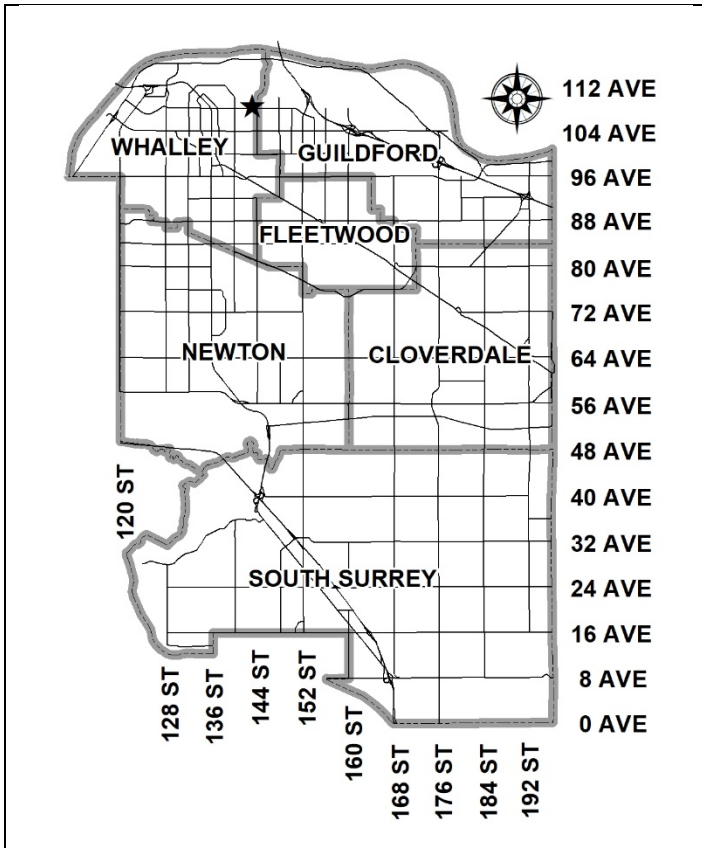


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7919-0102-00

Planning Report Date: July 22, 2019



**PROPOSAL:**

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 11 townhouse units.

**LOCATION:** 14321 - 108 Avenue  
 14313 - 108 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that the application be denied.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed RM-30 townhouse development does not align with City of Surrey policies, nor does it reflect the character of the established single-family residential neighborhood.

### RATIONALE OF RECOMMENDATION

- The proposed RM-30 townhouse development does not comply with the maximum density of the Urban designation, as outlined in the City's Official Community Plan (OCP), and the requested OCP amendment is considered precedent setting.
- The subject site is located outside of a Secondary Plan area and is not envisioned to accommodate higher-density residential development.
- The eastern boundary of the City Centre Plan is located 650 metres (2,100 ft.) west of the subject site and includes transitional densities and built forms to interface with established single family residential neighbourhoods. The proposed development is a higher density than envisioned within the northeast portion of the City Centre Plan, which is identified as a density transition area in that Plan.
- The site is outside of the Guilford Town Centre – 104 Avenue Corridor Stage 1 Plan, approved by Council on July 8, 2019.
- The subject properties are located within an established single-family residential neighborhood, with larger RF lots. The proposed RM-30 townhouse built-form is out of character with the established residential context.
- Staff have suggested more supportable forms of development, including single family small lots, and lower density townhouses, both of which would comply with the existing Urban designation in the OCP.
- The applicant has advised staff that he is not interested in pursuing any suggested land use alternatives and has requested that the current RM-30 townhouse proposal be brought forward to Council, acknowledging that the staff recommendation is for denial.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied and that Council direct staff to close the application.

REFERRALS

As the subject application represents a significant departure from established land use plans and policies, referrals have not yet been undertaken as part of the application review process. Should Council find merit in the proposal, and refer the application back to staff, necessary referrals would be undertaken at that time.

SITE CHARACTERISTICS

Existing Land Use: Single family homes.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family home.	Urban	RF
East:	Single family home.	Urban	RF
South (Across 108 Avenue):	Hawthorne Park	Urban/Conservation and Recreation	RM-D/RF
West (Across 143 Street):	Single family home.	Urban	RF

DEVELOPMENT CONSIDERATIONSSite Description

- The subject properties are located at civic addresses 14313 and 14321 - 108 Avenue and are approximately 2,119 square metres (0.52 acres) in combined site area.
- The properties are designated Urban in the Official Community Plan (OCP), zoned "Single Family Residential Zone (RF)" and are not located within a Secondary Plan area.
- The properties contain two (2) existing single-family homes.

Application Background

- In 2017, the applicant engaged in pre-application discussions with staff regarding a townhouse proposal on the subject properties.

- Staff advised the applicant that there may be infill development potential on the subject site, provided that the density and built form are compatible and sensitive to the existing residential character of the neighbourhood, including interface and setbacks conditions.
- The applicant expressed interest in pursuing a townhouse form of development and, although the preferred option outlined by staff was single family residential lots, staff advised that the applicant could submit a conceptual sketch for further review and comment.
- The applicant subsequently retained an architect to prepare a complete design package for an RM-30 townhouse proposal, and despite concerns expressed by staff, proceeded to submit the subject development application.

### Proposed Development

- The applicant is proposing an OCP Amendment from "Urban" to "Multiple Residential" a rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential (30) Zone (RM-30)", a Development Permit and Development Variance Permit to allow the construction of 11 townhouse units.
- The unit density resulting from the 11 townhouse units on the site is 22 units per acre (55 units per hectare).
- A Development Variance is proposed for reduced setbacks along all lot lines.

### Policy Considerations

- The properties are designated "Urban" in the Official Community Plan (OCP).
- The "Urban" OCP designation is intended to support low and medium density residential neighbourhoods. Residential uses and forms may range and include detached and semi-detached houses as well as ground-oriented housing including townhouses.
- The maximum density within the "Urban" designation is 15 units per acre (36 units per hectare), except within approved Secondary Plan areas, Frequent Transit Development Areas (FTDA) and Urban Centres.
- The subject properties are not located within a Secondary Plan area, FTDA, or Urban Centre. As such, the maximum allowable density is 15 units per acre (36 units per hectare).
- The eastern boundary of the City Centre Plan is located 650 metres west of the subject site and includes transitional densities and built forms to interface with established single family residential neighbourhoods. The proposed development is a higher density than envisioned within the northeast portion of the City Centre Plan, which is identified as a density transition area in that Plan.
- Similarly, the site is outside of the Guilford Town Centre – 104 Avenue Corridor Stage 1 Plan, approved by Council on July 8, 2019. The northern portion of the Guilford Town Centre - 104 Avenue Corridor Stage 1 Plan is located across from the subject site on the south side of 108 Avenue. Higher density residential development is identified within the Guildford

Town Centre – 104 Avenue Corridor Plan along the 104 Avenue corridor, which is a Frequent Transit Development Area (FTDA).

### Proposal Evaluation

- The proposed 11-unit townhouse development results in a density of 22 units per acre (55 units per hectare) which exceeds the maximum allowable density under the "Urban" designation. The site is not located within a Secondary Plan area, Urban Centre, or FTDA, which are the targeted areas for higher density development within the City,
- The subject properties are located within an established single family residential neighbourhood, consisting primarily of larger RF lots. There are also a few duplexes, zoned RM-D, located within proximity. Some of the single-family residential lots immediately adjacent the subject site have accommodated recent new house construction. Existing townhouse developments in the area are located on the south side of 108 Avenue within the Guildford Town Centre – 104 Avenue Corridor Plan.
- Proceeding with an OCP Amendment to "Multiple Residential" would set a precedent in the area for similar types of development proposals. As mentioned, this area is not located within a Secondary Plan and is therefore not envisioned for higher density residential development. In addition, development of this nature may detract from desired concentrated development within the City Centre plan area, and the Guildford Town Centre – 104 Avenue Corridor plan.
- Given the policy considerations and the existing character of the neighbourhood, Planning staff do not support the proposal, which includes an OCP Amendment from "Urban" to "Multiple Residential" and a rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential (30) Zone (RM-30)".
- Staff have suggested alternative forms of development, including single family small lots and lower density townhouses, which would comply with the maximum allowable density under the "Urban" OCP designation and would represent a more appropriate form of infill development in this established neighbourhood.
- The applicant has confirmed that he is not interested in pursuing any suggested land use alternatives and has requested that the current RM-30 proposal to be brought forward to Council, acknowledging that the staff recommendation is denial.
- As staff have not been able to work with the applicant in pursuing alternative development proposals, and at the request of the applicant, staff are bringing the subject planning report forward for Council consideration with a recommendation of denial.

### Applicant's Rationale

- The applicant has provided their rationale for the proposed 11-unit townhouse development. The comments are summarized below and include a staff response:

Applicant's comment:

- The applicant indicates that he was told by City staff that the City would be open to looking at a plan that would maximize townhouse development on the site.

*Staff response:*

- *Staff have indicated that a lower density townhouse form of development, that complies with the Urban designation in the OCP, and is more compatible with the existing established residential context, may have merit on the subject site.*

## Applicant's comment:

- The applicant has taken on the cost of retaining an architect and along with it, the expenses that come with plans/surveys etc.

*Staff response:*

- *It is unfortunate that the applicant proceeded with preparing a complete architectural design package for an RM-30 townhouse proposal, prior to the submission of a conceptual sketch for staff review and comment, as part of the typical pre-application review process, as was suggested by staff given initial concerns with the proposal.*

## Applicant's comment:

- The applicant has acquired signatures from surrounding area residents who are in support of the proposed townhouse development. They believe it would improve the neighbourhood.

*Staff response:*

- *The applicant has provided a letter with signatures from approximately 22 area residents in support of a townhouse proposal. Staff have indicated that a lower density townhouse form of development, that complies with the Urban designation in the OCP, and is more compatible with the existing established residential context, may have merit on the subject site.*

PRE-NOTIFICATION

- Since the subject proposal represents a significant departure from established land use plans and policies, pre-notification letters have not yet been distributed. Should Council find merit in the proposal, Council may refer the application back to staff to proceed with the application review, which would include pre-notification letters and a Public Information Meeting.

Conclusion

- Since the proposed RM-30 townhouse development does not comply with the City's existing land use planning and policy framework, and given the applicant's reluctance to work with staff on alternative proposals that would comply with the existing OCP designation and be a more compatible form of infill development in this established residential area, staff recommend that this application be denied and that Council direct staff to close the application.

- If, however, Council finds merit in the proposal, Council may refer the application back to staff to complete the development application review process for the proposed RM-30 townhouse development. This would include necessary referrals to internal and external stakeholders, pre-notification letters, and a Public Information Meeting.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Site Plan and Building Elevations

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Billiard Architecture and dated October 19, 2018.

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

IM/cm

## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		2119.4 sq. m
Gross Total		
Road Widening area		112 sq. m
Undevelopable area		2007.4 sq. m
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		823 sq. m
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	38.8%
SETBACKS ( in metres)		
Front	7.5 m	4.5 m
Rear	7.5 m	6.25 m
Side #1 (West)	7.5 m	4.5 m
Side #2 (East)	7.5 m	6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	9.2 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		11
Total		11
FLOOR AREA: Residential		1779.43 sq. m
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2284 sq. m

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



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		55 uph/22 upa
FAR (gross)		
FAR (net)	1.0	0.85
AMENITY SPACE (area in square metres)		
Indoor	3 sq. m per unit	33 sq. m
Outdoor	3 sq. m per unit	33 sq. m
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		22
Residential Visitors		2
Institutional		
Total Number of Parking Spaces		24
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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108TH AVE - Townhomes

FLOOR	GROSS AREA		RESIDENTIAL GROSS AREA		INDOOR AMENITY		ROOF DECKS		RESIDENTIAL BALCONIES		GARAGE EXCLUSION	
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
1	799.36	8604.25	297.39	3200.72	33.10	356.24	0.00	0.00	0.00	0.00	416.32	4481.24
2	676.78	7284.88	69.77	749.78	0.00	0.00	32.60	353.91	91.99	990.12	0.00	0.00
3	735.53	7917.16	731.55	7874.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>2211.68</b>	<b>23896.27</b>	<b>1698.68</b>	<b>18262.86</b>	<b>33.10</b>	<b>356.24</b>	<b>32.60</b>	<b>350.91</b>	<b>91.99</b>	<b>990.12</b>	<b>416.32</b>	<b>4481.24</b>

FLOOR AREAS	SQ M	SQ FT
BUILDING	2211.68	23896.27
<b>TOTAL</b>	<b>2211.68</b>	<b>23896.27</b>
TOTAL EXEMPTION AREA FOR FSR	440.42	4807.46
FSR	1762.26	18988.79
	0.83	0.83

TOTAL NUMBER OF UNITS		11	
UNIT MIX			% BREAKDOWN
2 BED TOWNHOME	1		9.09%
3 BED TOWNHOME	8		72.73%
4 BED TOWNHOME	2		18.18%
<b>TOTAL</b>	<b>11</b>		<b>100.00%</b>

SETBACKS	REQUIRED	PROPOSED	COMMENT
FRONT - BUILDING	4.50m	4.53m	
ROAD WIDENING	2.80m	2.80m	
REAR	6.00m	6.25m	
SIDE (WEST)	4.50m	4.50m	
SIDE (EAST)	6.00m	6.00m	

HEIGHT	ALLOWED	PROPOSED
BUILDING	-	9.14m

SITE & ZONING INFO	
SQ M	SQ FT
2119.45	22813.57

LOT COVERAGE	SQ M	SQ FT
BUILDING FOOTPRINT	799.36	8604.25
% COVERAGE	37.72%	37.72%

RESIDENTIAL UNIT BREAKDOWN

FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	NET AREA (SQ FT)	NET AREA (SQ M)	# OF BEDROOMS
1	101-1	646.96	60.10	175.52	16.34	-
	102-1	697.87	61.12	183.13	17.01	-
	103-1	708.19	71.36	219.78	20.39	-
	104-1	765.63	71.13	286.82	26.65	-
	105-1	765.63	71.13	286.82	26.65	-
	106-1	869.01	80.73	318.69	29.61	-
	107-1	772.23	71.74	286.82	26.65	-
	108-1	765.63	71.13	286.82	26.65	-
	109-1	765.63	71.13	286.82	26.65	-
	110-1	765.63	71.13	286.82	26.65	-
	111-1	865.97	80.45	313.74	29.70	-
# OF UNITS	<b>11</b>	<b>8408.32</b>	<b>781.13</b>	<b>3005.22</b>	<b>279.18</b>	

TOWNHOUSE UNIT BREAKDOWN

TOWNHOME #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	NET AREA (SQ FT)	NET AREA (SQ M)	# OF BEDROOMS
101	2000.58	185.9	1358.28	127.1	3
102	2033.85	188.9	1425.40	132.4	3
103	2144.13	199.2	1529.09	142.1	3
104	2141.60	199.0	1529.09	142.1	3
105	2141.60	199.0	1529.09	142.1	3
106	2424.60	225.2	1703.39	158.2	4
107	2297.57	213.4	1652.75	153.5	4
108	2142.83	199.1	1529.09	142.1	3
109	2142.83	199.1	1529.09	142.1	3
110	2142.83	199.1	1529.09	142.1	3
111	2423.26	225.1	1704.19	158.3	4
<b>11</b>	<b>24035.7</b>	<b>2232.9</b>	<b>17028.5</b>	<b>1582.0</b>	

FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	NET AREA (SQ FT)	NET AREA (SQ M)	# OF BEDROOMS
2	101-2	651.22	60.50	572.30	53.17	-
	102-2	661.97	61.50	596.26	55.39	-
	103-2	661.97	61.50	596.26	55.39	-
	104-2	661.97	61.50	596.26	55.39	-
	105-2	661.97	61.50	596.26	55.39	-
	106-2	747.58	69.45	664.62	61.74	-
	107-2	662.59	61.55	596.26	55.39	-
	108-2	662.59	61.55	596.26	55.39	-
	109-2	662.59	61.55	596.26	55.39	-
	110-2	662.59	61.55	596.26	55.39	-
	111-2	749.43	69.63	664.37	61.72	-
# OF UNITS	<b>11</b>	<b>7446.48</b>	<b>691.78</b>	<b>6671.38</b>	<b>619.77</b>	

FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	NET AREA (SQ FT)	NET AREA (SQ M)	# OF BEDROOMS
3	101-3	702.40	65.25	620.06	57.60	3
	102-3	714.00	66.33	646.01	60.01	3
	103-3	714.00	66.33	646.01	60.01	3
	104-3	714.00	66.33	646.01	60.01	3
	105-3	714.00	66.33	646.01	60.01	3
	106-3	808.01	75.06	720.08	66.90	4
	107-3	807.75	80.15	709.67	71.50	4
	108-3	714.62	66.39	646.01	60.01	3
	109-3	714.62	66.39	646.01	60.01	3
	110-3	714.62	66.39	646.01	60.01	3
	111-3	807.86	75.06	720.08	66.90	4
# OF UNITS	<b>11</b>	<b>8180.87</b>	<b>760.00</b>	<b>7351.97</b>	<b>683.00</b>	

PARKING RESIDENTIAL

REQUIRED VEHICLE PARKING (CITY OF SURREY)	UNITS	STALLS REQ.	REFERENCE
(GROUND ORIENTED)			
RESIDENTIAL	2.00/UNIT	11	22 PART 5 TABLE C.1
VISITOR	0.20/UNIT	2	2 PART 5 TABLE C.1
ACCESSIBILITY*	0.5/SPACE IF LESS THAN 51	0	0 PART 5.3
<b>Total Stalls Required</b>		<b>24</b>	

PARKING SPACE BREAKDOWN	DIMENSIONS	ALLOWABLE / REQUIRED	PROPOSED	REFERENCE
RESIDENTIAL COMPACT (50% MAX)	2.85M X 4.5M	7 MAX	0	PART 5 B.1.c
RESIDENTIAL DOUBLE GARAGE	2.85M X 6.1M	15 MIN	22	PART 5 B.2.a
RESIDENTIAL ACCESSIBLE	3.70M X 5.50M	0 REQ	0	PART 5 B.1.a
VISITOR STANDARD	2.90M X 5.50M	2 MIN	2	PART 5 B.1.a
VISITOR ACCESSIBLE	3.90M X 5.50M	0 REQ	0	150.73

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2 21.12.2018 DP REVISION

1 13.11.2018 ISSUE FOR DP

NO. DATE REVISION

DESIGN CHAIRMAN



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www.billardarchitecture.ca

SCALE

PROJECT

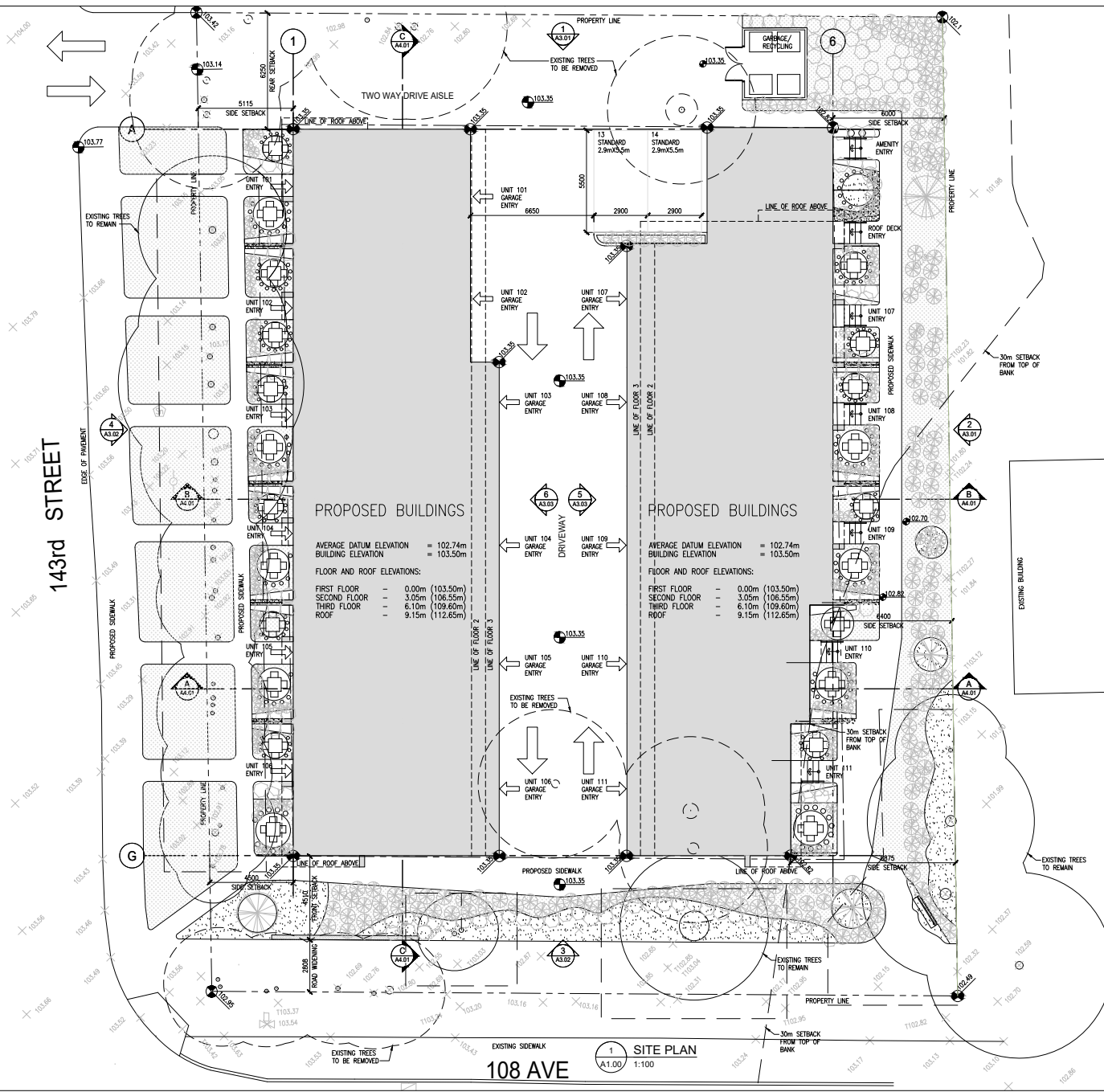
108th Avenue  
Townhomes  
14313, 14321 108 AVE  
SURREY, BC

SHEET TITLE

PROJECT  
DETAILS

SCALE	AS NOTED	SHEET NO.	<b>A0.10</b>
DRAWN BY	HS/SH		
CHECKED BY	RB	PROJECT NO.	
		FILE: 18-BA07	





143rd STREET

108 AVE

PROPOSED BUILDINGS

AVERAGE DATUM ELEVATION = 102.74m  
 BUILDING ELEVATION = 103.50m

FLOOR AND ROOF ELEVATIONS:

FIRST FLOOR = 0.00m (103.50m)  
 SECOND FLOOR = 3.05m (106.55m)  
 THIRD FLOOR = 6.10m (109.60m)  
 ROOF = 9.15m (112.65m)

PROPOSED BUILDINGS

AVERAGE DATUM ELEVATION = 102.74m  
 BUILDING ELEVATION = 103.50m

FLOOR AND ROOF ELEVATIONS:

FIRST FLOOR = 0.00m (103.50m)  
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2	21.12.2018	DP REVISION
1	13.11.2018	ISSUE FOR DP
NO.	DATE	REVISION

DSM CONSULTANT



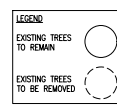
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PROJECT

108th Avenue  
 Townhomes  
 14313, 14321 108 AVE  
 SURREY, BC

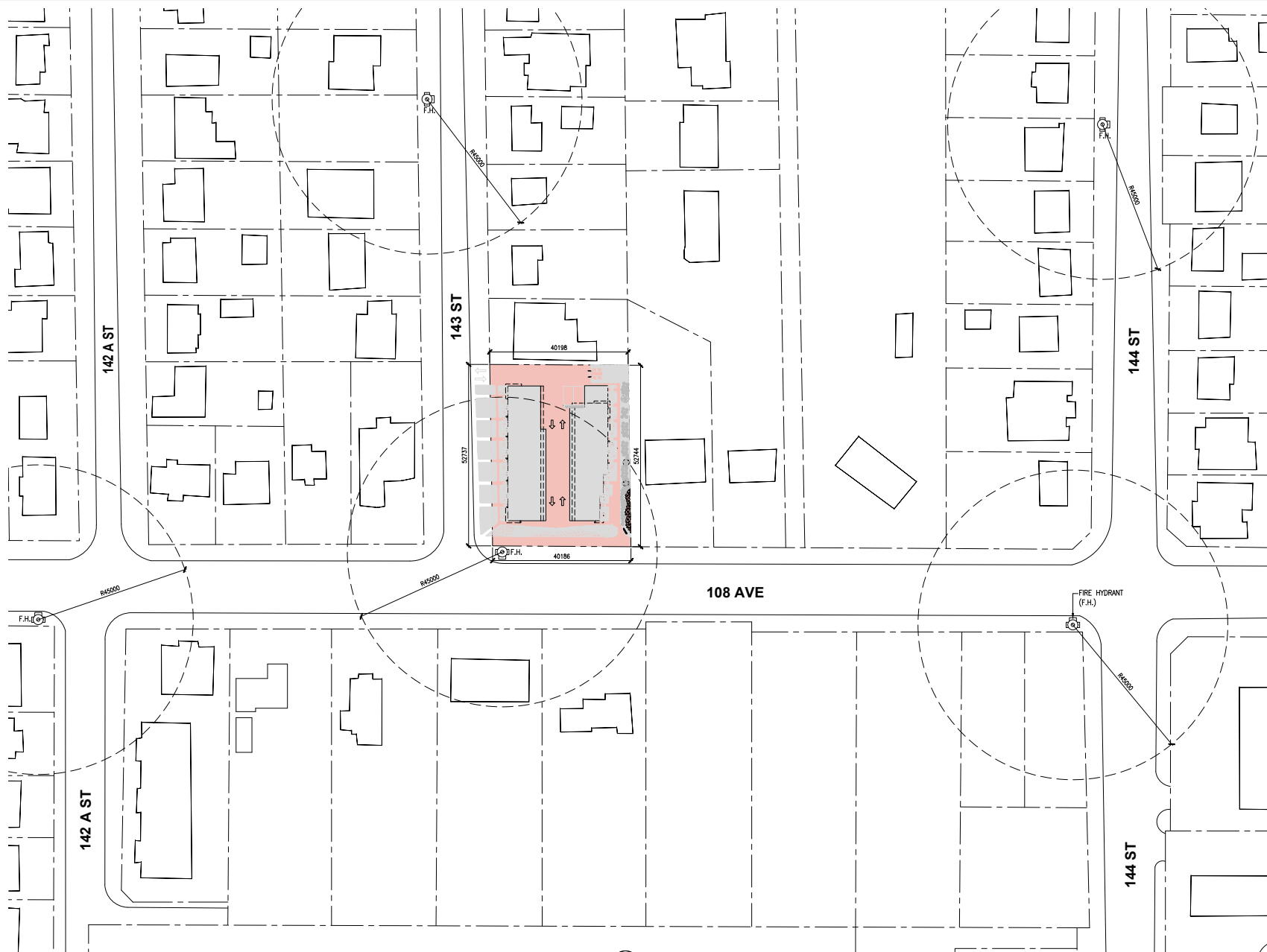
SHEET TITLE

SITE PLAN



SCALE	1:100	SHEET NO.	A1.00
DRAWN BY	HSSH	PROJECT NO.	18-BA07
CHECKED BY	RB	FILE	18-BA07





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NO.	DATE	REVISION
2	21.12.2018	DP REVISION
1	13.11.2018	ISSUE FOR DP

**BA**  
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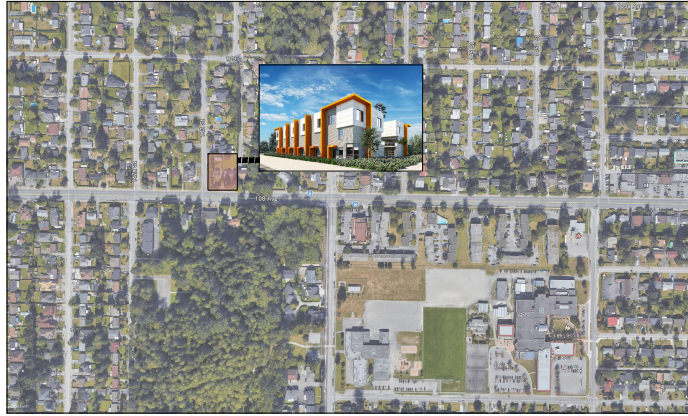
**PROJECT**  
 108th Avenue  
 Townhomes  
 14313, 14321 108 AVE  
 SURREY, BC

**SHEET TITLE**  
 SITE CONTEXT

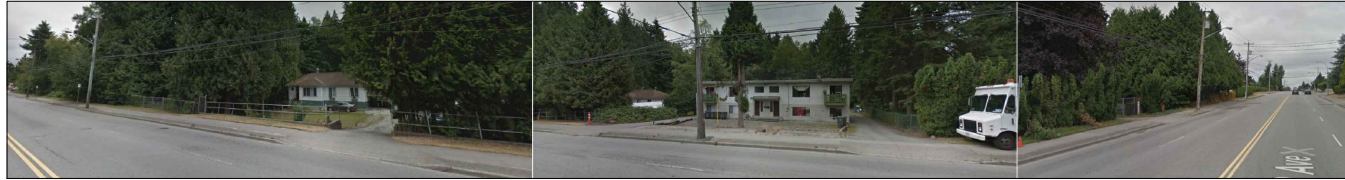
1 SITE CONTEXT PLAN  
 A1.11 1:500



SCALE 1:500	SHEET NO. <b>A1.11</b>
DRAWN BY HJSH	PROJECT NO. 18-BA07
CHECKED BY RB	FILE



1 SITE CONTEXT PLAN  
A1.12



2 108 AVE - LOOKING EAST FROM SITE  
A1.12



3 STREETScape 108 AVE  
A1.12



4 STREETScape 143 ST  
A1.12

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2	21.12.2018	DP REVISION
1	13.11.2018	ISSUE FOR DP

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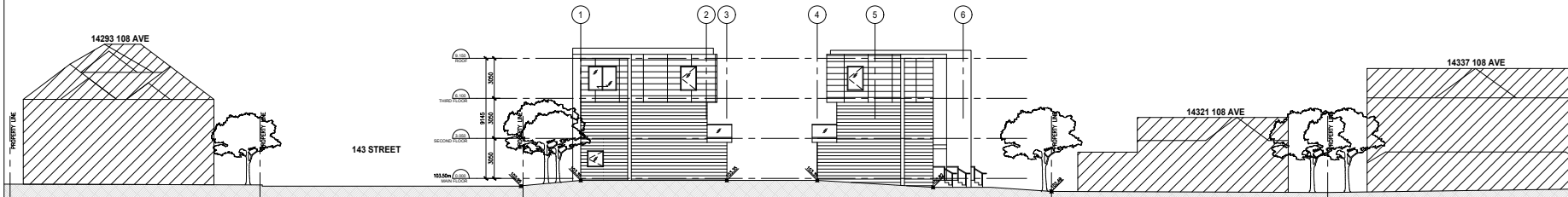
SCALE

PROJECT  
108th Avenue  
Townhomes  
14313, 14321 108 AVE  
SURREY, BC

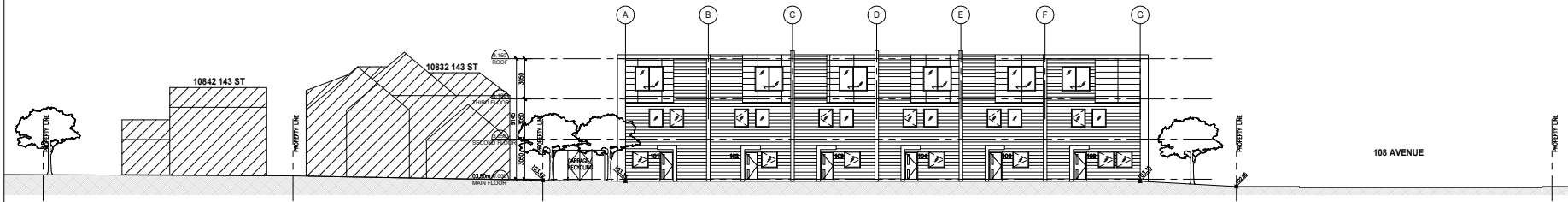
SHEET TITLE  
STREETScape

SCALE	SHEET NO.
DRAWN BY HS/SH	<b>A1.12</b>
CHECKED BY RB	PROJECT NO. FILE: 18-BA07





3 CONTEXT ELEVATION - SOUTH (108 AVE)  
A1.13 1:150



4 CONTEXT ELEVATION - WEST (143 ST)  
A1.13 1:150

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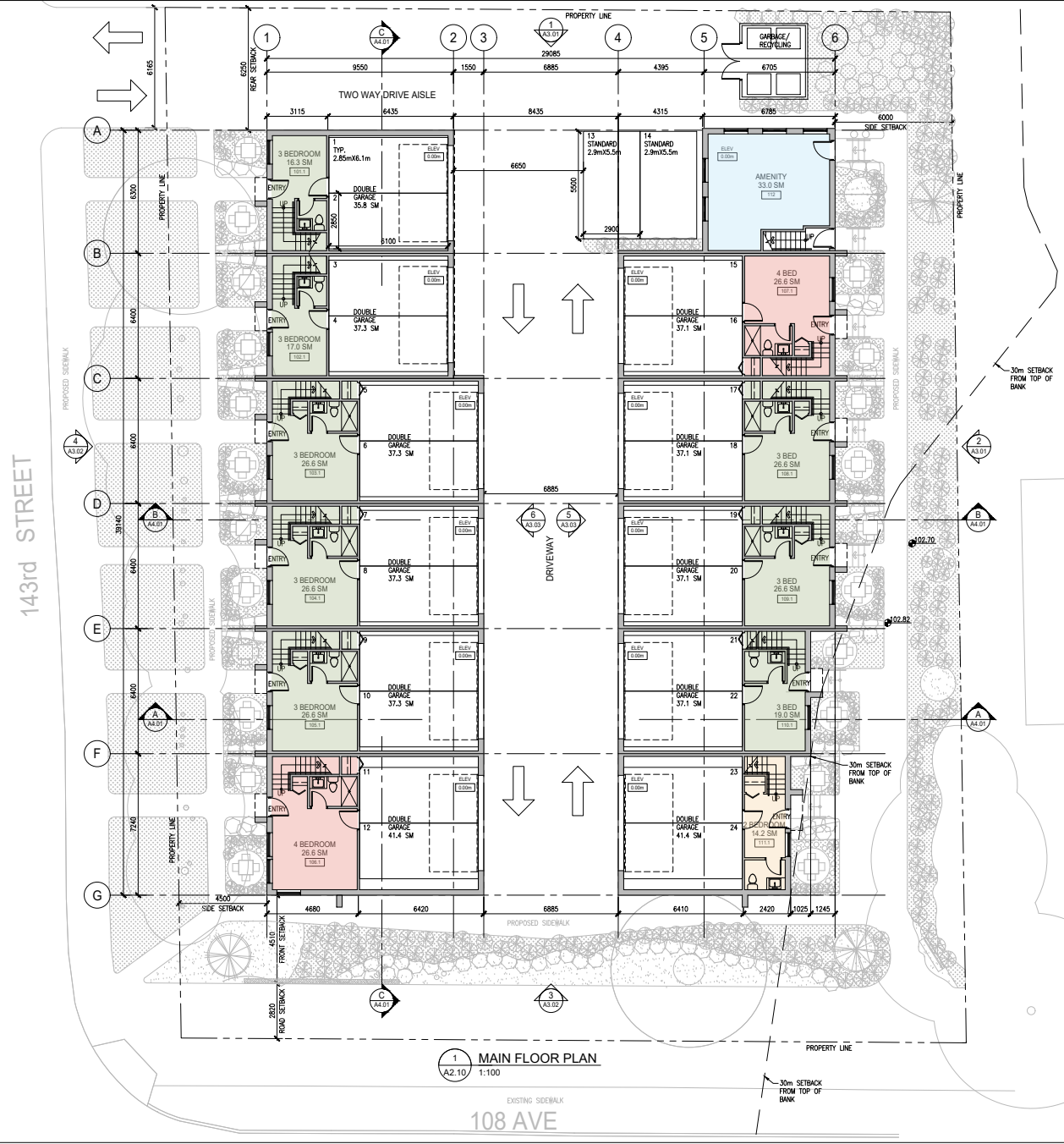
SCALE

PROJECT  
108th Avenue  
Townhomes  
14313, 14321 108 AVE  
SURREY, BC

SHEET TITLE  
ELEVATION  
STREETSCAPE

SCALE	1:150	SHEET NO.	A1.13
DRAWN BY	HS/SH	PROJECT NO.	
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PROJECT  
 108th Avenue  
 Townhomes  
 14313, 14321 108 AVE  
 SURREY, BC

SHEET TITLE  
**MAIN FLOOR PLAN**

COLOUR LEGEND

[Light Blue Box]	AMENITY
[Light Green Box]	2 BEDROOM UNIT
[Light Yellow Box]	3 BEDROOM UNIT
[Light Red Box]	4 BEDROOM UNIT

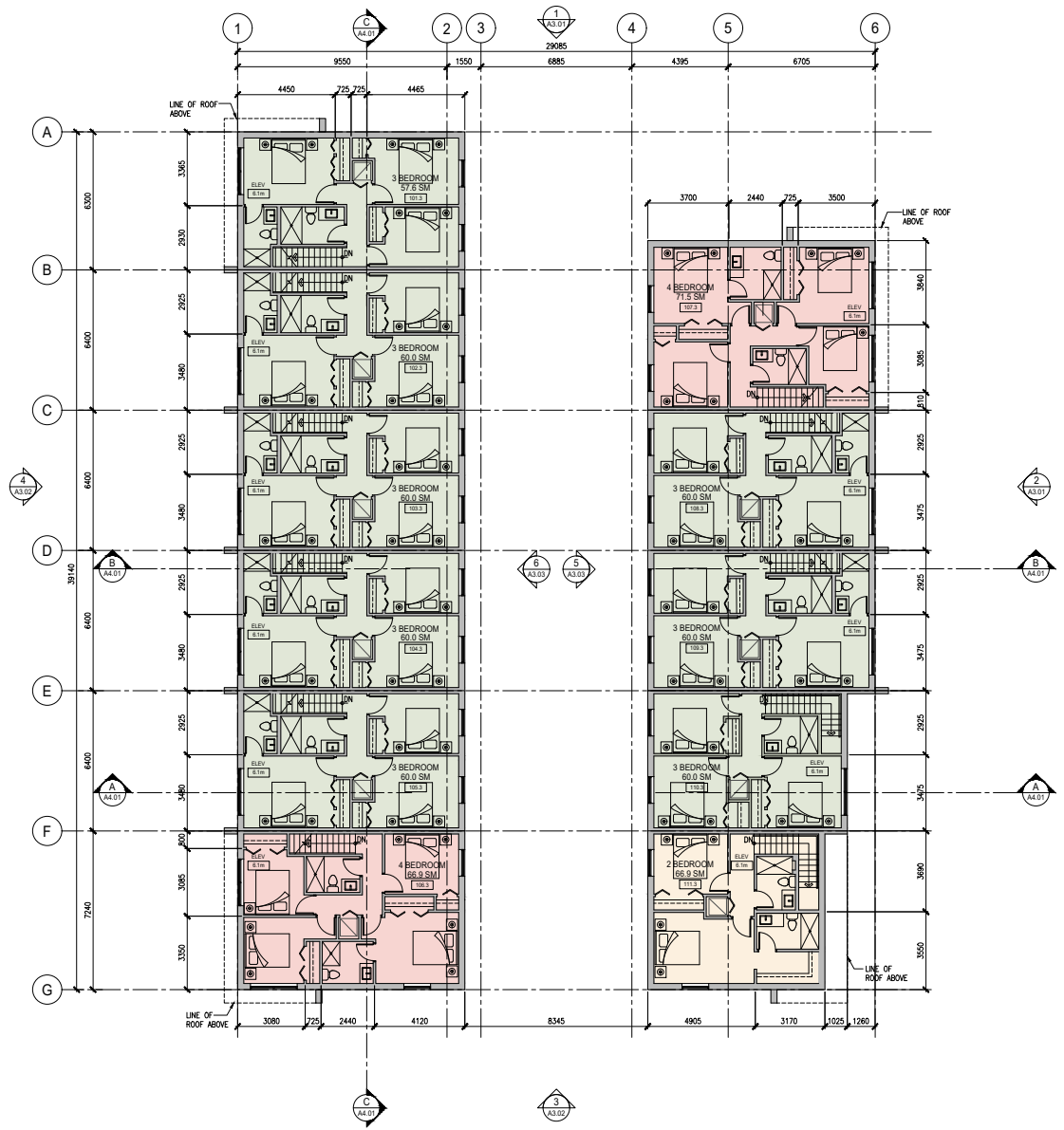
1 MAIN FLOOR PLAN  
 A2.10 1:100

EXISTING SIDEWALK  
 108 AVE



SCALE	1:100	SHEET NO.	<b>A2.10</b>
DRAWN BY	HSSH	PROJECT NO.	
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1 THIRD FLOOR PLAN  
A2.30 1:100

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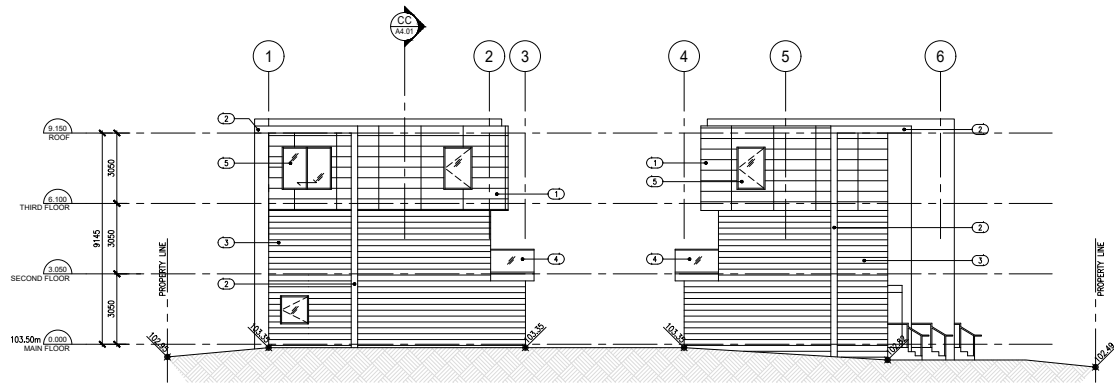
SHEET TITLE  
**THIRD FLOOR PLAN**

COLOUR LEGEND	
[White Box]	AMENITY
[Light Blue Box]	2 BEDROOM UNIT
[Light Green Box]	3 BEDROOM UNIT
[Light Pink Box]	4 BEDROOM UNIT

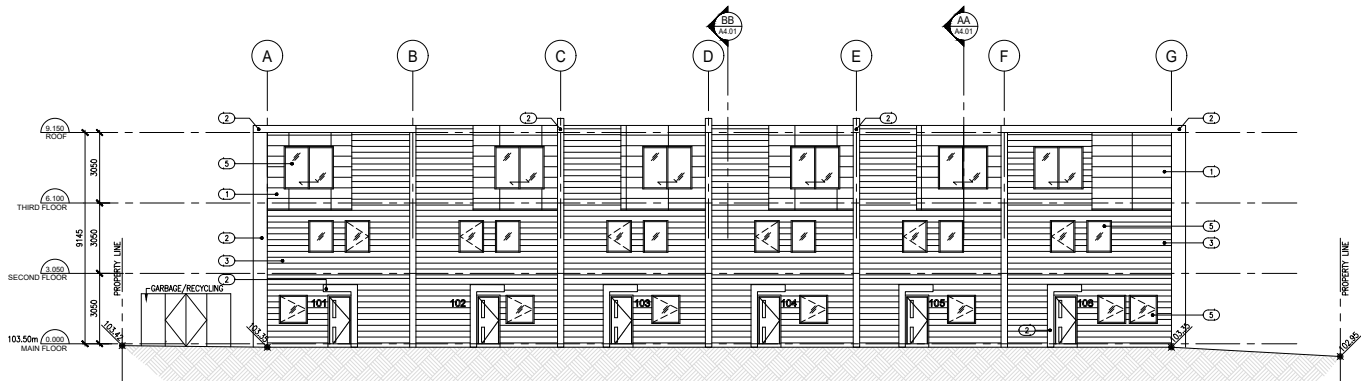


SCALE 1:100	SHEET NO. <b>A2.30</b>
DRAWN BY HISH	PROJECT NO. 18-BA07
CHECKED BY RB	FILE 18-BA07





3 SOUTH ELEVATION  
A3.02 1:100



4 WEST ELEVATION  
A3.02 1:100

**EXTERIOR FINISHES:**

- ① HARDI PANEL - (WHITE)
- ② COMPOSITE METAL PANEL - (ORANGE)
- ③ HARDI PANEL - (BLACK)
- ④ TEMPERED CLEAR GLASS GUARD
- ⑤ PUNCHED GLASS WINDOW
- ⑥ PRIVACY SCREEN
- ⑦ OVERHEAD GARAGE DOOR

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SURREY, BC

SHEET TITLE  
SOUTH & WEST  
ELEVATIONS

SCALE	SHEET NO.
1:100	A3.02
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