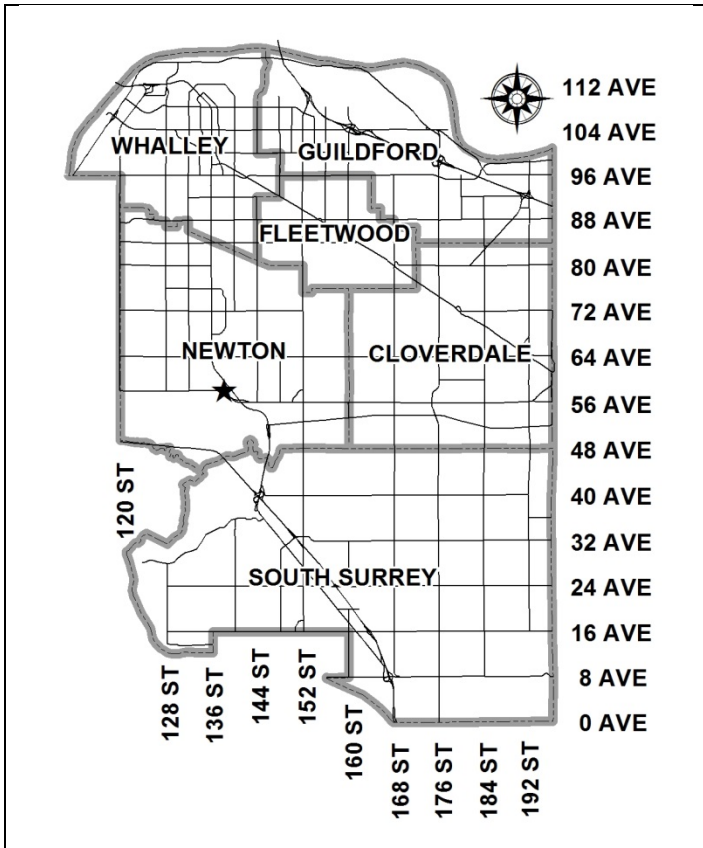


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0598-00

Planning Report Date: September 17, 2018



PROPOSAL:

- **OCP Amendment** from Suburban to Multiple Residential
- **Rezoning** from RH to RM-30
- **Development Permit**
- **Development Variance Permit**

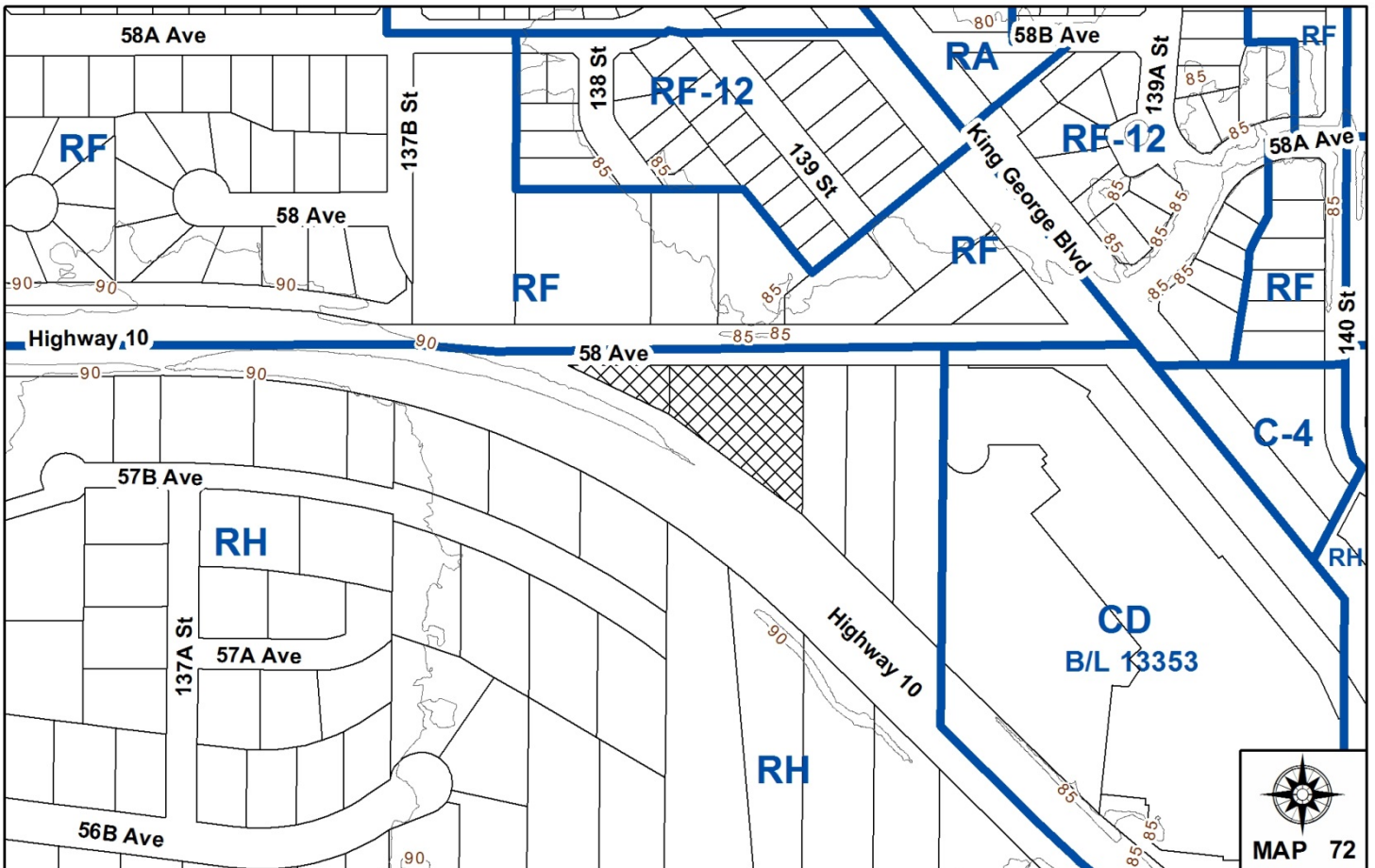
to permit the development of 15 townhouse units.

LOCATION: 13816 - 58 Avenue

13874 - 58 Avenue

ZONING: RH

OCP DESIGNATION: Suburban



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 re-designate the site from "Suburban" to "Multiple Residential".
- The applicant is proposing a Development Variance Permit for reduced setbacks.

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment from "Suburban" to "Multiple Residential" will accommodate the proposed 15-unit townhouse development with a proposed net density of 16 units per acre, which is only slightly above the maximum unit density of 15 units per acre permitted under the "Urban" designation.
- The proposed townhouse project features all double side-by-side garage units (no tandems) and no reductions on indoor or outdoor amenity spaces.
- The subject site is part of an isolated suburban pocket that is composed of five properties in total. Lands to the north and east of this pocket are designated Urban, whereas Highway No. 10 provides a natural boundary to suburban designated properties in Panorama Ridge to the south and west.
- The proposed density and building form are appropriate for this part of Newton, in proximity to the Frequent Transit Network on King George Boulevard.
- The proposed setbacks and variances achieve a more urban, pedestrian streetscape and are appropriate for this part of Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the subject site from Suburban 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 "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0598-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7917-0598-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for Building No. 2 and to 6.0 metres (20 ft.) for Building No. 3;
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
 - (c) to allow visitor parking to be provided within the required west yard setback of the RM-30 Zone.
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (g) 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;
- (h) provision of a community benefit to satisfy the OCP Amendment Policy for Type 2 OCP Amendment applicaitons;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) submission of an acoustical report for the proposed development, given the site's location, adjacent to Highway No. 10, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

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:	<p>Projected number of students from this development:</p> <p>4 Elementary students at North Ridge Elementary School 2 Secondary students at Panorama Ridge Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by September 2020.</p>
Parks, Recreation & Culture:	Parks notes this rezoning application is outside of a secondary plan area and that the development will place increased pressure on park amenities in the area. To address these pressures, the applicant has agreed to contribute the equivalent of the West Newton/Highway 10 NCP fee of \$1,337 per unit, for a total of \$20,055.00.
Surrey Fire Department	No concerns.

Ministry of Transportation
& Infrastructure (MOTI):

Preliminary approval dated July 23, 2018, given the following conditions are met:

- No direct access will be permitted to Highway 10.
- All structures are to be located at least 4.5 metres back from the highway right-of-way, or 3 metres, where the structure has access from another street.
- No storm drainage shall be directed into Ministry of Transportation and Infrastructure systems. This would include, but is not limited to, collection/run-off of the internal road system. All storm water is to be directed to a municipally maintained storm system.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 58 Avenue):	Single family dwellings and Development Application No. 7917-0567-00 to rezone to RF-13 and subdivide into 8 single family lots (pre-Council)	OCP: Urban	RF
East:	Single family dwellings	OCP: Suburban	RH
South (Across Hwy No. 10):	Single family dwellings	Suburban Residential (½ Acre)	RH
West (Across Hwy No. 10):	Single family dwellings	Suburban Residential (½ Acre)	RH

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an Official Community Plan (OCP) amendment to redesignate the site from "Suburban" to "Multiple Residential".
- Under the site's existing Suburban designation, a maximum unit density of 10 units per hectare (4 units per acre) may be achieved, which would not allow for the proposed development.
- The amendment is necessary to accommodate the site's proposed unit density of 40 units per hectare (16 units per acre). The Urban designation allows unit density up to 75 units per hectare (30 units per acre), if there is a Secondary Land Use Plan designating the site for densities up to 75 units per hectare (30 units per acre). As this site is outside of a Secondary Land Use Plan, the maximum unit density under the Urban designation would be 37 units per hectare (15 units per acre) and as such, a redesignation to Multiple Residential is required to accommodate the proposed density.
- The subject site is part of an isolated suburban pocket that is composed of five properties in total. Lands to the north and east of this pockets are designated Urban, whereas

Highway No. 10 provides a natural boundary to suburban designated properties in Panorama Ridge to the south and west.

- The proposed density and building form are appropriate for this part of Newton, in proximity (approximately 200 metres) to the Frequent Transit Network on King George Boulevard.
- The proposed development is comprehensively designed, and is appropriate in scale and density to the existing neighbourhood context. All of the proposed townhouse units have double side-by-side garages, no tandem parking units are proposed.
- The applicant has agreed to provide a community benefit in the amount of \$4,500 per unit (total \$67,500) in support of the proposed OCP amendment from "Suburban" to "Multiple Residential", in accordance with the provisions identified in the OCP.

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.

DEVELOPMENT CONSIDERATIONS

- The subject 0.37 hectares (0.93 acres) site consists of two properties and is located on the southeast corner of 58 Avenue and Highway No. 10. The site has a triangular shape with 58 Avenue located to the north, single family homes to the east, and Highway No. 10 curving along the southwest boundary of the site.
- The site is designated "Suburban" in the Official Community Plan (OCP), and zoned "Half-Acre Residential Zone (RH)".
- The applicant is proposing:
 - An Official Community Plan (OCP) amendment to redesignate the site from "Suburban" to "Multiple Residential";
 - To rezone the site from "Half-Acre Residential Zone (RH)" to the "Multiple Residential 30 Zone (RM-30)";
 - Consolidation of both properties through a subdivision; and
 - A Development Permit to allow the development of 15 townhouse units.
- A Development Variance Permit is also proposed to allow for reduced setbacks, discussed later in this report.
- The proposed unit density of 40 units per hectare (16 units per acre) and a floor area ratio (FAR) of 0.61 are less than the maximum unit density of 75 dwelling units per hectare (30 unit per acre), and 1.0 FAR that are permitted in the RM-30 Zone.
- An acoustical report was required for the proposed development, given the site's location, adjacent to Highway No. 10. Recommendations from the report will be incorporated on

the drawings before issuance of the Development Permit. A Restrictive Covenant will also be registered on title to ensure the recommendations in the report are followed.

DESIGN PROPOSAL AND REVIEW

- The proposal consists of 15 townhouse units that are contained within 4 buildings, each containing 3-4 units. All units are provided as three-bedroom units and include two side-by-side resident parking spaces. The proposal also includes an indoor amenity building and an outdoor amenity area, with the indoor amenity building to be located in the northwest portion of the site and the outdoor amenity space to be located in the southeast corner of the property.
- Building materials include hardie panels, brick and longboard. The colour scheme is beige, white, grey and brown.
- The design of the building is modern, and includes the provision of flat roofs. The materials differ on the base and on the upper floors, and in some buildings and units, the material is brought down to the base. Balconies are provided with glass railings and are cantilevered over the garages, which help define each unit as distinct. All units include a roof top deck.

Landscaping

- Landscaping is provided along all property lines, with a wider 6-metre (20 ft.) landscape buffer provided along the southwest property line, adjacent to Highway No. 10. A group of trees is proposed for retention on the southeast portion of the site, and the outdoor amenity space is proposed adjacent to these retained trees.
- The proposed landscaping includes a variety of trees including Paperbark Maple, Amanagawa Cherry, Chanticleer Pear, Skyrocket Oak, Bowhall Red Maple, and a variety of shrubs.

Noise attenuation

- An acoustical report prepared by BKL has been submitted in support of the proposal. Recommendations from the report will be included in the Development Permit drawings, should the proposal be supported, as well as registered as a part of a Restrictive Covenant on title, to ensure future implementation.
- A noise attenuation fence is proposed along the southwest portion of the site, facing Highway No. 10. The fence is proposed to be setback 6 metres (20 ft.) from the property line, and is to be 1.8 metres (6 ft.) high.

Vehicular Access and Parking

- Access to the site will be provided from a single driveway on 58 Avenue.

- A Statutory Right-of-Way (SROW) will be registered on the driveway to allow vehicles and trucks to turn around. This SROW will be utilized until 58 Avenue connects to 137B Street, which will be achieved as part of future developments to the northwest.
- The applicant is proposing to provide 30 resident parking spaces and 3 visitor parking spaces, which meets the parking requirements of the Zoning By-law. No units are proposed with a tandem parking arrangement.

Amenity Spaces

- The Zoning By-law requires 45 square metres (484 sq. ft.) of both indoor and outdoor amenity space for this project, based on 3 square metres (32 sq. ft.) being provided per dwelling unit.
- The applicant is providing a 47 square metres (510 sq. ft.) indoor amenity building, which is to be located west of the site's access, at the northwest corner of the site. The amenity building is proposed as a one-storey building with a meeting room and washroom.
- The outdoor amenity space, totaling 46 square metres (497 sq. ft.), is provided adjacent to the retained trees at the southeast corner of the site. The proposed outdoor amenity space is outside of any tree protection area, and consists of a lawn area and a fibar play surface area including benches, log rounds, log crawl and mushroom steppers.

PRE-NOTIFICATION

Pre-notification letters were sent on June 04, 2018 to 138 properties that are located within 100 metres (328 ft.) of the subject site, including the Panorama Neighbourhood Association. Development proposal signs were also installed on June 14, 2018. The applicant held a Public Information Meeting (PIM) on July 25, 2018. Staff has received no response in response to the pre-notification and only one person attended the PIM, who was supportive of the proposal.

TREES

- Francis Klimo, ISA Certified Arborist of ABC Tree Consulting 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	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English Oak	1	0	1
Coniferous Trees			
California Redwood	1	1	0
Douglas Fir	4	0	4
Norway Spruce	2	2	0
Western Red Cedar	10	5	5
Total (excluding Alder / Cottonwood Trees)	18	8	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	37		
Total Retained and Replacement Trees	47		
Contribution to the Green City Fund	n/a		

- The Arborist Assessment states that there are a total of 18 protected trees on the site, none of which are Alder and Cottonwood. It was determined that 10 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 2 to 1 replacement ratio. This will require a total of 16 replacement trees on the site. The applicant is proposing 37 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Amanagawa Cherry, Chanticleer Pear, Skyrocket Oak, Bowhall Red Maple, and a variety of shrubs.
- In summary, a total of 47 trees are proposed to be retained or replaced on the site with a no contribution being required to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 21, 2018. 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)	• The proposal includes an amendment to the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	• Proposed density will comply with the OCP, should the proposed amendment be supported by Council.
3. Ecology & Stewardship (C1-C4)	• The proposal will retain a group of trees on the southeast portion of the site, and proposes absorbent soils (>300 mm in depth).
4. Sustainable Transport & Mobility (D1-D2)	• Bike racks are proposed next to the outdoor amenity space.
5. Accessibility & Safety (E1-E3)	• The development includes some CPTED (Crime prevention Through Environmental Design) principles
6. Green Certification (F1)	• None
7. Education & Awareness (G1-G4)	• None

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setbacks of the "Multiple Residential 30 Zone (RM-30)" from 7.5 metres (25 ft.) to:
 - 4.3 metres (14 ft.) for the east setback for Building No. 2;
 - 6.0 metres (20 ft.) for the east setback for Building No. 3;
 - 4.5 metres (15 ft.) for the north setback; and
 - to allow visitor parking to be provided within the required west setback.

Applicant's Reasons:

- The shape of the site provides restrictions on the location of buildings and livable areas. The reduced setbacks help achieve a better site plan, while still providing adequate setbacks and for the provision of a noise attenuation buffer.

Staff Comments:

- The proposed variances achieve a more urban interface and are consistent with other townhouse sites in Newton.
- The reduced setbacks also help to provide an efficient site layout, given the triangular shape of the site.
- The provision of parking spaces in the west setback will have no impact on adjacent properties, as this is located adjacent to Highway No. 10. Further, this area is screened from passing traffic through the provision of a noise attenuation fence along the southwest portion of the site.

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.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7917-0598-00

INFORMATION AVAILABLE ON FILE

- Acoustical Report Prepared by BKL, dated August 21, 2018.
- Complete Set of Architectural and Landscape Plans prepared by DF Architecture Inc. and C. Kavolinas & Associates Inc., respectively, dated August 21, 2018 and August 2018.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

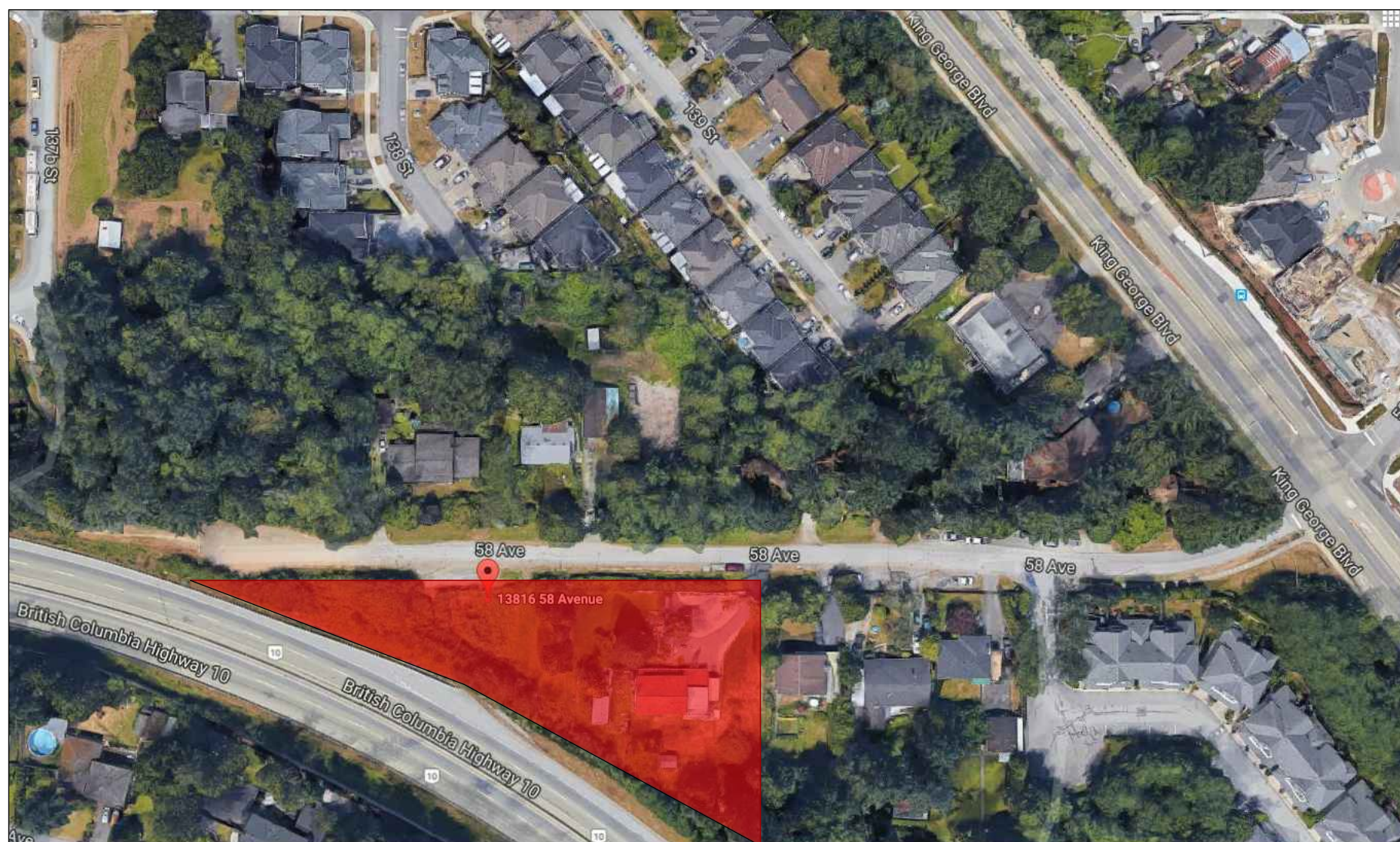
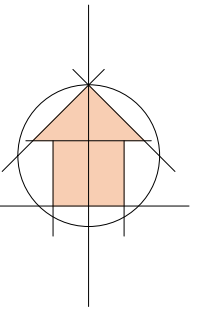
DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total / Net Total		3,748 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	25.2%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	4.5 m (DVP)
Rear (S/W)	7.5 m	10.5 m for buildings visitor stalls (DVP)
Side #1 (E)	7.5 m	4.3 m (DVP)
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	12.1 m
Accessory	11 m	
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +		15
Total		15
TOTAL BUILDING FLOOR AREA		
		2,275.9 m ²
DENSITY		
# of units/ha /# units/acre (gross/net)	75 uph / 30 upa	40 uph / 16 upa
FAR (gross/net)	1.00	0.61
AMENITY SPACE (area in square metres)		
Indoor	45 m ²	47 m ²
Outdoor	45 m ²	46 m ²
PARKING (number of stalls)		
Residential 3-Bed	30	30
Residential Visitors	3	3
Total Number of Parking Spaces	33	33
Tandem Parking Spaces: Number / % of Total Number of Units	7/50%	0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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NOTES:



2 SITE LOCATION
-- NTS

1 SITE LAYOUT
-- SCALE: 1/16" = 1' - 0"

2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
**TOWNHOUSE DEVELOPMENT
13816-13874 58TH AVENUE,
SURREY, B.C.**

CLIENT:
**GARY PUREWAL
7935 130TH STREET,
SURREY, B.C.**

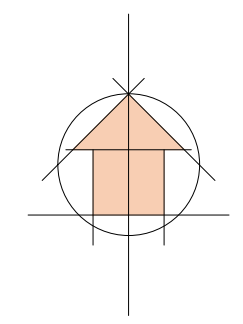
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DATE:	JUNE 2016
SHEET TITLE:	

SITE LAYOUT

DRAWING NO.:	A-100	I
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NOTES:



PROJECT DATA

CIVIC ADDRESS :	13816 & 13874-58 AVE., SURREY, BC
LEGAL DESCRIPTION :	LOT 6 SECTION 9 TWP 2 PLAN 2513 NWD EXCEPT: SRW16497, PT RED ON SCHED. "A" (J121686), SUB'D BY 44759. ROAD BCP33912 LOT 43 SECTION 9 TOWNSHIP 2 PLAN 24902 NWD EXCEPT: PCL "A" (EXPL PL 29986) ; PT ON PL BCP18259

LOT INFO		
GROSS SITE AREA		
LOT 1	34018.3 SQFT	3160.4 SQM
LOT 2	6325.1 SQFT	587.6 SQM
TOTAL GROSS SITE AREA	40343.4 SQFT	3748.0 SQM
NET SITE AREA	40343.4 SQFT	3748.0 SQM

ZONING	
EXISTING	RH
PROPOSED	RM-30

SETBACKS		
NORTH (ALONG 58th AVE.)	14'-9"	4.50 M
SOUTH	34'-5"	10.50 M
EAST (BUILDING#3)	19'-8"	6.00 M
WEST	119'-0"	36.29 M

HEIGHT		
PROPOSED	3 STOREYS	12.09 M

SITE COVERAGE			
PROPOSED	10157.5 SQFT	943.7 SQM	25.2%

FAR CALCULATIONS		
GROSS FLOOR AREA (EXCLUDING GARAGE)		
LEVEL	AREA	
1	2952.0 SQFT	274.2 SQM
2	9531.2 SQFT	885.5 SQM
3	10497.8 SQFT	975.3 SQM
4	1516.5 SQFT	140.9 SQM
TOTAL	24497.5 SQFT	2275.9 SQM

FAR ALLOWED	0.9
FAR PROPOSED	0.61

F.A.R CALCULATION

GROSS FLOOR AREA(EXCLUDING PARKING & INDOOR AMENITY)								
UNIT TYPE	GARAGE	LVL 1(EXC. GARAGE)	LVL 2	LVL 3	ROOF	TOTAL	NO. OF UNITS	TOTAL F.A.R.
UNIT-A	38.0 SQM	18.8 SQM	58.6 SQM	65.4 SQM	9.3 SQM	152.1 SQM	4	608.5 SQM
UNIT-A1	38.0 SQM	18.8 SQM	58.6 SQM	65.4 SQM	9.3 SQM	152.1 SQM	2	304.3 SQM
UNIT-B	37.5 SQM	18.6 SQM	58.2 SQM	62.5 SQM	9.3 SQM	148.5 SQM	6	891.2 SQM
UNIT-B1	37.9 SQM	18.6 SQM	58.2 SQM	64.5 SQM	9.3 SQM	150.6 SQM	1	150.6 SQM
UNIT-C	43.6 SQM	15.8 SQM	63.3 SQM	71.7 SQM	9.8 SQM	160.5 SQM	2	321.0 SQM
TOTAL AREA							15	2275.6 SQM

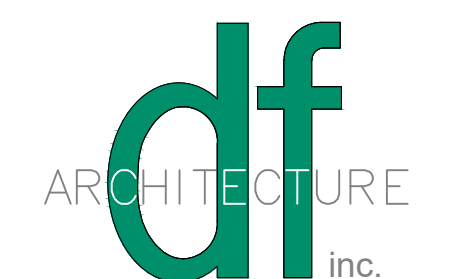
OFF STREET PARKING

UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
UNIT-A	4	2	8	
UNIT-A1	2	2	4	
UNIT-B	6	2	12	
UNIT-B1	1	2	2	
UNIT-C	2	2	4	
VISITORS CAR PARK	15	0.2	3	
TOTAL NO. OF PARKING REQUIRED		33.0		
TOTAL NO. OF PARKING PROVIDED		33.0		

AMENITY CALCULATION

OUTDOOR AMENITY			
REQUIRED	NO. OF UNITS	AREA PER UNIT	AREA
	15	3.0 SQM	45.0 SQM
PROVIDED			47.3 SQM
TOTAL			47.3 SQM
INDOOR AMENITY			
REQUIRED	NO. OF UNITS	AREA PER UNIT	AREA
	15	3.0 SQM	45.0 SQM
PROVIDED			46.2 SQM
TOTAL			46.2 SQM

REVISION	DATE	BY	DESCRIPTION
2018/08/21	I		REVISED AS PER CITY COMMENTS
2018/05/07	H		REVISED AS PER CITY COMMENTS
2017/12/07	G		DR APPLICATION
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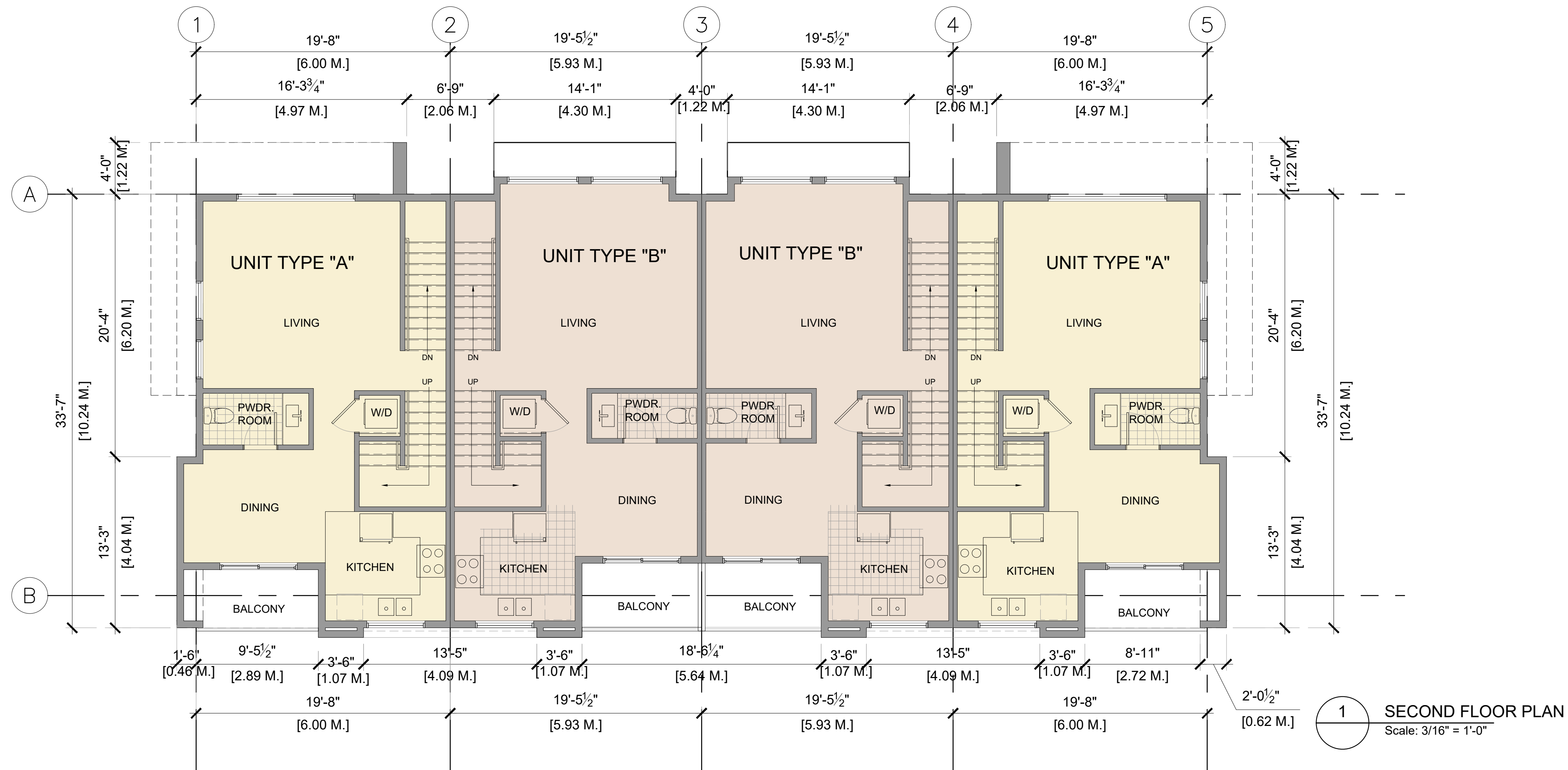
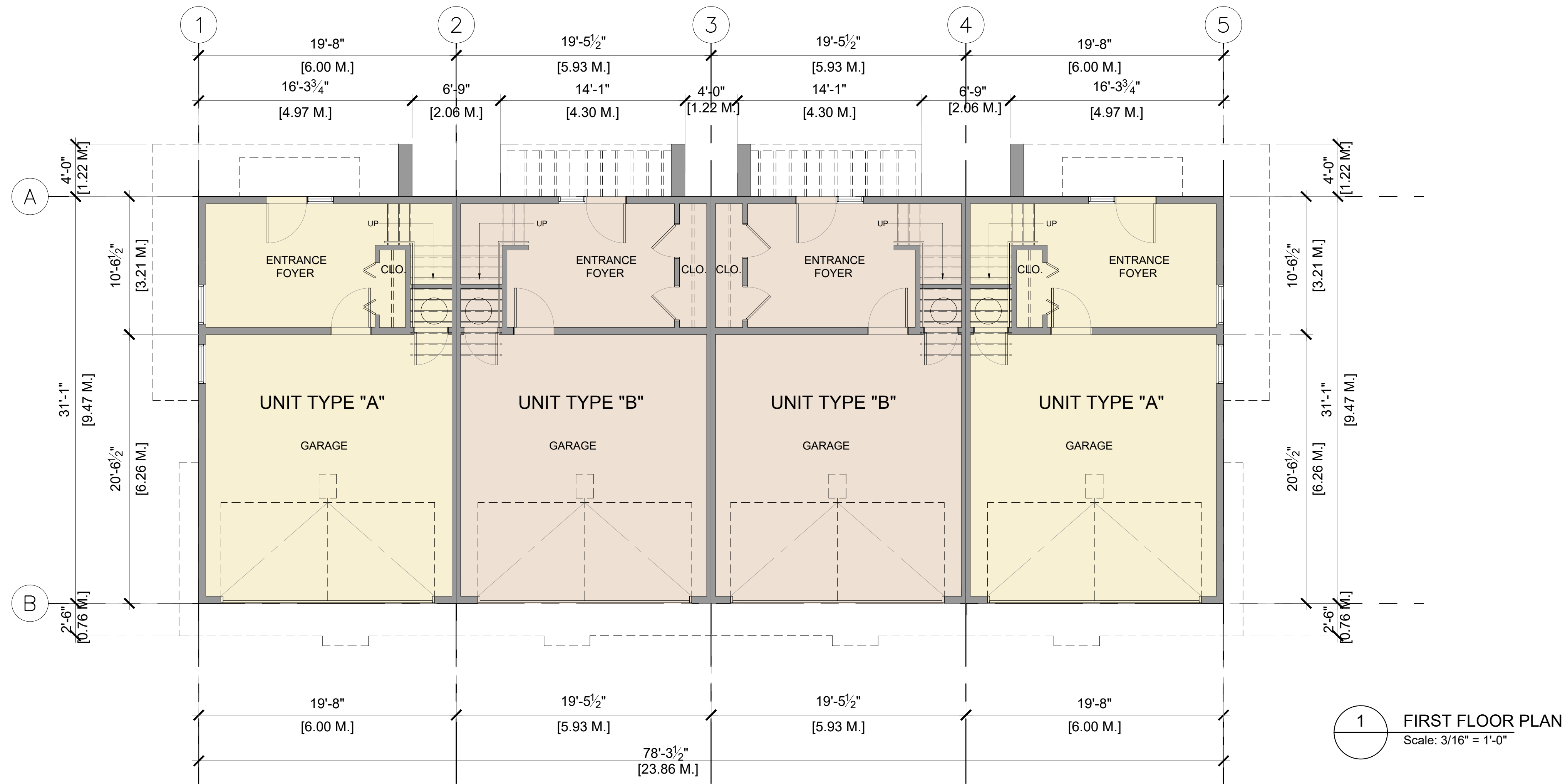
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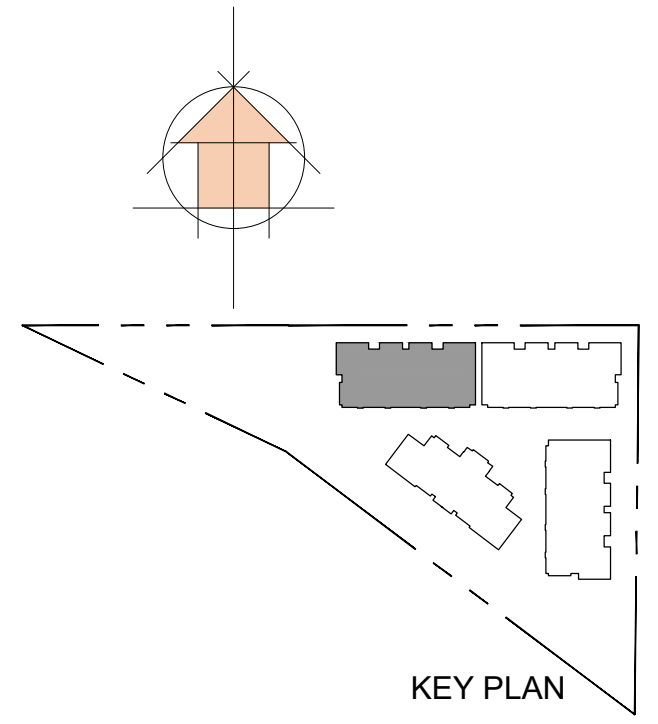
DEVELOPMENT DATA

DRAWING NO.:	I
A-003	

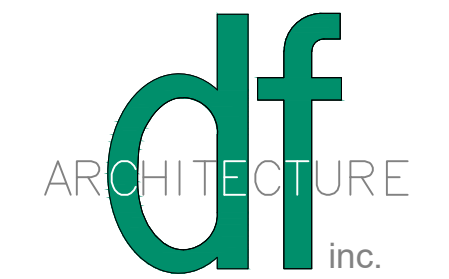
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NOTES:



REVISION	DATE	DESCRIPTION
2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/06	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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CANADA V6X 3Z6
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info@dfarchitecture.ca

PROJECT:
TOWNHOUSE DEVELOPMENT
13816-13874 58TH AVENUE,
SURREY, B.C.

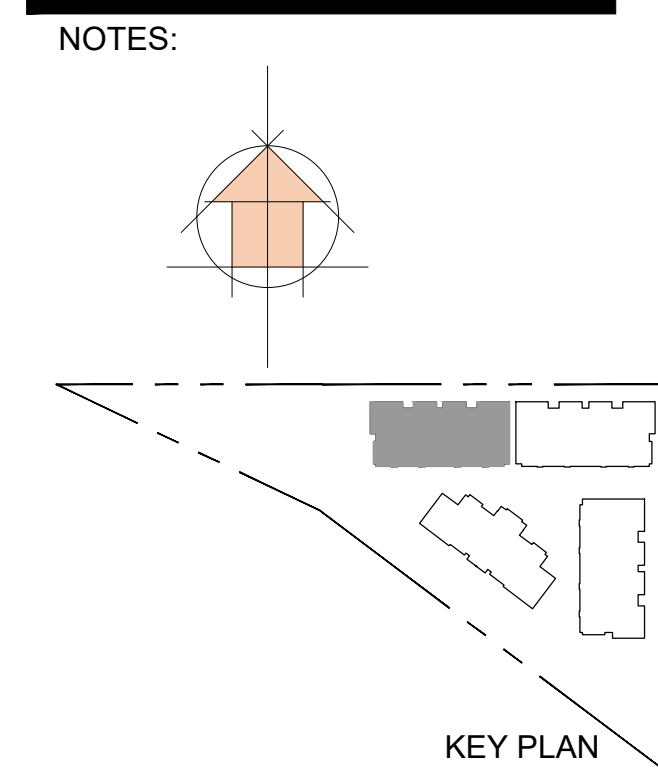
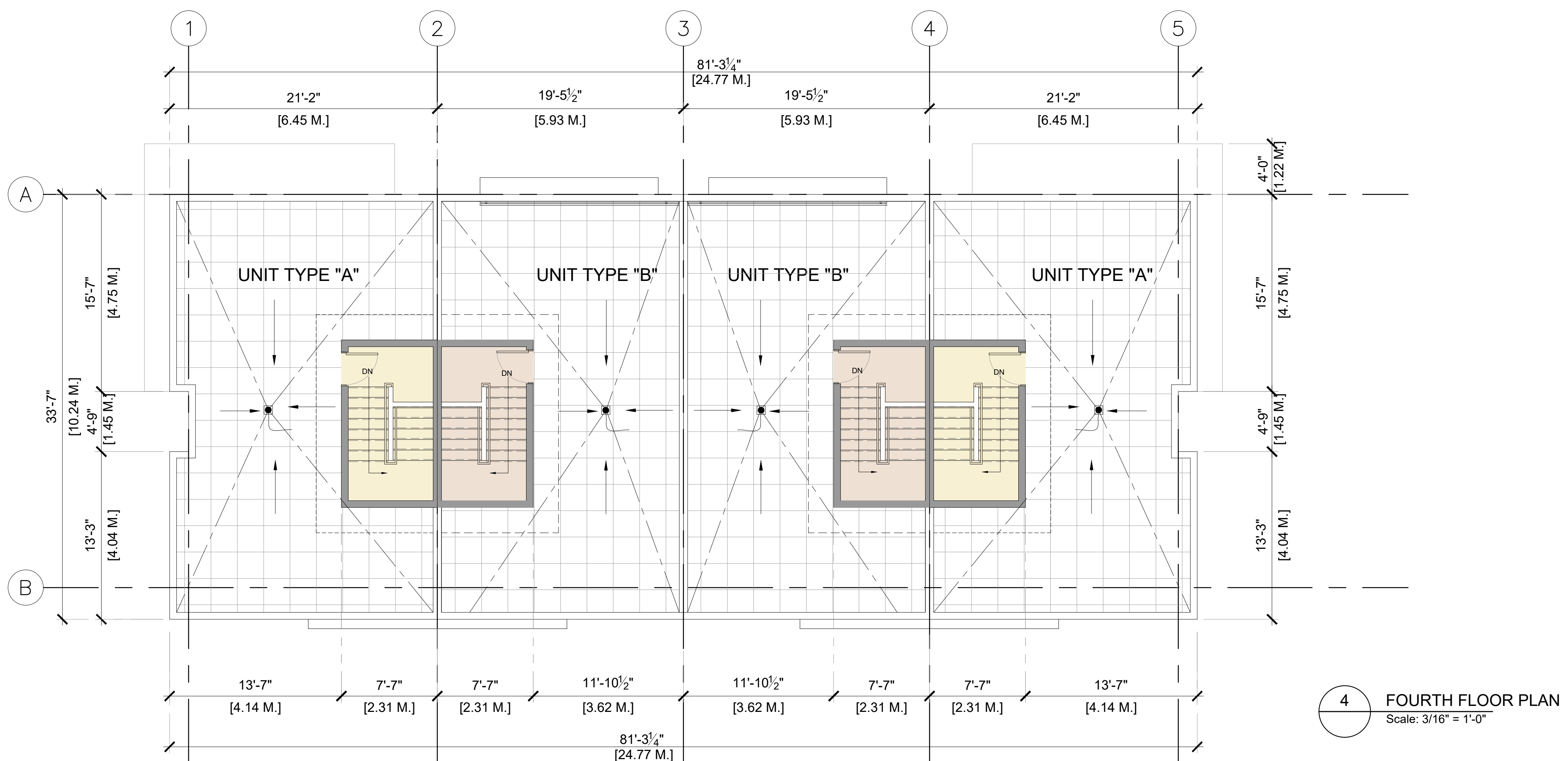
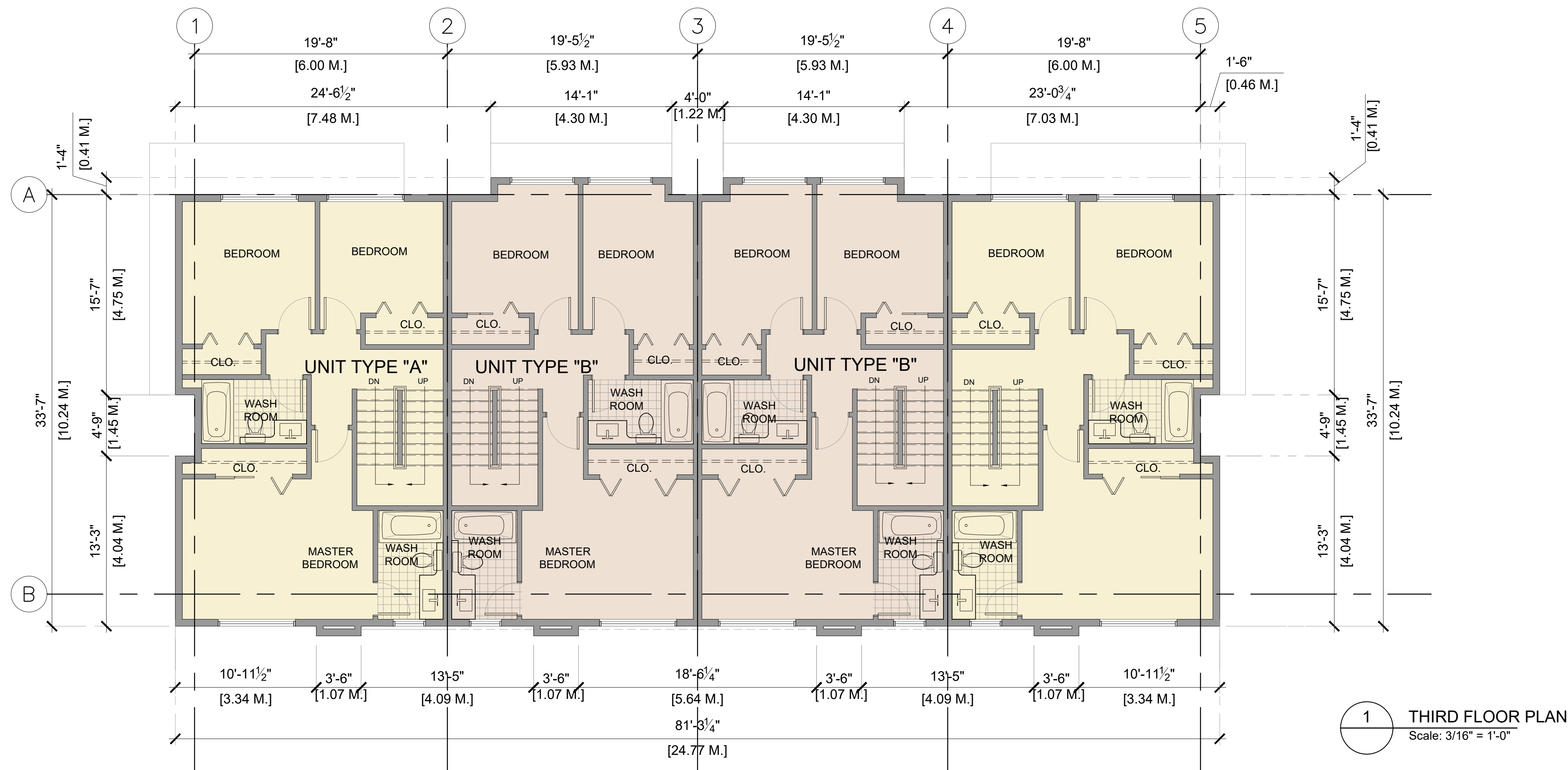
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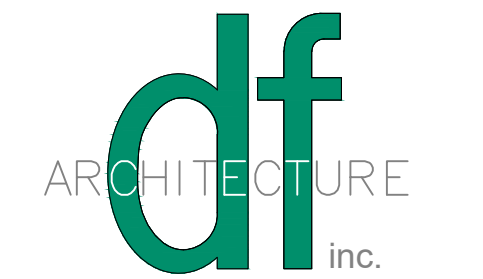
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SCALE:	3/16" = 1'-0"
JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

FLOOR PLANS
BLDG.1

DRAWING NO.:	A-200	I
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REVISION	DATE	DESCRIPTION
2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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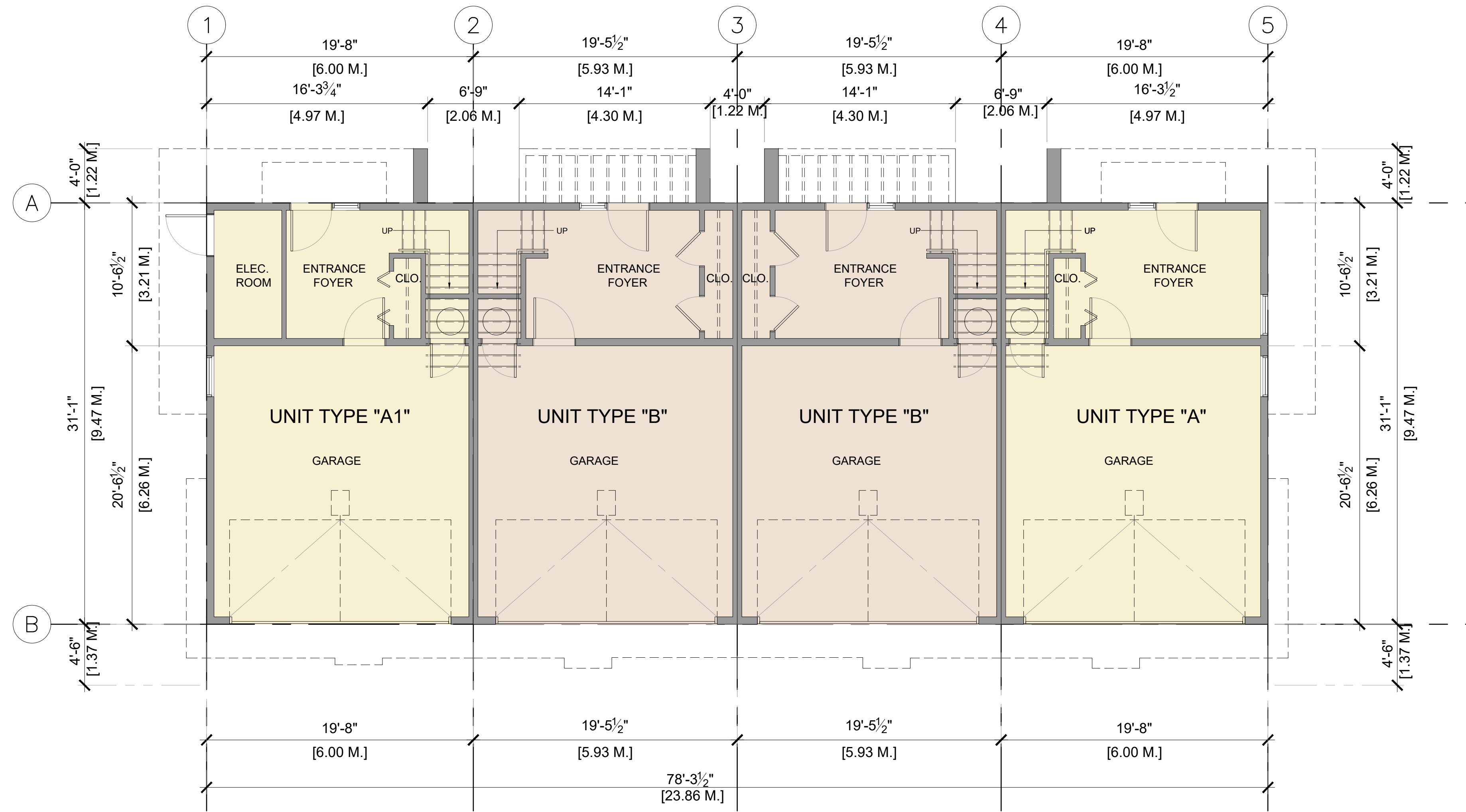
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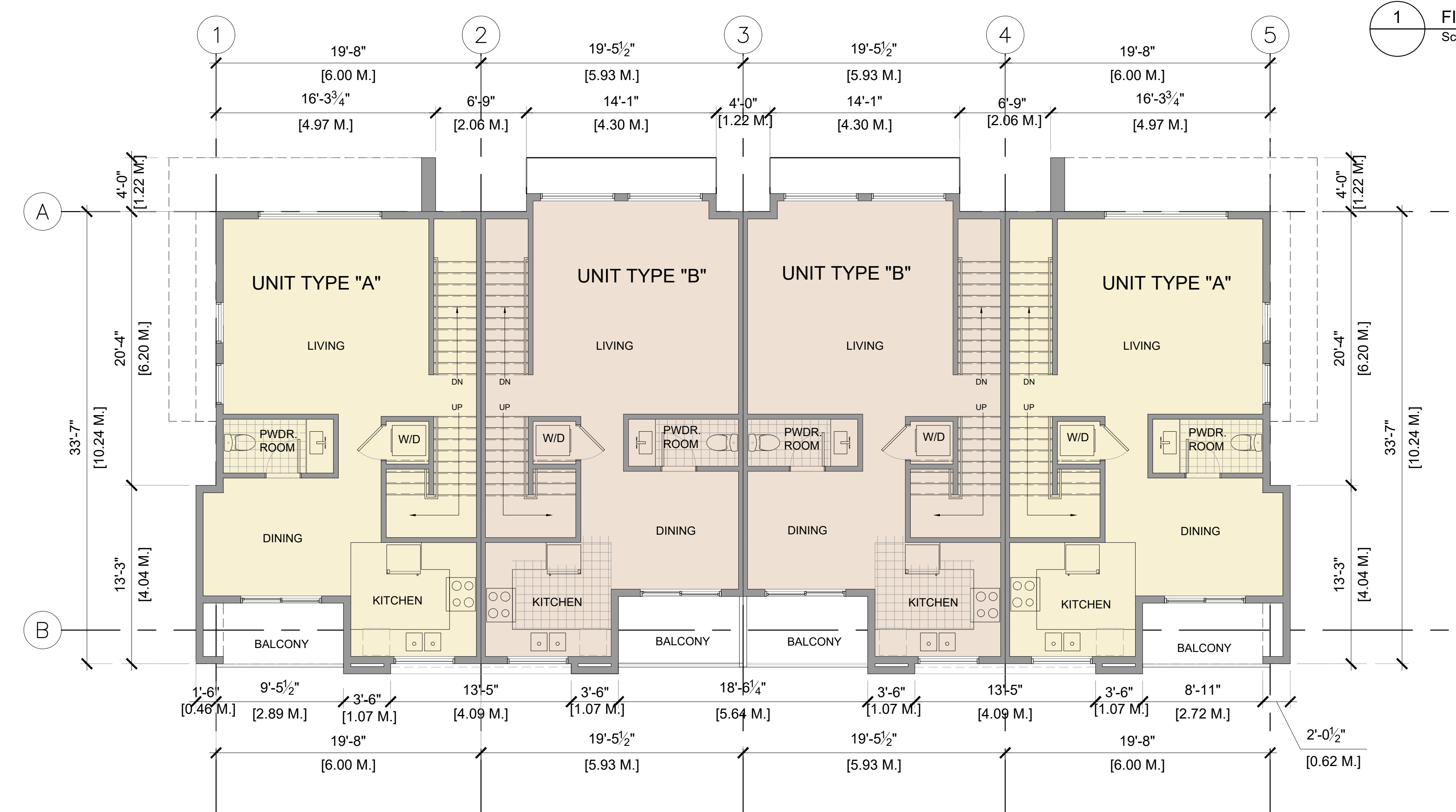
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SCALE:	3/16" = 1'-0"
JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

**FLOOR PLANS
BLDG.1**

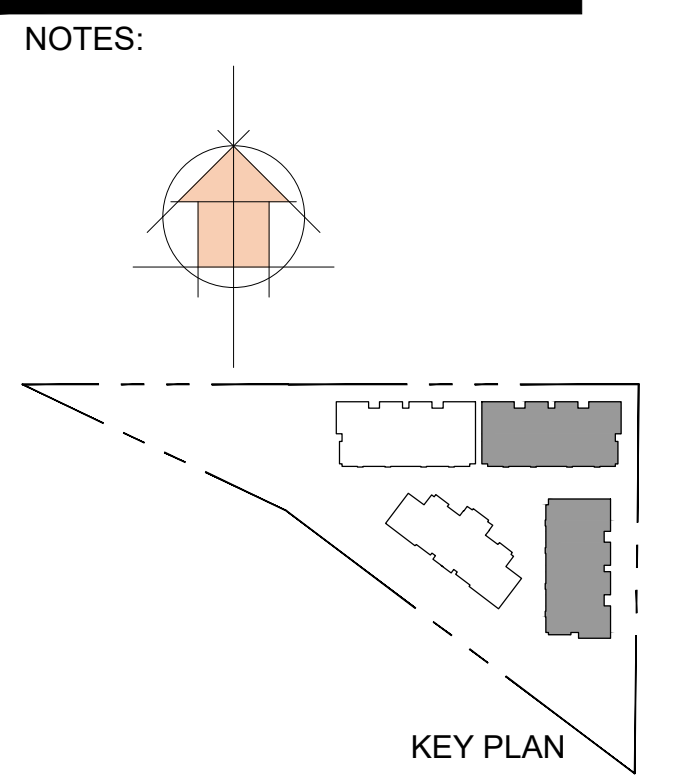
DRAWING NO.:	A-201	I
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1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DP APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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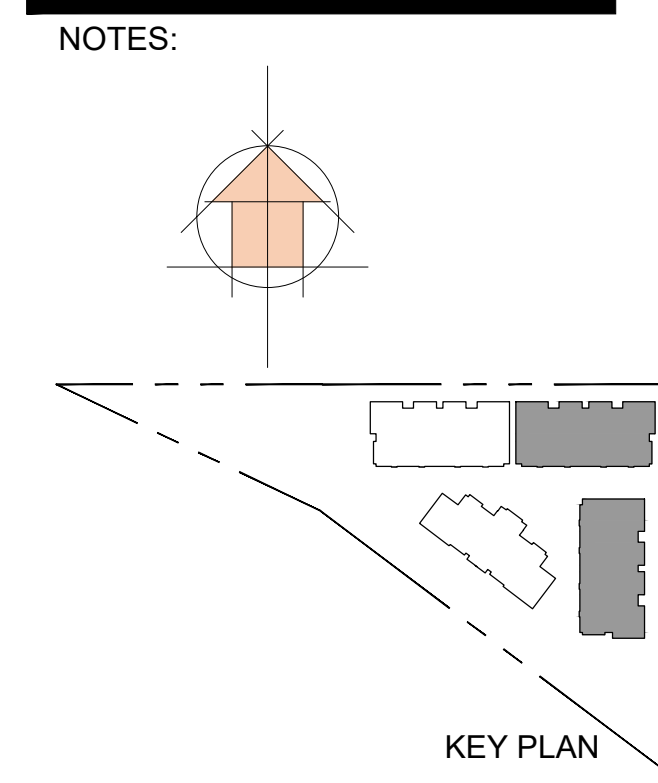
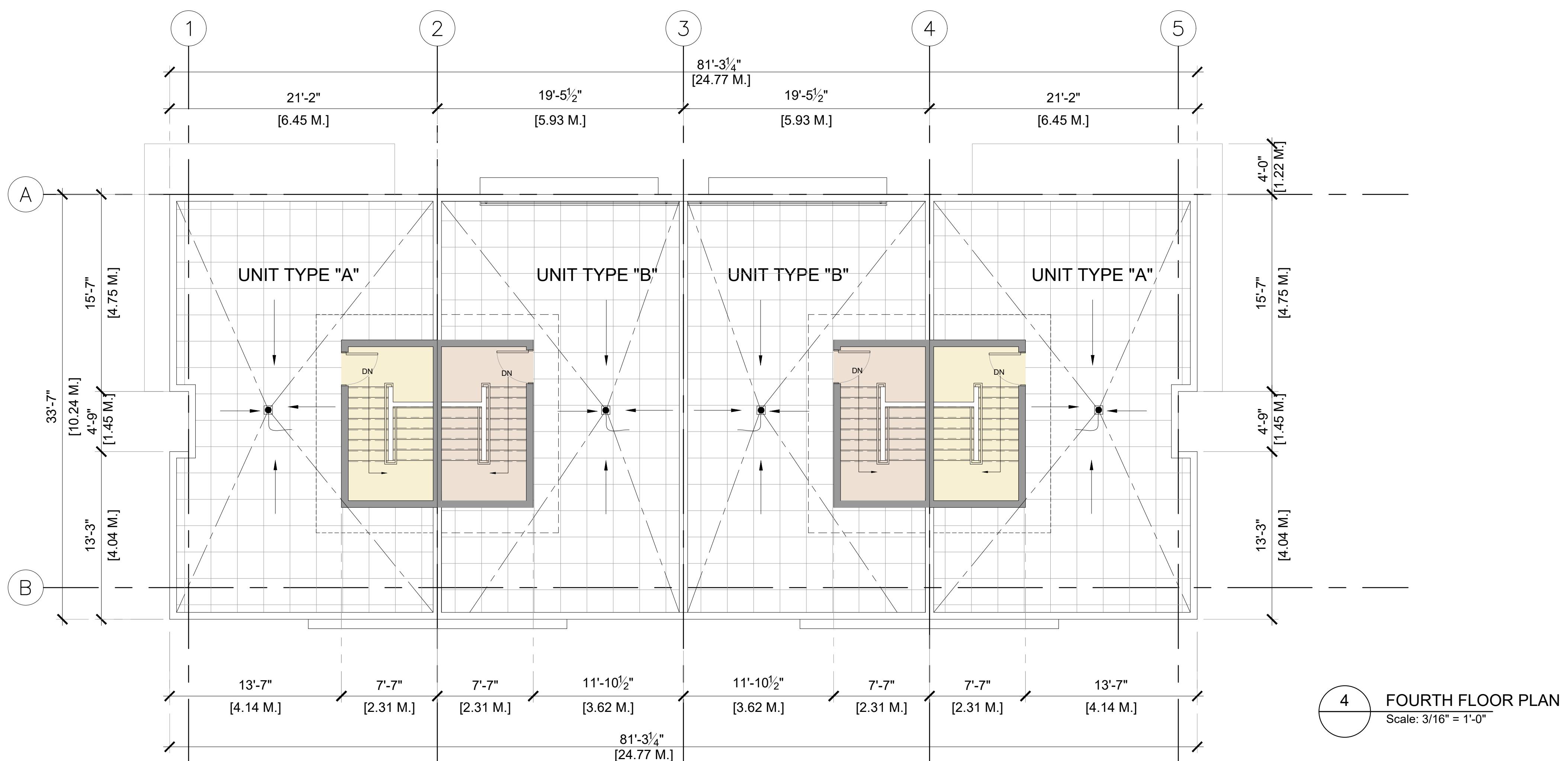
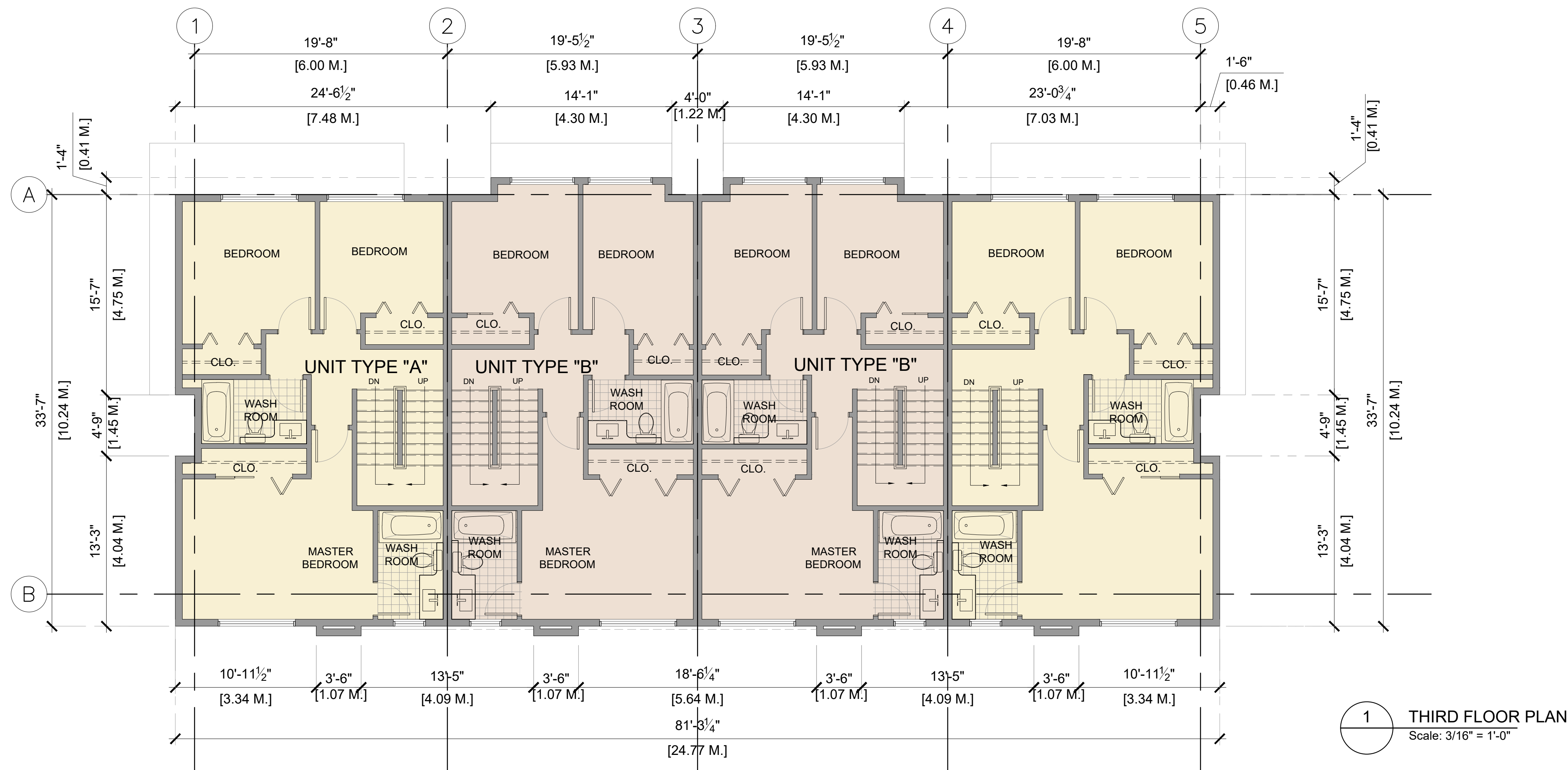
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CHECKED:	JA
SCALE:	3/16" = 1'-0"
JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

FLOOR PLAN
BLDG 2, 3

DRAWING NO.:
A-202 | **I**



2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT

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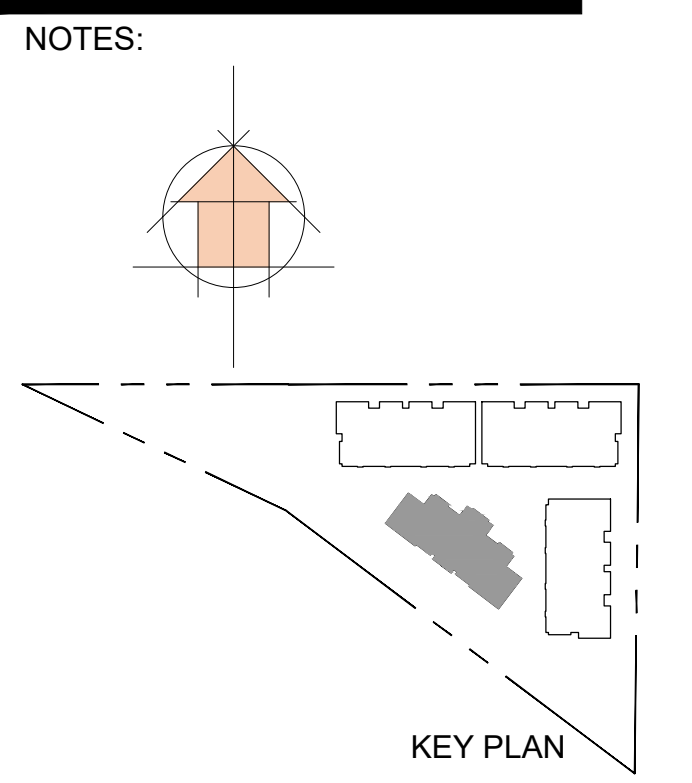
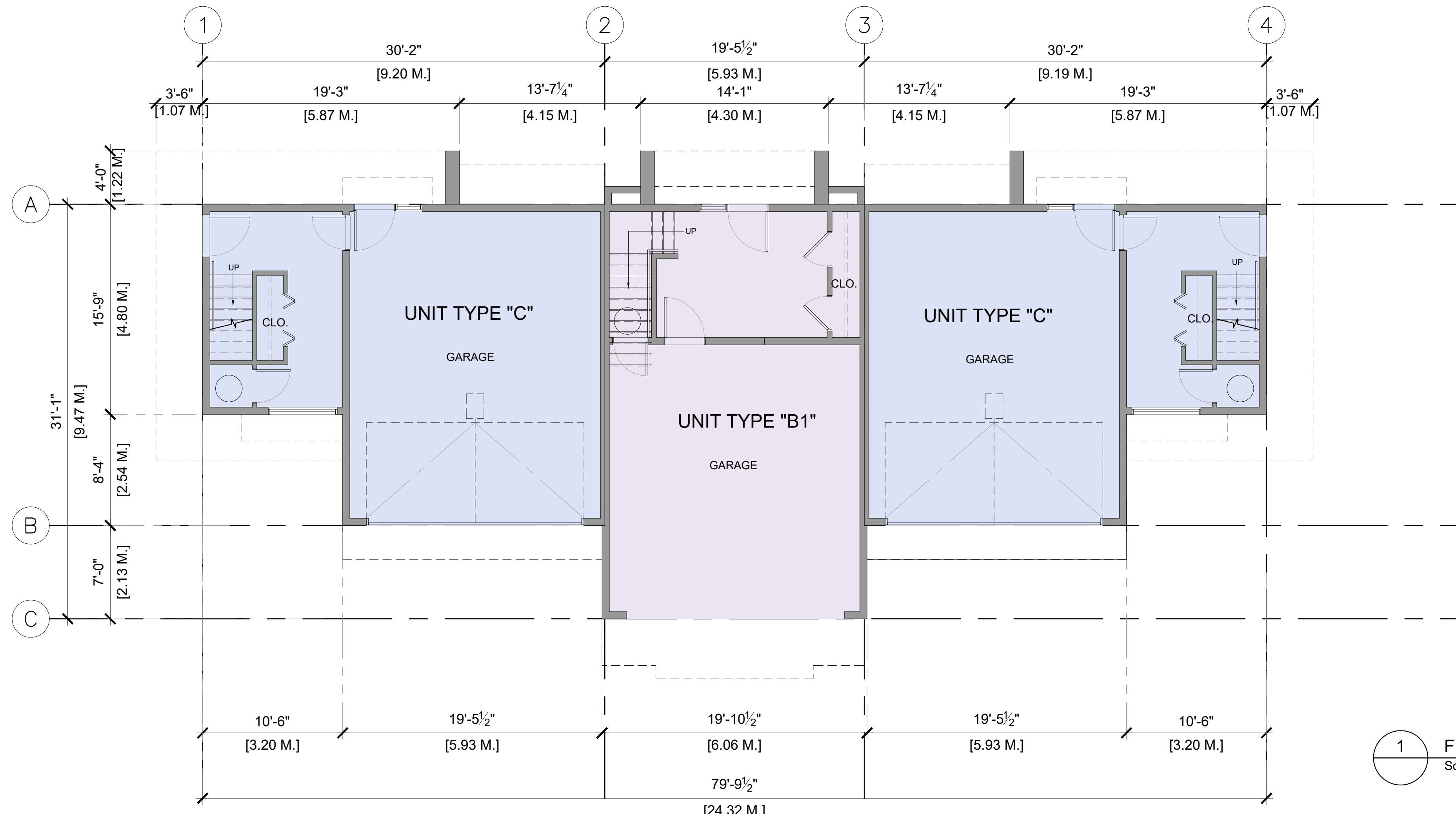
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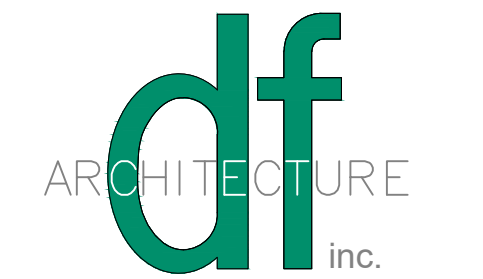
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JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

FLOOR PLANS
BLDG.2,3

DRAWING NO.:
A-203 | **I**



REVISION	DATE	DESCRIPTION
2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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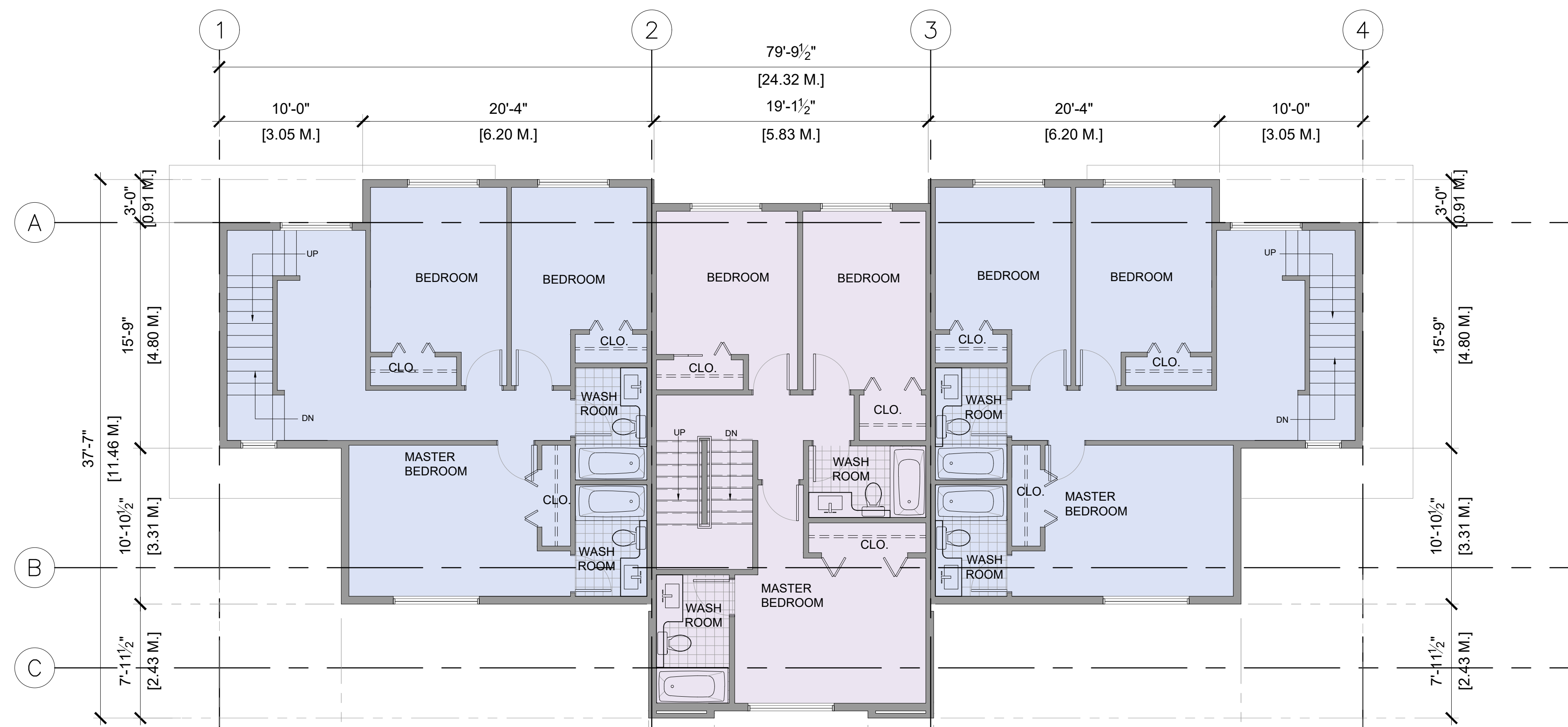
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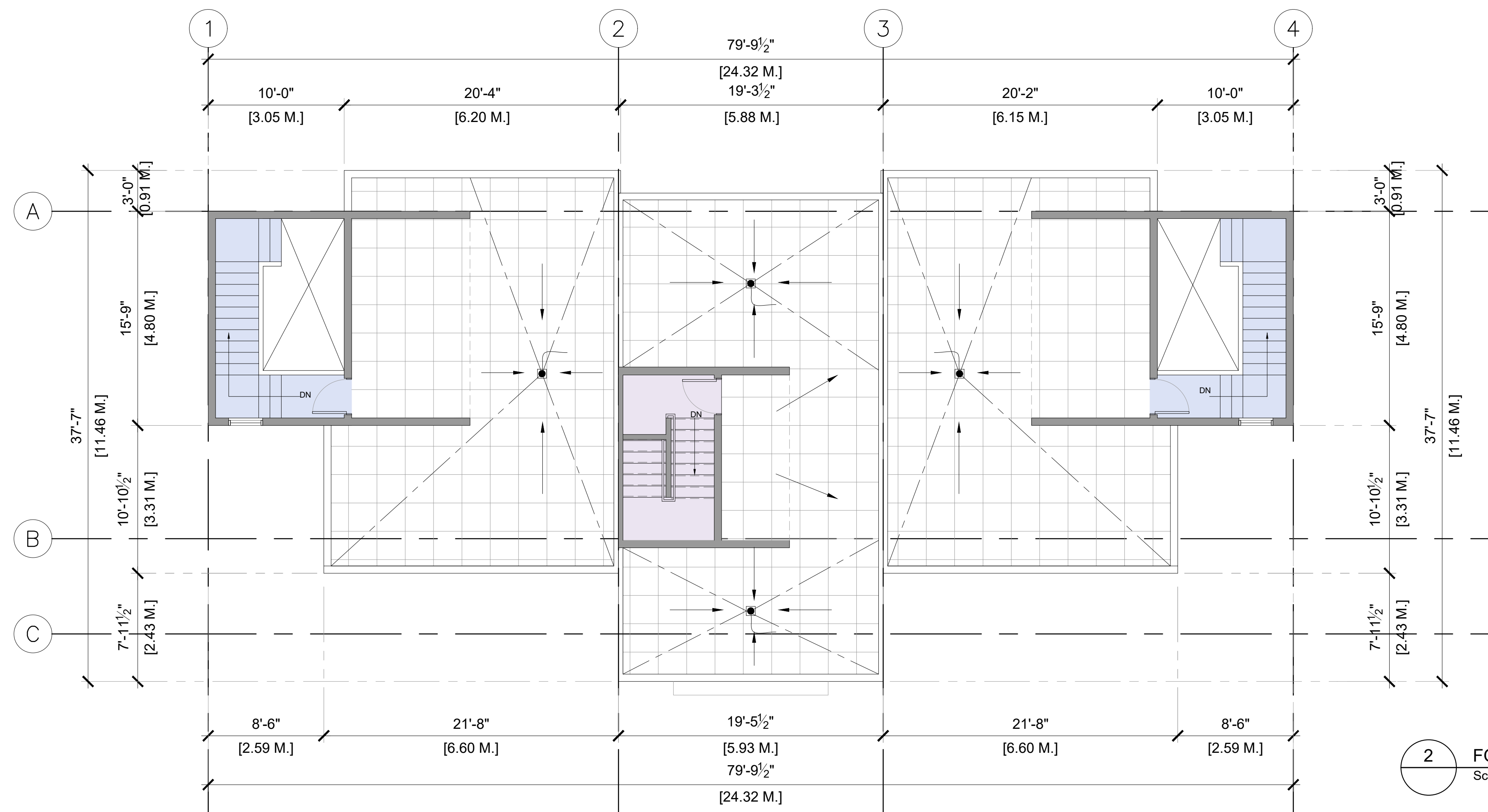
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JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

FLOOR PLANS
BLDG 4

DRAWING NO.:	A-204	I
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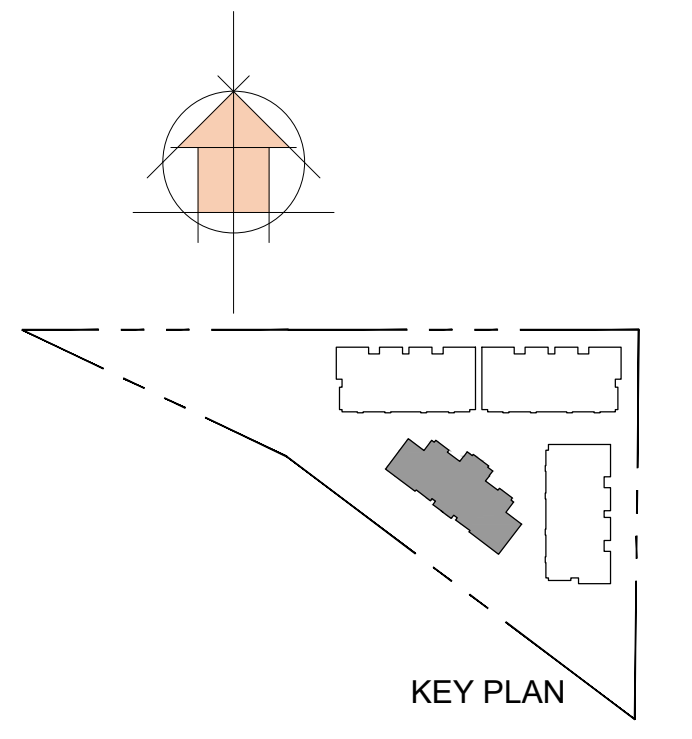


3 THIRD FLOOR PLAN
Scale: 3/16" = 1'-0"



2 FOURTH FLOOR PLAN
Scale: 3/16" = 1'-0"

NOTES:



2018/08/21	I	REVISED AS PER CITY COMMENTS
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2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/08	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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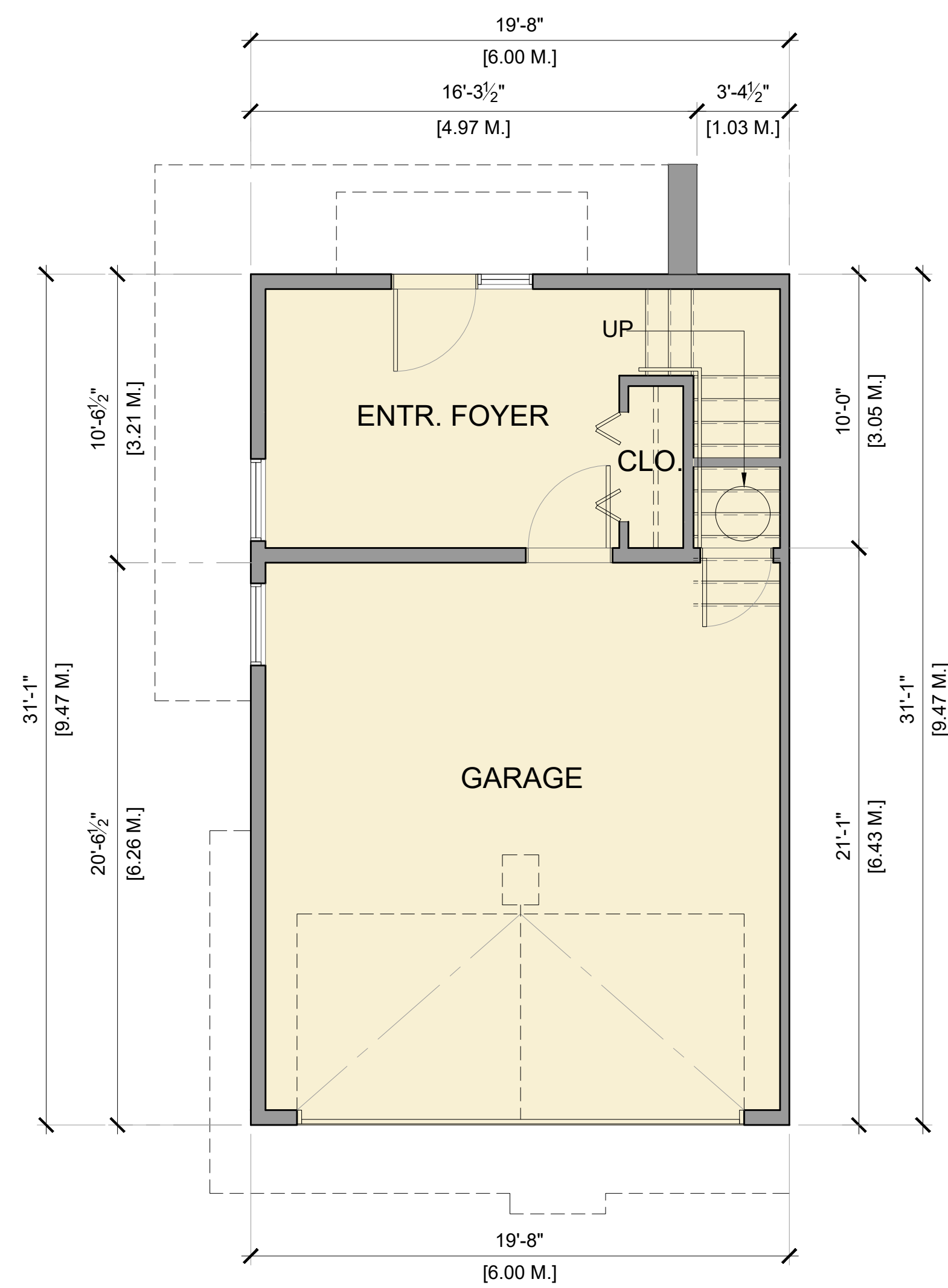
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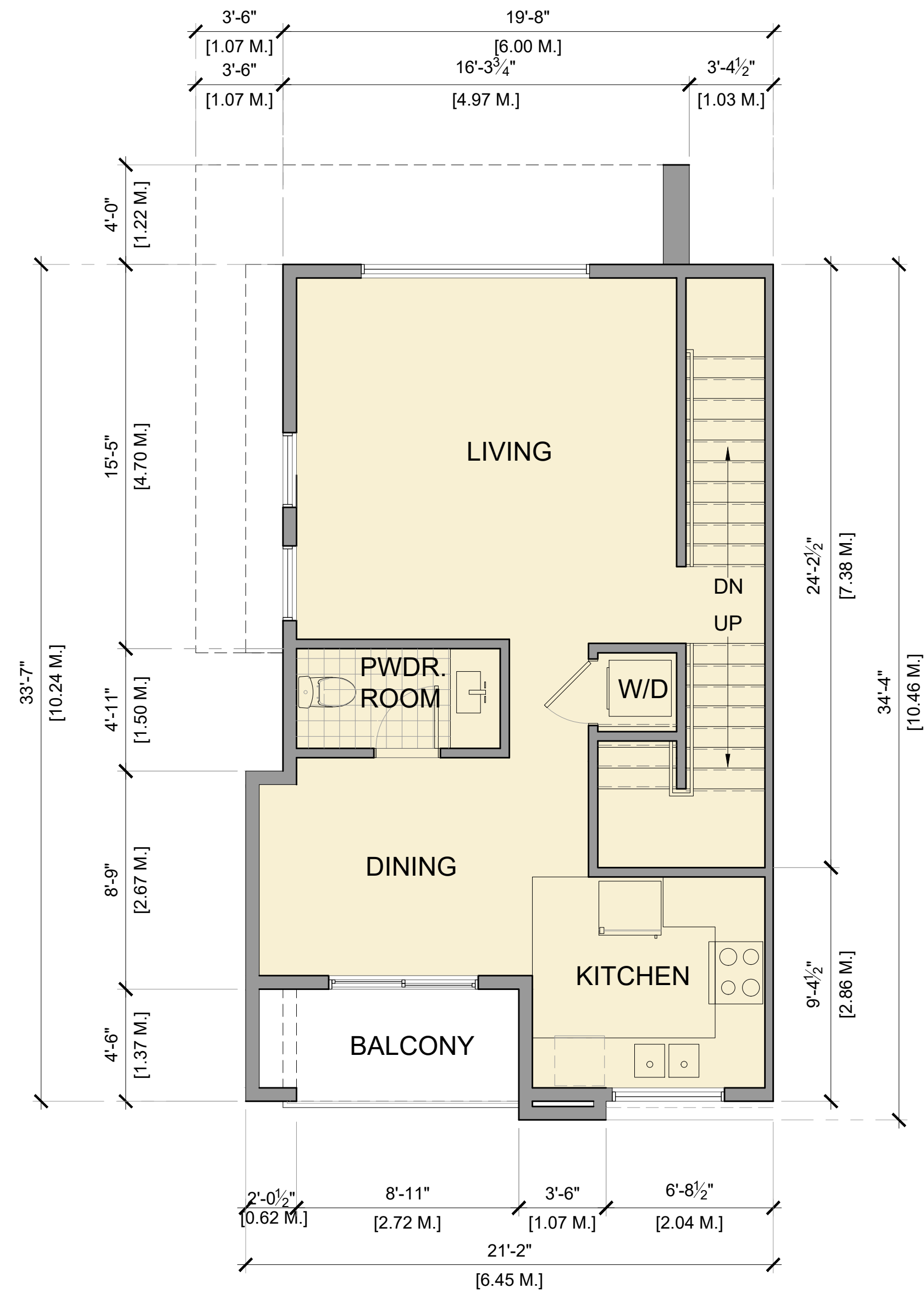
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JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

**FLOOR PLANS
BLDG 4**

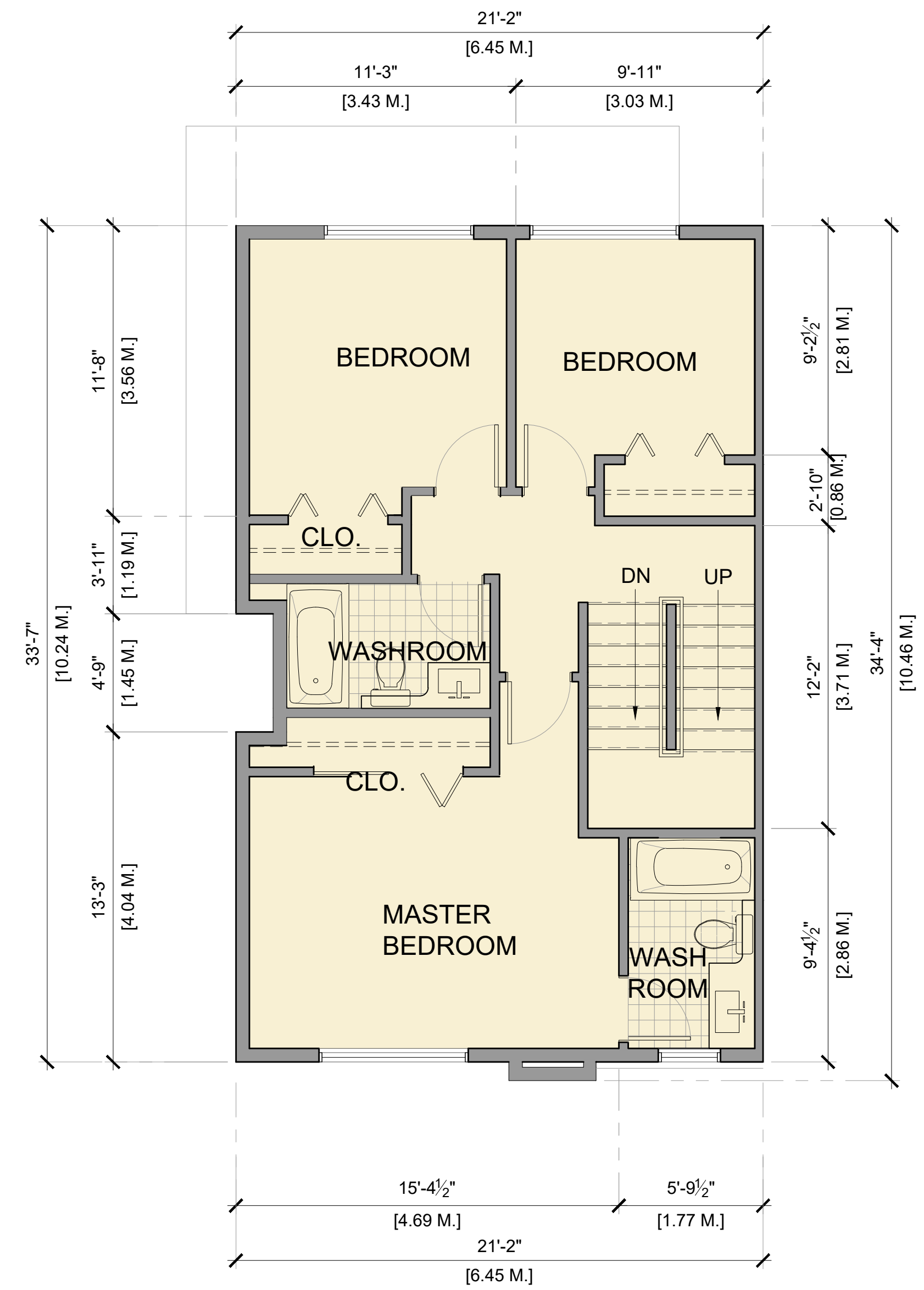
DRAWING NO.:	A-205	I
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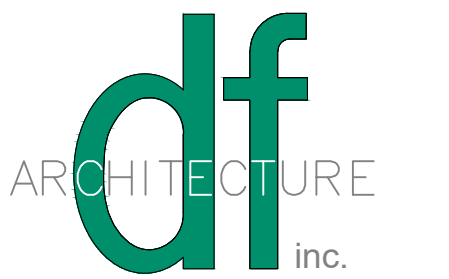


1 UNIT "A" LVL-2
Scale: 1/4" = 1'-0"



1 UNIT "A" LVL-3
Scale: 1/4" = 1'-0"

REVISION	DATE	BY	DESCRIPTION
2018/08/21	I		REVISED AS PER CITY COMMENTS
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2017/12/07	G		DR APPLICATION
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2017/06/05	E		REVISED AS / CITY REQUIREMENTS
2017/04/13	D		REVISED AS / ARBORIST RECOMM.
2017/03/20	C		PRELIMINARY SITE LAYOUT
2017/03/05	B		PRELIMINARY SITE LAYOUT
2016/06/23	A		PRELIMINARY SITE LAYOUT



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SURREY, B.C.

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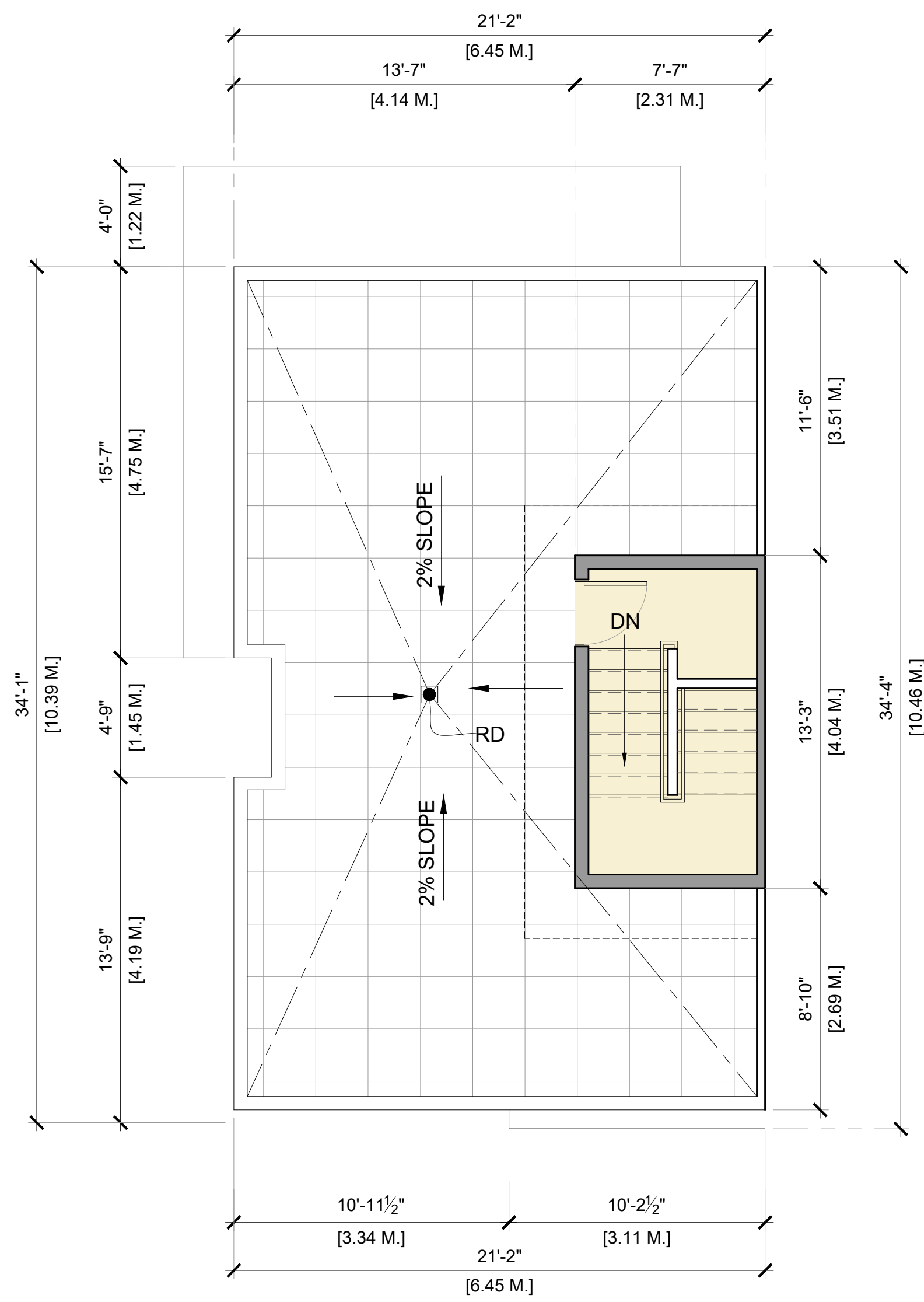
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SCALE:	1/4" = 1'-0"
JOB No.:	SUR-044
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SHEET TITLE:	

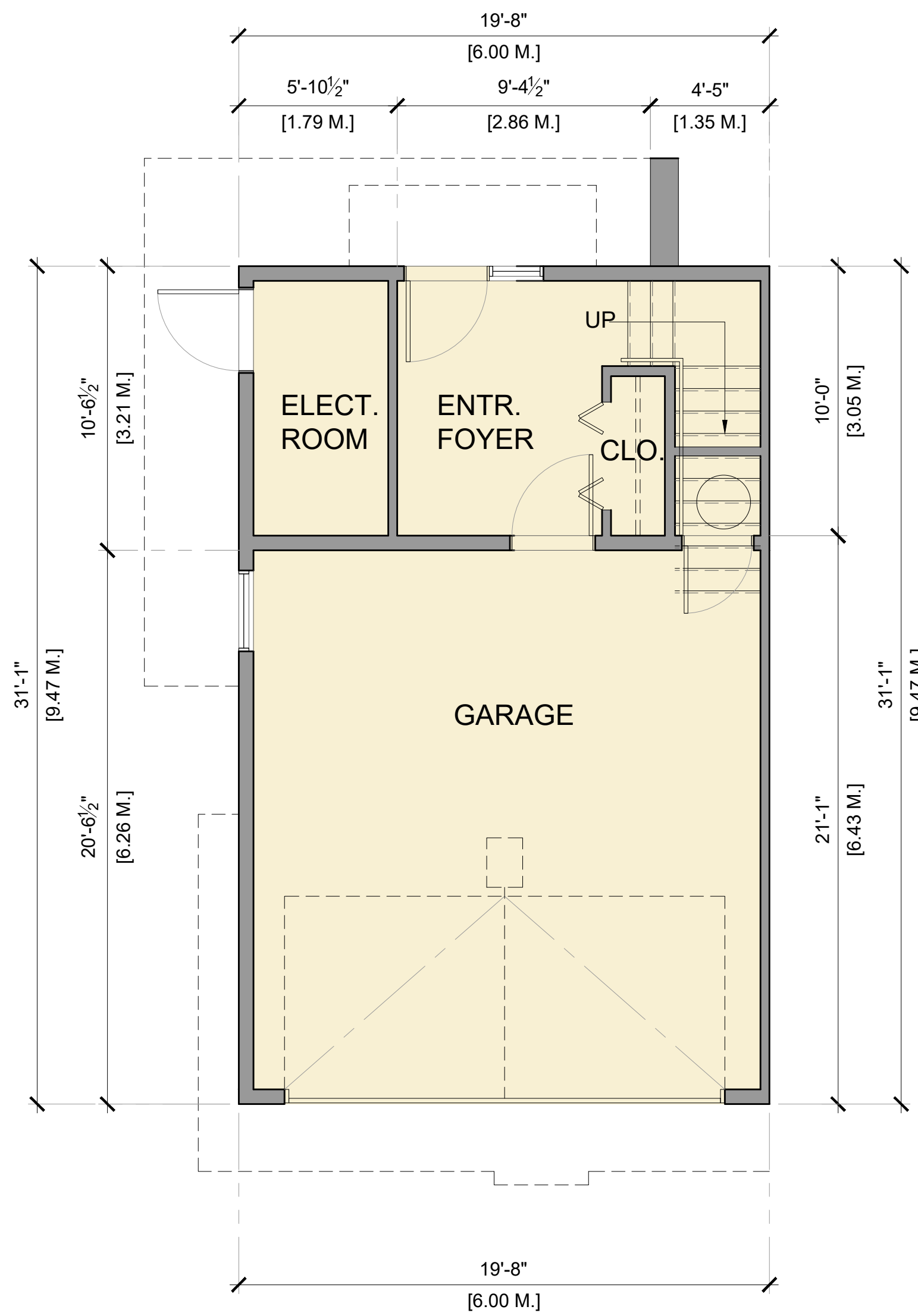
UNIT LAYOUTS
(BUILDING 1,2,3)

DRAWING NO.:	A-220	I
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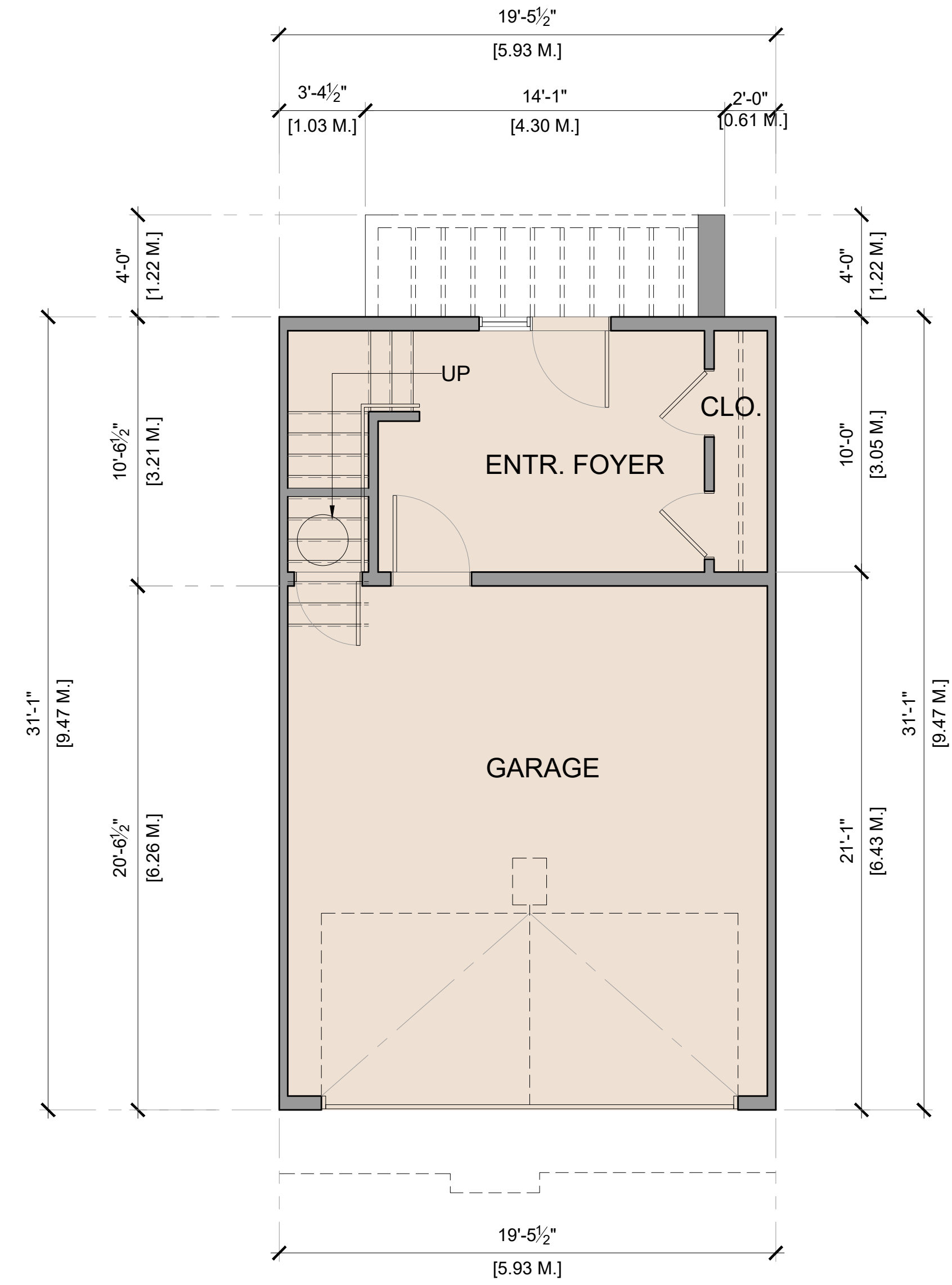
NOTES:



1 UNIT "A" LVL-4
Scale: 1/4" = 1'-0"



1 UNIT "A1" LVL-1 (ELEC. RM)
Scale: 1/4" = 1'-0"



2 UNIT "B" LVL-1
Scale: 1/4" = 1'-0"

REVISION	DATE	BY	DESCRIPTION
2018/08/21	I		REVISED AS PER CITY COMMENTS
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2017/12/07	G		DR APPLICATION
2017/08/07	F		REVISED AS / CITY REQUIREMENTS
2017/06/05	E		REVISED AS / CITY REQUIREMENTS
2017/04/13	D		REVISED AS / ARBORIST RECOMM.
2017/03/20	C		PRELIMINARY SITE LAYOUT
2017/03/09	B		PRELIMINARY SITE LAYOUT
2016/06/23	A		PRELIMINARY SITE LAYOUT



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SURREY, B.C.

CLIENT:
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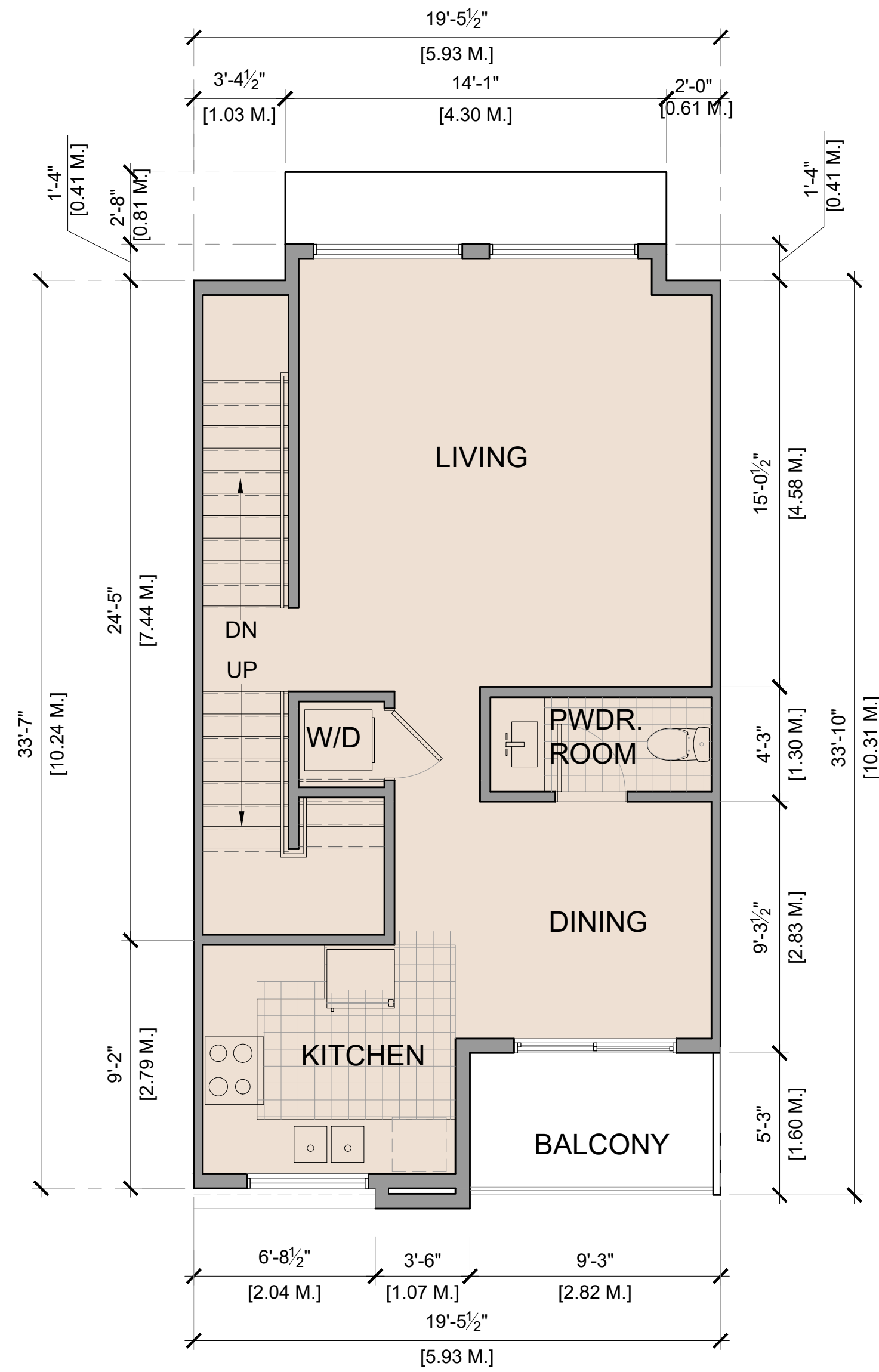
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SCALE:	1/4" = 1'-0"
JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

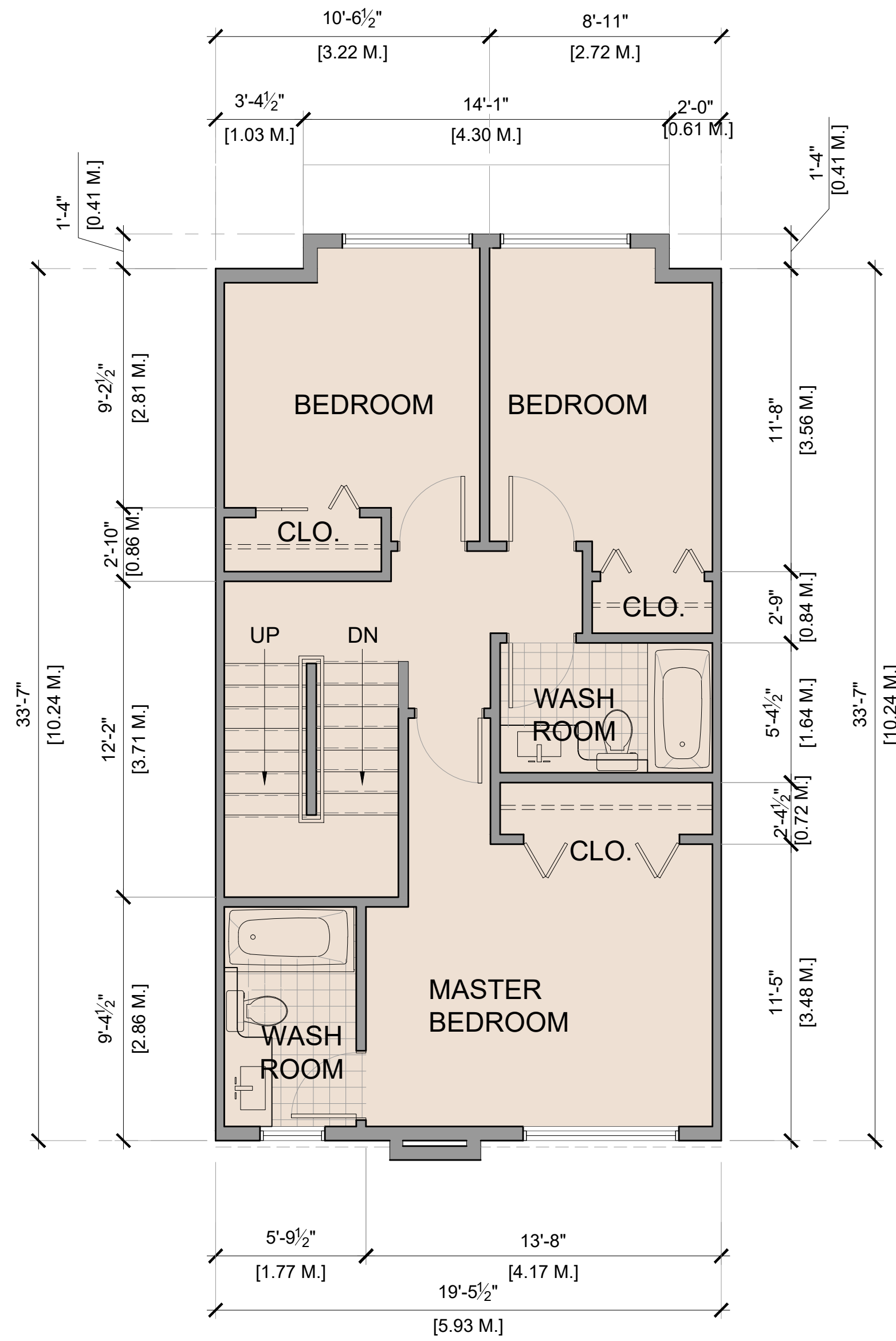
UNIT LAYOUTS
(BLDG.1,2,3)

DRAWING NO.:	A-221	I
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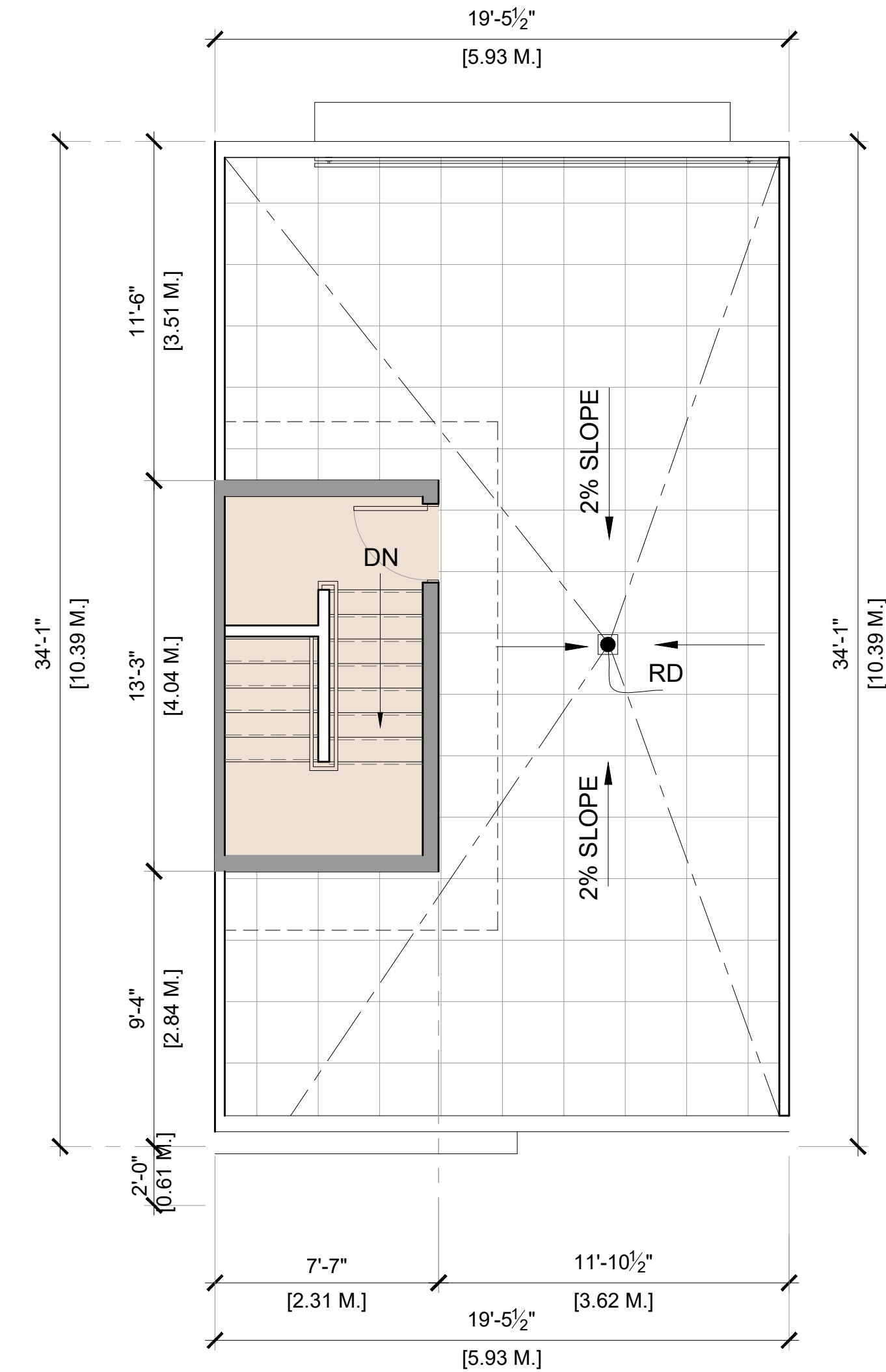
NOTES:



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 Scale: 1/4" = 1'-0"

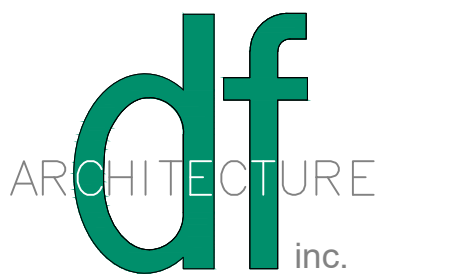


2 UNIT "B" LVL-3
 Scale: 1/4" = 1'-0"



2 UNIT "B" LVL-4
 Scale: 1/4" = 1'-0"

2018/08/21	I	REVISED AS PER CITY COMMENTS
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2017/12/07	G	DP APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/08	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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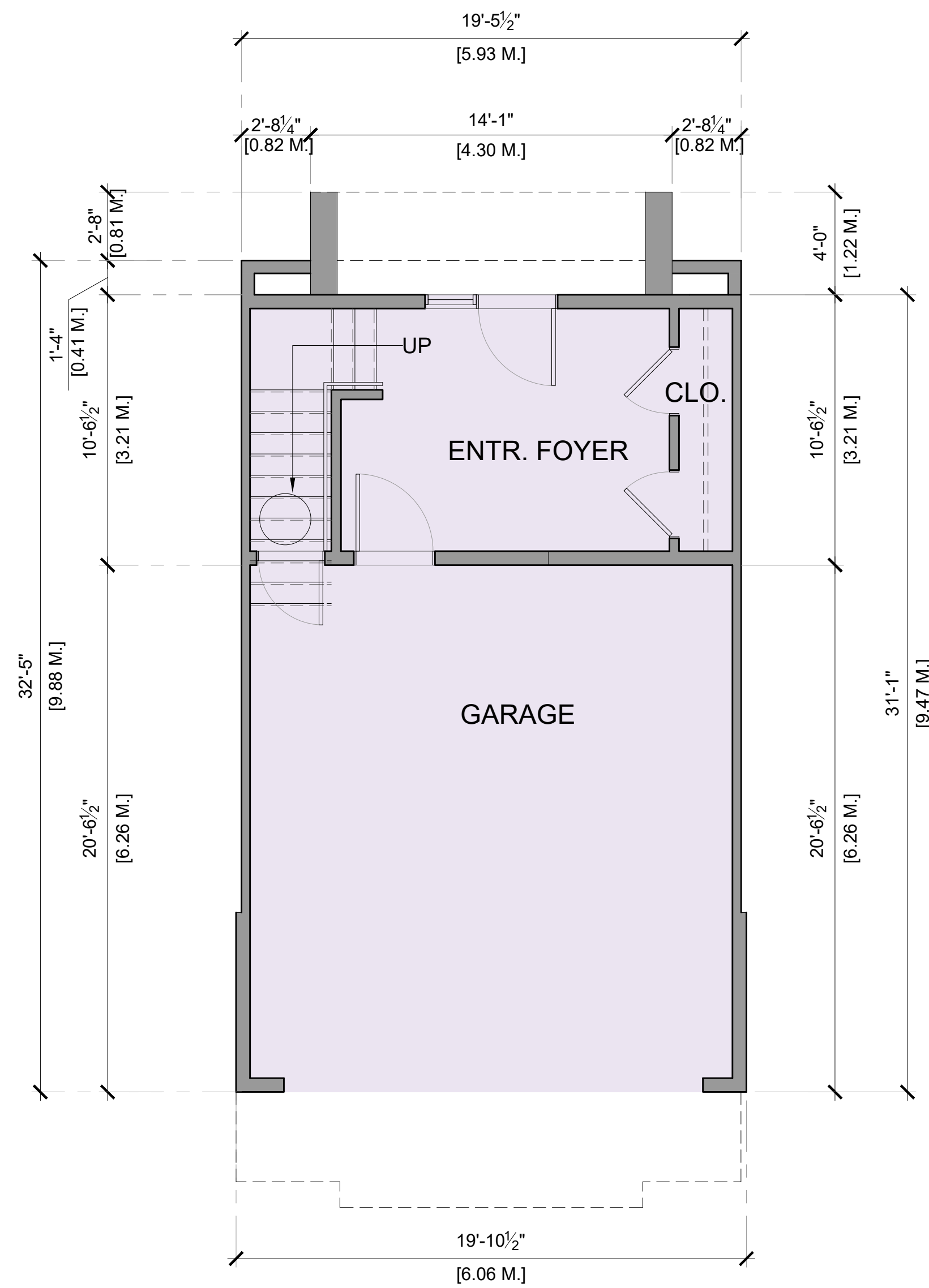
PROJECT:
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 13816-13874 58TH AVENUE,
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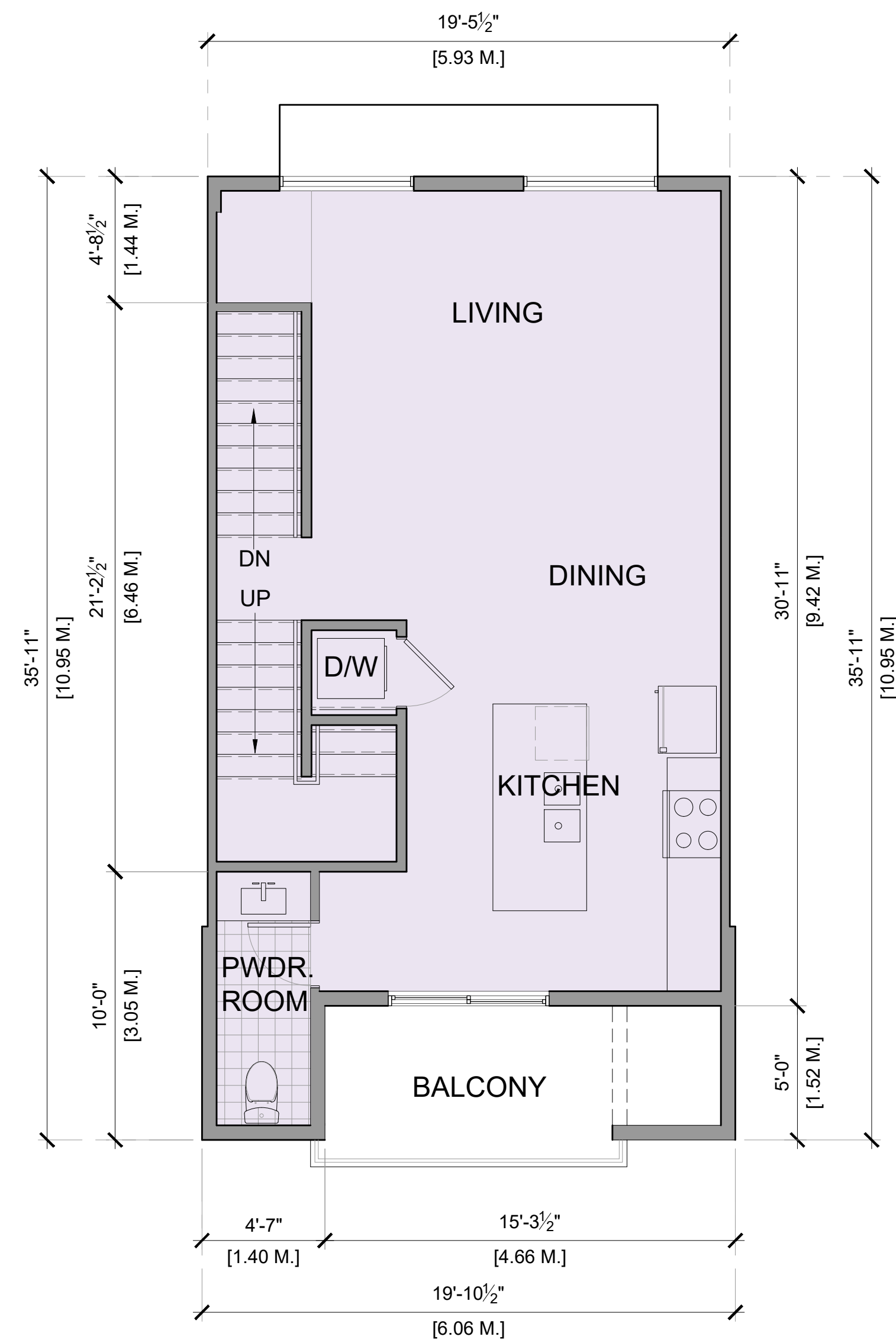
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CHECKED:	JA
SCALE:	1/4" = 1'-0"
JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

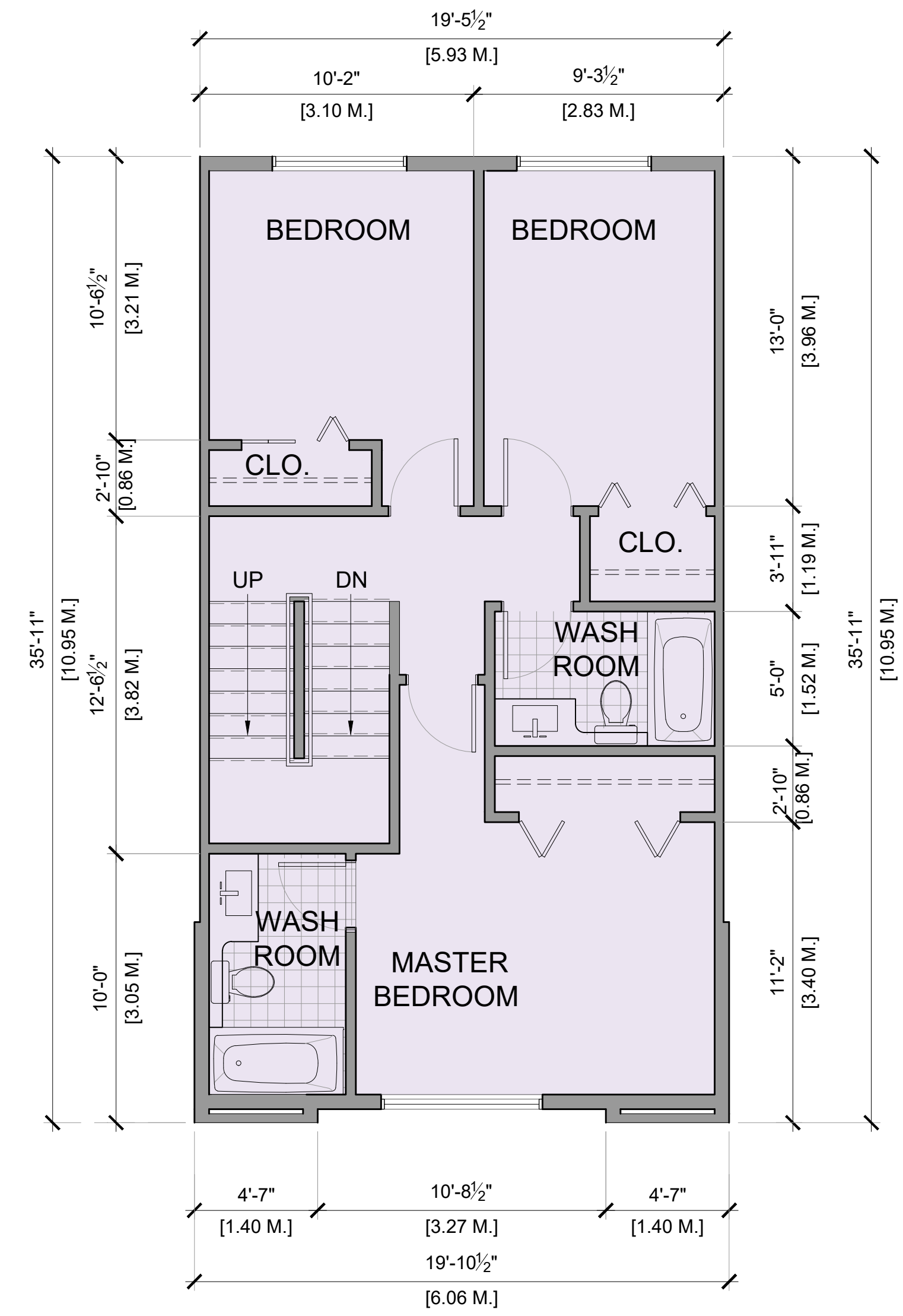
UNIT LAYOUTS
 (BLDG.1,2,3)



3 UNIT "B1" LVL-1
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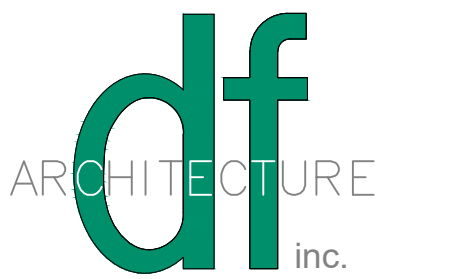


3 UNIT "B1" LVL-2
Scale: 1/4" = 1'-0"



3 UNIT "B1" LVL-3
Scale: 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
2018/08/21	I	REVISED AS PER CITY COMMENTS
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2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/08	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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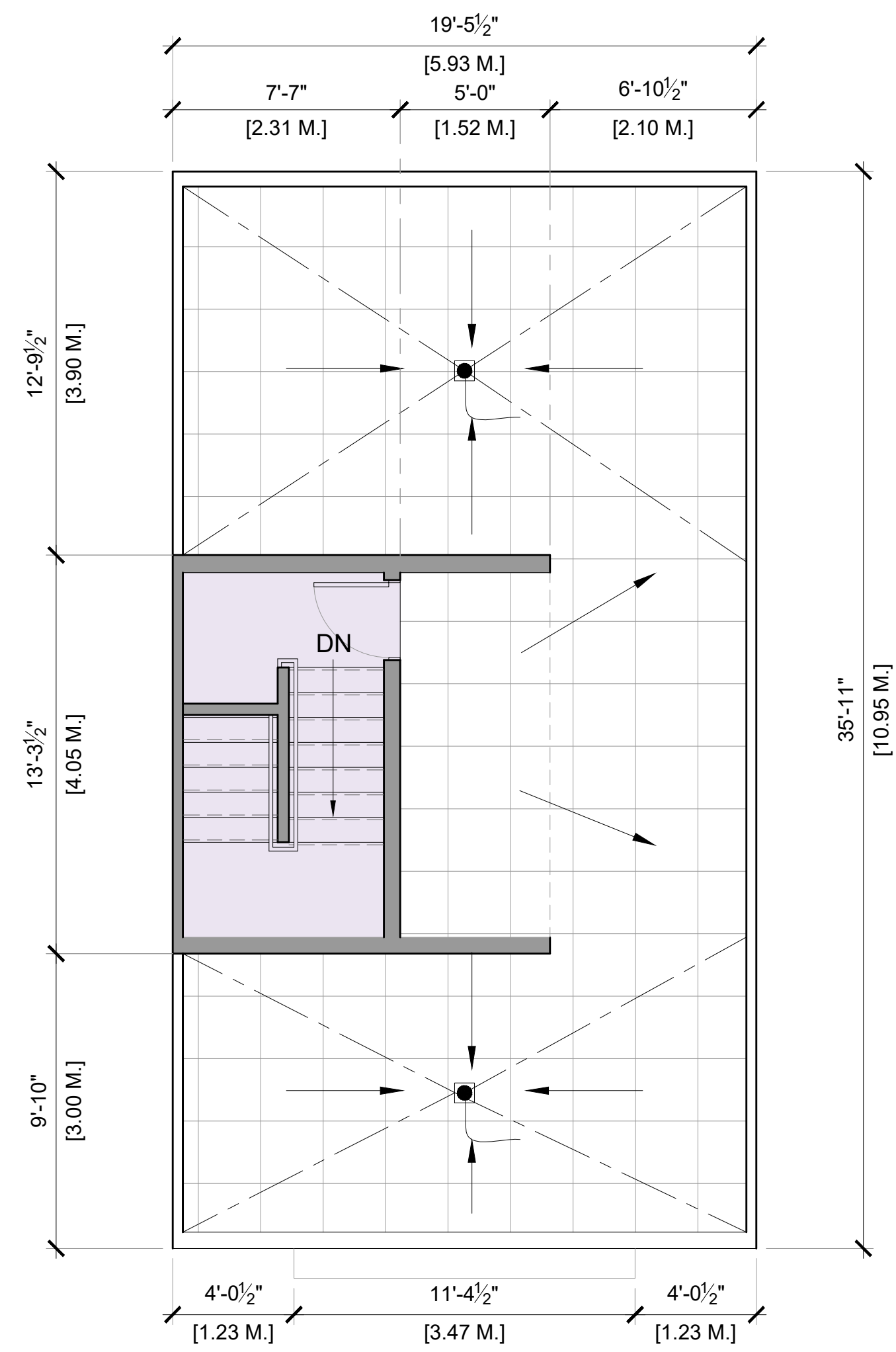
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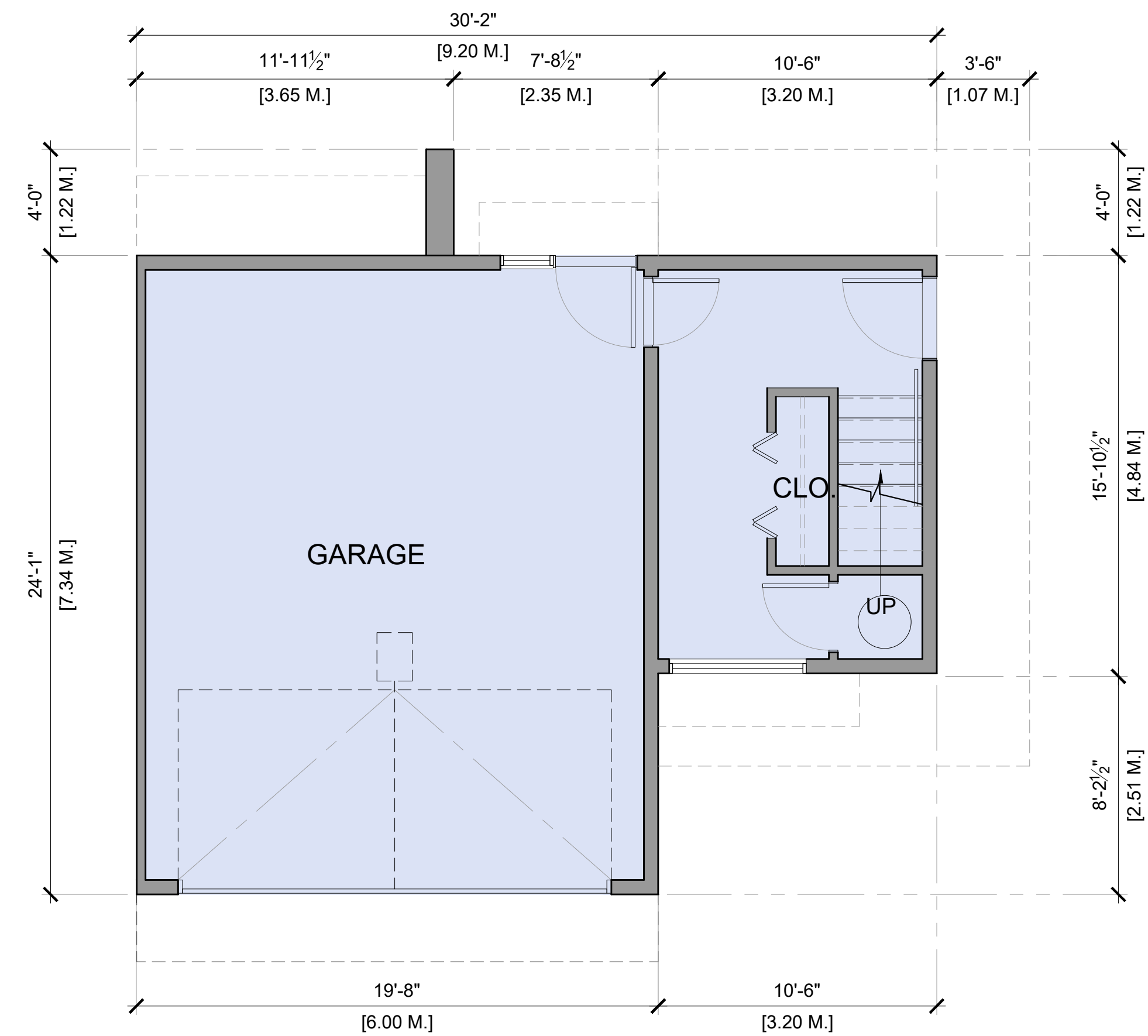
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JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

UNIT LAYOUTS
(BLDG.4)

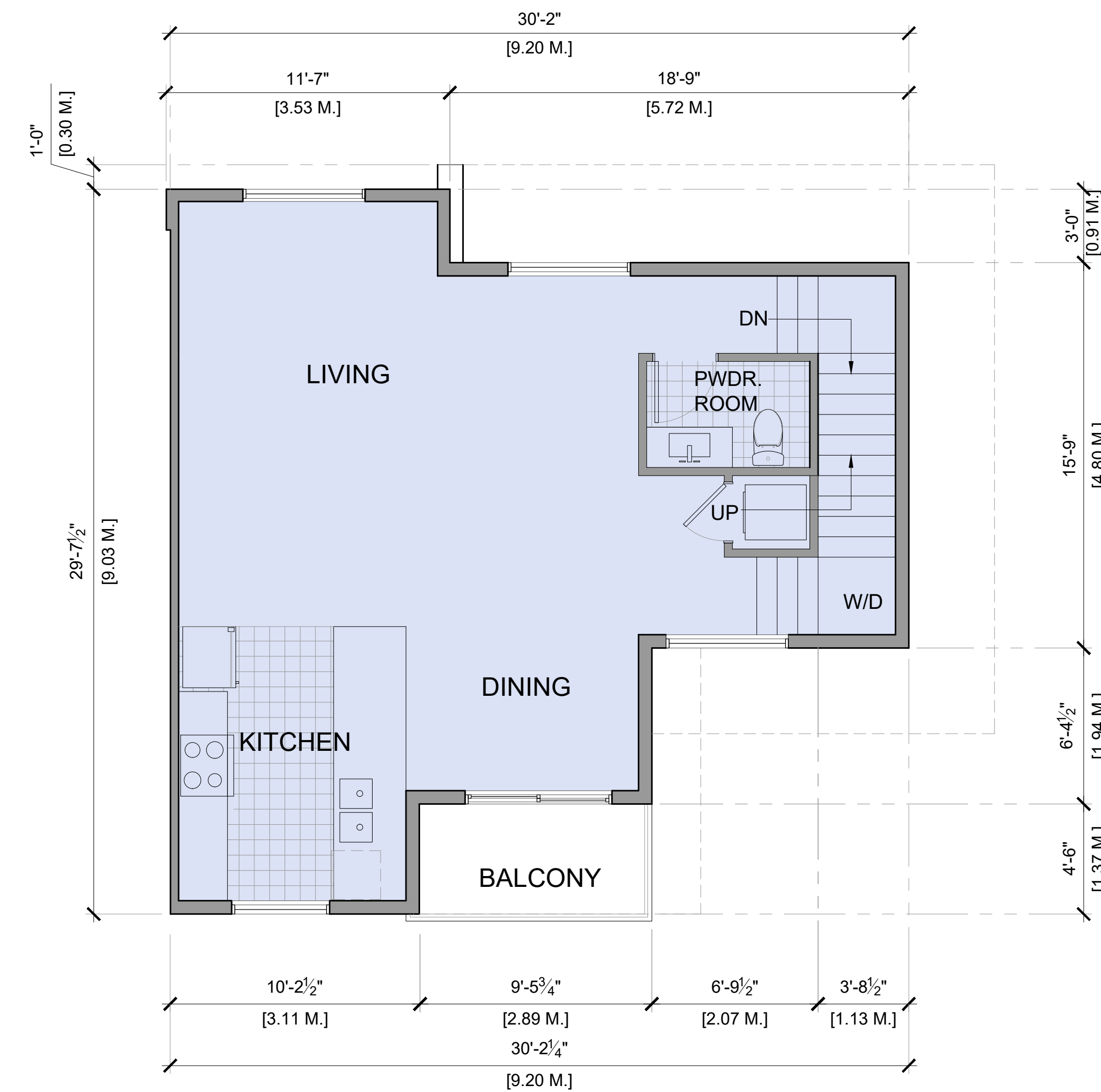
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3 UNIT "B1" LVL-4
Scale: 1/4" = 1'-0"

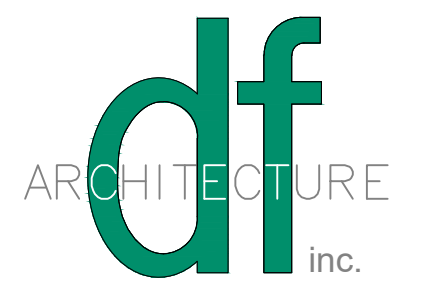


4 UNIT "C" LVL-1
Scale: 1/4" = 1'-0"



4 UNIT "C" LVL-2
Scale: 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
2018/08/21	I	REVISED AS PER CITY COMMENTS
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2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/05	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
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PROJECT:
TOWNHOUSE DEVELOPMENT
13816-13874 58TH AVENUE,
SURREY, B.C.

CLIENT:

GARY PUREWAL
7935 130TH STREET,
SURREY, B.C.

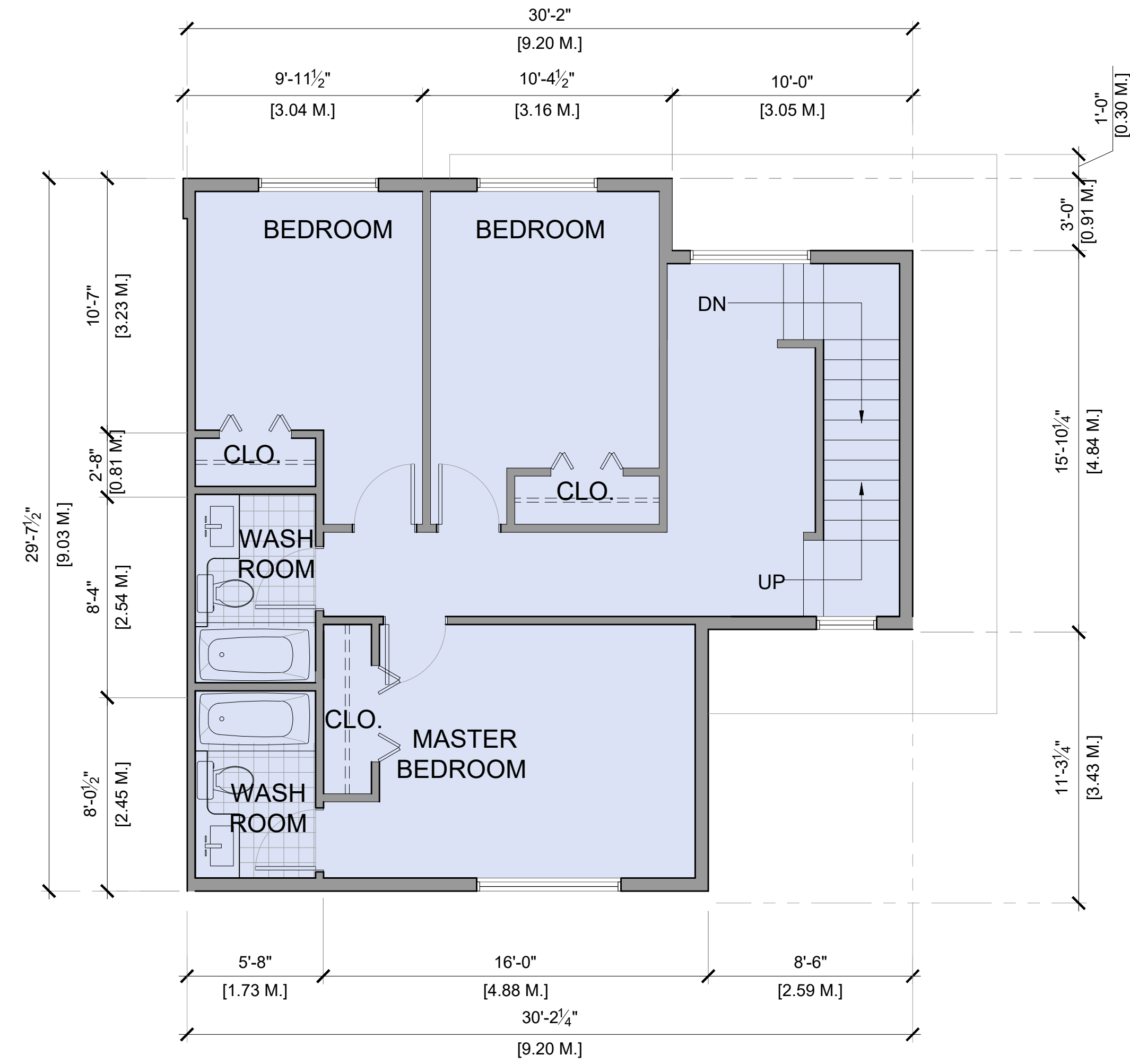
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SCALE:	1/4" = 1'-0"
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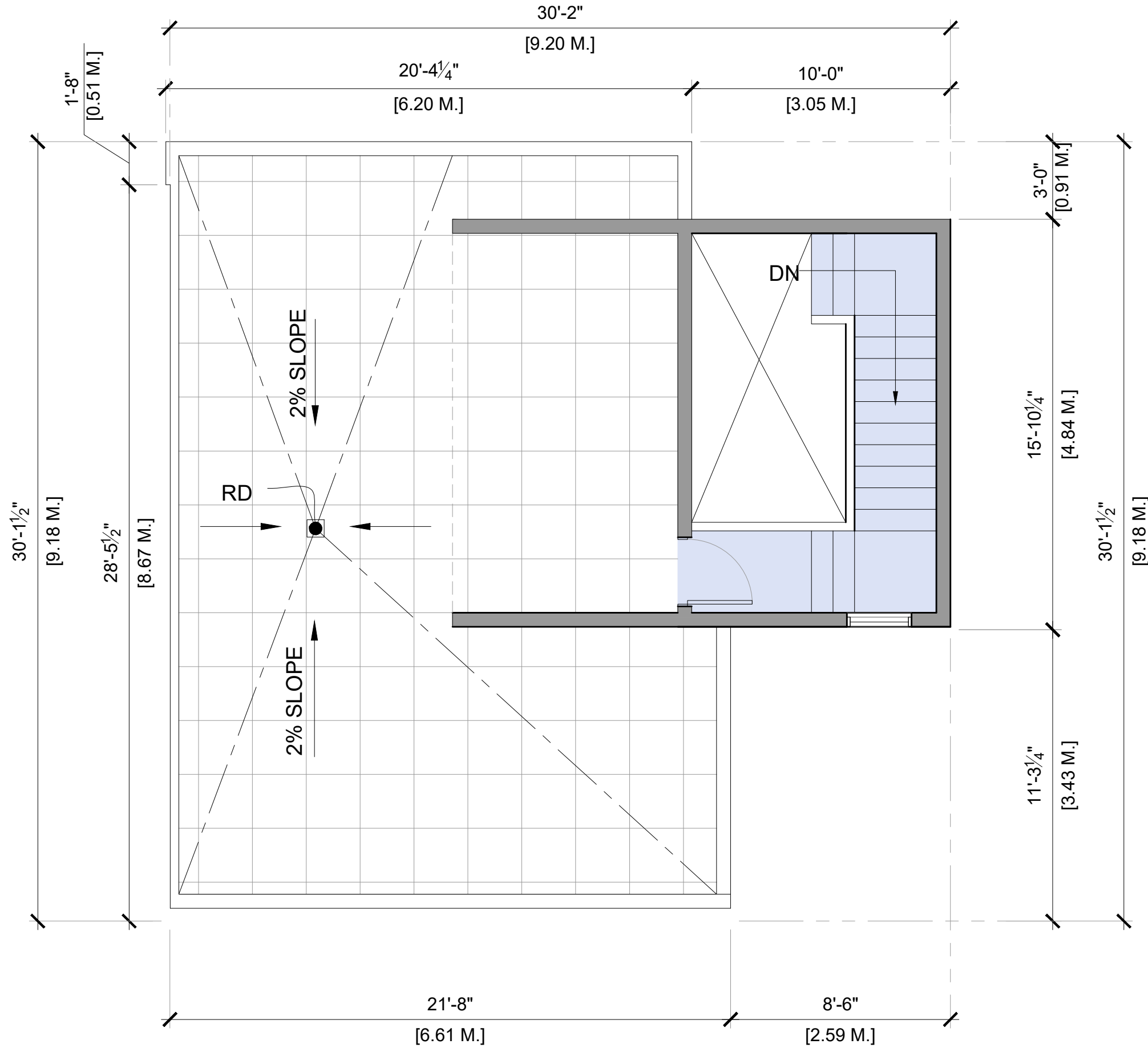
UNIT LAYOUTS
(BLDG.4)

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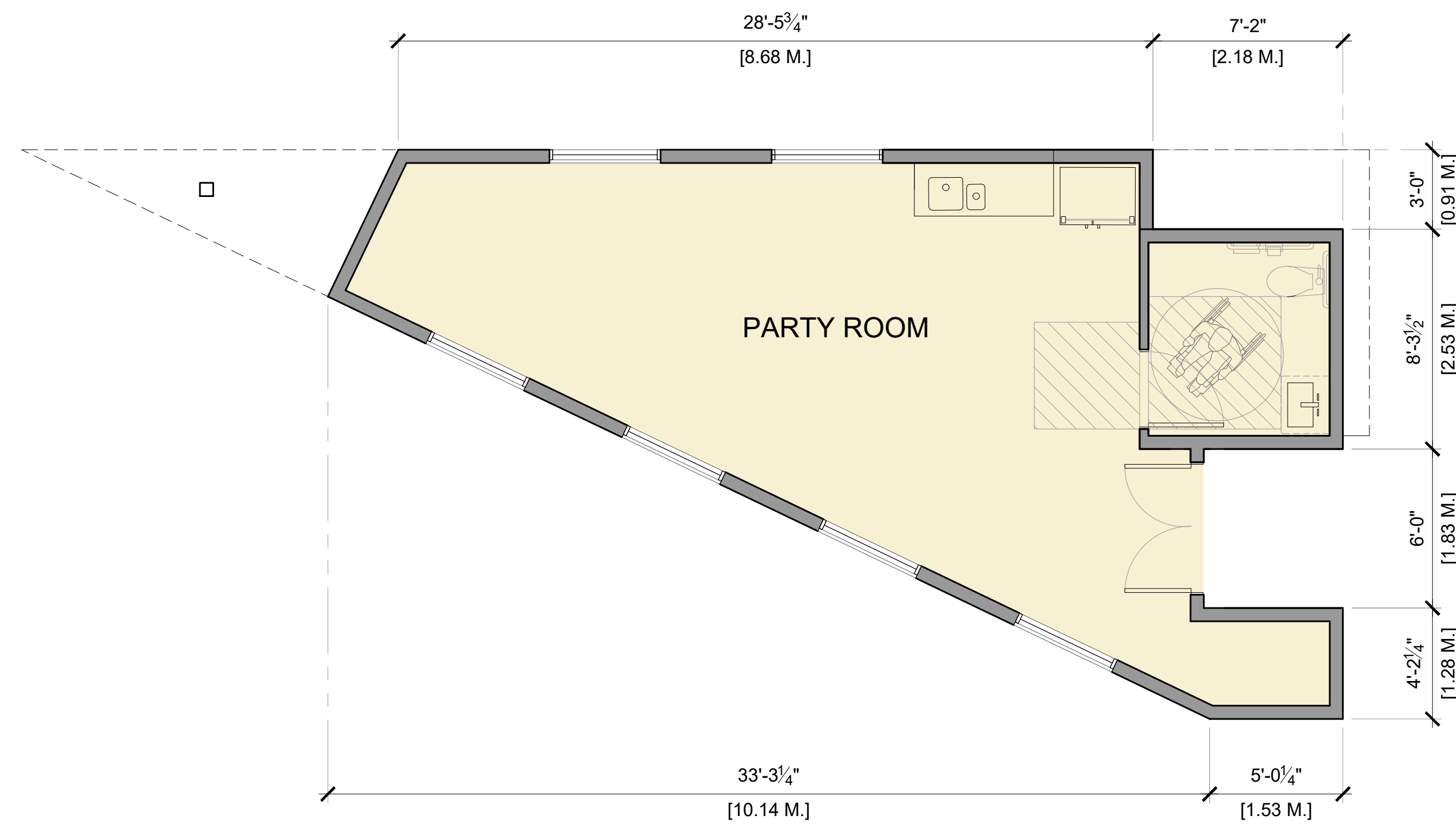
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4 UNIT "C" LVL-3
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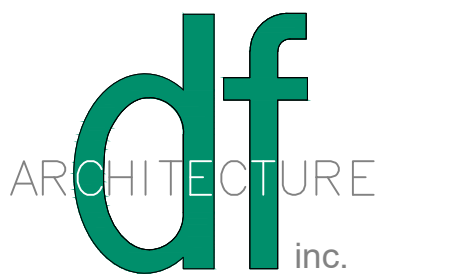


4 UNIT "C" LVL-4
Scale: 1/4" = 1'-0"



1 UNIT "INDOOR AMENITY" LVL-1
Scale: 1/4" = 1'-0"

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2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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UNIT LAYOUTS
(BLDG.4& INDOOR AMENITY)

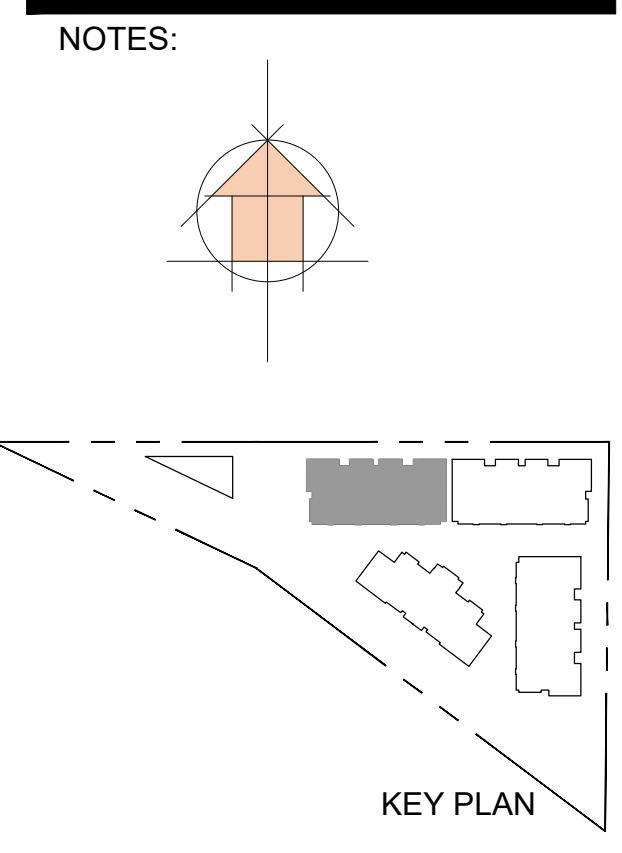
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1 NORTH ELEVATION (58th AVE)
Scale: 3/16" = 1'-0"

2 WEST ELEVATION
Scale: 3/16" = 1'-0"



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2017/04/13	D		REVISED AS / ARBORIST RECOMM.
2017/03/20	C		PRELIMINARY SITE LAYOUT
2017/03/08	B		PRELIMINARY SITE LAYOUT
2016/06/23	A		PRELIMINARY SITE LAYOUT

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SCALE:	3/16" = 1'-0"
JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

**ELEVATIONS
(BUILDING 1)**

DRAWING NO.:
A-300 **I**



4 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

5 EAST ELEVATION
Scale: 3/16" = 1'-0"

- SCHEDULE OF FINISHES**
- SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE COBBLE STONE
 - SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE GRAY SLATE
 - SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE IRON GRAY
 - HEBRON THIN BRICK, 1/2" THICK SIZE : 2-1/4" X 7-5/8" COLOR : ASHTON
 - SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE ARCTIC WHITE
 - SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE TIMBER BARK
 - ENDICOTT THIN BRICK SIZE : 2-5/8" X 9-5/8" COLOR : SIENNA IRONSPOT
 - 6" LONGBOARD WOOD GRAINS CHANNEL SIDING/ FLASHING OR EQUIVALENT COLOR : LIGHT CHERRY
 - 6" LONGBOARD WOOD GRAINS CHANNEL SIDING/ FLASHING OR EQUIVALENT COLOR : LIGHT NATIONAL WALNUT
 - PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE BRUNSWICK BEIGE 1061
 - SOLID CORE WOOD DOORS PAINTED COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10
 - PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE DISTANT GREY 2124-70
 - POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10) ALUMINUM RAILING WITH SAFETY GLASS
 - POWDER COATED (COLOR TO MATCH BENJAMIN MOORE DISTANT GREY 2124-70) ALUMINUM RAILING WITH SAFETY GLASS



1 EAST ELEVATION
Scale: 3/16" = 1'-0"

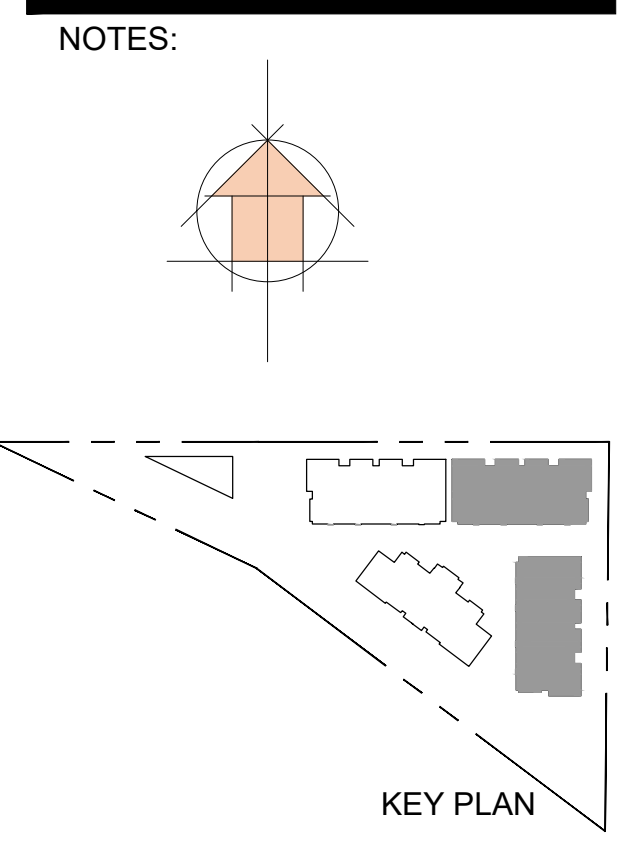
2 NORTH ELEVATION
Scale: 3/16" = 1'-0"



4 WEST ELEVATION
Scale: 3/16" = 1'-0"

5 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

- SCHEDULE OF FINISHES (BUILDING#2)**
- SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE COBBLE STONE
 - SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE ARCTIC WHITE
 - SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE TIMBER BARK
 - ENDICOTT THIN BRICK SIZE : 2-5/8" X 9-5/8" COLOR : SIENNA IRONSPOT
 - 6" LONGBOARD WOOD GRAINS CHANNEL SIDING/ FLASHING OR EQUIVALENT COLOR : LIGHT NATIONAL WALNUT
 - PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE DISTANT GREY 2124-70
 - POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10) ALUMINUM RAILING WITH SAFETY GLASS
 - POWDER COATED (COLOR TO MATCH BENJAMIN MOORE DISTANT GREY 2124-70) ALUMINUM RAILING WITH SAFETY GLASS
 - STAINLESS STEEL NUMBERS WITH BACKLIT.
- SCHEDULE OF FINISHES (BUILDING#3)**
- SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE COBBLE STONE
 - SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE GRAY SLATE
 - SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDIE IRON GRAY
 - HEBRON THIN BRICK- 1/2" THICK SIZE : 2-1/4" X 7-5/8" COLOR : ASHTON
 - 6" LONGBOARD WOOD GRAINS CHANNEL SIDING/ FLASHING OR EQUIVALENT COLOR : LIGHT CHERRY
 - PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE BRUNSWICK BEIGE 1061
 - SOLID CORE WOOD DOORS PAINTED COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10
 - STAINLESS STEEL NUMBERS WITH BACKLIT.



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2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT

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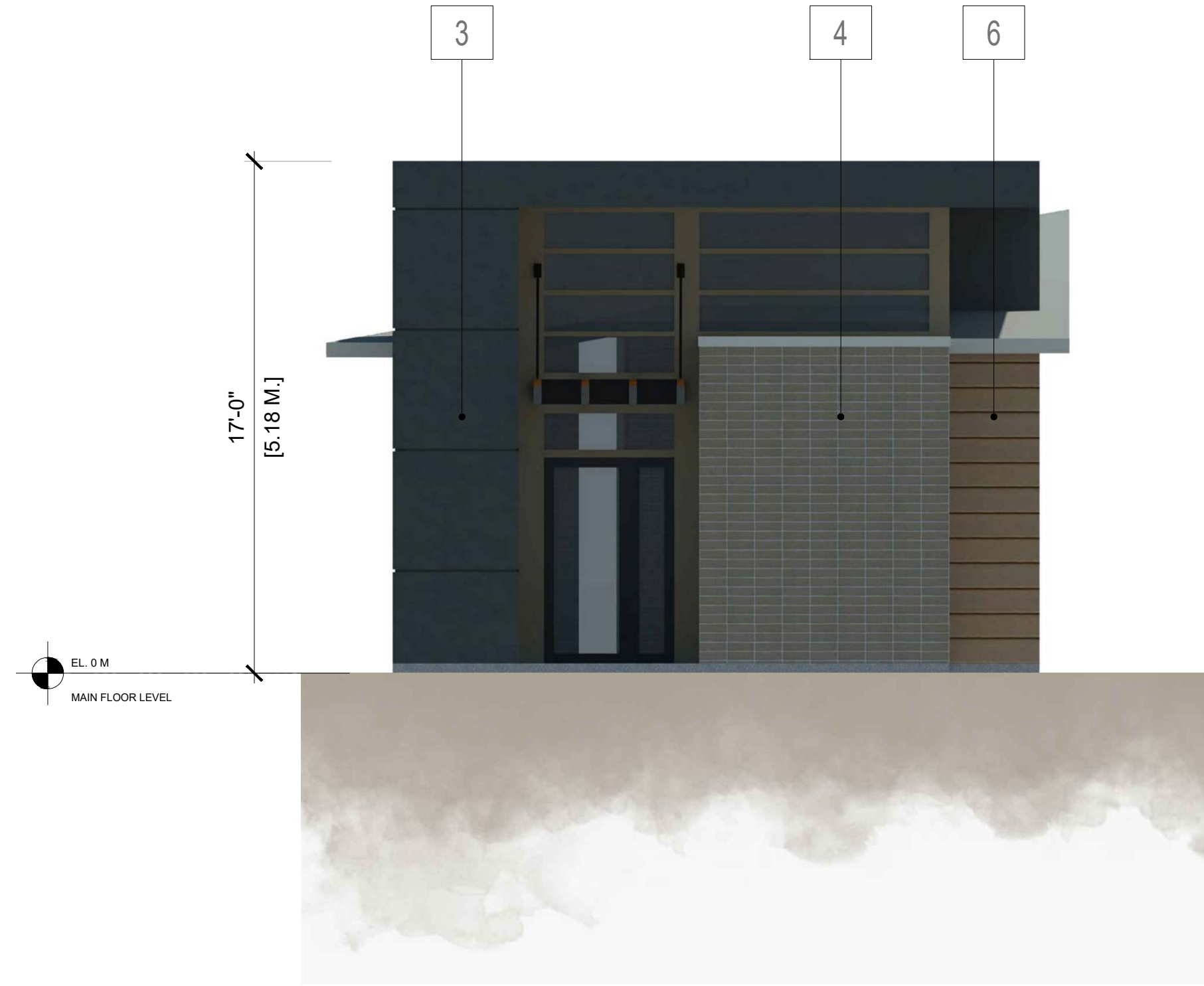
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SCALE: 3/16" = 1'-0"	JOB NO.: SUR-044
DATE: JUNE 2016	SHEET TITLE:

**ELEVATIONS
(BUILDING 2,3)**

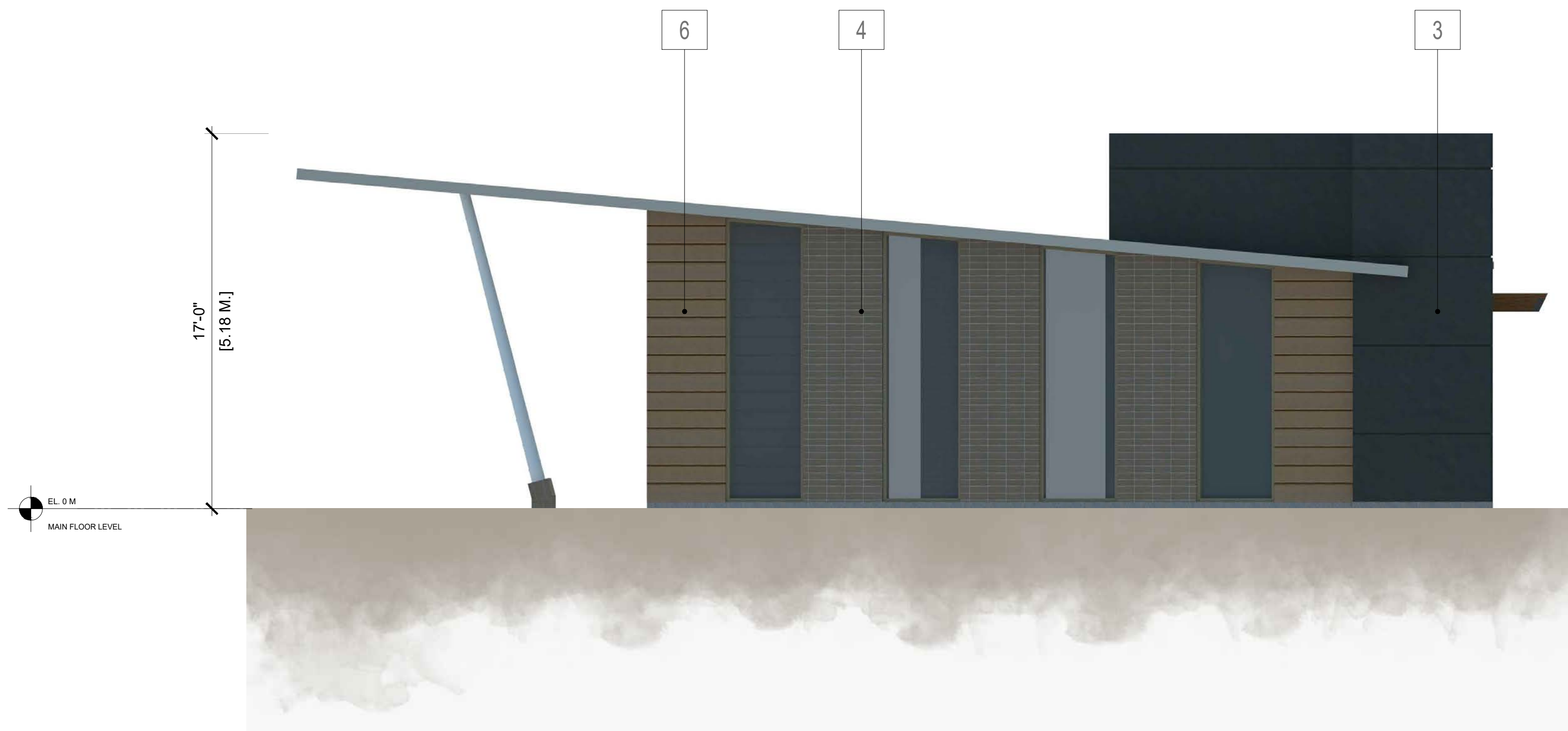
DRAWING NO.:
A-301 I



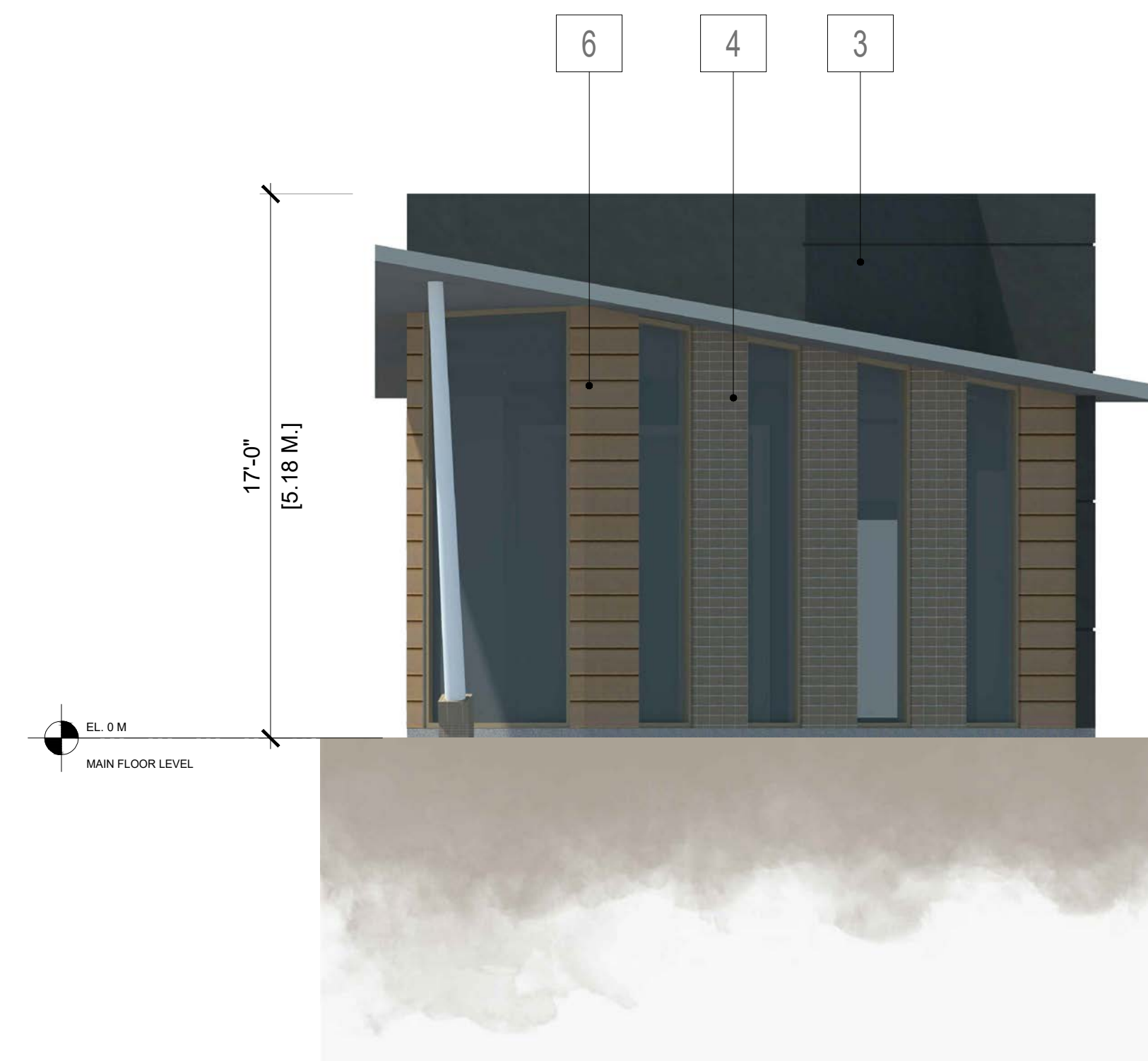
1 NORTH ELEVATION (58th AVE)
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"

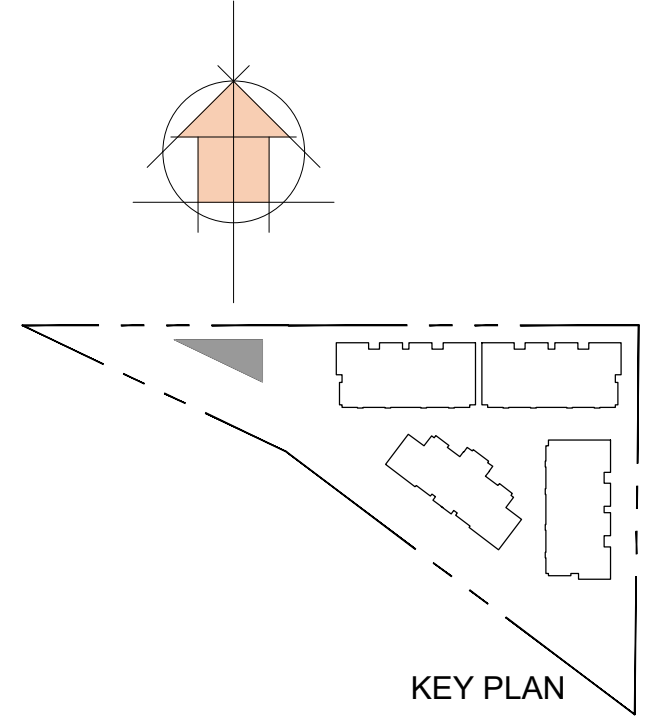


4 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



5 EAST ELEVATION
Scale: 3/16" = 1'-0"

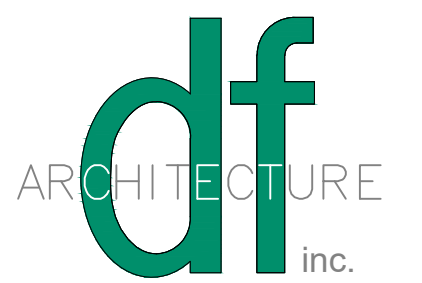
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2017/06/06	E		REVISED AS / CITY REQUIREMENTS
2017/04/13	D		REVISED AS / ARBORIST RECOMM.
2017/03/20	C		PRELIMINARY SITE LAYOUT
2017/03/09	B		PRELIMINARY SITE LAYOUT
2016/06/23	A		PRELIMINARY SITE LAYOUT

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE COBBLE STONE
2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE GRAY SLATE
3. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE IRON GRAY
4. HEBRON THIN BRICK- 1/2" THICK SIZE : 2-1/4" X 7-5/8" COLOR : ASHTON
5. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE ARCTIC WHITE
6. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : HARDIE TIMBER BARK
7. ENDICOTT THIN BRICK SIZE : 2-5/8" X 9-5/8" COLOR : SIENNA IRONSPOT
8. 6" LONGBOARD WOOD GRAINS CHANNEL SIDING/ FLASHING OR EQUIVALENT COLOR : LIGHT CHERRY
9. 6" LONGBOARD WOOD GRAINS CHANNEL SIDING/ FLASHING OR EQUIVALENT COLOR : LIGHT NATIONAL WALNUT
10. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE BRUNSWICK BEIGE 1061
11. SOLID CORE WOOD DOORS PAINTED COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10
12. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE DISTANT GREY 2124-70
13. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10) ALUMINUM RAILING WITH SAFETY GLASS
14. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE DISTANT GREY 2124-70) ALUMINUM RAILING WITH SAFETY GLASS
15. STAINLESS STEEL NUMBERS WITH BACKLIT.



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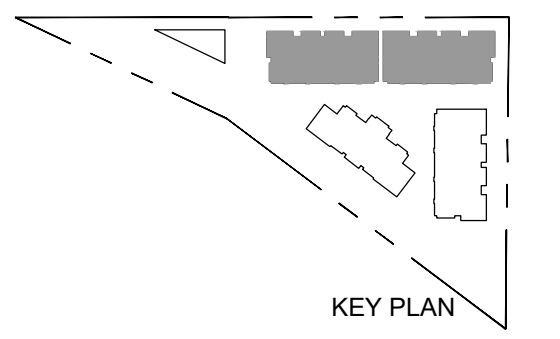
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ELEVATIONS
AMENITY

DRAWING NO.:	
A-303	I

NOTES:



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2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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JOB No.:	SUR-044
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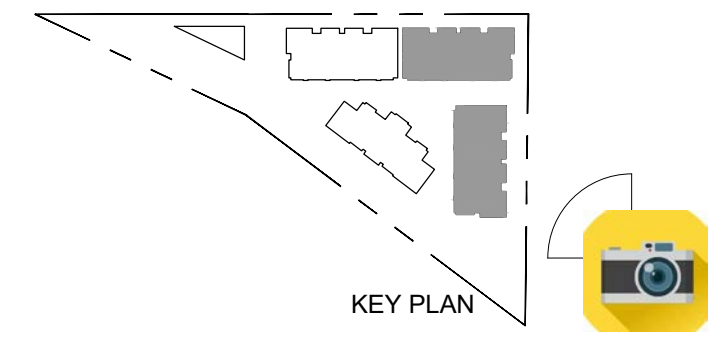
1 VIEW FROM 58TH AVENUE

PERSPECTIVE VIEW 1

DRAWING NO.:	A-304	I
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JOB No.:	SUR-044
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SHEET TITLE:	

2 VIEW FROM SOUTH-EAST CORNER

PERSPECTIVE VIEW 2

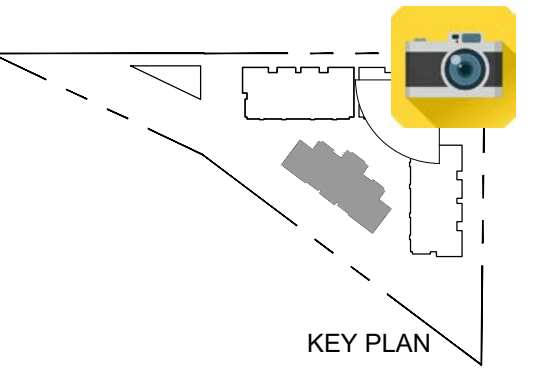
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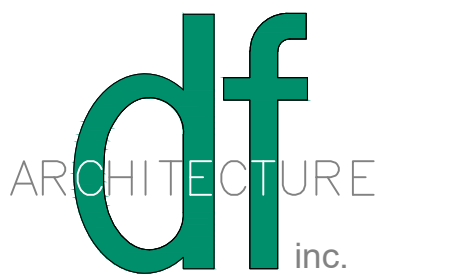


3 VIEW
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NOTES:



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2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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JOB No.:	SUR-044
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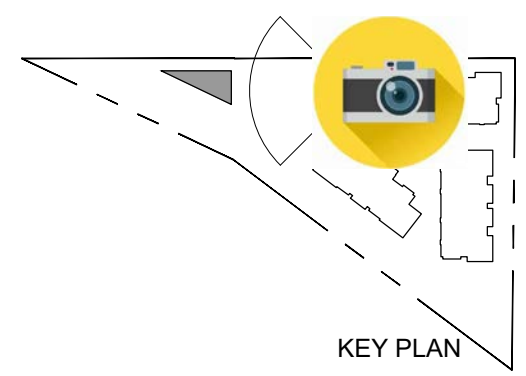
PERSPECTIVE VIEW 3

DRAWING NO.:	A-306	I
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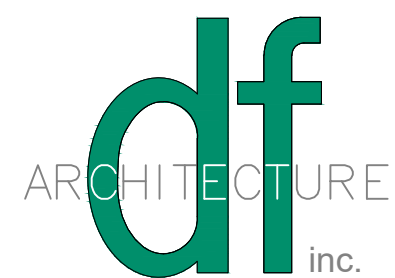


4 EAST SIDE VIEW (AMENITY)

NOTES:



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CHECKED: JA	
SCALE: 3/16" = 1'-0"	
JOB No: SUR-044	
DATE: JUNE 2016	
SHEET TITLE:	

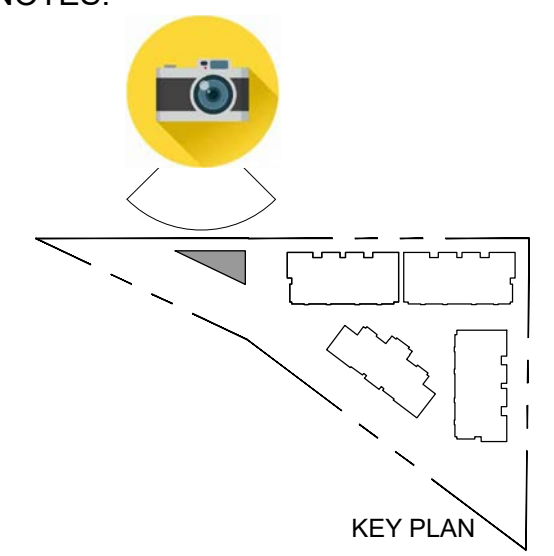
PERSPECTIVE VIEW 4

DRAWING NO.:	
A-307	I

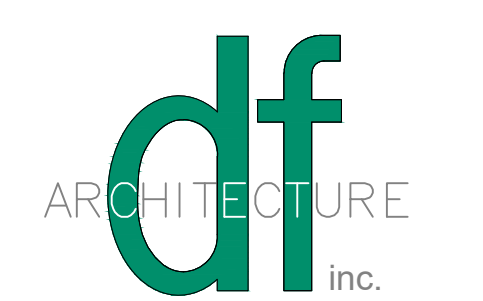


5 NORTH SIDE VIEW (AMENITY)
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NOTES:



2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
**TOWNHOUSE DEVELOPMENT
13816-13874 58TH AVENUE,
SURREY, B.C.**

CLIENT:
**GARY PUREWAL
7935 130TH STREET,
SURREY, B.C.**

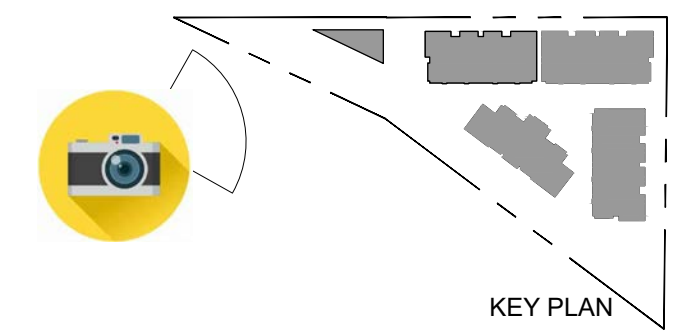
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DRAWN: PV
CHECKED: JA
SCALE: 3/16" = 1'-0"
JOB No: SUR-044
DATE: JUNE 2016
SHEET TITLE:

PERSPECTIVE VIEW 5

DRAWING NO.:	A-308	I
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NOTES:



2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/09	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT

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ARCHITECTURE
inc.

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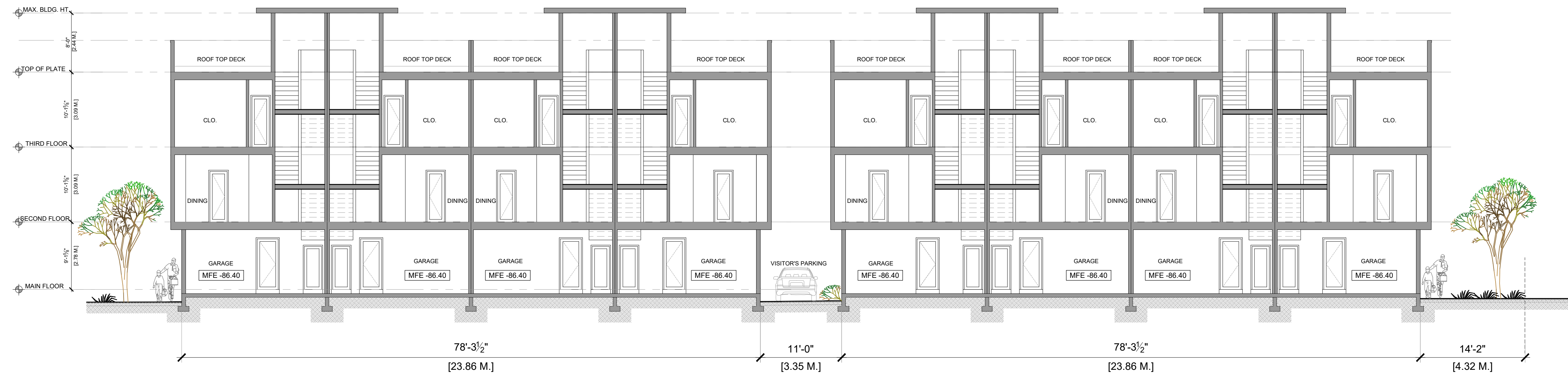
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CHECKED: JA
SCALE: 3/16" = 1'-0"
JOB No.: SUR-044
DATE: JUNE 2016
SHEET TITLE:

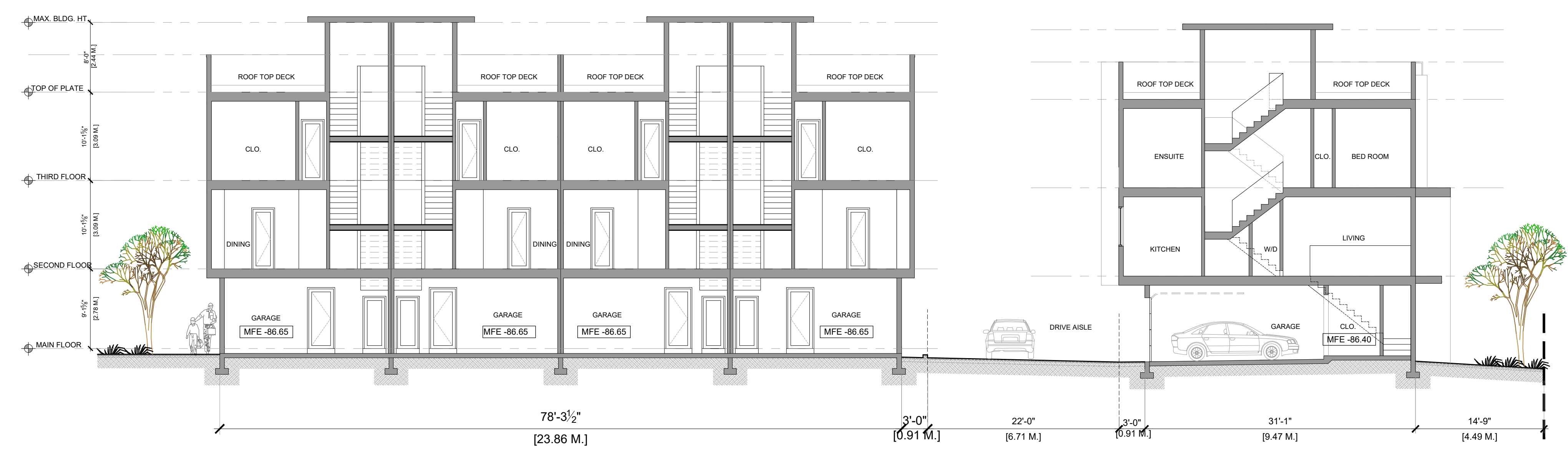
6 VIEW FROM NEIGHBORING LOT

PERSPECTIVE VIEW 6

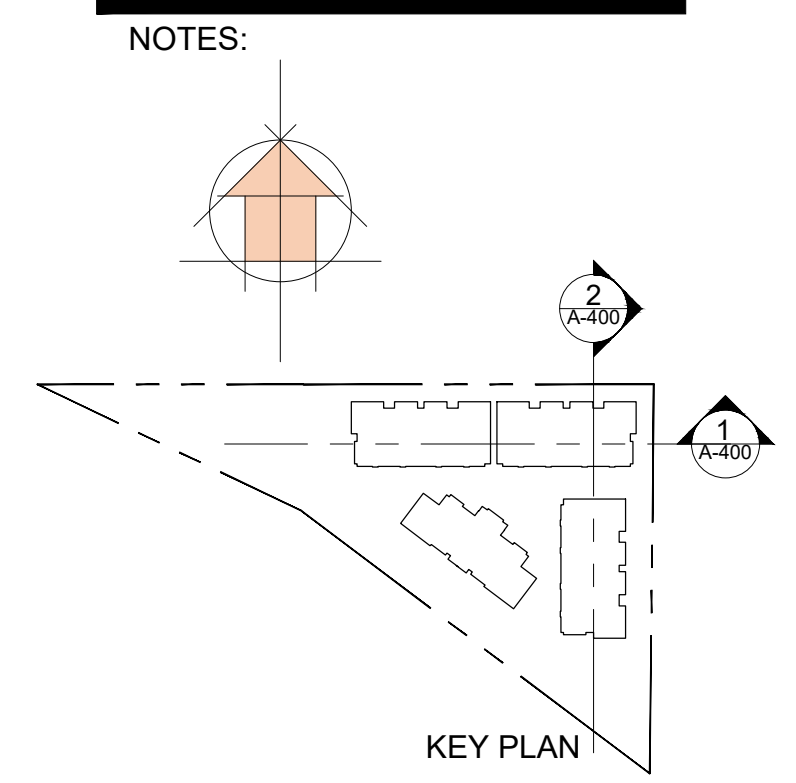
DRAWING NO.:
A-309 **I**



1 SECTION 1
Scale: 1/8" = 1'-0"



2 SECTION 2
Scale: 1/8" = 1'-0"



2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/08	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT



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PROJECT:
**TOWNHOUSE DEVELOPMENT
13816-13874 58TH AVENUE,
SURREY, B.C.**

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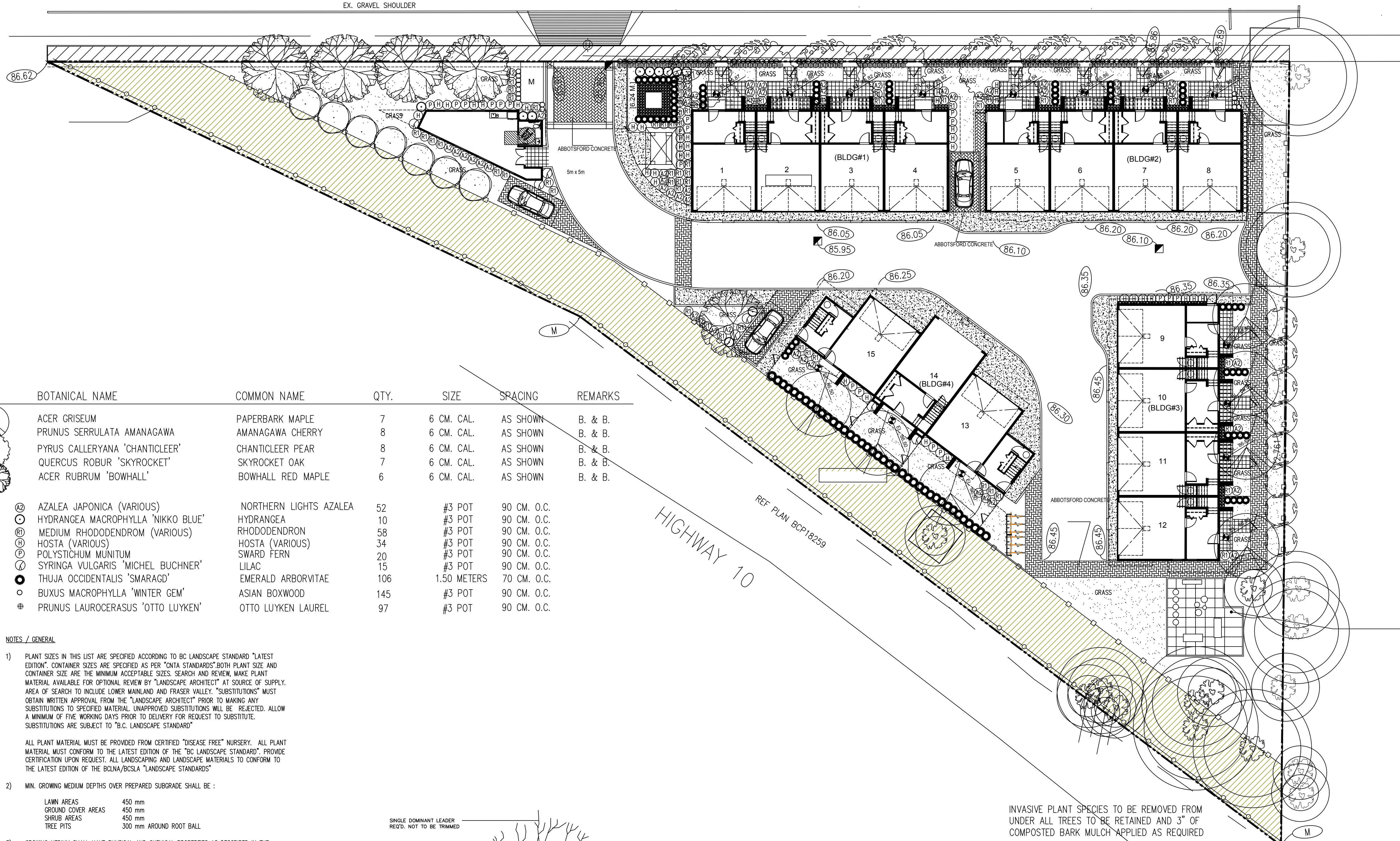
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DRAWN:	PV
CHECKED:	JA
SCALE:	3/32" = 1'-0"
JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

SECTIONS

DRAWING NO.:	A-400	I
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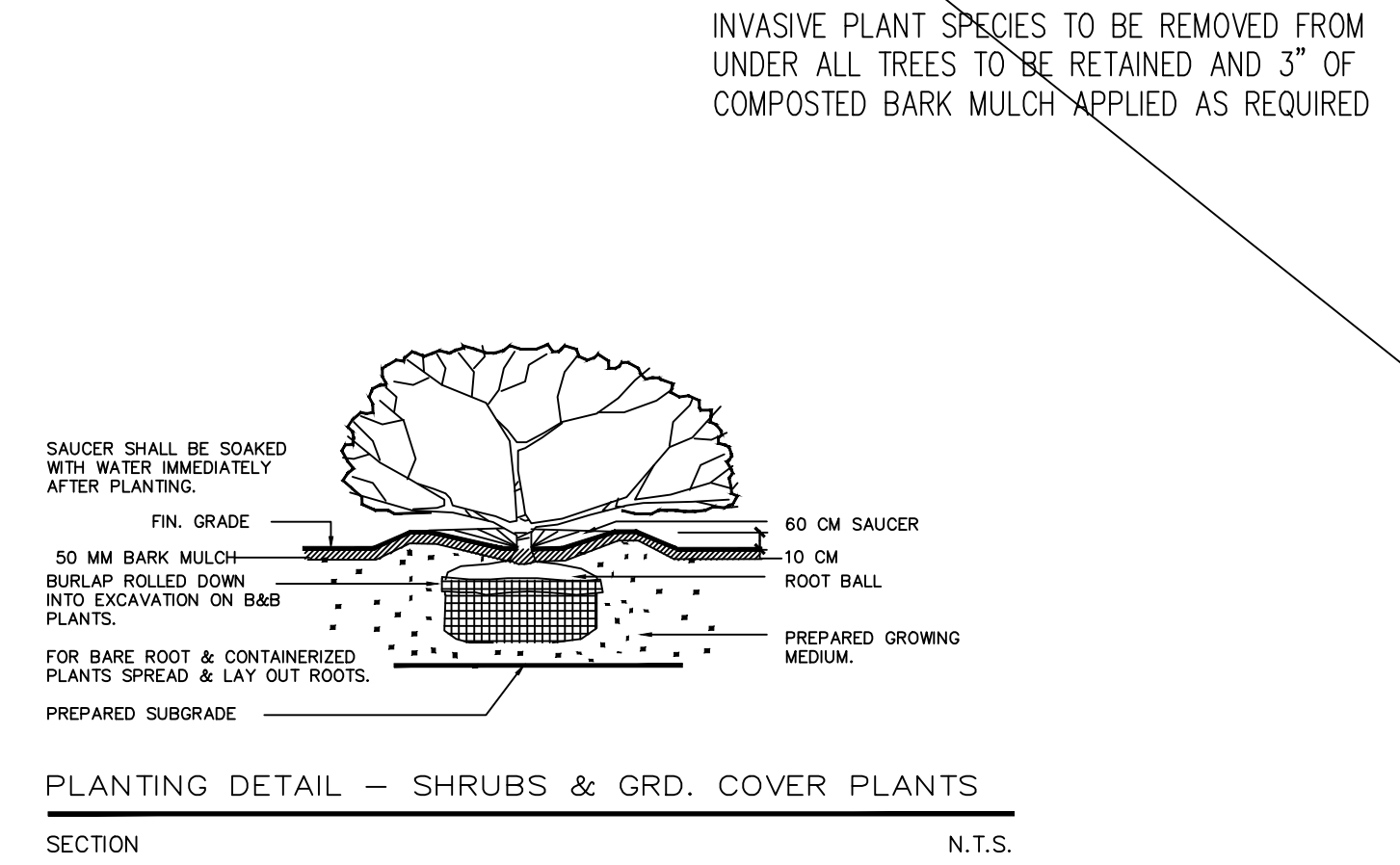
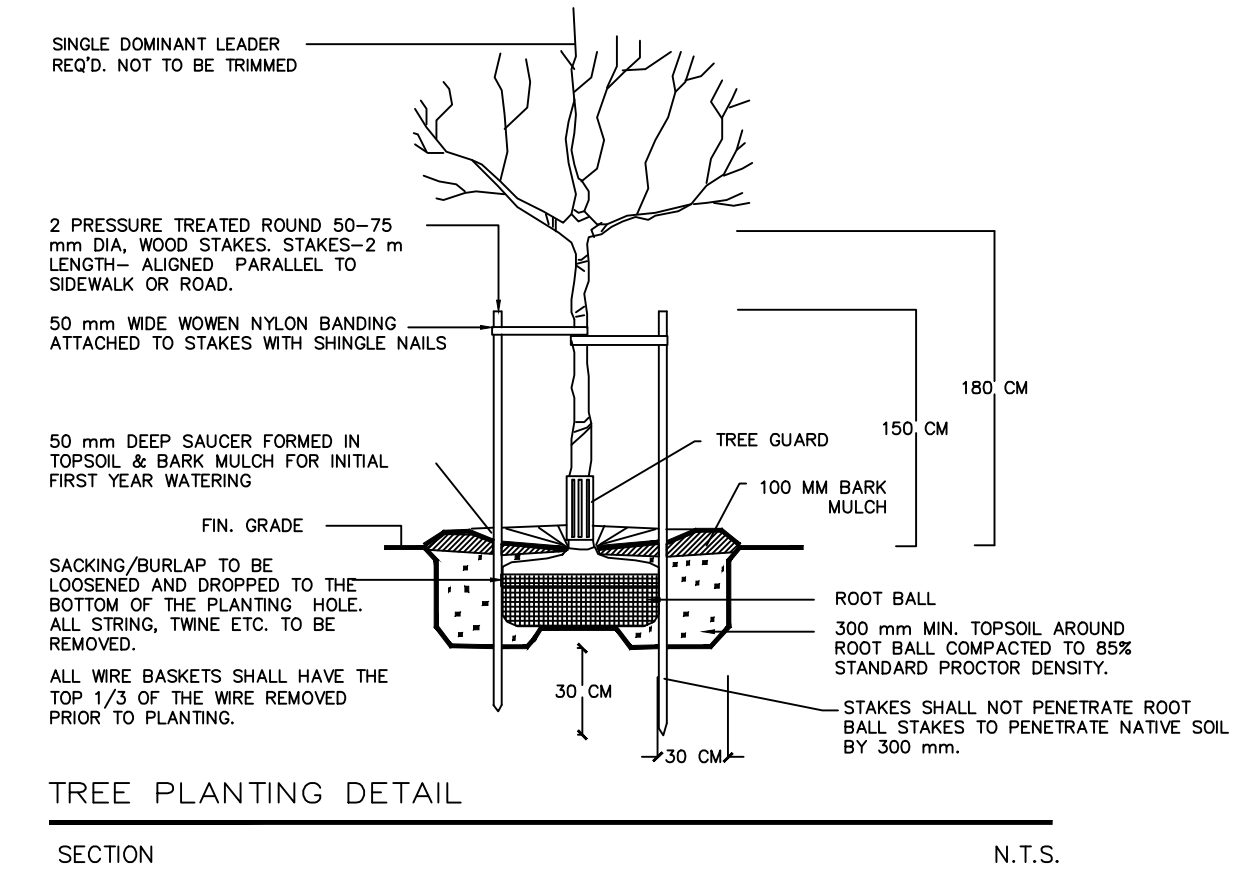
58 AVENUE



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
(A)	ACER GRISEUM	PAPERBARK MAPLE	7	6 CM. CAL.	AS SHOWN	B. & B.
(B)	PRUNUS SERRULATA AMANAGAWA	AMANAGAWA CHERRY	8	6 CM. CAL.	AS SHOWN	B. & B.
(C)	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	8	6 CM. CAL.	AS SHOWN	B. & B.
(D)	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	7	6 CM. CAL.	AS SHOWN	B. & B.
(E)	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
(F)	AZALEA JAPONICA (VARIOUS)	NORTHERN LIGHTS AZALEA	52	#3 POT	90 CM. O.C.	
(G)	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	10	#3 POT	90 CM. O.C.	
(H)	MEDIUM RHODODENDROM (VARIOUS)	RHODODENDRON	58	#3 POT	90 CM. O.C.	
(I)	HOSTA (VARIOUS)	HOSTA (VARIOUS)	34	#3 POT	90 CM. O.C.	
(J)	POLYSTICHUM MUNITUM	SWARD FERN	20	#3 POT	90 CM. O.C.	
(K)	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	15	#3 POT	90 CM. O.C.	
(L)	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	106	1.50 METERS	70 CM. O.C.	
(M)	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	145	#3 POT	90 CM. O.C.	
(N)	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	97	#3 POT	90 CM. O.C.	

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS". BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"
 - MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL., WOODY PLANT PARTS, NESTS OR REPRODUCTIVE PARTS, OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
 - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



INVASIVE PLANT SPECIES TO BE REMOVED FROM UNDER ALL TREES TO BE RETAINED AND 3" OF COMPOSTED BARK MULCH APPLIED AS REQUIRED



DATE	REVISIONS	REMARKS	NO.
SEPT/18	SURREY COMMENTS		3
AUG/18	SURREY COMMENTS		2
MAR/17	SURREY COMMENTS		1

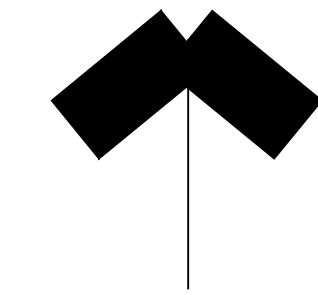
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. GARY PUREWAL
7935 - 130 STREET
SURREY, B.C.
V3W 0H7

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
13816 13854 - 58th AVENUE
SURREY, B.C.

SCALE: 1:200	DATE: NOV/17
DRAFT: CHK'D	
ENG: CHK'D	
APP'D: AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1



DATE	REMARKS	NO.
SEPT/18	SURREY COMMENTS	3
AUG/18	SURREY COMMENTS	2
MAR/17	SURREY COMMENTS	1
REVISIONS		

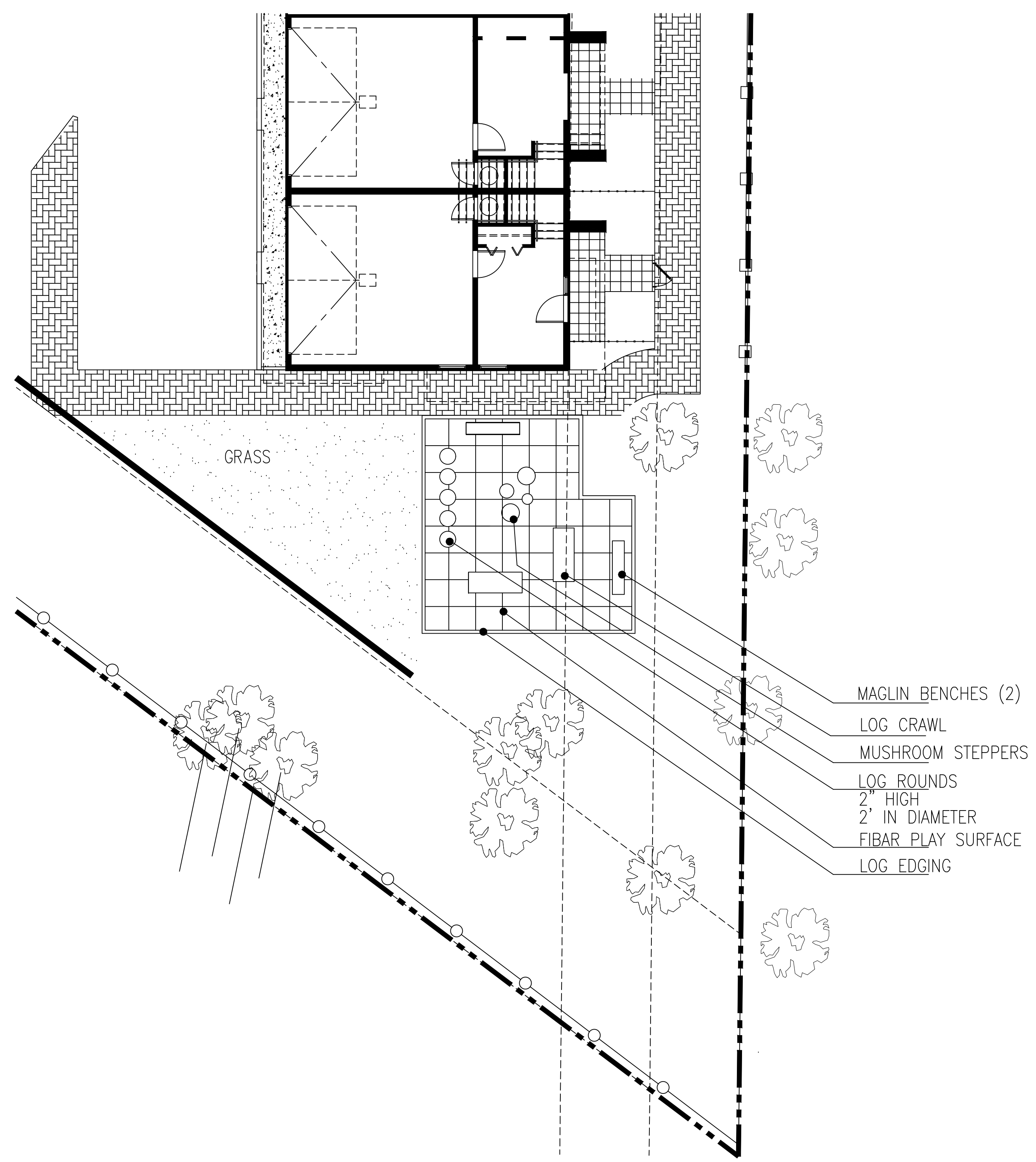
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
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SURREY, B.C.
V3W 0H7

TITLE
PLAN VIEW
LANDSCAPE PLAN
OUTDOOR AMENITY
TOWNHOUSE DEVELOPMENT
13816 13854 - 58th AVENUE
SURREY, B.C.

SCALE	1:100	DATE	NOV/17
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1A



MAGLIN
MLB450W

MATERIALS: Bench frame is made from 1.5" steel tube and flat bar. The seat and back employ solid slats.

FINISH: All steel components are protected with a Clear Zinc plating. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.

INSTALLATION: The bench is delivered pre-assembled. Holes (Ø 2") are provided (except for 2) for securing to site.

TO SPECIFY: Select MLB450W
Choice
in (MLB450W)
Recycled Plastic (MLB450R)
for Recycled Plastic select color.
Powdercoat Color

COMPLEMENTARY PRODUCTS:
MLB450WV
MLB450WVW
MLP450W

DIMENSIONS:
Height: 36.00" (91.44 cm)
Length: 76.00" (193.04 cm)
Depth: 24.00" (60.96 cm)
Seat: 18.00" (45.72 cm)
Back: 18.00" (45.72 cm)
Weight: 131 lbs (59.4 kg)



LOG ROUNDS



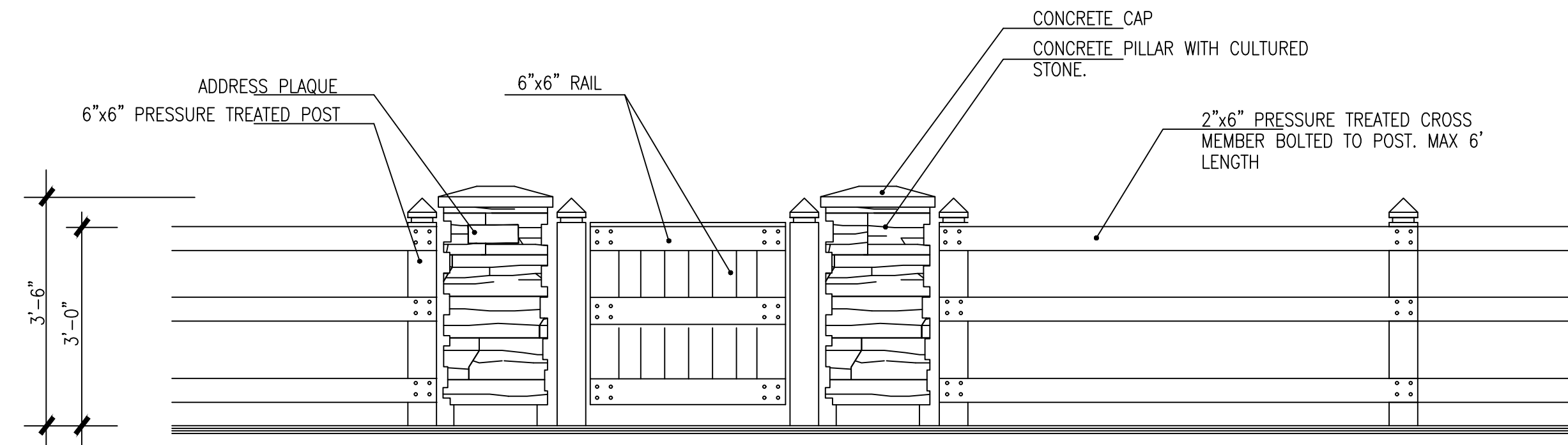
LOG CRAWL



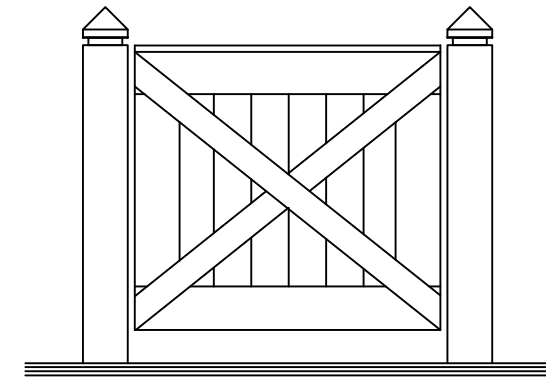
MUSHROOM STEPPERS



INTERNAL FENCE DETAIL



GATE AND FENCE ELEVATION
BACK OF GATE



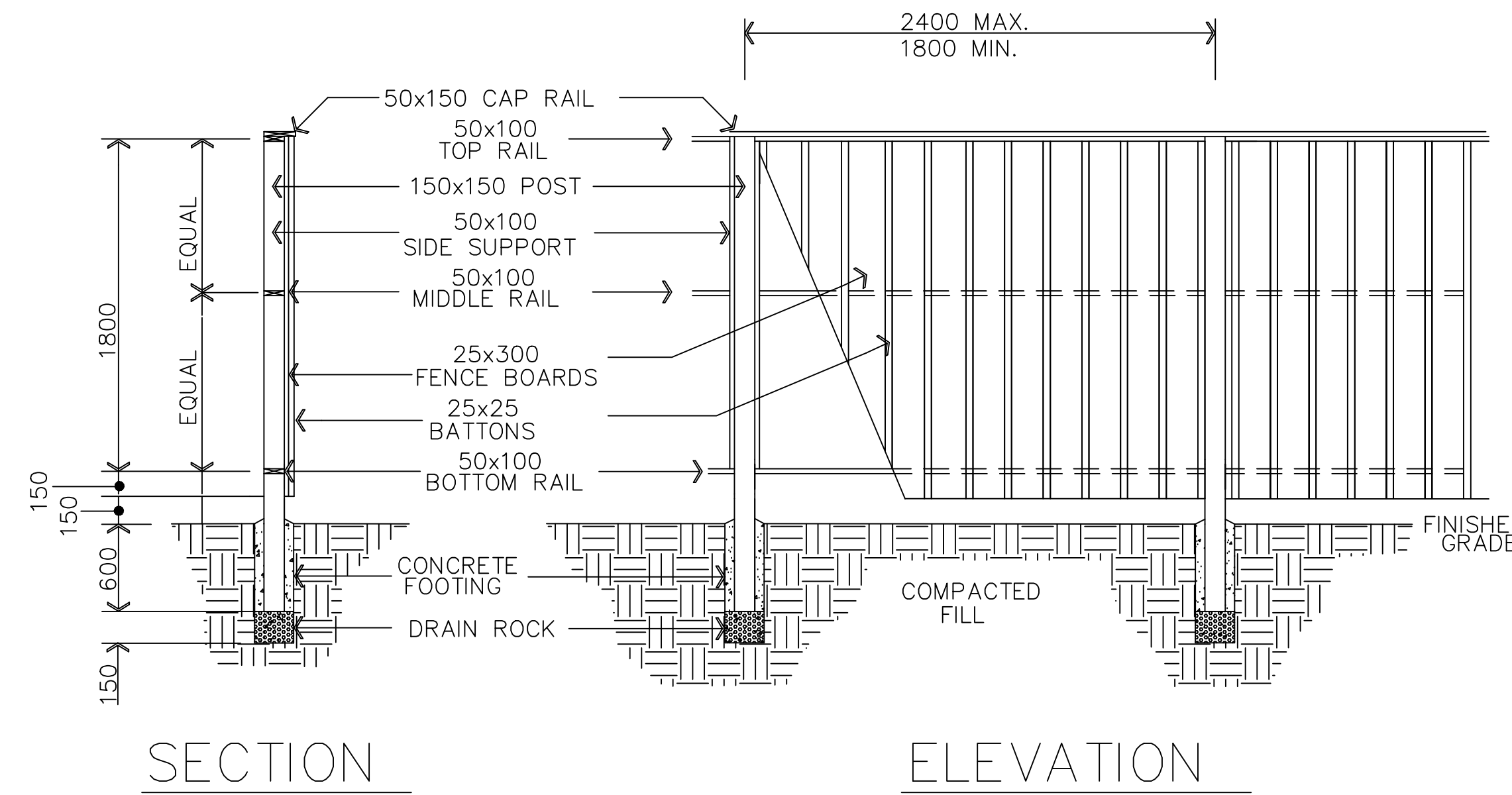
- NOTE:
- 1) ALL LUMBER PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVES.
 - 2) ALL HARDWARE HOT DIPPED GALVANIZED
 - 3) APPLY 2 COATES EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 - 4) ALL FENCES TO BE LEVEL. CHANGES TO GRADE TO BE IN 12"-18" STEPS (MAX) GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3"-6".

1.80 SOLID CEDAR FENCE DETAIL

(DIMENSIONS IN mm)
N.T.S.



NOISE ATTENUATION FENCE



SECTION

ELEVATION

DATE	REMARKS	NO.
SEPT/18	SURREY COMMENTS	3
AUG/18	SURREY COMMENTS	2
MAR/17	SURREY COMMENTS	1

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CLIENT
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7935 - 130 STREET
SURREY, B.C.
V3W 0H7

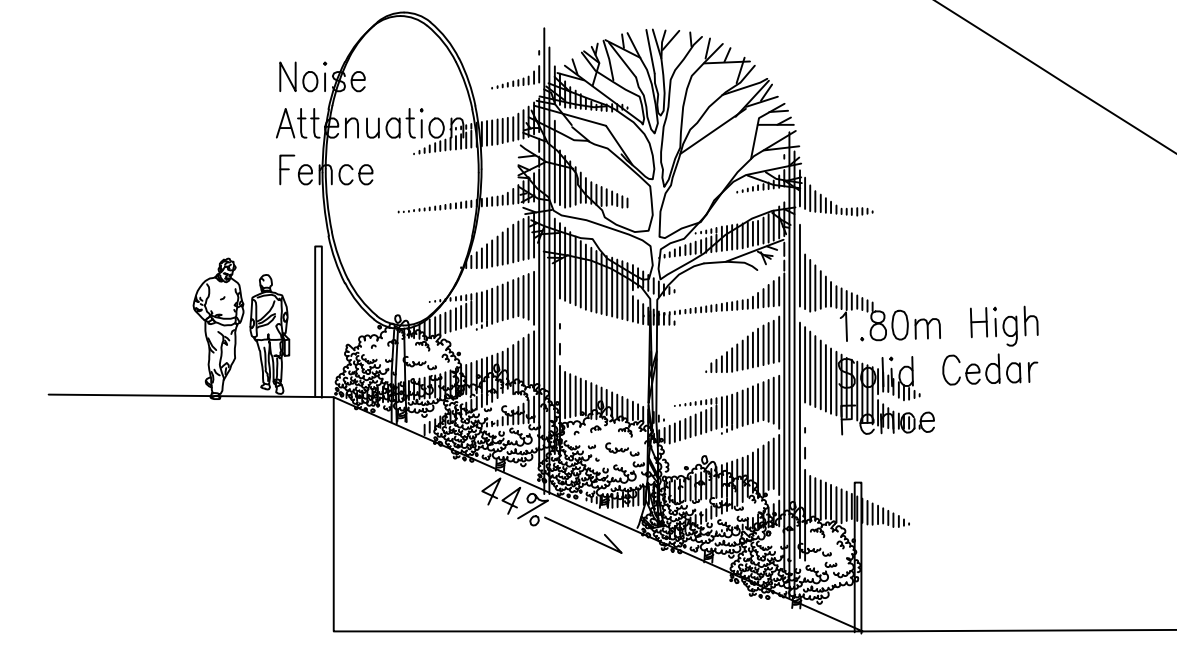
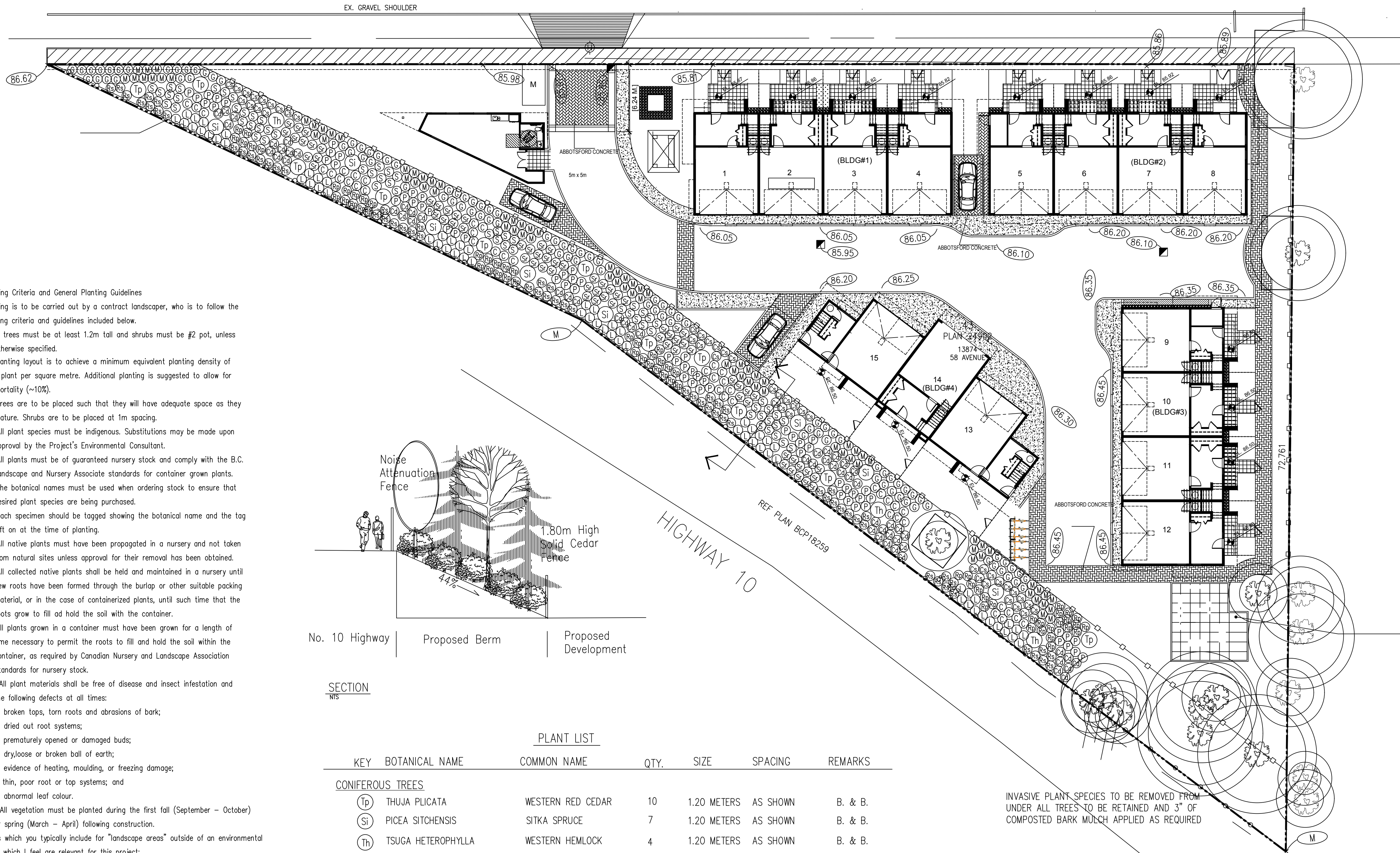
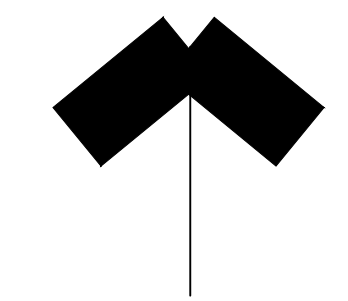
TITLE
PLAN VIEW
LANDSCAPE PLAN
FENCE DETAILS
TOWNHOUSE DEVELOPMENT
13816 13854 - 58th AVENUE
SURREY, B.C.

SCALE 1:100	DATE NOV/17
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-2

58 AVENUE

EX. GRAVEL SHOULDER



No. 10 Highway | Proposed Berm | Proposed Development

Planting Criteria and General Planting Guidelines

Planting is to be carried out by a contract landscaper, who is to follow the planting criteria and guidelines included below.

1. All trees must be at least 1.2m tall and shrubs must be #2 pot, unless otherwise specified.
Planting layout is to achieve a minimum equivalent planting density of 1 plant per square metre. Additional planting is suggested to allow for mortality (~10%).
 3. Trees are to be placed such that they will have adequate space as they mature. Shrubs are to be placed at 1m spacing.
 4. All plant species must be indigenous. Substitutions may be made upon approval by the Project's Environmental Consultant.
 5. All plants must be of guaranteed nursery stock and comply with the B.C. Landscape and Nursery Associate standards for container grown plants.
 6. The botanical names must be used when ordering stock to ensure that desired plant species are being purchased.
 7. Each specimen should be tagged showing the botanical name and the tag left on at the time of planting.
 8. All native plants must have been propagated in a nursery and not taken from natural sites unless approval for their removal has been obtained.
 9. All collected native plants shall be held and maintained in a nursery until new roots have been formed through the burlap or other suitable packing material, or in the case of containerized plants, until such time that the roots grow to fill and hold the soil with the container.
 10. All plants grown in a container must have been grown for a length of time necessary to permit the roots to fill and hold the soil within the container, as required by Canadian Nursery and Landscape Association Standards for nursery stock.
 11. All plant materials shall be free of disease and insect infestation and the following defects at all times:
 - a. broken tops, torn roots and abrasions of bark;
 - b. dried out root systems;
 - c. prematurely opened or damaged buds;
 - d. dry, loose or broken ball of earth;
 - e. evidence of heating, moulding, or freezing damage;
 - f. thin, poor root or top systems; and
 - g. abnormal leaf colour.
 12. All vegetation must be planted during the first fall (September - October) or spring (March - April) following construction.
- Notes which you typically include for "landscape areas" outside of an environmental zone, which I feel are relevant for this project:
13. Growing medium shall have physical and chemical properties as described in Standards for Level 2 and Level 3 Areas. Processing and mixing of growing medium components shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
 14. On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood, including woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 30mm and foreign objects.
 15. The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified. All plant material not surviving, or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.
 16. The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.

SECTION

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
CONIFEROUS TREES						
(Tp)	THUJA PLICATA	WESTERN RED CEDAR	10	1.20 METERS	AS SHOWN	B. & B.
(Si)	PICEA SITCHENSIS	SITKA SPRUCE	7	1.20 METERS	AS SHOWN	B. & B.
(Th)	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	4	1.20 METERS	AS SHOWN	B. & B.
SHRUBS						
(C)	CORYLUS CORNUTA	BEAKED HAZELNUT	42	#2 POT	AS SHOWN	WELL BRANCHED
(E)	CRATAEGUS DOUGLASII	BLACK HAWTHORN	57	#2 POT	AS SHOWN	WELL BRANCHED
(P)	PHYSOCARPUS CAPITATUS	PACIFIC NINE-BARK	63	#2 POT	AS SHOWN	WELL BRANCHED
(S)	CORNUS SERICEA	RED OSIER DOGWOOD	45	#2 POT	AS SHOWN	WELL BRANCHED
(S)	SPIRAEA DOUGLASII	HARDHACK	61	#2 POT	AS SHOWN	WELL BRANCHED
(M)	POLYSTICHUM MUNITUM	SWARD FERN	79	#2 POT	AS SHOWN	WELL BRANCHED
(G)	GAULTHERIA SHALLON	SALAL	97	#2 POT	AS SHOWN	WELL BRANCHED
(S)	SAMBUCUS RACEMOSA	RED ELDERBERRY	70	#2 POT	AS SHOWN	WELL BRANCHED
(R)	RUBUS PARVIFLORUS	THIMBLE BERRY	64	#2 POT	AS SHOWN	WELL BRANCHED
(L)	LONICERA INVOLUCRATA	BLACK TWINBERRY	65	#2 POT	AS SHOWN	WELL BRANCHED
(R)	RUBUS SPECTABILIS	SALMONBERRY	63	#2 POT	AS SHOWN	WELL BRANCHED

INVASIVE PLANT SPECIES TO BE REMOVED FROM UNDER ALL TREES TO BE RETAINED AND 3" OF COMPOSTED BARK MULCH APPLIED AS REQUIRED

DATE	REVISIONS	NO.
SEPT/18	SURREY COMMENTS	3
AUG/18	SURREY COMMENTS	2
MAR/17	SURREY COMMENTS	1

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PHONE (604) 857-2376

CLIENT
MR. GARY PUREWAL
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SURREY, B.C.
V3W 0H7

TITLE
PLAN VIEW
LANDSCAPE PLAN
6 METER BUFFER
TOWNHOUSE DEVELOPMENT
13816 13854 - 58th AVENUE
SURREY, B.C.

SCALE 1:200	DATE NOV/17
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-3



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

FROM: Development Engineer, Engineering Department

DATE: Sep 04, 2018 **PROJECT FILE: 7817-0598-00**

**RE: Engineering Requirements
Location: 13874 & 13816 - 58 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- No dedication required on existing 20.0 m road allowance on 58 Avenue; and
- Register 0.50 m statutory right-of-way (SRW) along 58 Avenue for inspection chambers and sidewalk maintenance. Additional SRWs will be required for temporary turnaround, and proposed servicing through the site to the north (13823 – 58 Ave).

Works and Services

- Construct south side of 58 Avenue to local road standard;
- Construct temporary turnaround over proposed driveway;
- Construct pathway along Highway 10;
- Construct necessary drainage, water, and sanitary mains along site frontage in order to adequately service the development. This includes all necessary downstream mains required to provide servicing to the site; and
- Construct service connections, complete with inspection chambers and/or water metre/backflow preventer, to service the lot.

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.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

M51



Planning

June 12, 2018

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.

North Ridge Elementary is currently operating at 98% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. It is expected that in 10 years, enrolment shall grow by 165 students. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

Panorama Ridge Secondary is currently operating at 115% and is projected to grow by 200 students over the next 10 years. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0598 00

SUMMARY

The proposed 15 townhouse units are estimated to have the following impact on the following schools:

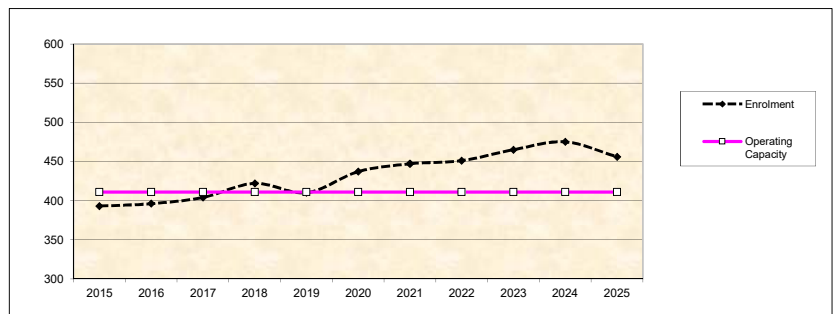
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

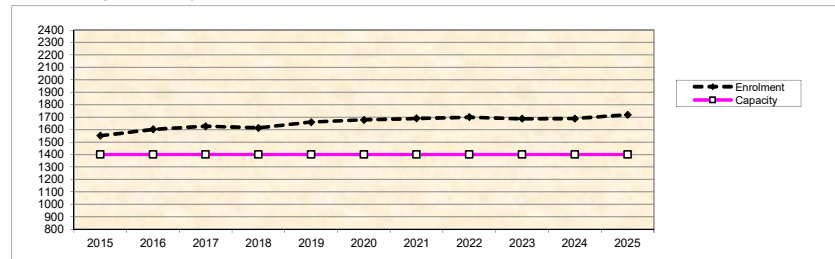
September 2017 Enrolment/School Capacity

North Ridge Elementary	
Enrolment (K/1-7):	54 K + 350
Operating Capacity (K/1-7)	38 K + 373
Panorama Ridge Secondary	
Enrolment (8-12):	1627
Capacity (8-12):	1400

North Ridge Elementary



Panorama Ridge 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.

12.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 13816 - 13874 58th Avenue, Surrey

Registered Arborist: Francis R. Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</i>	18
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	10
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) =	
All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16	16
Replacement Trees Proposed	16
Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) =	
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) =	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	

Summary, report and plan prepared and submitted by:

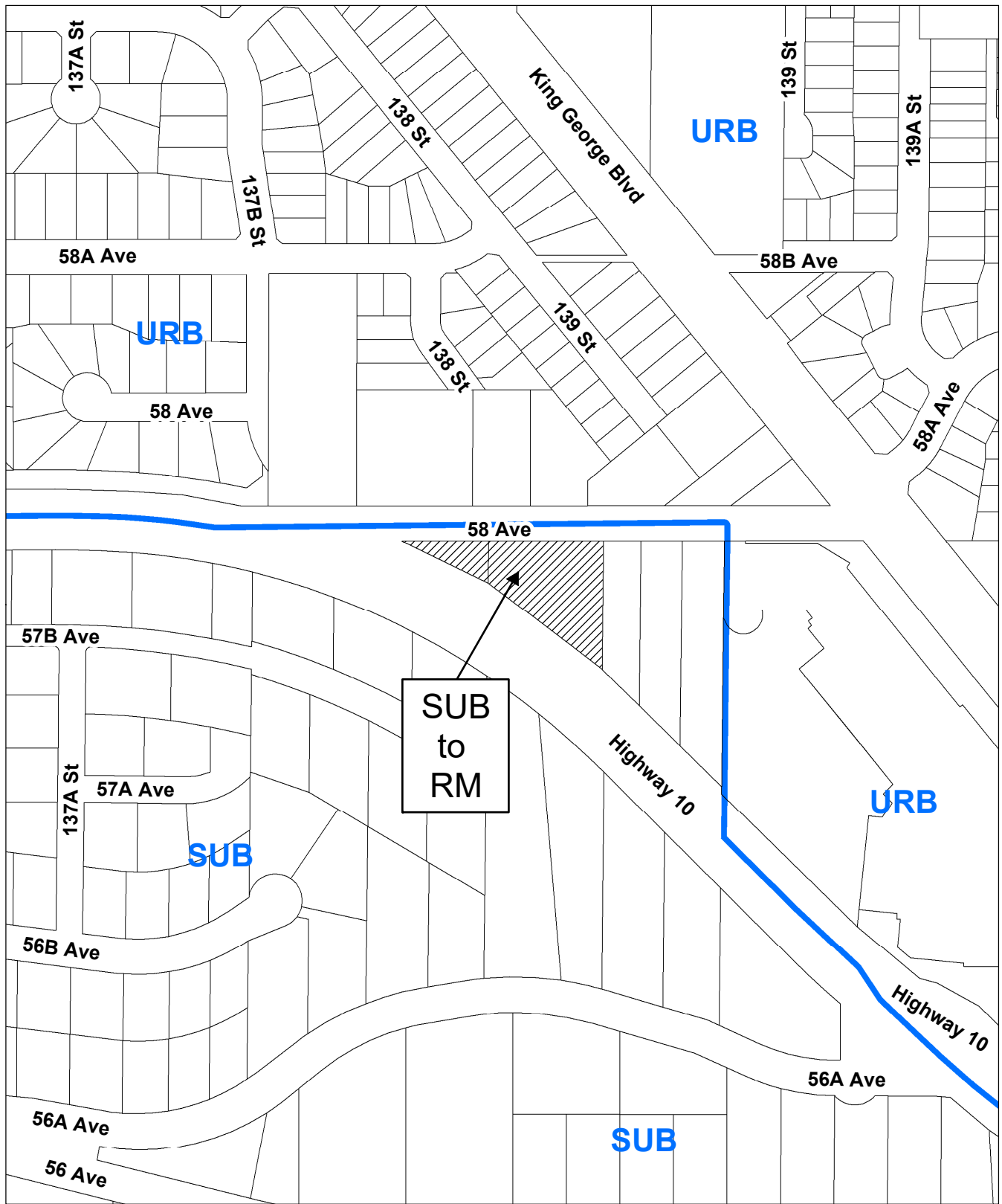


August 21, 2018

(Signature of Arborist)

Date





OCP Amendment 7917-0598-00
Proposed amendment from Suburban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0598-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 014-002-973

Lot 6 section 9 Township 2 New Westminster District Plan 2513 Except: Firstly; Part on Statutory Right of Way Plan 16497; Secondly; Part Red on Schedule "A" Attached to J121686; Thirdly; Part Subdivided by Plan 44759; Fourthly; Part Dedicated Road on Plan BCP33912

13816 - 58 Avenue

Parcel Identifier: 008-146-535

Lot 43 Except: Firstly, Parcel "A" (Explanatory Plan 29986); Secondly, Part on Plan BCP18259 Section 9 Township 2 New Westminster District Plan 24902

13874 - 58 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 Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum east setback is reduced from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for Building No. 2 and to 6.0 metres (20 ft.) for Building No. 3;
- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum north setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- (c) In Subsection H. Off-Street Parking and Loading/Unloading of Part 22 Multiple Residential 30 Zone, visitor parking is allowed within the required west setback.

5. This development variance permit applies to only the portion of 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.

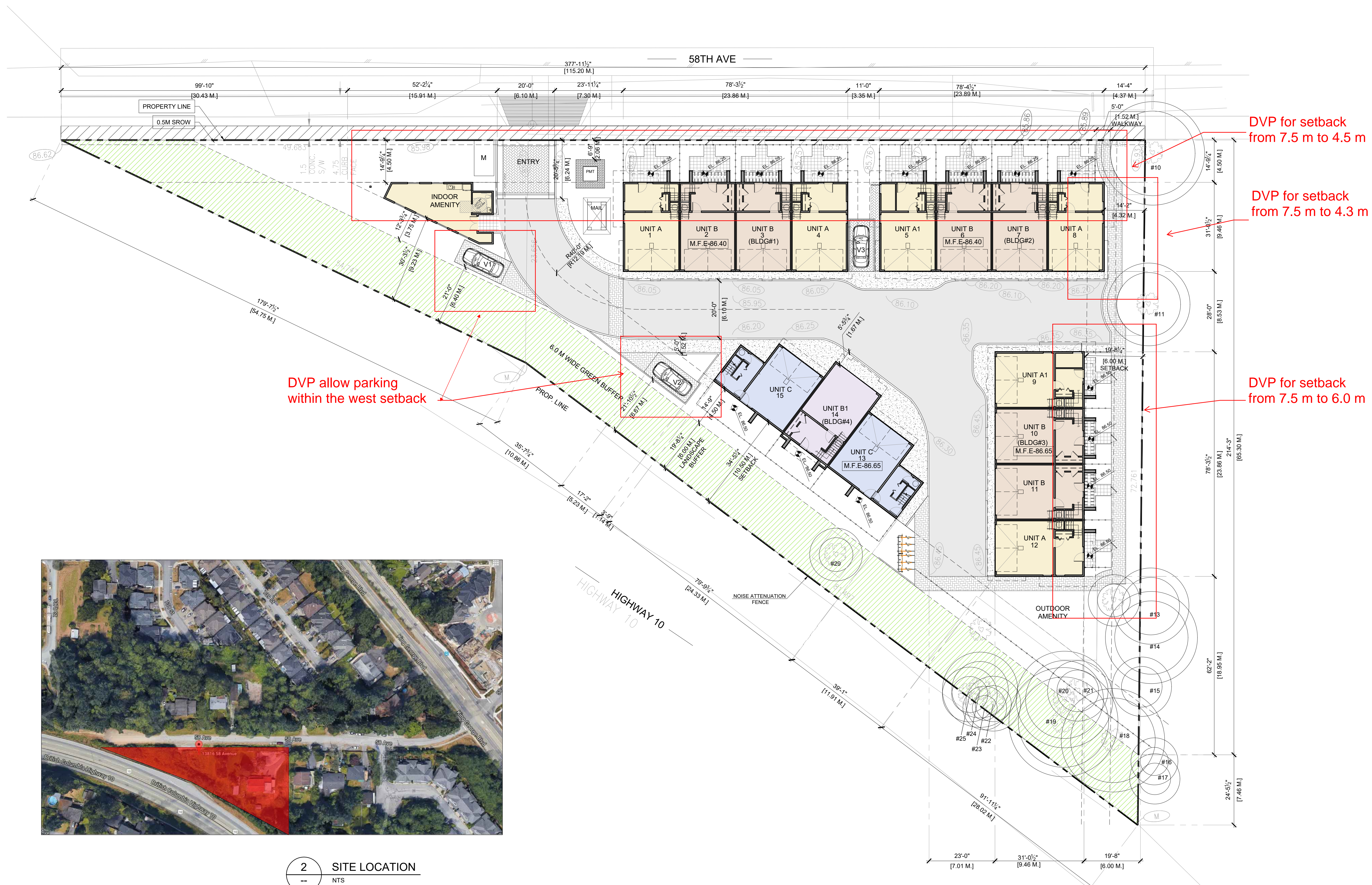
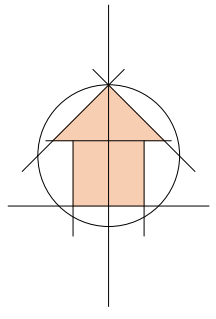
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

NOTES:



REVISION	DATE	DESCRIPTION
2018/08/21	I	REVISED AS PER CITY COMMENTS
2018/05/07	H	REVISED AS PER CITY COMMENTS
2017/12/07	G	DR APPLICATION
2017/08/07	F	REVISED AS / CITY REQUIREMENTS
2017/06/05	E	REVISED AS / CITY REQUIREMENTS
2017/04/13	D	REVISED AS / ARBORIST RECOMM.
2017/03/20	C	PRELIMINARY SITE LAYOUT
2017/03/08	B	PRELIMINARY SITE LAYOUT
2016/06/23	A	PRELIMINARY SITE LAYOUT

df
ARCHITECTURE inc.

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RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (804)284-5194 F (804)284-5131
info@dfarchitecture.ca

PROJECT:
TOWNHOUSE DEVELOPMENT
15341, 15349, 15359 17TH AVENUE,
SURREY, B.C.

CLIENT:
LANDCRAFT HOMES LTD.
UNIT - 10, 12240 HORSESHOE WAY
RICHMOND, BC

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DRAWN:	PV
CHECKED:	JA
SCALE:	1/32" = 1'-0"
JOB No.:	SUR-044
DATE:	JUNE 2016
SHEET TITLE:	

SITE LAYOUT

DRAWING NO.:	A-100	I
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2 SITE LOCATION
-- NTS

1 SITE LAYOUT
-- SCALE: 1/16" = 1'-0"