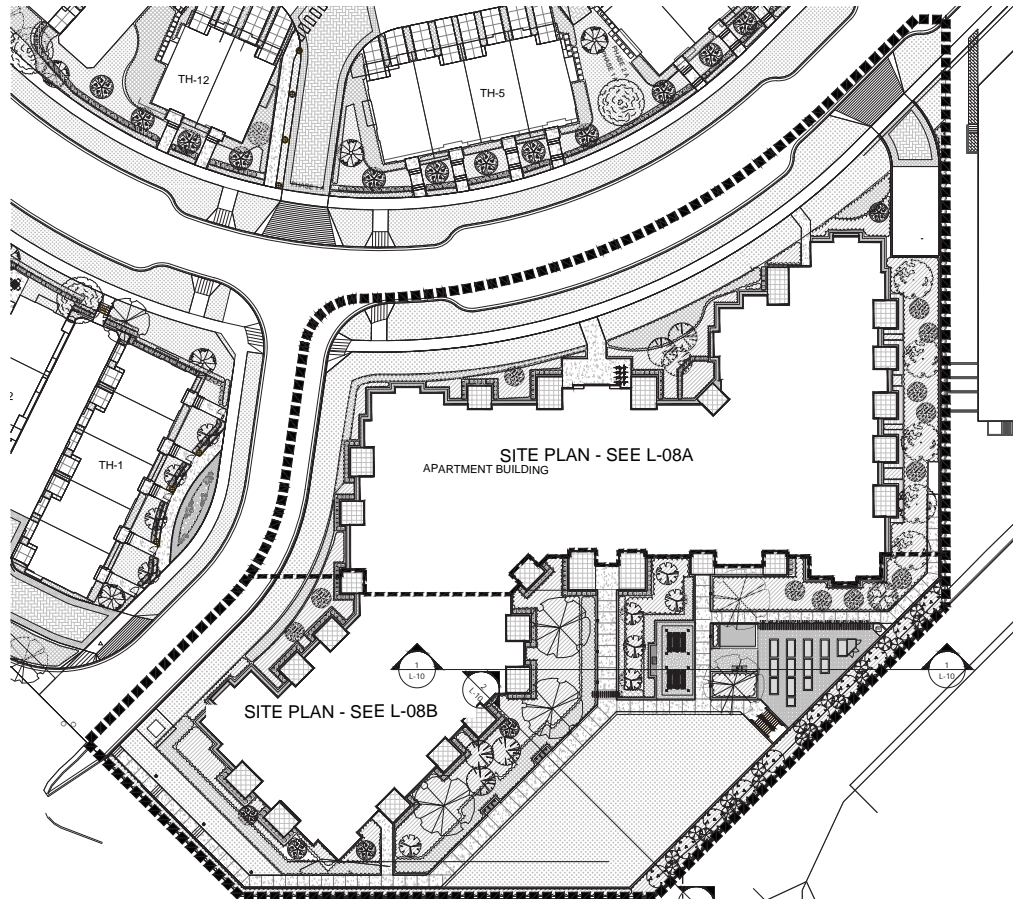


BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
DECIDUOUS				
<i>Acer platanoides</i> 'Crimson Sentry'	Crimson Sentry Maple	B&B 6cm Cal.	as per plan	6
<i>Cercidiphyllum japonicum</i>	Katsura	B&B 8cm Cal.	as per plan	11
<i>Cotinus canadensis</i> 'Ace of Hearts'	Ace of Hearts Redbud	B&B 6cm Cal.	as per plan	17
<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	B&B 6cm Cal.	as per plan	5
<i>Taxus mertensiana</i>	Mountain Hemlock	B&B 6cm Cal.	as per plan	10
CONIFEROUS				
<i>Picea pungens</i> 'Fat Albert'	Fat Albert Colorado Blue Spruce	2.5m Height	as per plan	1
<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	2.5m Height	as per plan	6
<i>Picea omorika</i>	Serbian spruce	2.5m Height	as per plan	21

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
SHRUB PLANTING					
bs	156	<i>Buxus sempervirens</i> 'Suffruticosa'	English Boxwood	#2 Pot	600mm
cb	459	<i>Carex buchananii</i>	Leatherleaf Sedge	#2 Pot	450mm
ck	277	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dwarf Dogwood	#2 Pot	500mm
hs	353	<i>Poa trivialis</i>	Blue Oat Grass	#2 Pot	600mm
hm	24	<i>Hydrangea macrophylla</i> 'Adria'	Adria Hydrangea	#2 Pot	900mm
lv	10	<i>Ligustrum x vicaryi</i>	Vicary Golden Privet	#3 Pot	1800mm
ms	549	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	#2 Pot	750mm
pl	102	<i>Platanus latifolia</i> 'Olio Layker'	Olio Layker Laurel	#2 Pot	1000mm
pd	154	<i>Polystichum polypodioides</i>	Japanese Tassel Fern	#1 Pot	450mm
sa	136	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Himalayan Sweet Box	#2 Pot	600mm
st	272	<i>Stipa tenuissima</i>	Mexican Feather Grass	#1 Pot	600mm
vt	284	<i>Viburnum davidii</i>	David's Viburnum	#2 Pot	600mm
HEDGE PLANTING					
td	265	<i>Taxus baccata</i> 'fastigiata'	Irish Yew		900mm height
GROUND COVER PLANTING					
	279	<i>lavandula angustifolia</i> 'hidcote'	Lavender	#1 Pot	450mm
	812	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 Pot	450mm
	78	<i>Hosta</i> 'August Moon'	August Moon Hosta	#1 Pot	600mm
	957	<i>Sedum acre</i> 'Goldmoss'	Goldmoss Stonecrop	#1 Pot	450mm

Notes:
 1. Requires minimum 150mm growing medium depth (import) for new hydroseeded and sod areas, and 450mm growing medium depth (import) for new planting beds (typ)
 2. Plant schedule lists plant quantity totals.



Key Map (NTS)



No.	By	Description	Date
14	DC	Re-issue for DP #5	Jan 31, 2017
13	DC	Re-issue for DP #4 Rev 1	Jan 6, 2017
12	DC	Re-issue for DP #4	Dec 16, 2016
11	TM	Re-issue for DP #3 Rev 1	Oct 24, 2016
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3	AD	Issue for DP	July 9, 2015
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1	TM	Issue for Coordination	June 17, 2015

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Project:
 PANORAMA DRIVE
 Location:
 5750 Panorama Drive
 Surrey, BC

Drawn: PC TM	Stamp:
Checked: TM	
Approved: MVDZ	Original Sheet Size: 24" x 36"
Scale: 1:300	CONTRACTOR SHALL CHECK ALL CONDITIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.



APARTMENTS - OVERALL SITE AND TREE PLAN



DP2015-18

L-08

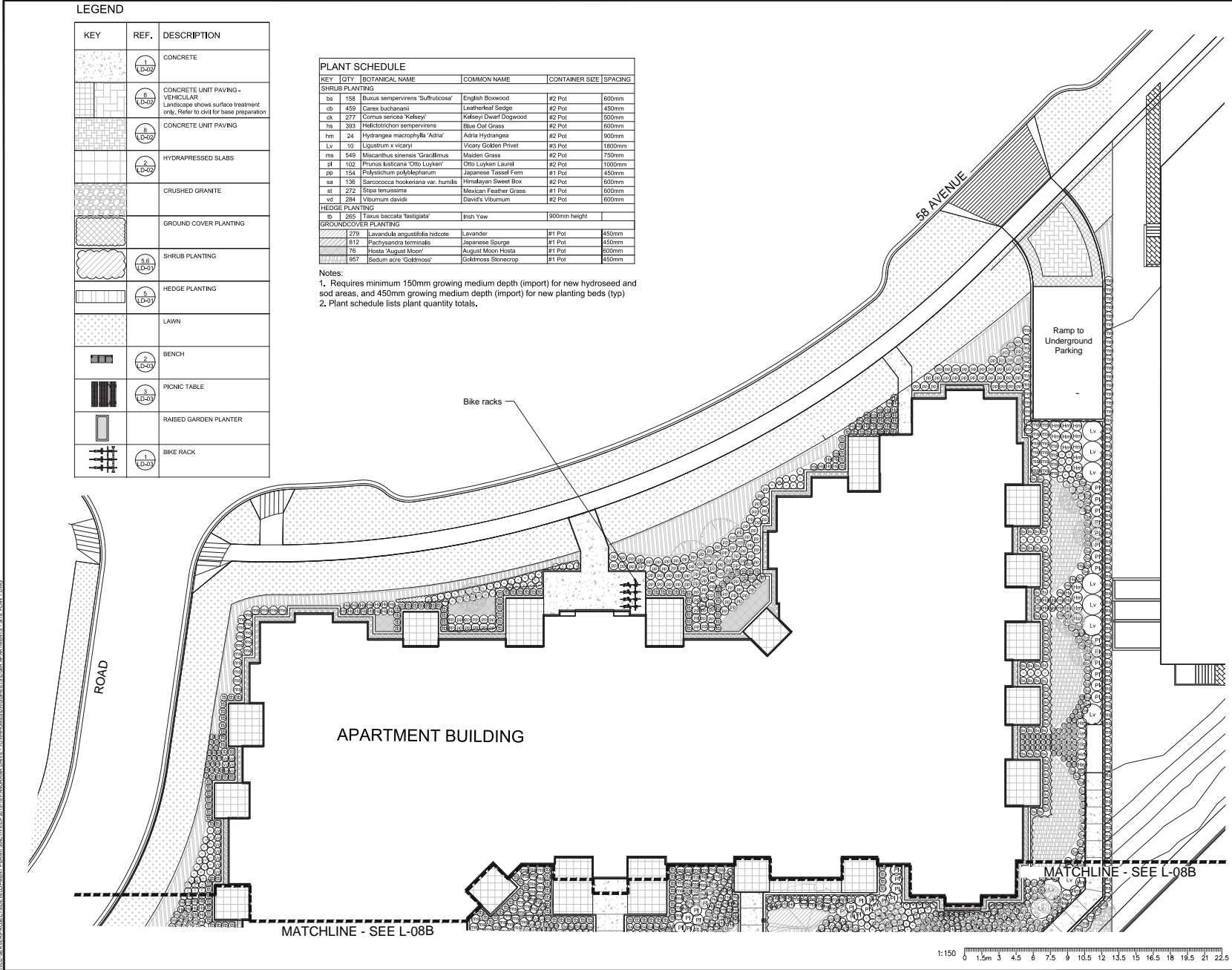
LEGEND

KEY	REF.	DESCRIPTION
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	8 LD-02	CONCRETE UNIT PAVING
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		CRUSHED GRANITE
		GROUND COVER PLANTING
	1.8 LD-07	SHRUB PLANTING
	5 LD-07	HEDGE PLANTING
		LAWN
	2 LD-07	BENCH
	3 LD-07	PICNIC TABLE
		RAISED GARDEN PLANTER
	1 LD-07	BIKE RACK

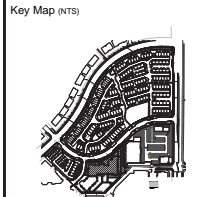
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
SHRUB PLANTING					
bs	158	Buxus sempervirens 'Suffruticosa'	English Boxwood	#2 Pot	600mm
cb	458	Carex buechananii	Leatherleaf Sedge	#2 Pot	450mm
ck	277	Cornus sericea 'Kalmii'	Kalmii Dwarf Dogwood	#2 Pot	500mm
hs	393	Hieracium sempervirens	Blue Oat Grass	#2 Pot	600mm
hm	24	Hydrangea macrophylla 'Adria'	Adria Hydrangea	#2 Pot	900mm
Lv	10	Ligustrum x vicaryi	Vicary Golden Privet	#3 Pot	1800mm
ms	549	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#2 Pot	750mm
pl	103	Prunus laurocerasus 'Oto Luyken'	Oto Luyken Laurel	#2 Pot	1000mm
pp	154	Polystichum polylepharum	Japanese Tassel Fern	#1 Pot	450mm
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Notes:
 1. Requires minimum 150mm growing medium depth (import) for new hydroseed and sod areas, and 450mm growing medium depth (import) for new planting beds (typ)
 2. Plant schedule lists plant quantity totals.



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 Parks & Recreation • Environmental Consulting
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 Coquitlam, British Columbia # 604 882-0240
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Drawn: PC TM	Stamp:
Checked: TM	
Approved: MVDZ	Original Sheet Size: 24" x 36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND WILL BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title:
APARTMENTS - SITE PLAN 1

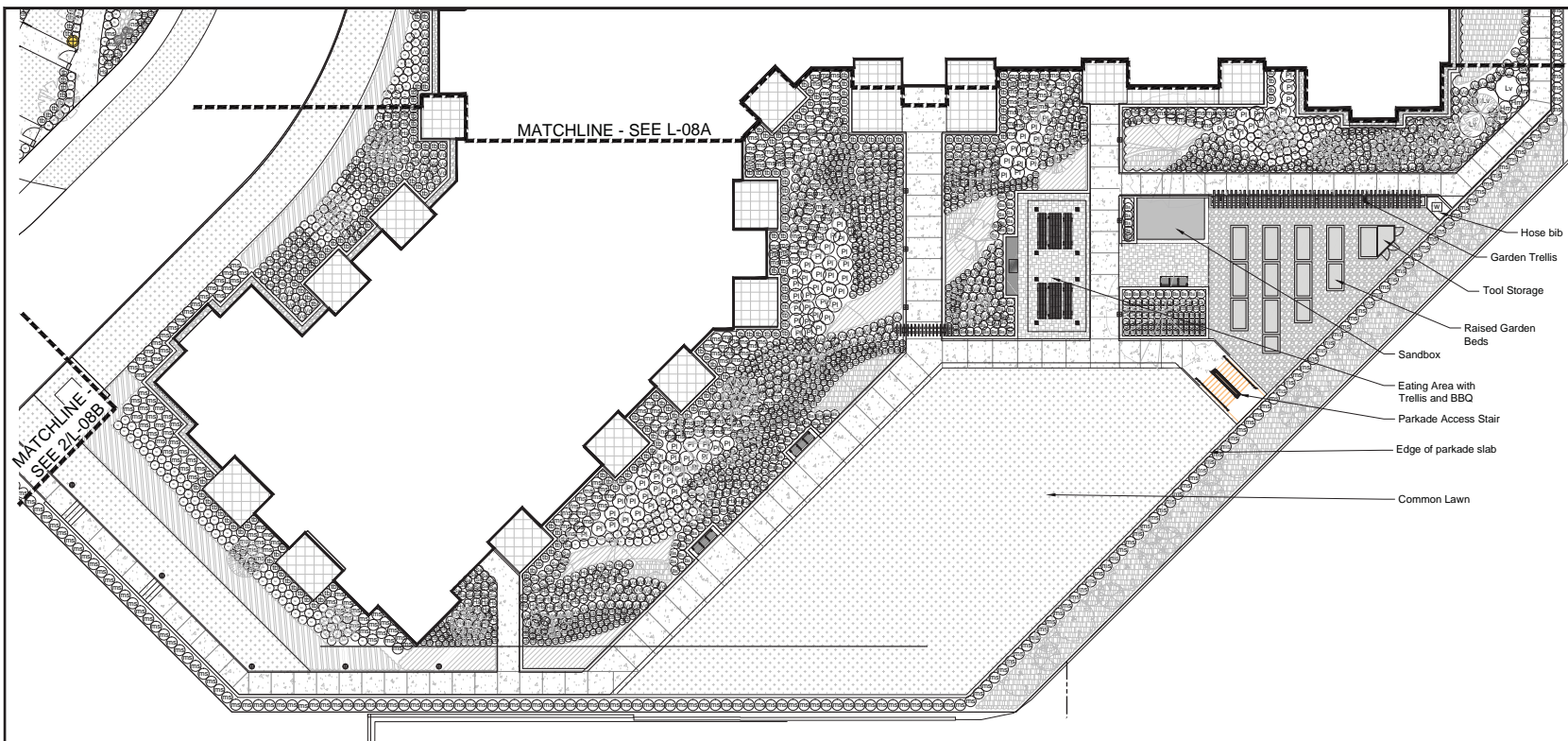


VDZ Project #:
DP2015-18

Drawing #:
L-08A

VDZ: 5750 PANORAMA DRIVE, COQUITLAM, BRITISH COLUMBIA, CANADA. TEL: 604-882-0204. FAX: 604-882-0240. WWW.VDZ.CA

VAN DER ZALM + ASSOCIATES INC. 1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 3G9



van der Zalm + associates inc.
 Parks & Recreation • Environmental Consulting
 Urban Design • Landscape Architecture
 Suite 1, 2017 8th Avenue | 604 982 2024
 Campbell Street, Courtenay | 604 982 2042
 V1M 4B3 | info@vz.ca



Key Map (NTS)



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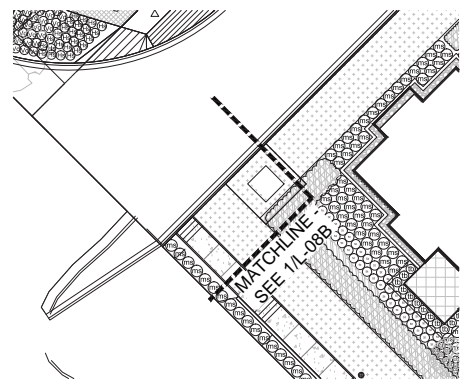
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1:150	



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ck	277	<i>Cornus sericea 'Kobeyi'</i>	Kobeyi Dwarf Dogwood	#2 Pot	500mm
hs	393	<i>Helleboron sempervirens</i>	Blue Owl Grass	#2 Pot	500mm
hm	24	<i>Hydrangea macrophylla 'Adria'</i>	Adria Hydrangea	#2 Pot	900mm
Lv	10	<i>Ligustrum x vicaryi</i>	Vicary Golden Privet	#3 Pot	1800mm
ms	549	<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	#2 Pot	750mm
ol	102	<i>Prunus laurocerasus 'Otto Luyken'</i>	Otto Luyken Laurel	#2 Pot	1000mm
bp	154	<i>Polystichum polypodiifolium</i>	Japanese Tassel Fern	#1 Pot	450mm
sa	136	<i>Sarcococca hookeriana var. humilis</i>	Himalayan Sweet Box	#2 Pot	600mm
st	272	<i>Stipa tenuissima</i>	Mexican Feather Grass	#1 Pot	800mm
vd	284	<i>Viburnum davidii</i>	David's Viburnum	#2 Pot	500mm
td	265	<i>Taxus baccata 'fastigiata'</i>	Irish Yew	900mm height	
GROUND COVER PLANTING					
l	279	<i>Isorhiza angustifolia hidoto</i>	lavender	#1 Pot	450mm
	812	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 Pot	450mm
	76	<i>Hosta 'August Moon'</i>	August Moon Hosta	#1 Pot	800mm
	957	<i>Sedum acre 'Goldmoss'</i>	Goldmoss Stonecrop	#1 Pot	450mm

Notes:
 1. Requires minimum 150mm growing medium depth (import) for new hydroseed and sod areas, and 450mm growing medium depth (import) for new planting beds (typ)
 2. Plant schedule lists plant quantity totals.

KEY	REF.	DESCRIPTION
[Pattern]	(1) LD-02	CONCRETE
[Pattern]	(1) LD-02	CONCRETE UNIT PAVING - VEHICULAR Landscape shows surface treatment only. Refer to civil for base preparation
[Pattern]	(1) LD-02	CONCRETE UNIT PAVING
[Pattern]	(2) LD-02	HYDRAPRESSED SLABS
[Pattern]		CRUSHED GRANITE
[Pattern]	(1) LD-01	SHRUB PLANTING
[Pattern]	(5) LD-01	HEDGE PLANTING

	LAWN
[Pattern]	(2) LD-03 BENCH
[Pattern]	(3) LD-03 PICNIC TABLE
[Pattern]	RAISED GARDEN PLANTER
[Pattern]	(1) LD-03 BIKE RACK
[Pattern]	(5) LD-03 GATE

Drawing Title: APARTMENTS - SITE PLAN 2



VZ Project #: DP2015-18

Drawing #: L-08B

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0365-00

Issued To: KELSON INVESTMENTS LTD.

(the "Owner")

Address of Owner: 208, 220 - 4th Avenue
Kamloops, BC V2C 3N5

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: 030-094-682

Lot 2 Section 10 Township 2 New Westminster District Plan EPP59961

15100 - Edmund Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Part 24, RM-70 Zone, as follows:
 - (a) to reduce the minimum setbacks for the proposed underground parkade from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) at the southeast property line, to 1.0 metre (3 ft.) at the south property line and to 0.6 metres (2 ft.) at the east property line.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7917-0365-00 (A) (the "Drawing") which are attached hereto and form part of this development variance permit.
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

7917-0365-00 (A)



Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
 Surrey, British Columbia
 Canada V3W 2V6
 Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:

**15100 Edmund Drive,
 Surrey**

DRAWING TITLE:

**Proposed Building Setback
 Variance - Parkade
 Structure Greater than
 0.8 M above Grade**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Redekop Development
 Corporation**

SCALE:

1:500

DATE:

August 31, 2017

PROJECT No:

15-1254

DRAWING No:

01

DESIGNED BY:

EW

CHECKED BY:

RS

