

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0200-00

Planning Report Date: April 4, 2011

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** from Townhouse/Cluster (8-15 upa) to Townhouse/ Cluster (30 upa) and to include Landscape Buffer and Multi-Use Pathway notation
- **Rezoning** from RA and RF to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of approximately 76 townhouse units.

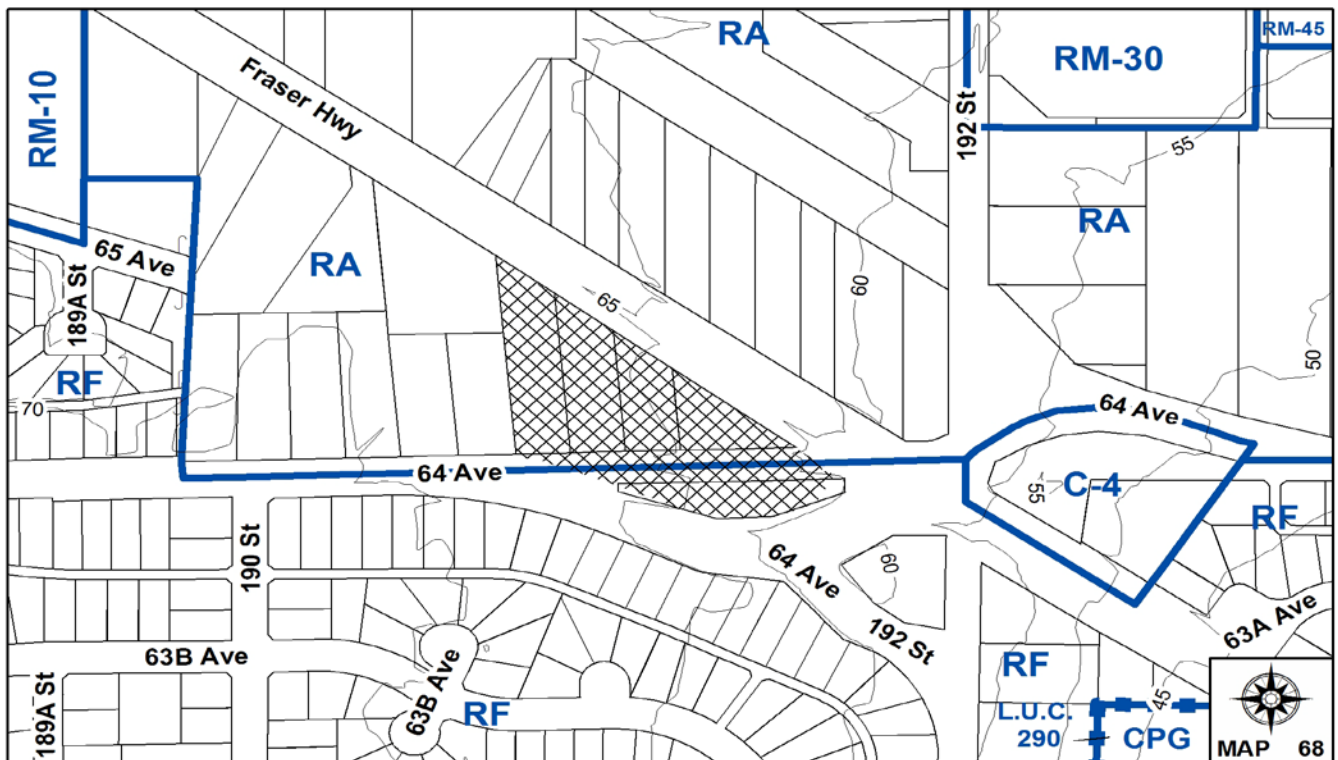
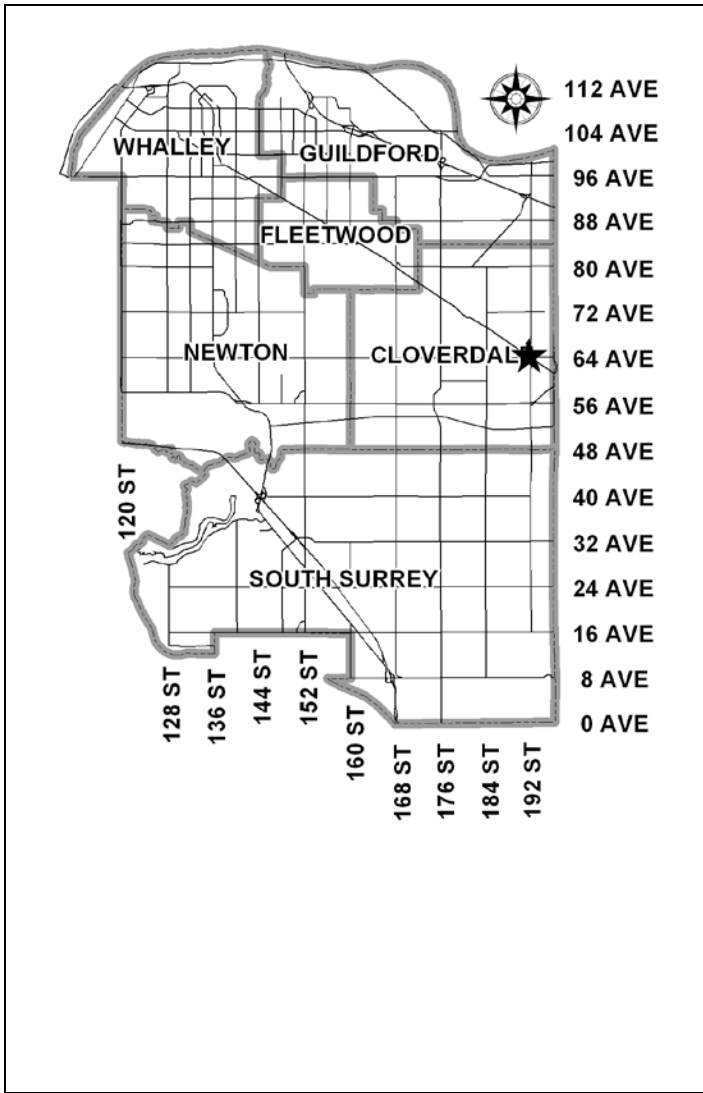
LOCATION: 19078 and 19132 Fraser Highway, 19095, 19107 and 19129-64 Avenue and a portion of 64 Avenue

OWNER: o818271 BC Ltd. Inc. No. 818271 et al

ZONING: RA

OCP DESIGNATION: Urban

NCP: Townhouse/Cluster (8-15 units/acre) and Open Space



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development requires amendment from the Townhouse/Cluster (8 – 15 units/acre) designation to the Townhouse/Cluster (30 units/acre) designation and inclusion of the Landscape Buffer and Multi-Use Pathway notation in the North Cloverdale East Neighbourhood Concept Plan.
- Seeking relaxation of setbacks.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of North Cloverdale East.
- Proposed setbacks achieve a pleasant pedestrian streetscape.
- A significant northern portion of the site along the south side of Fraser Highway, to be secured through a statutory right-of-way, will be developed as a landscaped multi-use pathway.
- The development proposes units fronting 64 Avenue and the multi-use pathway along Fraser Highway, in keeping with the North Cloverdale East NCP.
- The proposed design is compatible with existing single family homes across 64 Avenue, in keeping with the North Cloverdale East NCP.
- The proposed development includes a City-owned property (19129 - 64 Avenue) and a closed, redundant portion of 64 Avenue, which would otherwise be undevelopable.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Blocks A and B of the subject site, as shown on the Survey Plan (Appendix II), from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000), and to rezone Blocks C, D, E and F of the subject site as shown on the Survey Plan "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 228 square metres (2,454 sq.ft.) to 161 square metres (1,733 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7908-0200-00 in accordance with the attached drawings (Appendix III).
6. Council approve Development Variance Permit No. 7908-0200-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) to the building face, 3.1 metres (10 ft.) for roof overhangs, eaves, balconies and columns, and to permit the encroachment of seven (7) risers in the building setback area along 64 Avenue;
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for roof overhangs, eaves, balconies and columns, and to permit the encroachment of seven (7) risers in the building setback area along Fraser Highway; and
 - (c) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for roof overhangs, eaves, balconies and columns.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) completion of the road closure and acquisition of a portion of 64 Avenue;
 - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (i) the applicant adequately address the impact of reduced indoor amenity space; and
 - (j) issuance of Development Variance Permit No. 7908-0200-00.
8. Council pass a resolution to amend North Cloverdale East NCP to redesignate the land from "Townhouse/Cluster (8-15 units/acre)" to "Townhouse/Cluster (30 units/acre)" and to incorporate the "Landscape Buffer and Multi-Use Pathway" notation when the project is considered for final adoption.

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
- School District:** **Projected number of students from this development:**
- 12 Elementary students at Latimer Road Elementary School
6 Secondary students at Clayton Heights Secondary School
(Appendix V)
- The applicant has advised that the dwelling units in this project are expected to be constructed in 7 phases, with the first phase ready for occupancy for the summer of 2012.
- Parks, Recreation & Culture:** The proposed multi-use pathway should entirely be on private property with a statutory right-of-way for public passage.

SITE CHARACTERISTICS

- Existing Land Use:** Four (4) heavily treed vacant lots, one single family dwelling on fifth lot at 19095 – 64 Avenue and a portion of 64 Avenue road allowance.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Fraser Highway):	Single family dwellings.	Urban/Specialty Community-Oriented Commercial and Multi-Use Pathway	RA
East (Across Fraser Highway & 64 Avenue):	Eating establishment with existing Development Application No. 7909-0116-00 for a mixed-use commercial/residential development (at Third Reading).	Urban	C-4
South (Across 64 Avenue):	Single family dwellings.	Urban	RF
West:	Single family dwellings and non-conforming auto body shop.	Urban/Townhouse/Cluster (8-15 units/acre) and Open Space	RA

JUSTIFICATION FOR OCP & NCP AMENDMENTS

- The applicant is seeking an Official Community Plan (OCP) amendment Urban to Multiple Residential and an NCP amendment from Townhouse/Cluster (8 – 15 units/acre) to Townhouse/Cluster (15 – 30 units/acre) and to incorporate the "Landscape Buffer and Multi-use Pathway" notation (Appendix VII and VIII). The applicant has provided the following rationale to support the proposed amendments (with staff comments in italics):
 - The OCP and NCP amendments should be supported as the proposal includes setting aside a significant portion of the property for a statutory right-of-way in order to construct the landscaped multi-use pathway along the adjoining edge of Fraser Highway.

The applicant is voluntarily providing a landscaped multi-use pathway along the northern portion of the site, which is currently designated as "Open Space" in the North Cloverdale East NCP. The applicant is providing an important linkage to the existing multi-use pathway along Fraser Highway to the north and a public amenity. The applicant will be assuming all construction costs for the multi-use pathway. The future strata corporation will assume all the maintenance costs for the multi-use pathway.

- The proposed density allows the future strata corporation to reasonably cover the long-term costs of maintaining the multi-use pathway.

In addition to the proposed landscaping for the multi-use pathway, the applicant is also providing a substantial amount of landscaping in the outdoor amenity area and throughout the site.

- The proposed development includes a City-owned property (19129-64 Avenue) and closed road allowance that would otherwise be undevelopable.

The alignment of unopened portions of 64 Avenue and existing 64 Avenue make the City-owned property difficult for development. Inclusion of the City property and the unopened portion of 64 Avenue within the proposed development allows the completion of the road dedication at the corner of Fraser Highway and 64 Avenue. The inclusion of the City-owned property also provides the opportunity to create a cohesive residential streetscape along existing 64 Avenue.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of five (5) properties located at the southwest corner of Fraser Highway and 64 Avenue. The properties included in the application are 19095, 19107 and 19129 – 64 Avenue, 19078 and 19132 Fraser Highway and a portion of 64 Avenue.
- The site is approximately 1.5 hectares (3.8 acres) in size. Four (4) of the properties comprising the subject site are zoned One-Acre Residential (RA). The City-owned property is zoned Single Family Residential (RF). All the properties are designated Urban in the Official Community Plan (OCP) and Townhouse Cluster (8-15 units/acre) with "Open Space" along the edge of Fraser Highway in the North Cloverdale East Neighbourhood Concept Plan (NCP).
- There is one single family house on 19095-64 Avenue which will be removed. The remainder of the subject site is vacant and heavily vegetated with trees and shrubs. The site slopes significantly towards the northern portion of the site along Fraser Highway.

Current Proposal

- The applicant is proposing an OCP amendment from Urban to Multiple Residential, an NCP amendment from Townhouse/Cluster (8-15 units/acre) to Townhouse/Cluster (30 units/acre) and the inclusion of the "Landscape Buffer and Multi-use Pathway" notation, and a rezoning from One-Acre Residential (RA) Zone and Single Family Residential (RF) Zone to Multiple Residential 30 (RM-30) Zone to permit the development of 76, three-storey townhouse units to be completed in seven (7) phases (Appendix II).
- The proposed unit density of the development is 20 units per acre (50 units per hectare), with a floor area ratio (FAR) of 0.72. The proposed unit density is above the 8 – 15 units per acre designation in the North Cloverdale East NCP for the subject site. Therefore an NCP Amendment to Townhouse/Cluster (30 units/acre) is required (Appendix VII).
- The proposed density is below the maximum 30 units per acre (75 units per hectare) and maximum FAR of 0.90 permitted in the RM-30 Zone.
- The application is proposing to close and include a portion of 64 Avenue within the development site, which is currently unopened and considered to be excess road. The area of road to be included in the development is approximately 2,093 square metres (22,525 sq. ft.).

- The applicant will be required to complete the requirement of road closure and acquisition of the portion of 64 Avenue prior to Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on August 23, 2010 and staff did not receive any comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 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.

DESIGN PROPOSAL AND REVIEW

Architectural Design

- The proposed townhouse project consists of 76 three-bedroom units in 14 buildings to be constructed over seven (7) phases. The townhouse units are three storeys in height, with private balconies and rear yards for each unit (Appendix III).
- To provide a friendly street interface, all applicable units will have front entrances from 64 Avenue or the multi-use pathway along Fraser Highway. Access to individual parking garages for all the units will be from the internal driveway.
- The primary building materials and colours include vinyl and hardie-plank siding in beige, and painted hardie-board shingles and vertical board and batten in beige and brown. The detailing, including wood brackets, fascia boards, rake boards, porch posts, and door and window trim will be painted beige. Balcony guard rails will be in black. The unit entry doors for both the front and back will be black or reddish brown, depending on the colour scheme. Garage doors will be in brown and the roof will be clad in dual black asphalt shingles.
- The proposed two-storey amenity building is centrally located within the site facing the driveway on 64 Avenue. Each floor contains a large multi-purpose room. The main floor also has a large deck and contains the garbage and recycling room for the development. The mail kiosk will be located outside the amenity building.

Vehicular Access

- The applicant is proposing one (1) main driveway from 64 Avenue. To ensure road access for future developments to the west, a statutory right-of-way will be registered on a portion of the internal driveway leading to the adjacent property at 19069 – 64 Avenue.

Parking

- The proposed development includes 152 resident parking spaces and 15 visitor parking spaces, which complies with the requirements of the Zoning By-law. The proposed visitor parking spaces will be dispersed throughout the site, and include two (2) accessible visitor spaces.
- Resident parking stalls will be provided in ten (10) double and 66 tandem garages attached to the 76-townhouse units.

Indoor and Outdoor Amenity Space

- The development proposes 161 square metres (1,733 sq. ft.) of indoor amenity space within a separate 2-storey building located near the centre of the site. The proposed indoor amenity space is 67 square metres (721 square feet) less than the 228 square metres (2,454 sq. ft.) required under Surrey Zoning By-law No. 12000 (based on 3 square metres/32 sq. ft. per dwelling unit). The applicant will be providing cash-in-lieu for the 22-unit deficiency in indoor amenity space, in accordance with City Policy No. O-48.
- The indoor amenity space will be provided in a centrally located two-storey building facing the driveway entrance on 64 Avenue. The amenity building will be constructed during Phase 1 of the development.
- The development proposes 867 square metres (9,300 sq. ft.) of outdoor amenity space, significantly exceeding the minimum 228 square metres (2,454 sq. ft.) required under the Zoning By-law (based on 3 square metres/32 sq. ft. per dwelling unit). The proposed outdoor amenity area was designed to retain a stand of existing large conifers, north of the proposed indoor amenity building.
- The proposed outdoor amenity space is to be located immediately north of the indoor amenity building and will incorporate a children's play area, bench seating, walking paths and access to the multi-use pathway along Fraser Highway.

Landscaping

- The applicant is proposing to landscape the site with a variety of native trees, shrubs and grasses that are low maintenance and drought tolerant.
- The proposed townhouse units with street access to 64 Avenue and along the multi-use pathway along Fraser Highway will have a wooden picket fence no more than 1.2 metres (4 ft.) high, with low groundcover shrub planting and trees. The proposed low profile landscaping will frame the ground floor entrances and patios fronting 64 Avenue and the multi-use pathway while providing privacy.
- The proposed outdoor amenity area is centrally located in the development and north of the indoor amenity building. The outdoor amenity area was designed to address the grade issues for the site, and to retain an existing stand of large conifers. The proposed outdoor amenity will include a children's play area, bench seating and walking paths. Bike racks will be provided beside the indoor amenity building.

- A secondary outdoor area is located in the northwest corner of the site, with a pathway leading to the multi-use pathway. The small outdoor area includes a pathway and bench seating surrounded by trees, shrubs and grass.
- Three (3) pedestrian access points will be provided to 64 Avenue from the development. The main pedestrian access to 64 Avenue will be from the sidewalk beside the main driveway entrance; the second pathway will be located between Buildings 2 and 3; and the third pathway will be between Buildings 3 and 4. Each pathway leading to 64 Avenue will feature decorative paving and a wooden entry trellis.
- The two (2) proposed hydro kiosks on the site will be screened on three (3) sides with a 1.8-metre (6 ft.) high wooden fence, hedges and shrubs.

Tree Preservation and Replacement

- The applicant submitted an arborist report prepared by Peter Mennel, Certified Arborist, for Mike Fadum and Associates Ltd. dated November 25, 2010.
- The report identified a total of 45 mature trees within the subject site, of which 40 are protected under the Tree By-law. It is proposed that 36 protected trees and three (3) undersized trees for a total of 39 trees will be removed (Appendix VI).
- According to the arborist report, the majority of the trees on the site require removal as they are in a declining state of health, within the proposed building envelope, or conflict with the internal driveway.
- The following table summarizes the trees on the proposed site:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Red Alder	14	0	14
European Birch	1	0	1
Western Red Cedar	1	0	1
Cherry	2	0	2
Black Cottonwood	7	0	7
Douglas Fir	14	5	9
Maple	2	0	2
Big Leaf Maple	3	0	3
Sitka Spruce	1	1	0
TOTAL	45	6	39

- A small stand of four (4) by-law sized Douglas Firs and two (2) undersized Douglas Fir and Sitka Spruce are proposed to be preserved in the proposed outdoor amenity area located near the centre of the development site.

- Based on the removal of 36 by-law sized trees, 57 replacement trees are required at a 2:1 ratio and 1:1 ratio for Alder. The applicant is proposing to plant approximately 260 trees of different varieties on the site as part of the proposed landscaping plan.

Multi-Use Pathway

- The northern portion of the site along Fraser Highway is currently designated "Open Space" in the North Cloverdale East NCP. The applicant is providing a 4.2-metre (14 ft.) to 9.0-metre (30 ft.) wide statutory right-of-way with a total area of 2,057 square metres (0.51 acres) along the northern portion of the site adjacent to Fraser Highway for the development of a landscaped multi-use pathway. The proposed multi-use pathway will link up with existing multi-use pathways along Fraser Highway in the future.
- The proposed multi-use pathway is a major public amenity in the neighbourhood, providing pedestrian access along Fraser Highway and linkages to neighbourhoods to the south. To ensure a continuous multi-use pathway along Fraser Highway, an amendment to the North Cloverdale East NCP is required to incorporate a "Landscaped Buffer and Multi-use Pathway" notation within the area currently designated as "Open Space" (Appendix VII).
- The proposed landscaping along the south side of the paved multi-use pathway in front of the townhouse units will consist of low maintenance planting and drought tolerant native species of shrubs, trees and grasses. Along the north side of the pathway, low maintenance and drought tolerant grasses and trees are proposed. City boulevard trees along Fraser Highway will be coordinated with the proposed species of trees within the multi-use pathway.
- There will be three (3) pathways leading from the development to the multi-use pathway. The main pathway will be located in the central outdoor amenity area, the second pathway will be located in the small outdoor amenity area located in the northwest corner of the site, and the third pathway will be located in the northeast corner of the site. All proposed pathways will feature decorative pavers, a wooden entry trellis and a gate.

Identification Signage

- A free-standing identification sign is proposed beside the driveway entrance on 64 Avenue. The sign reflects the architectural details of the building, with a concrete base and black metal lettering on a basalt stone face. The area around the sign will be landscaped with trees, shrubs and other low lying planting. The proposed sign will be a minimum of 2.3 metres (7.5 ft.) from the south property line along 64 Avenue.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory. The applicant has agreed to complete a number of minor items prior to consideration of Final Adoption, in particular, the submission of a final landscaping plan and cost estimate.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face, to 3.1 metres (10 ft.) for roof overhangs, eaves, balconies and columns, and to permit the encroachment of seven (7) risers in the building setback area along 64 Avenue.

Applicant's Reasons:

- The proposed building setbacks allow for front entries for all the townhouse units facing 64 Avenue to create a pedestrian-oriented streetscape. The proposed setbacks for the projecting elements (roof overhangs, columns and risers) provide visual interest and depth.
- The proposed setbacks also allow for a significant portion of the site to be developed as a multi-use pathway.
- The additional risers along 64 Avenue address the significantly downward slope towards the southern portion of the site, and minimize the use of retaining walls along 64 Avenue.

Staff Comments:

- The proposed architectural details and building form provide a gradual transition from detached single family homes to the attached units, as indicated in the North Cloverdale East NCP. The proposed front entry townhouse units, with extended covered porches and risers are similar to the design elements in existing single family homes across 64 Avenue.
- The proposed setback relaxation for the townhouse units along 64 Avenue will enhance the concept of "eyes on the street" to allow residents to monitor the public streetscape long 64 Avenue.
- The proposed setbacks allow a significant portion of the site to be designated as a statutory right-of-way to accommodate a landscaped multi-use pathway along Fraser Highway.
- Staff support the variance.

(b) Requested Variance:

- To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for roof overhangs, eaves, balconies and columns, and to permit the encroachment of seven (7) risers in the building setback area along Fraser Highway.

Applicant's Reasons:

- The 1.5-metre (4.9 ft.) road dedication along Fraser Highway requires one (1) townhouse unit in Building 12 to encroach into the setback area.
- The proposed projecting elements (roof overhangs, columns and risers) provide visual interest and depth for all the townhouse units facing the multi-use pathway and Fraser Highway.

Staff Comments:

- The townhouse units along the north lot line are at a minimum of 8.6 metres (28 ft.) measured to the building face, which complies with the setback requirement of the RM-30 Zone.
- The proposed covered porches for the townhouse units for Building 12 along the north lot line are consistent with the overall architectural design of the development.
- The proposed front entries and porches for the townhouse units along the north lot line will enhance the concept of "eyes on the street" to allow residents to monitor the multi-use pathway along Fraser Highway.
- Staff support the variance.

(c) Requested Variance:

- To reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for roof overhangs, eaves, balconies and columns.

Applicant's Reasons:

- The proposed variance for the extended covered porch in the rear yards of townhouse units along the west lot line creates a more uniform character for the development. The extended porch roofs also provide enhanced weather and solar protection.

Staff Comments:

- The townhouse units along the west lot line are sited 7.5 metres (25 ft.) measured to the building face, which complies with the setback requirement of the RM-30 Zone.
- The proposed covered porches for the townhouse units along the west lot line are consistent with the overall architectural design of the development. The proposed porches will not impact the privacy of the adjacent property to the west. A 1.8-metre (6 ft.) high wooden privacy fence will separate the townhouse units from the adjacent property (10969 – 64 Avenue).
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan Showing Rezoning Blocks
Appendix III.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	School District Comments

- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. NCP Redesignation Map
- Appendix VIII. OCP Redesignation Map
- Appendix IX. Development Variance Permit No. 7908-0200-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LC/kms

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Information for City Clerk

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

1. (a) Agent: Name: Taizo Yamamoto, Yamamoto Architecture Inc.
 Address: 2386 Oak Street
 Vancouver, BC V6H 4J1
 Tel: 604-731-1327

2. Properties involved in the Application
 - (a) Civic Addresses: 19078 and 19132 Fraser Highway, 19095, 19107 and 19129 –
 64 Avenue and Portion of 64 Avenue

 - (b) Civic Address: 19078 Fraser Highway
 Owner: 0818271 B.C. Ltd., Inc. No. 818271
 Director Information:
 Mrs. Balwinder Kaur Dhillon
 Dr. Avtar Singh Dhillon

 No Officer Information Filed

 PID: 003-385-671
 Lot 4 Section 16 Township 8 New Westminster District Plan 10499 Except Plan
 BCP34942

 - (c) Civic Address: 19132 Fraser Highway
 Owner: Priya Bubber
 PID: 009-340-289
 Lot 1 Section 16 Township 16 New Westminster District Plan 10499 Except Plans
 86121 and BCP35061

 - (d) Civic Address: 19095 – 64 Avenue
 Owner: 0811226 B.C. Ltd., Inc. No. 811226
 Director Information:
 Narender Bhatti
 Harpeet Bhatti
 Anita Nanda

 No Officer Information Filed

 PID: 009-340-301
 Lot 3 Section 16 Township 8 New Westminster District Plan 10499 Except:
 Firstly; Part Dedicated Road on Plan 86163 Secondly; Part Dedicated Road on
 Plan BCP34909

- (e) Civic Address: 19107 – 64 Avenue
Owner: 0828004 B.C. Ltd., Inc. No. 0828004
Director Information:
Dr. Jasbinder Singh Gill
Rajni Sharma

No Officer Information Filed

PID: 002-114-348
Lot 2 Section 16 Township 8 New Westminster District Plan 10499 Except: Part
Road on Plans 86163 and BCP34803

- (f) Civic Address: 19129 – 64 Avenue
Owner: City of Surrey
PID: 017-589-461
Lot 42 Section 9 Township 8 New Westminster District Plan LMP2570

- (g) Civic Address: Portion of 64 Avenue

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property (and a portion of road allowances).
- (c) Proceed with Public Notification for Development Variance Permit No. 7908-0200-00.

DEVELOPMENT DATA SHEET

Proposed: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	≥10,000 m ²	14,933 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	31%
SETBACKS (in metres)		
Front (South)	7.5 m	5.0 m/3.1 m roof overhangs and columns/7 risers*
Rear (North)	7.5 m	8.6 m/7.3 m roof overhang and columns/7 risers*
Side #1 (West)	7.5 m	7.5 m/6.0 m roof overhangs and columns*
Side #2 (E)	7.5 m	10.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	9.75 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		76
Total		76
FLOOR AREA: Residential		10,757 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	13,756 m ²	10,757 m ²

* **Variance requested.**

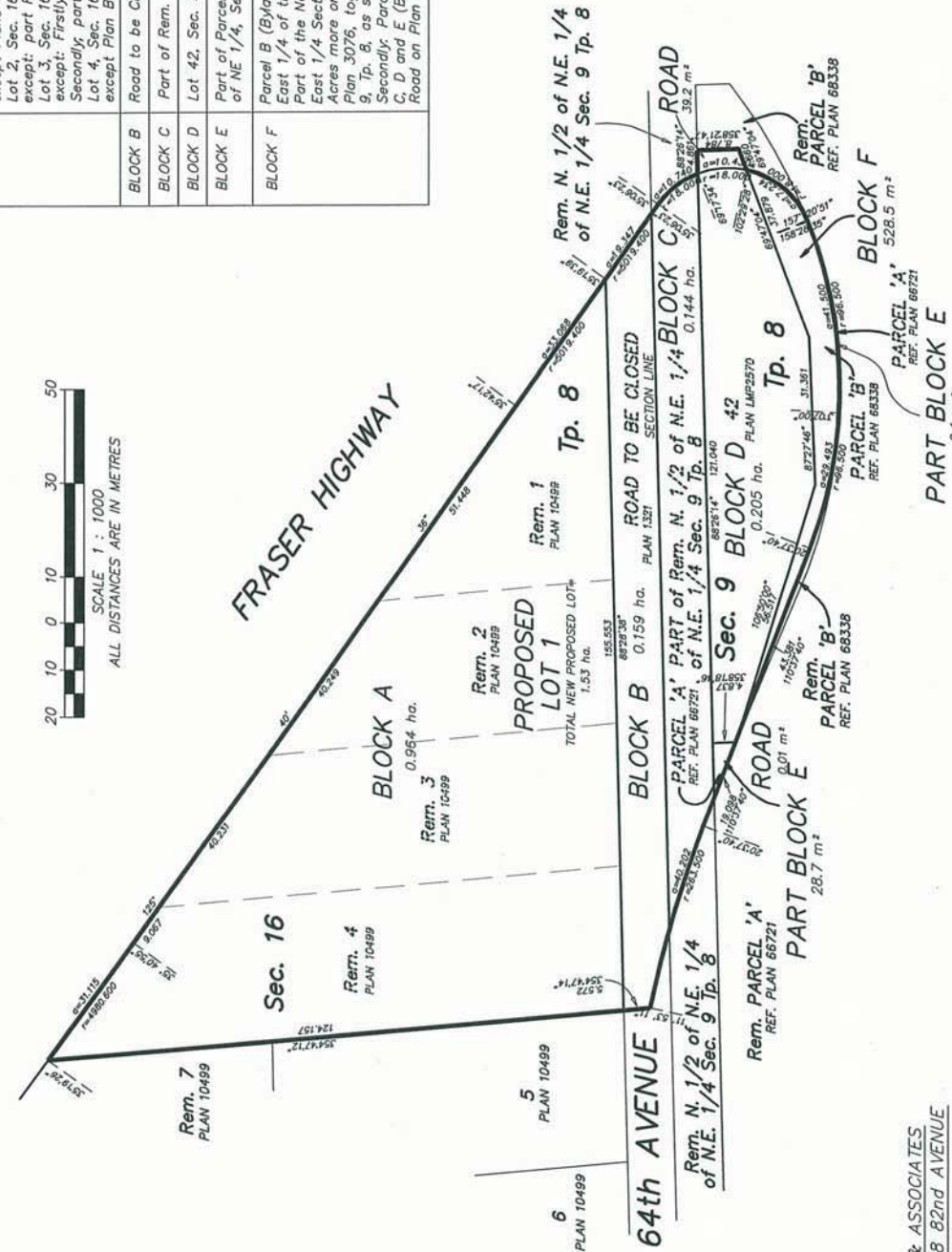
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph/30 upa	50 uph/20 upa
FAR (gross)		
FAR (net)	0.90	0.72
AMENITY SPACE (area in square metres)		
Indoor	228 m ²	161 m ²
Outdoor	228 m ²	867 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	152	152
Residential Visitors	15	15
Institutional		
Total Number of Parking Spaces	167	167
Number of disabled stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		132/87%
Size of Tandem Parking Spaces width/length		3.28 m – 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. _____
OVER PART OF SECTION 16, TOWNSHIP 8 AND
PART OF SECTION 9, TOWNSHIP 8, N.W.D.**

FOR THE PURPOSE OF REZONING



BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	AREA	TOTAL AREA
BLOCK A	Lot 1, Sec. 16, Township 8, N.W.D., Plan 10499 except Plans 86121 and BCP35061 Lot 2, Sec. 16, Township 8, N.W.D., Plan 10499 except part Road on Plans 86163 and BCP34803 Lot 3, Sec. 16, Township 8, N.W.D., Plan 10499 except: Firstly, part dedicated Road on Plan 86163, Secondly, part dedicated Road on Plan BCP34909 Lot 4, Sec. 16, Township 8, N.W.D., Plan 10499 except Plan BCP34942	0.964 ha.	
BLOCK B	Road to be Closed, dedicated by Plan 1321		0.159 ha.
BLOCK C	Part of Rem. N. 1/2 of N.E. 1/4 of N.E. 1/4 Sec. 9 Tp. 8		0.144 ha.
BLOCK D	Lot 42, Sec. 9, Township 8, N.W.D., Plan LMP2570		0.205 ha.
BLOCK E	Part of Parcel "A" (Bylaw Plan 66721), N 1/2 of NE 1/4 of NE 1/4, Sec. 9, Tp. 8, N.W.D.	6.1 m² 28.7 m²	
BLOCK F	Parcel B (Bylaw Plan 68338) of the North 1/2 of the North East 1/4 of the North East 1/4 Sec. 9, Tp. 8, N.W.D. and Part of the North 1/2 of the North East 1/4 of the North East 1/4 Section 9, Tp. 8, Except: Firstly, The Southerly 5 Acres more or less as shown coloured red on Reference Plan 3076, together with Pcl. 17 of the North East 1/4 Sec. 9, Tp. 8, as shown coloured green on SRW Plan 4500; Secondly: Parcel A (Bylaw Plan 66721); Thirdly: Parcels B, C, D and E (Bylaw Plan 68338), Fourthly; part dedicated Road on Plan 87146, N.W.D.		528.5 m²

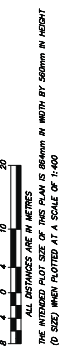


MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF SURREY)

PROPOSED SUBDIVISION OF LOT 1, PLAN 10499, EXCEPT PLANS 86121 AND BCP35061, LOT 2, PLAN 10499, EXCEPT PART ROAD ON PLANS 86163 AND BCP344803, LOT 3, PLAN 10499, EXCEPT; FIRSTLY; PART DEDICATED ROAD ON PLAN 86163, SECONDLY; PART DEDICATED ROAD ON PLAN BCP344909, LOT 4, PLAN 10499, EXCEPT PLAN BCP34942, PARCEL "A", SHOWN ON PLAN BCP 16, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, LOT 42, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN LMP2570, PART OF PARCEL "A" (BYLAW PLAN 66721) NORTH HALF NORTH EAST QUARTER NORTH EAST QUARTER SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PART OF PARCEL B (BYLAW PLAN 68338) OF THE NORTH HALF OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, AND PART OF THE NORTH HALF OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER SECTION 9, TOWNSHIP 8, EXCEPT; FIRSTLY; THE SOUTHERLY 5 ACRES MORE OR LESS AS SHOWN COLOURED RED ON REFERENCE PLAN 3076 TOGETHER WITH PARCEL 17 OF THE NORTH EAST QUARTER SECTION 9, TOWNSHIP 8, AS SHOWN COLOURED GREEN ON SRW PLAN 4500; SECONDLY; PARCEL A (BYLAW PLAN 66721); THIRDLY; PARCELS B, C, D AND E (BYLAW PLAN 68338); FOURTHLY; PART DEDICATED ROAD ON PLAN 87146, NEW WESTMINSTER DISTRICT

B.C.G.S. 926.017



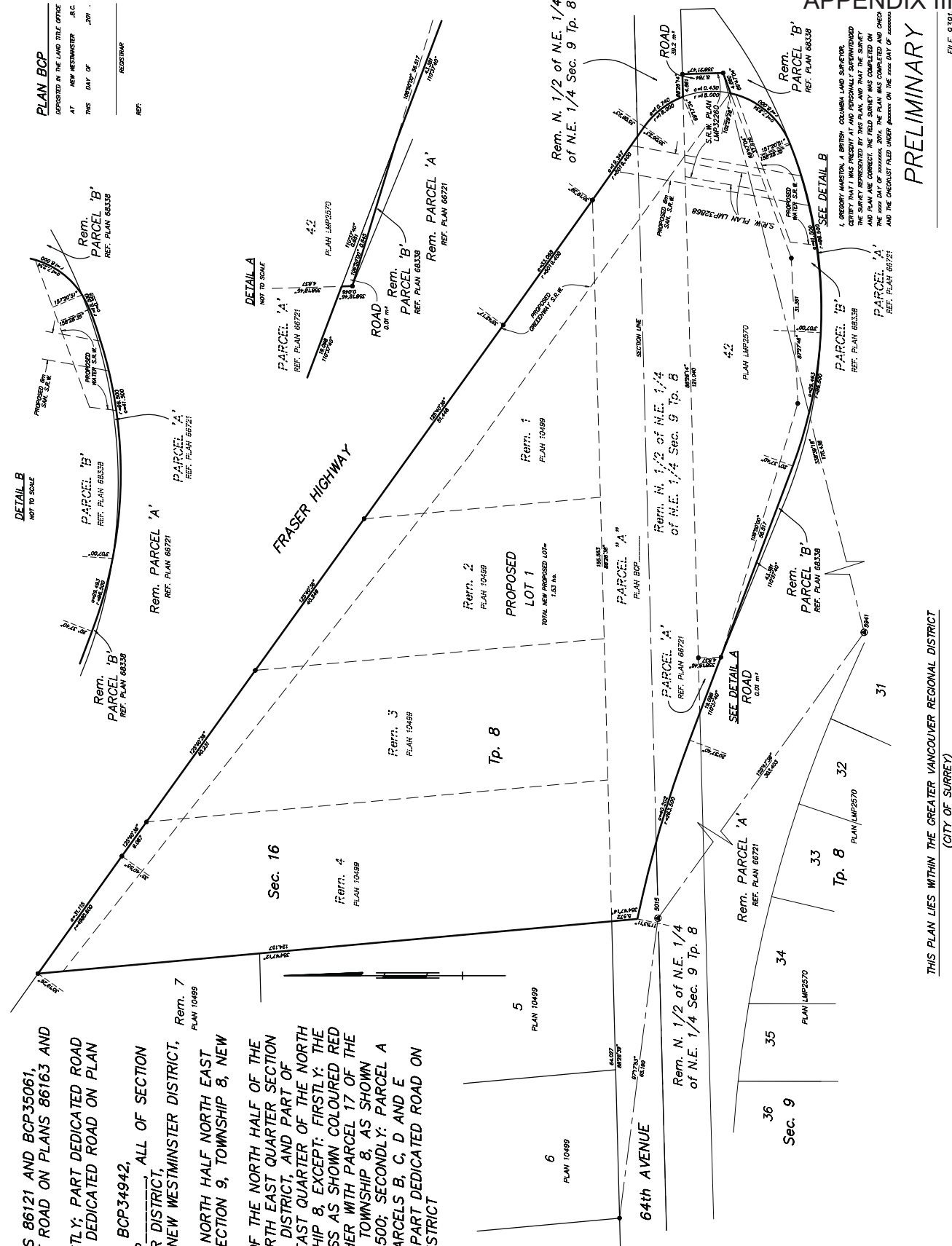
- LEGEND**
- ADJACENT CONTROL MONUMENT FOUND
 - ADJACENT CONTROL MONUMENT NOT FOUND
 - ADJACENT STANDARD BOUNDARY MARK
- INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, MONTS (COS) DISTRICT, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN LMP2570, PART OF PARCEL "A" (BYLAW PLAN 66721) NORTH HALF NORTH EAST QUARTER NORTH EAST QUARTER SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, AND PART OF THE NORTH HALF OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER SECTION 9, TOWNSHIP 8, EXCEPT; FIRSTLY; THE SOUTHERLY 5 ACRES MORE OR LESS AS SHOWN COLOURED RED ON REFERENCE PLAN 3076 TOGETHER WITH PARCEL 17 OF THE NORTH EAST QUARTER SECTION 9, TOWNSHIP 8, AS SHOWN COLOURED GREEN ON SRW PLAN 4500; SECONDLY; PARCEL A (BYLAW PLAN 66721); THIRDLY; PARCELS B, C, D AND E (BYLAW PLAN 68338); FOURTHLY; PART DEDICATED ROAD ON PLAN 87146, NEW WESTMINSTER DISTRICT

APPROVED UNDER THE LAND TITLE ACT
 DATED THIS DAY OF
 2011

MUNICIPAL APPROVING OFFICER FOR
 THE CITY OF SURREY

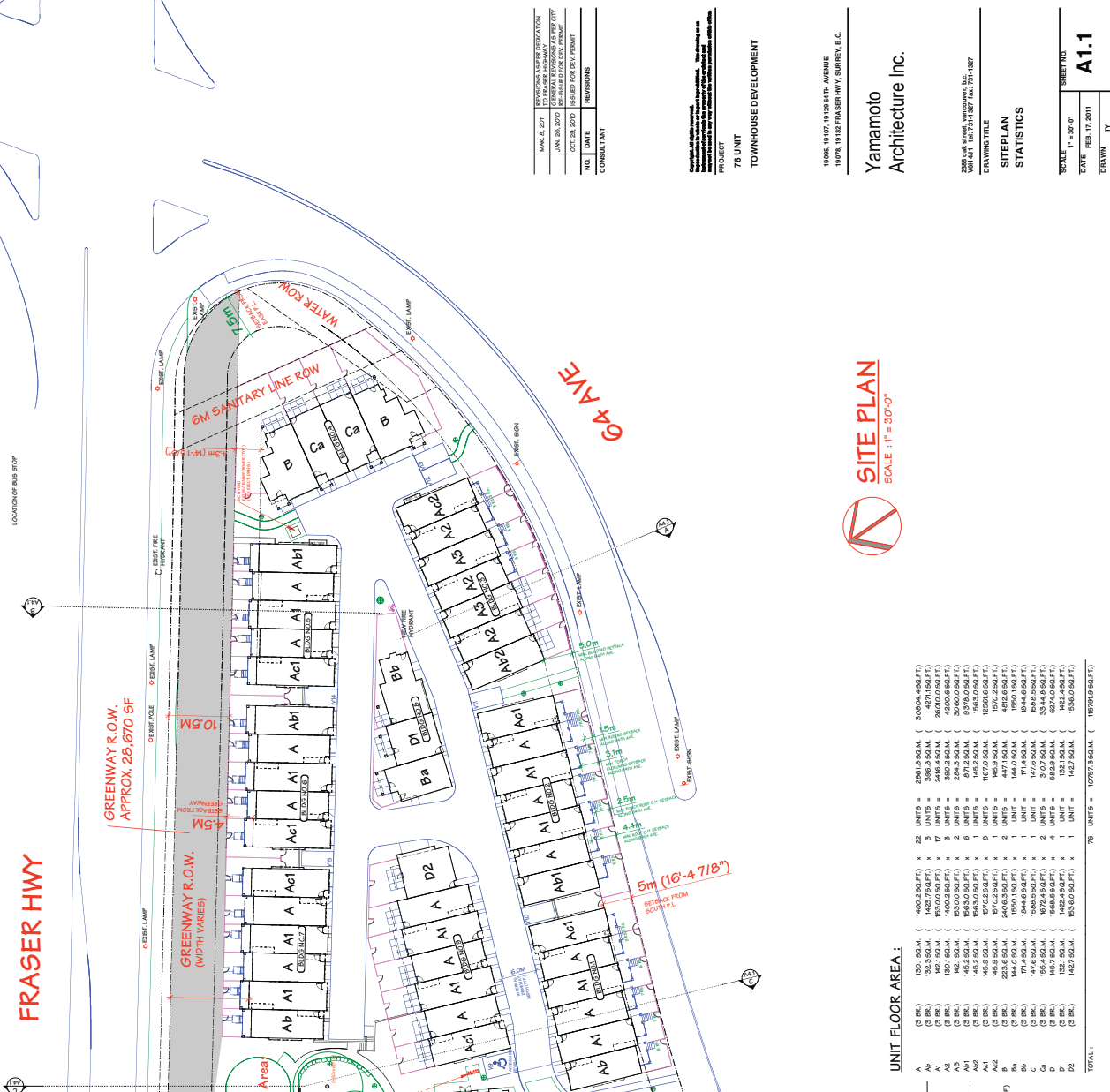
MURPHY & ASSOCIATES
 4000 WESTERN AVENUE
 SURREY, B.C.
 V3L 5E6
 (604) 597-2188

PLAN BCP
 APPROVED BY THE LAND TITLE OFFICE
 AT NEW WESTMINSTER, B.C.
 THIS DAY OF
 2011



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
 (CITY OF SURREY)

PRELIMINARY
 FILE 9391



SITE PLAN
SCALE: 1" = 30'-0"

PROJECT:
76 UNIT
TOWNHOUSE DEVELOPMENT

1906S, 1910T, 1912M, 1914TH AVENUE
1917B, 1915E FRASER HWY, SURREY, B.C.

Yamamoto
Architecture Inc.

2288 CAVENISH WOODWAY, S.D.
SURREY, B.C. V3L 1J3, TEL: 778-1337

DRAWING TITLE:
SITE PLAN
STATISTICS

SCALE: 1" = 30'-0"
DATE: FEB. 17, 2011
DRAWN BY:
CHECKED:
SHEET NO: **A1.1**
PROJ. NO: 0723



UNIT FLOOR AREA:

(3 BK.)	(100.150 SQ. FT.)	x	22	UNITS =	2203.300 SQ. FT.
(3 BK.)	(140.250 SQ. FT.)	x	17	UNITS =	2384.250 SQ. FT.
(3 BK.)	(153.050 SQ. FT.)	x	5	UNITS =	765.250 SQ. FT.
(3 BK.)	(140.250 SQ. FT.)	x	3	UNITS =	420.750 SQ. FT.
(3 BK.)	(2670.950 SQ. FT.)	x	1	UNITS =	2670.950 SQ. FT.
(3 BK.)	(4200.650 SQ. FT.)	x	1	UNITS =	4200.650 SQ. FT.
(3 BK.)	(971.250 SQ. FT.)	x	6	UNITS =	5827.500 SQ. FT.
(3 BK.)	(1583.050 SQ. FT.)	x	1	UNITS =	1583.050 SQ. FT.
(3 BK.)	(170.250 SQ. FT.)	x	1	UNITS =	170.250 SQ. FT.
(3 BK.)	(482.450 SQ. FT.)	x	1	UNITS =	482.450 SQ. FT.
(3 BK.)	(1153.550 SQ. FT.)	x	1	UNITS =	1153.550 SQ. FT.
(3 BK.)	(494.450 SQ. FT.)	x	1	UNITS =	494.450 SQ. FT.
(3 BK.)	(599.450 SQ. FT.)	x	1	UNITS =	599.450 SQ. FT.
(3 BK.)	(627.850 SQ. FT.)	x	1	UNITS =	627.850 SQ. FT.
(3 BK.)	(182.250 SQ. FT.)	x	1	UNITS =	182.250 SQ. FT.
(3 BK.)	(153.650 SQ. FT.)	x	1	UNITS =	153.650 SQ. FT.
TOTAL:			76	UNITS =	10797.550 SQ. FT.

PARKING

REQUIRED:	2 SPACES x 76 UNITS	= 152 SPACES (RESIDENT)
REQUIRED:	0.2478 UNITS	= 18.72 SPACES (VISITOR)
TOTAL:		170.72 SPACES
PROVIDED:		152 SPACES (RESIDENT)
PROVIDED:		18 SPACES (VISITOR)
TOTAL:		170 SPACES

NOTE: 1.26 RESIDENT SPACES ARE PROVIDED. (1 PER 100 SPACES OR PART THEREOF)
NOTE: 2. ACCESSIBLE VISITOR PARKING SPACES ARE PROVIDED.

AMENITY SPACE

REQUIRED (INDOOR):	3 SQ.M. x 76 UNITS	= 228 SQ.M.
PROVIDED (INDOOR):		161 SQ.M.
REQUIRED (OUTDOOR):		161 SQ.M.
PROVIDED (OUTDOOR):		887 SQ.M.

STATISTICS:
CIVIC ADDRESS: 1906S, 1910T, 1912M, 1914TH AVENUE, 1917B, 1915E FRASER HWY, CITY OF SURREY
RM-30

SITE AREA:
34770.6 SQ.FT.
19079 FRASER HWY.
22799.3 SQ.FT.
1907 64 AVENUE
1932 FRASER HWY.
17921 SQ.FT.
1832 FRASER HWY.
616.3 SQ.FT.
1915 E FRASER HWY.
22665.5 SQ.FT.
3504.89 SQ.M.
16436.9 SQ.FT.
15362.7 SQ.M. (135 HECT.) (3.76 ACRES)
4810.56 SQ.FT.
447.44 SQ.FT.
4137.12 SQ.FT.
14024.48 SQ.FT.

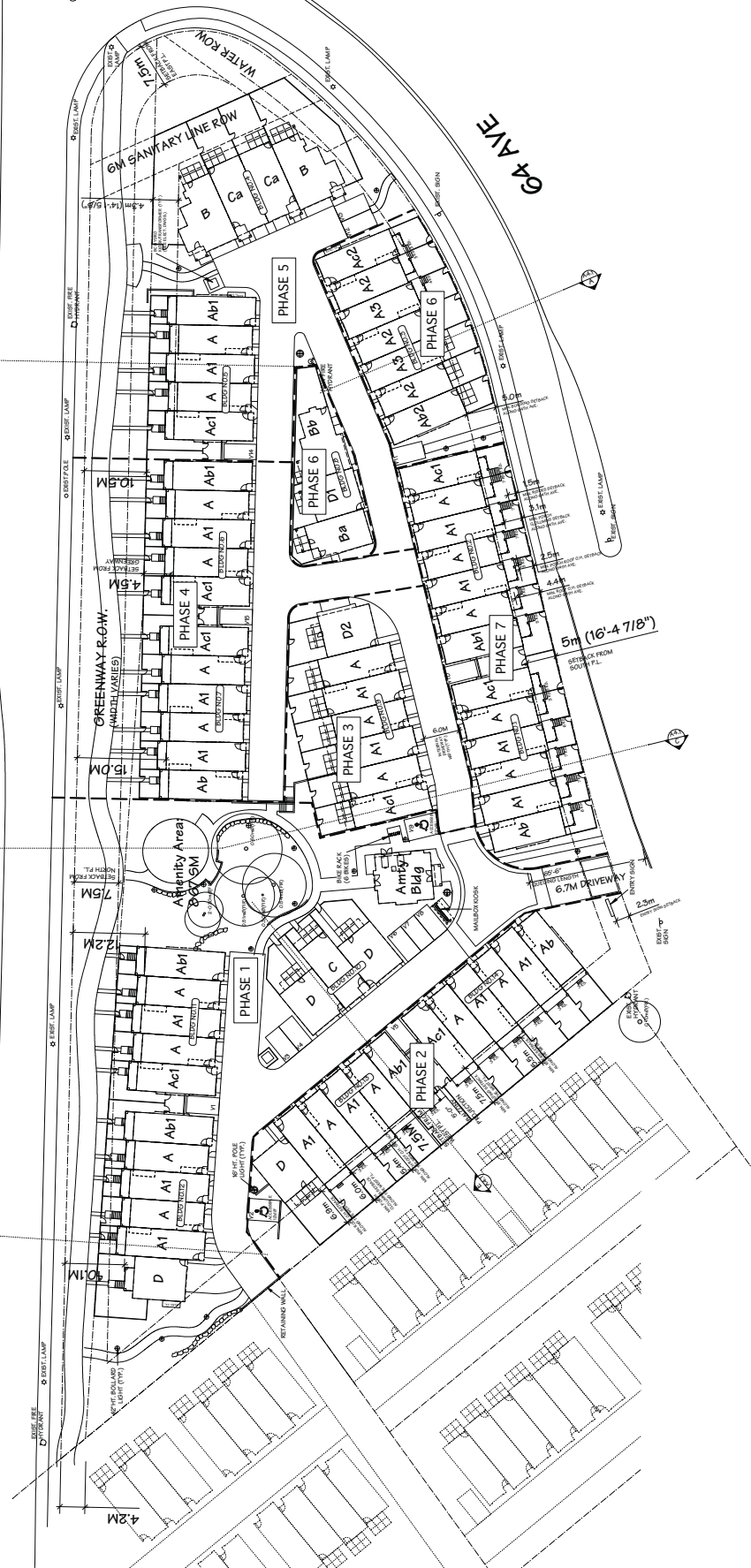
LOT COVERAGE:
MAX. AREA (1.1)
PROVIDED (1.1)
4033.5 SQ.M. (93%)
4000 SQ.M. (92%)

DENSITY:
MAX DENSITY (U.P.H.A.): 1
MAX DENSITY (O.A.D.): 1
MAX DENSITY (O.P.A.): 1
PROPOSED (U.P.H.A.): 80 (U.P.A.)
PROPOSED (O.P.A.): 80 (U.P.A.)
PROPOSED (P.A.S.): 0.72 FAK

HEIGHT:
PRINCIPAL BUILDINGS: 11 M.
ACCESSORY BUILDINGS: 4.5 M.

FRASER HWY

LOCATION OF BUS STOP



SITE PLAN
SCALE: 1" = 30'-0"

1000 - 1107 19125 64TH AVENUE
SUITE 102, FRASER HWY 2, COQUITON, B.C.

Yamamoto
Architecture Inc.

2008-05-08 11:44 AM, COQUITON, B.C.
DRAWING TITLE

SITEPLAN
STATISTICS

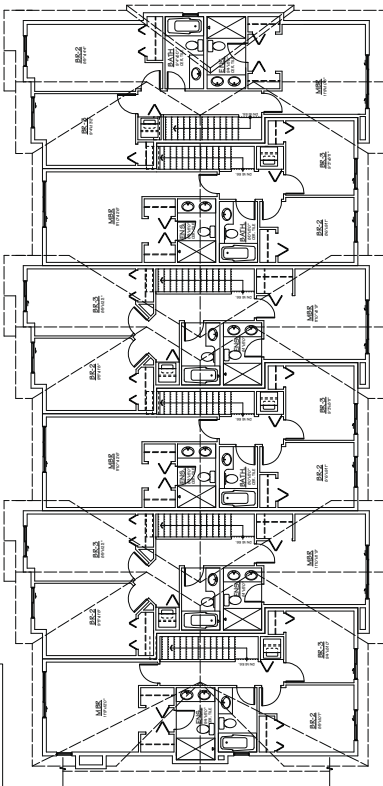
SHEET NO.	A1.1
DATE	FEB. 17, 2011
DRAWN BY	TY
CHECKED	
PROJECT NO.	093



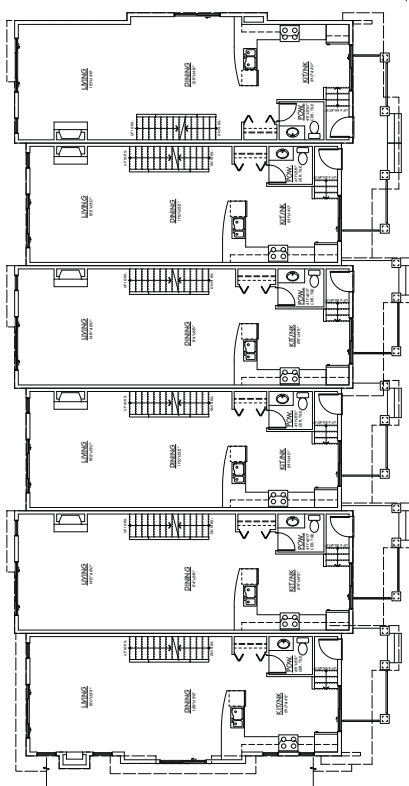
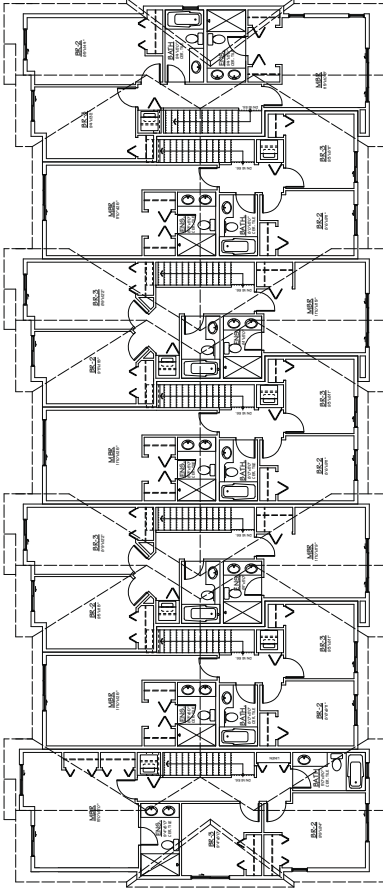
NO.	DATE	REVISIONS
1	JAN. 20, 2010	FOR GENERAL INFORMATION AND PRELIMINARY COMMENTS
2	OCT. 20, 2010	REVISED FOR CIVIL PLAN

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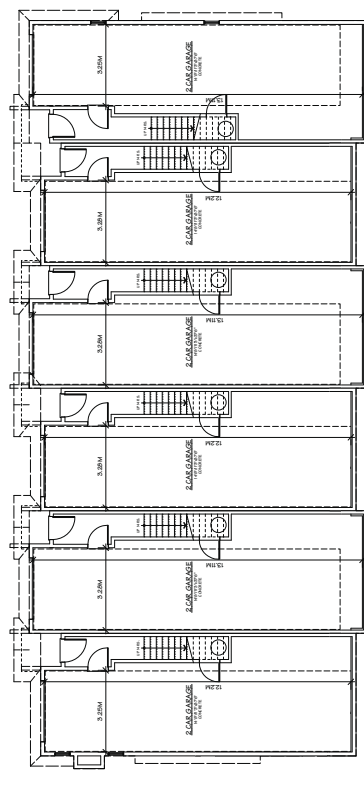
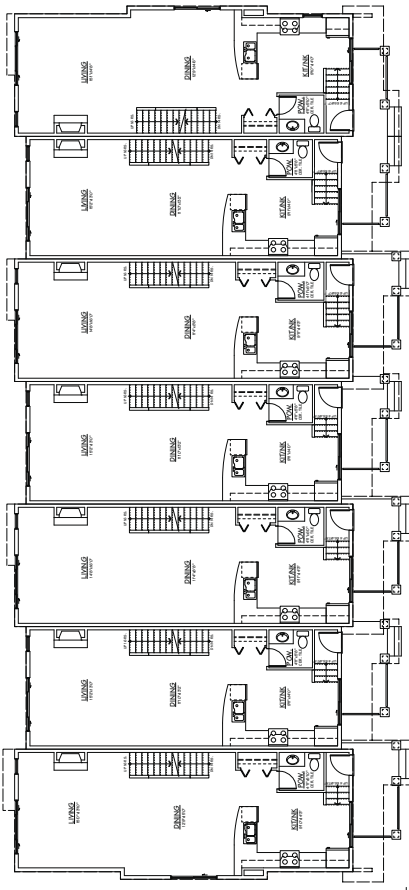
PROJECT: 78 UNIT TOWNHOUSE DEVELOPMENT



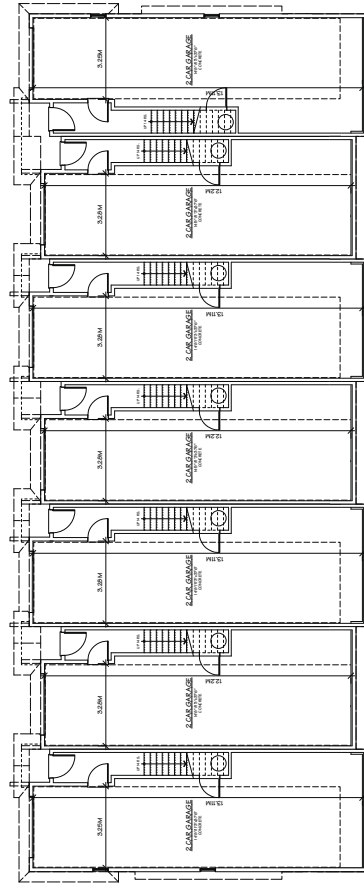
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



DATE	NO.	DATE	NO.	DATE	NO.
JAN. 28, 2014	1	OCT. 28, 2014	2	FEB. 17, 2015	3
REVISIONS		REVISIONS		REVISIONS	
CONSULTANT					

GENERAL REQUIREMENTS AS PER CITY OF WYOMING PERMITS
 100% PERMITS
 100% PERMITS
 100% PERMITS

78 UNIT TOWNHOUSE DEVELOPMENT

1908, 1910, 1912 BETHAN AVENUE
 1978, 1932 FRASER HWY, BIRNEY, WY.

Yamamoto Architecture Inc.

3300 W. 10TH AVE., SUITE 100
 DENVER, CO 80202

PHONE: 303.733.1111 FAX: 303.733.1127

BUILDING NO. 1 & 2 FLOOR PLANS

SCALE: 1/8" = 1'-0"

DATE: FEB. 17, 2015

DRAWN: DDK

ORIG: A2.1

SHEET NO.

PROJ. NO. 8731



(UNIT-A)

(UNIT-A)

(UNIT-A)

(UNIT-A)

(UNIT-A)

(UNIT-A)

(UNIT-A)

(UNIT-A)

(UNIT-A)

(UNIT-A)

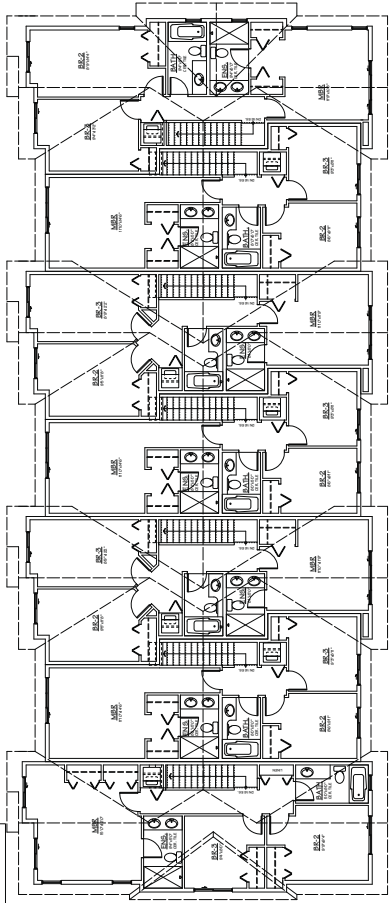
(UNIT-A)

(UNIT-A)

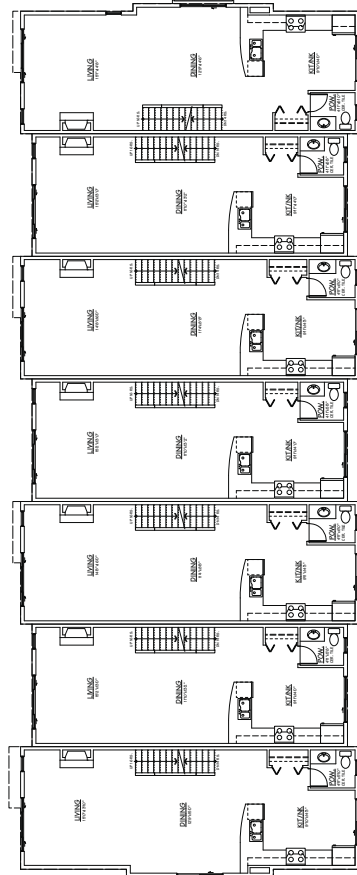
(UNIT-A)

(UNIT-A)

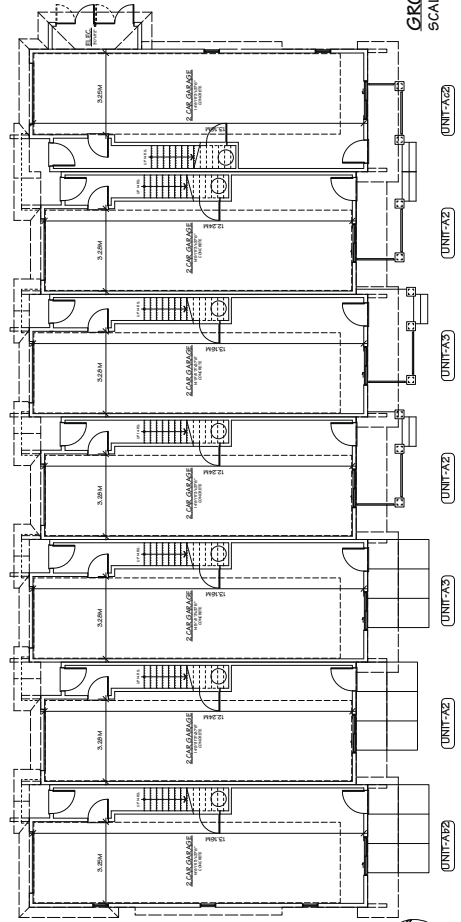
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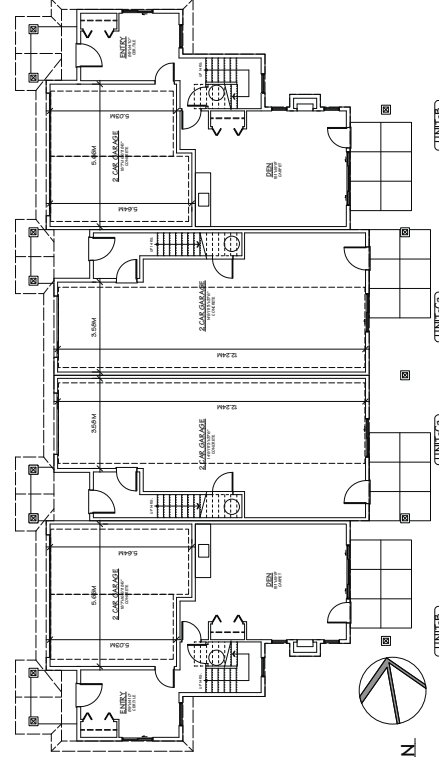
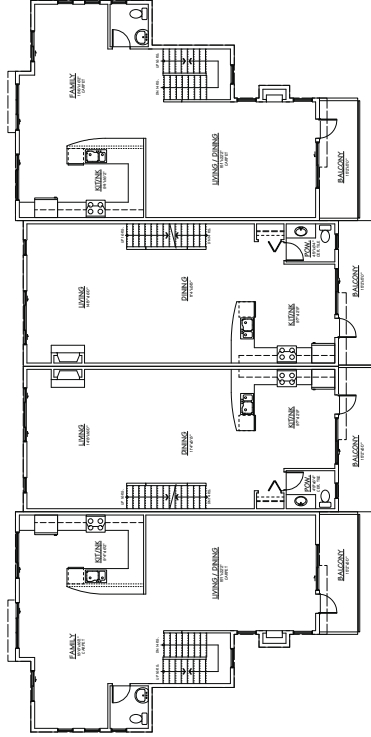
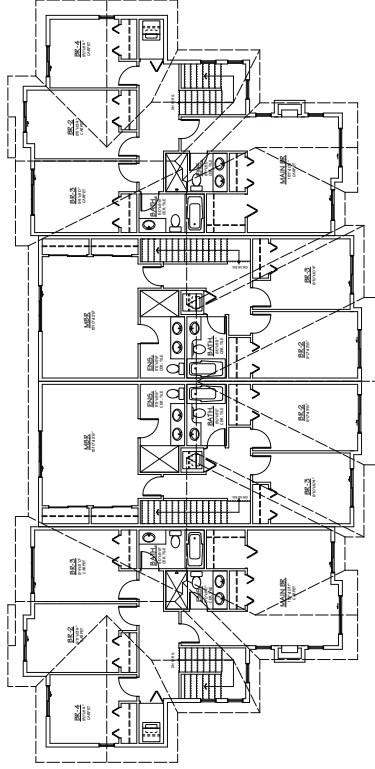
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



DATE	DESCRIPTION	
JAN. 28, 2020	GENERAL REVISIONS AS PER CITY	
OCT. 28, 2020	REVISION FOR PERMITS	
NO.	DATE	REVISIONS
CONSULTANT		

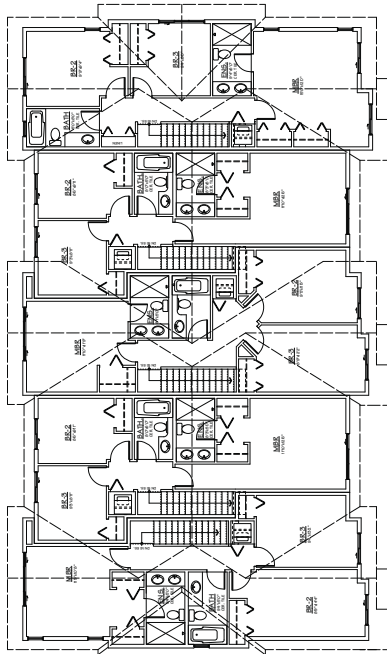
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PROJECT: 78 UNIT TOWNHOUSE DEVELOPMENT
1905, 1907, 1919, 1921 METHUEN AVENUE
1907, 1932 FRASER HWY, BURNHEY, B.C.

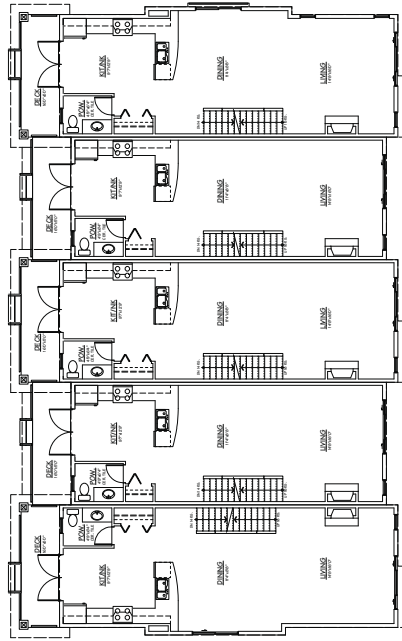
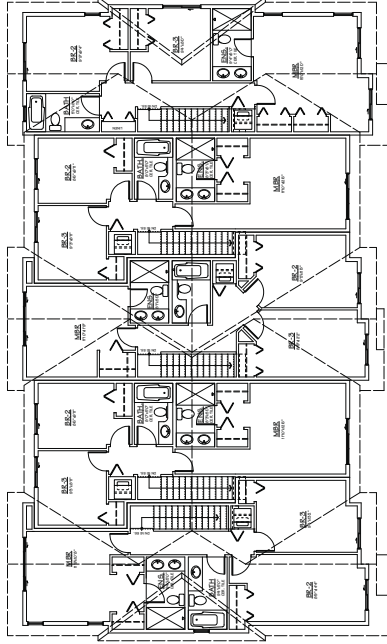
Yamamoto
Architecture Inc.

200 W. HURON ST., VAN. BC
VAN. BC V6B 2K1 TEL: 604-271-1327
DRAWING TITLE: BUILDING NO.3 & 4 FLOOR PLANS

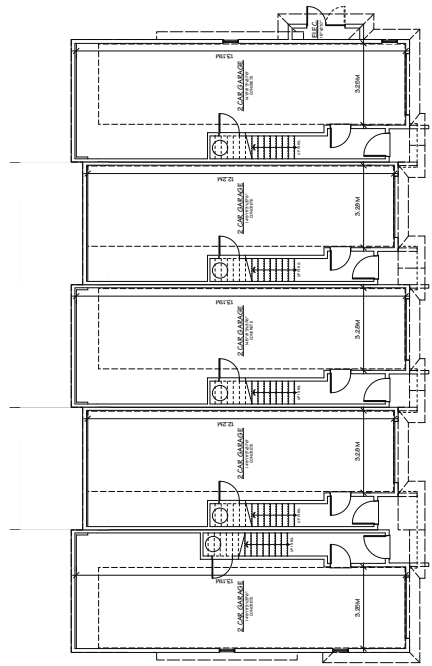
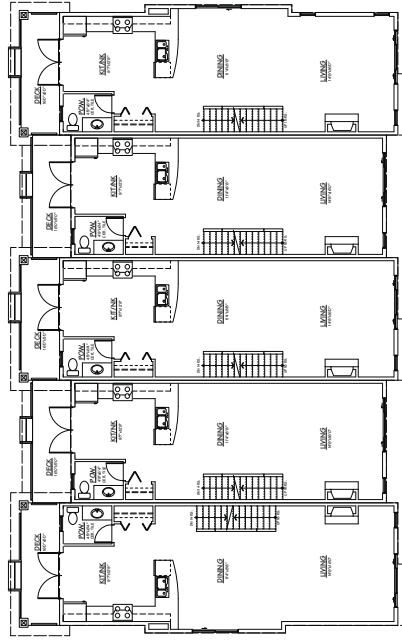
SHEET NO.	A2.2
SCALE	1/4" = 1'-0"
DATE	FEB. 17, 2011
DRAWN	DKK
ORIGD	
PROJ. NO.	8931



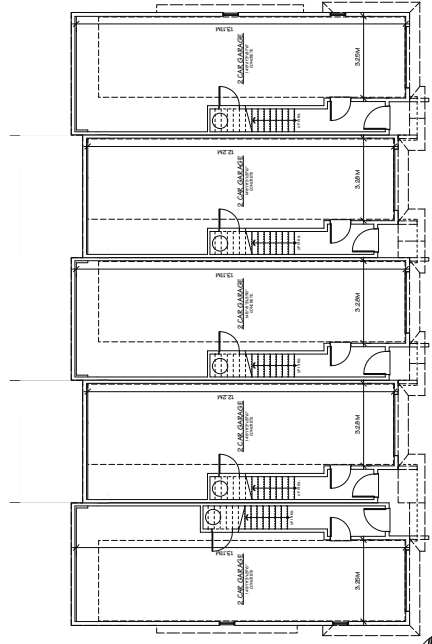
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



DATE	NO.	DATE	NO.
JAN. 26, 2010	1	OCT. 28, 2010	2
GENERAL REQUIREMENTS AS PER CITY OF CHARLOTTE SPECIFICATIONS FOR CONSTRUCTION		REVISIONS	
CONSULTANT		REVISIONS	

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PROJECT: 78 UNIT TOWNHOUSE DEVELOPMENT

1905 S. 1907 S. 1912 1/2 AVENUE
 1907 S. 1912 FRASER HWY. BURNETT, B.C.

Yamamoto
 Architecture Inc.

200 W. HARRIS, SUITE 100, B.C.
 CHARLOTTE, NC 28202 TEL: 704-333-1127
 FAX: 704-333-1128

DRAWING TITLE
 BUILDING NOS. 5 & 6
 FLOOR PLANS

SHEET NO.	NO. OF SHEETS
A2.3	14
DATE	DRAWN
FEB. 17, 2011	DKK
ORIG. DATE	ORIG. DRAWN

(UNIT 7A)

(UNIT 6)

(UNIT 5)

(UNIT 4)

(UNIT 3)

(UNIT 2)

(UNIT 1)

(UNIT 7B)

(UNIT 6)

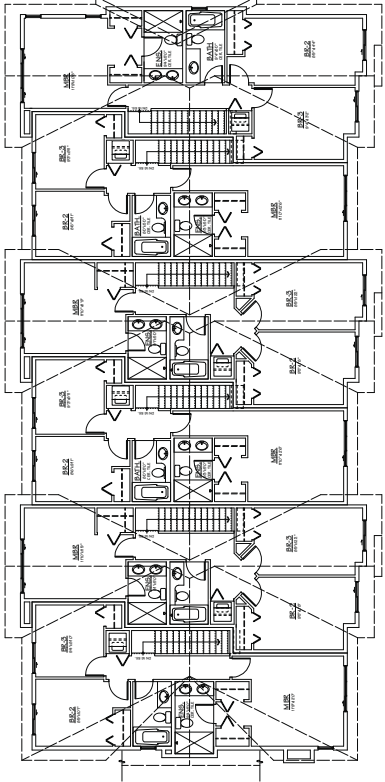
(UNIT 5)

(UNIT 4)

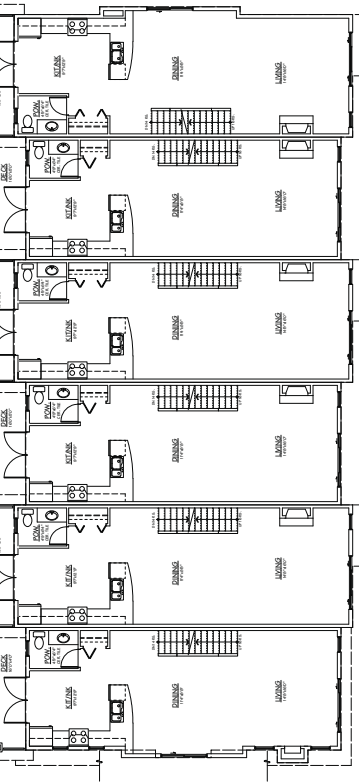
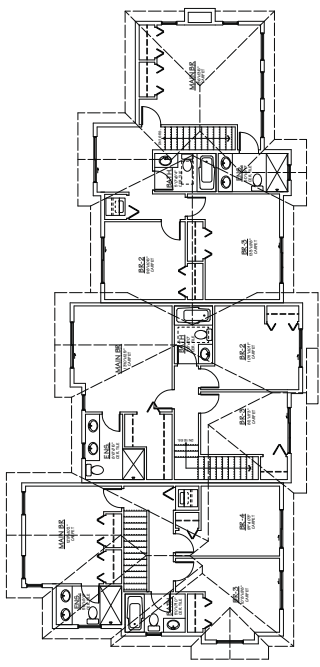
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(UNIT 2)

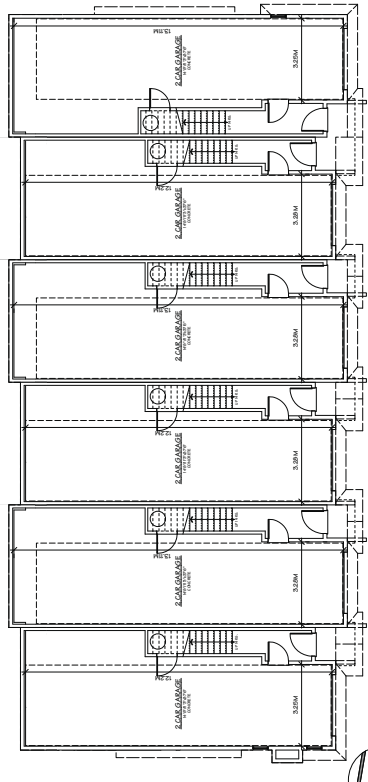
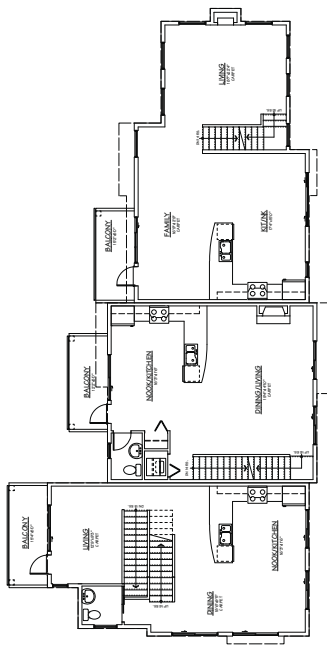
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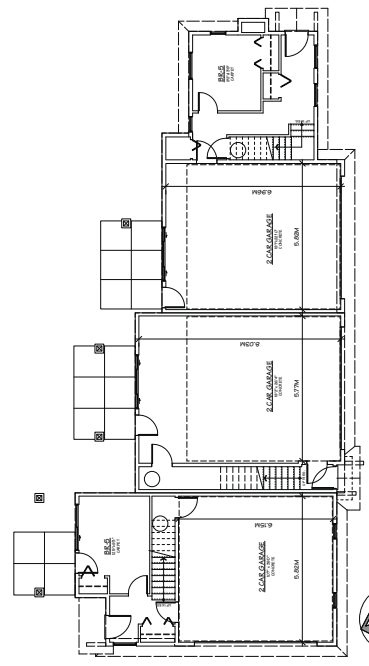
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PLAN NO. 5700	GENERAL REQUIREMENTS FOR CITY
NO. 1	DATE
NO. 2	REVISIONS
CONSULTANT	

NO. 1	DATE
NO. 2	REVISIONS
CONSULTANT	

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PROJECT : 78 UNIT TOWNHOUSE DEVELOPMENT

1905 S. 1907 S. 1912 1/2 HAYMEADE
1907 S. 1912 FRASER HWY. SURREY, B.C.

Yamamoto
Architecture Inc.

200 W. 100th Ave., S.E. Suite 100
Surrey, BC V4N 1V7 Tel: 604-271-1327

DRAWING TITLE
BUILDING NO. 7 & 8
FLOOR PLANS

SHEET NO.	171-1-4-F
DATE	FEB. 17, 2011
DRAWN	DKK
CHECKED	
PROJ. NO.	8731

A2.4

UNIT-B

UNIT-D

UNIT-B

UNIT-A

UNIT-A

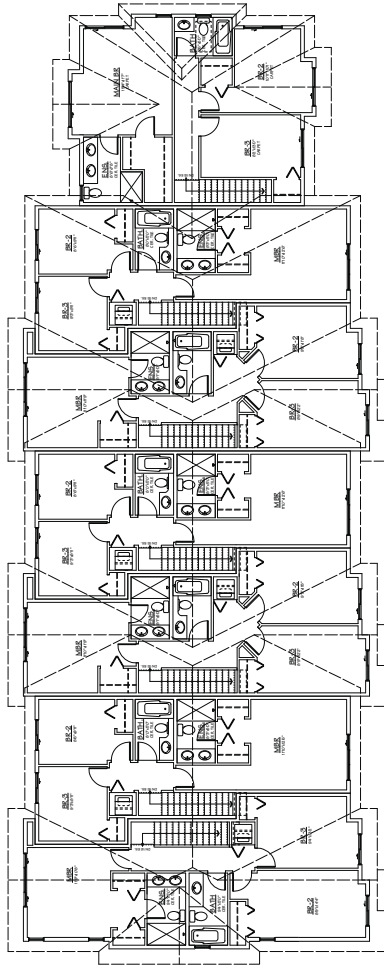
UNIT-A

UNIT-A

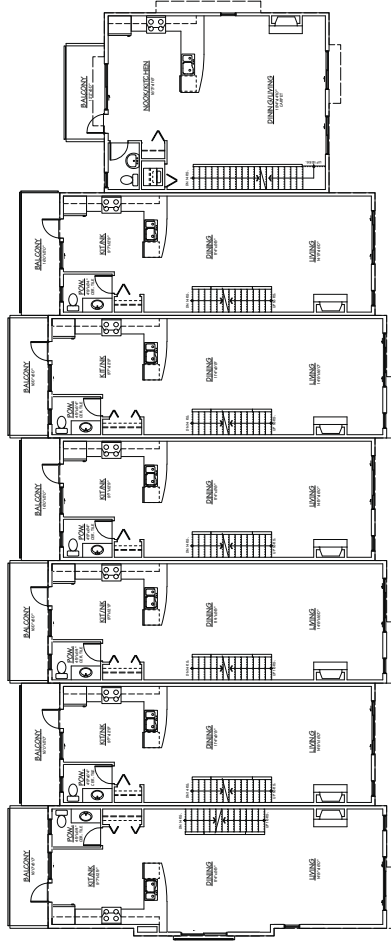
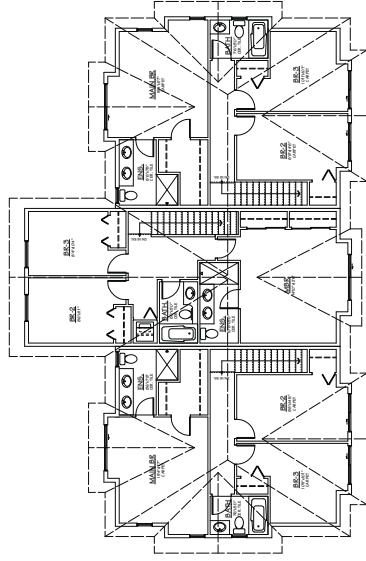
UNIT-A

UNIT-B

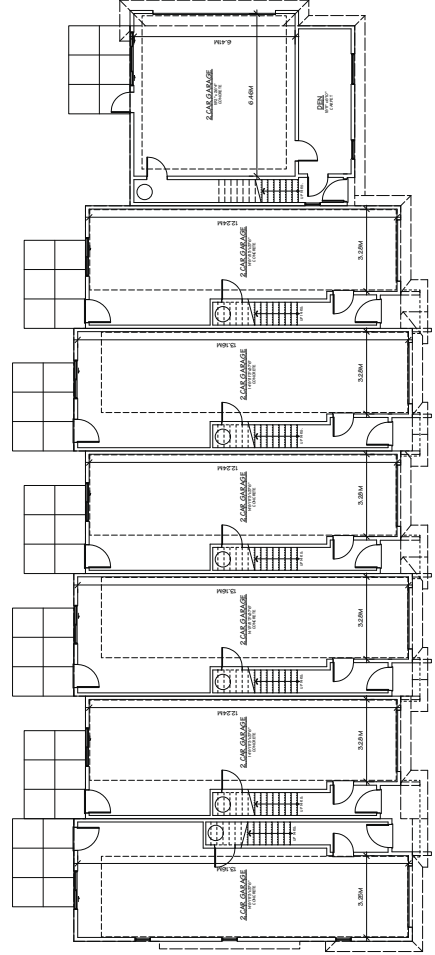
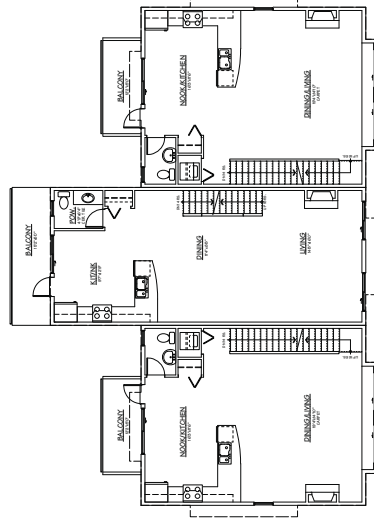




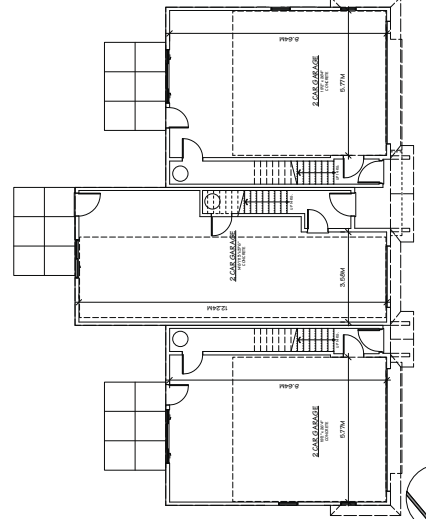
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



DATE	DESCRIPTION	
JAN. 26, 2010	GENERAL REVISIONS AS PER CITY	
OCT. 28, 2010	REVISIONS FOR PERMIT	
NO.	DATE	REVISIONS
CONSULTANT		

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78 UNIT TOWNHOUSE
 DEVELOPMENT

1908, 1910, 1912 KATHAVENUE
 1978, 1932 FRASERWAY, BURNIEY, B.C.

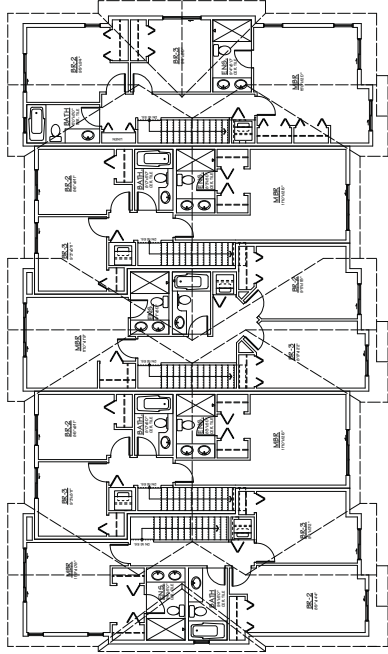
Yamamoto
 Architecture Inc.

200 W. 10TH AVE., V1V 1S2
 VANCOUVER, B.C. TEL: 604-271-1327

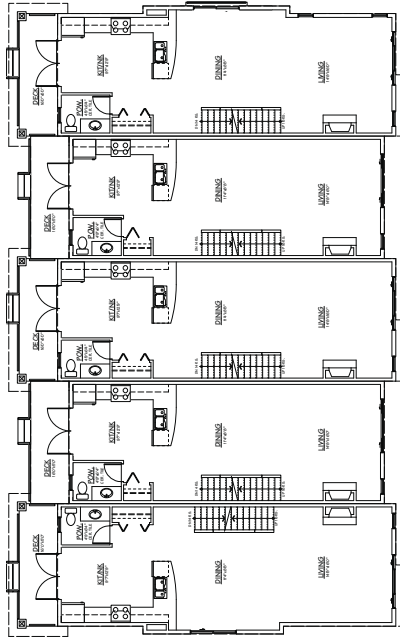
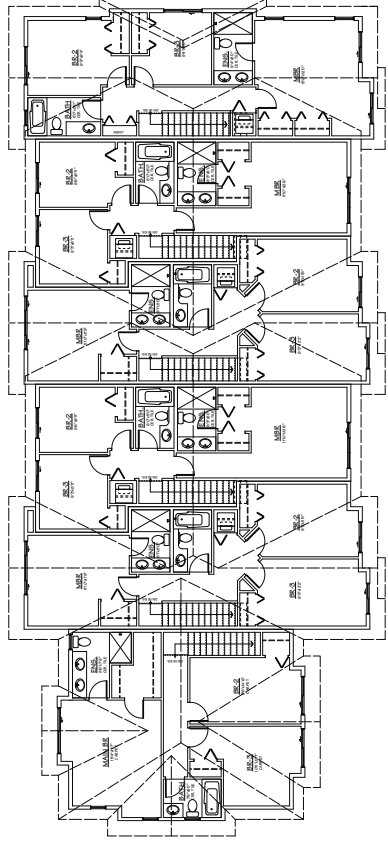
DRAWING TITLE
 BUILDING NO.9 & 10
 FLOOR PLANS

SHEET NO.	A2.5
DATE	FEB. 17, 2011
DRAWN	DKK
ORIGD	
PROJ. NO.	8731

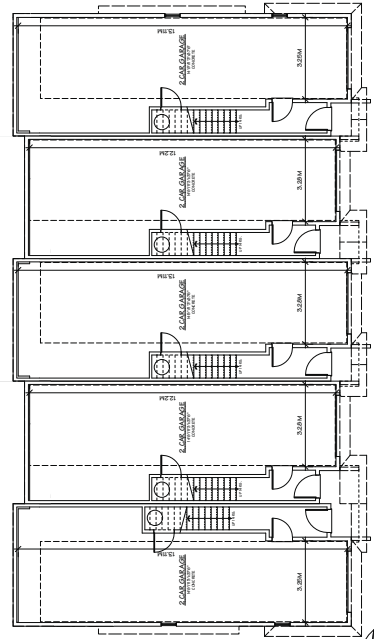
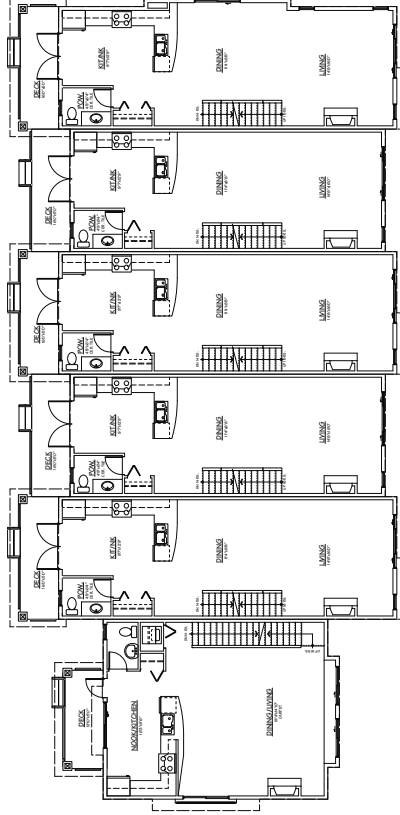
- UNIT 9A
- UNIT 9B
- UNIT 9C
- UNIT 9D
- UNIT 9E
- UNIT 9F
- UNIT 9G
- UNIT 9H
- UNIT 9I
- UNIT 10A
- UNIT 10B
- UNIT 10C
- UNIT 10D
- UNIT 10E
- UNIT 10F
- UNIT 10G
- UNIT 10H
- UNIT 10I



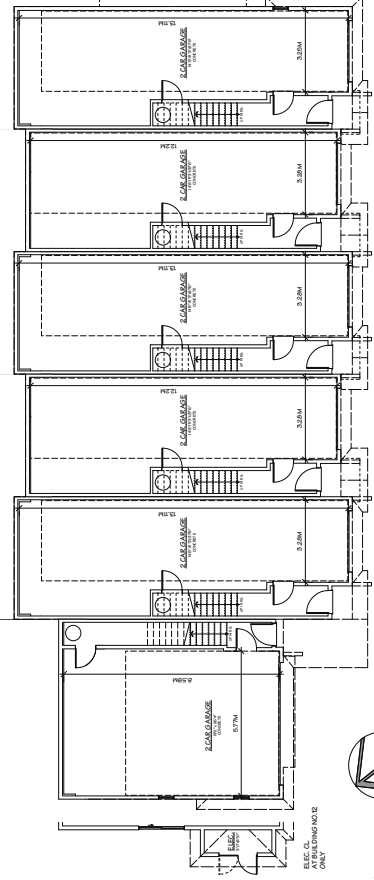
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



DATE	NO.	REVISION
JAN. 26, 2011	1	GENERAL REVISIONS TO THE ENTRY AND STAIRWELL
OCT. 28, 2010	2	REVISIONS FOR PERMIT
DATE	NO.	REVISION
CONSULTANT		

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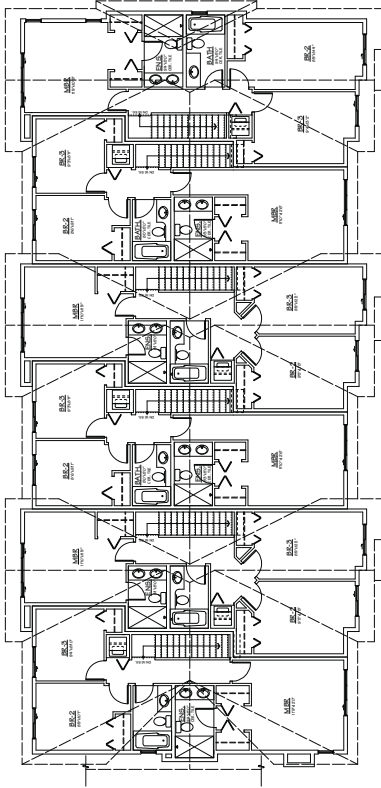
PROJECT: 76 UNIT TOWNHOUSE DEVELOPMENT

1908, 1910, 1912 NORTH AVENUE
1978, 1912 PRINCEWAY, SURREY, B.C.

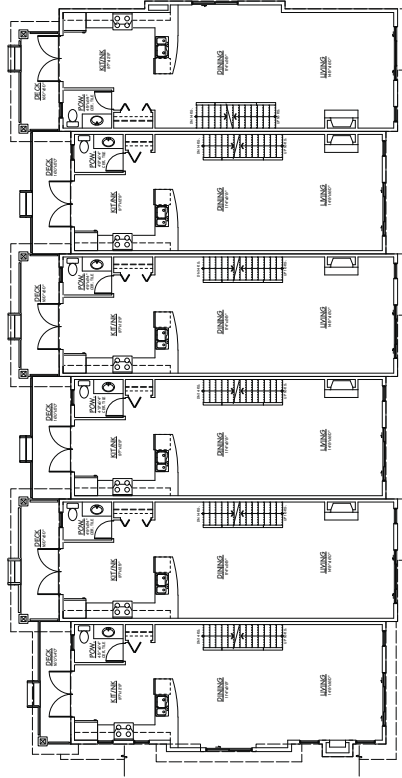
Yamamoto
Architecture Inc.

2011 1908, 1910, 1912 North Ave., S. S. 1978, 1912 Princeway, Surrey, B.C. Tel: 604-271-1327
DRAWING TITLE: BUILDING NO. 11, 12 & 13 FLOOR PLANS

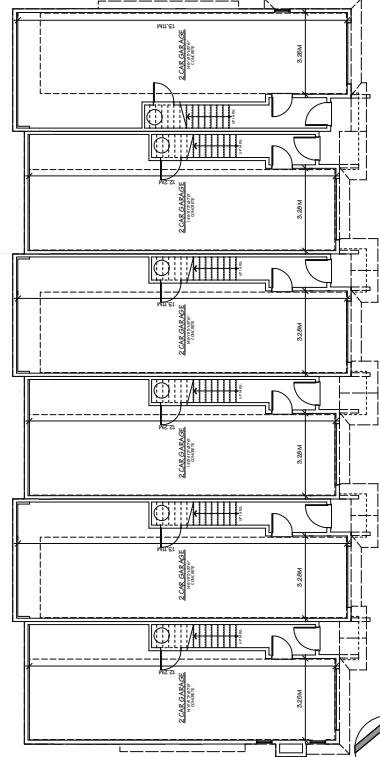
SHEET NO.	SCALE	DATE	DRAWN	CHKD	PROJECT NO.
A2.6	1/8" = 1'-0"	FEB. 12, 2011	DKK		76 UNIT TOWNHOUSE DEVELOPMENT



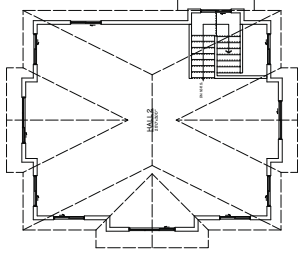
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



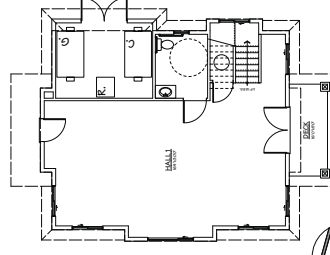
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



AMENITY

NO.	DATE	REVISION
1	OCT 28, 2014	ISSUED FOR PERMIT
2	JAN 28, 2014	ISSUED FOR PERMIT AS PER CITY OF VICTORIA

CONSULTANT

PROJECT
78 UNIT TOWNHOUSE DEVELOPMENT

1905, 1907, 1912 FRASER AVENUE
1907, 1912 FRASER HWY, SURREY, B.C.

Yamamoto
Architecture Inc.

2388 W 104TH ST, SURREY, B.C.
V3V 2E1
TEL: 604-271-1327

DRAWING TITLE
BUILDING NO.14 & AMENITY FLOOR PLANS

SHEET NO.
A2.7

SCALE
1/8" = 1'-0"

DATE
FEB 12, 2011

DRAWN
DKK

ORIGD

PROJECT NO.
8731



EAST ELEVATION

BUILDING NO. 4

SCHEME - A

NO.	DATE	REVISIONS
1	JAN. 26, 2021	GENERAL TOWNHOUSE ARCHITECTURE
2	OCT. 28, 2020	REVISED FOR CITY PERMIT

CONSULTANT

70 UNIT
TOWNHOUSE DEVELOPMENT

1905, 1910, 1912 & 1914 AVENUE
1909, 1912 FRASER HWY. SURREY, B.C.

Yamamoto
Architecture Inc.

2880A HWY. 104, SURREY, B.C.
TEL: 604.731.1122 FAX: 604.731.1322

DRAWING TITLE
COLOUR ELEVATIONS

SCALE 3/8" = 1'-0"

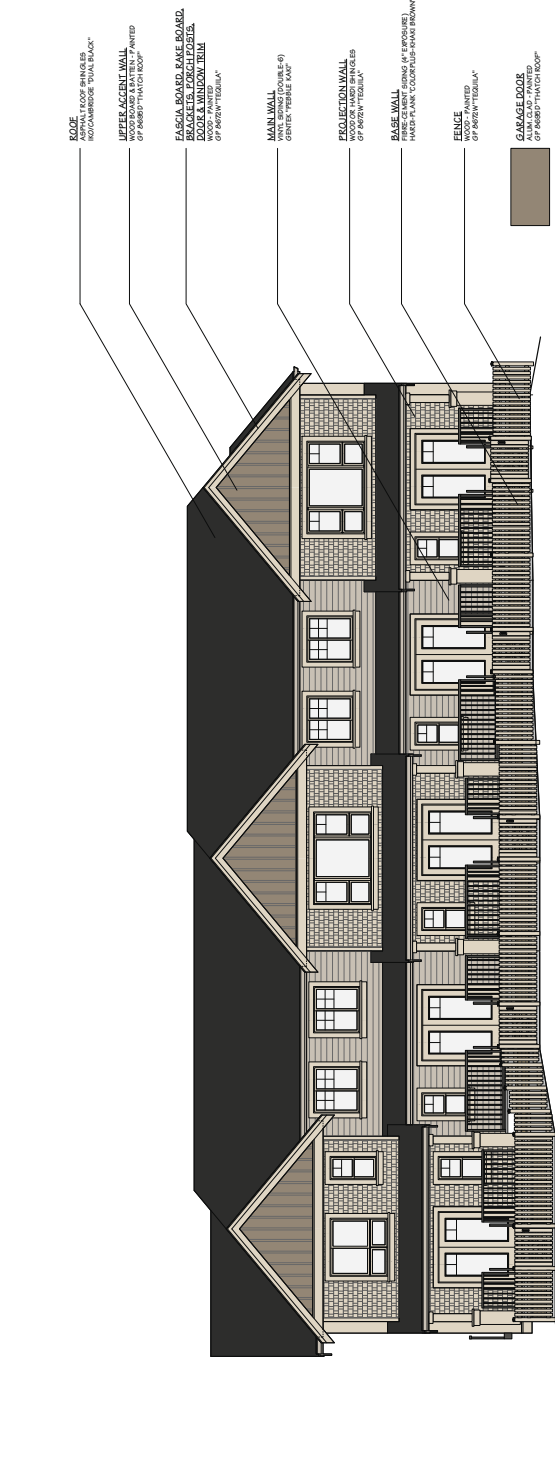
DATE FEB. 17, 2021

DRAWN

CHECKED

SHEET NO. A 3.0

PROJECT NO. 031



NORTH ELEVATION

BUILDING NO. 5

SCHEME - B

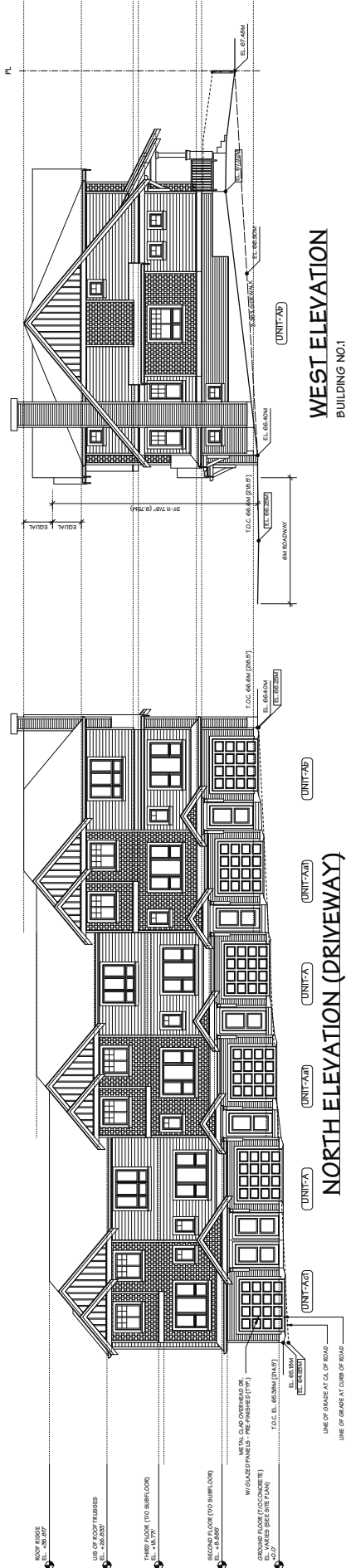
- UPPER ACCENT WALL OF BRICK "TERRAZA"
- ROOF OF BRICK "TERRAZA" / 100% CANADIAN "REAL BRICK"
- FLASH BOARD, RAPE BOARD, BACKLASH, POLYCARBONATE, DOOR & WINDOW TRIM OF BRICK "TERRAZA"
- MAIN WALL VINYL SIDING (DOUBLE-4)
- PROJECTION WALL OF BRICK "TERRAZA" ROOF
- BASE WALL HAND PLANED COUNTRY BOARD BEAM
- FENCE OF BRICK "TERRAZA"
- GARAGE DOOR OF BRICK "TERRAZA" ROOF
- ENTRY DOOR OF 3750A "BLACK FINISH"

- UPPER ACCENT WALL OF BRICK "TERRAZA"
- ROOF OF BRICK "TERRAZA" / 100% CANADIAN "REAL BRICK"
- FLASH BOARD, RAPE BOARD, BACKLASH, POLYCARBONATE, DOOR & WINDOW TRIM OF BRICK "TERRAZA"
- MAIN WALL VINYL SIDING (DOUBLE-4)
- PROJECTION WALL OF BRICK "TERRAZA" ROOF
- BASE WALL HAND PLANED COUNTRY BOARD BEAM
- FENCE OF BRICK "TERRAZA"
- GARAGE DOOR OF BRICK "TERRAZA" ROOF
- ENTRY DOOR OF 3500A "WINESTAIN"



SOUTH ELEVATION (64 AVENUE)
BUILDING NO.1

EAST ELEVATION
BUILDING NO.1



NORTH ELEVATION (DRIVEWAY)
BUILDING NO.1

WEST ELEVATION
BUILDING NO.1

NO.	DATE	REVISIONS
1	JAN. 26, 2011	REVISED FOR PERMIT
2	OCT. 28, 2011	REVISED FOR PERMIT

CORRECTION

76 UNIT TOWNHOUSE DEVELOPMENT

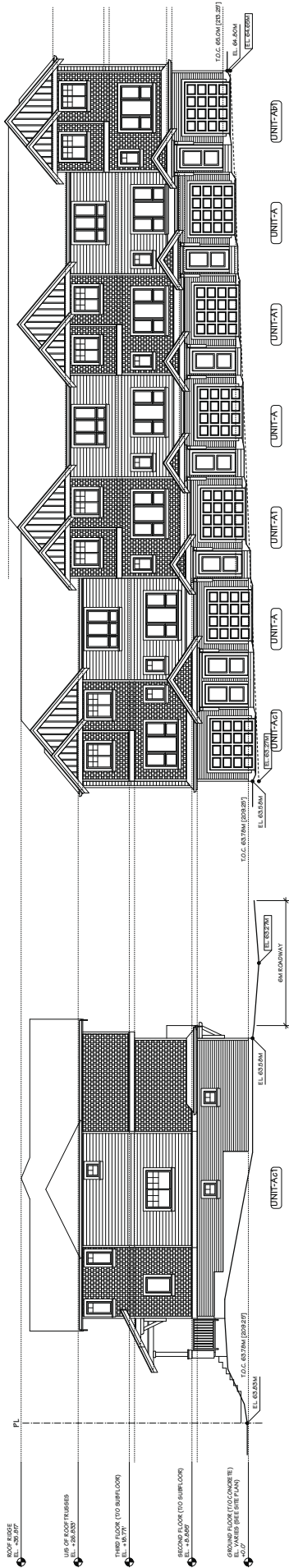
1905 15 07 19 29 64TH AVE.
1978 10 32 FRASER HWY. SURREY, B. C.

Yamamoto
Architecture Inc.

2100 101 W. 4TH ST. VAN. BC
TEL: 604 681 1121 FAX: 604 271 1321
DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	FEB 17, 2011	PROJECT NO.	1911
DRAWN	DMK		
CHECKED			

A3.1



EAST ELEVATION
BUILDING NO.2

NORTH ELEVATION
BUILDING NO.2



WEST ELEVATION
BUILDING NO.2

SOUTH ELEVATION
BUILDING NO.2

NO.	DATE	REVISIONS
1	JAN. 26, 2011	REVISED FOR PERMIT
2	OCT. 28, 2010	REVISED FOR PERMIT

CORRECTION

78 UNIT TOWNHOUSE DEVELOPMENT

19085 19 07 19 129 64TH AVE., SURREY, B. C.

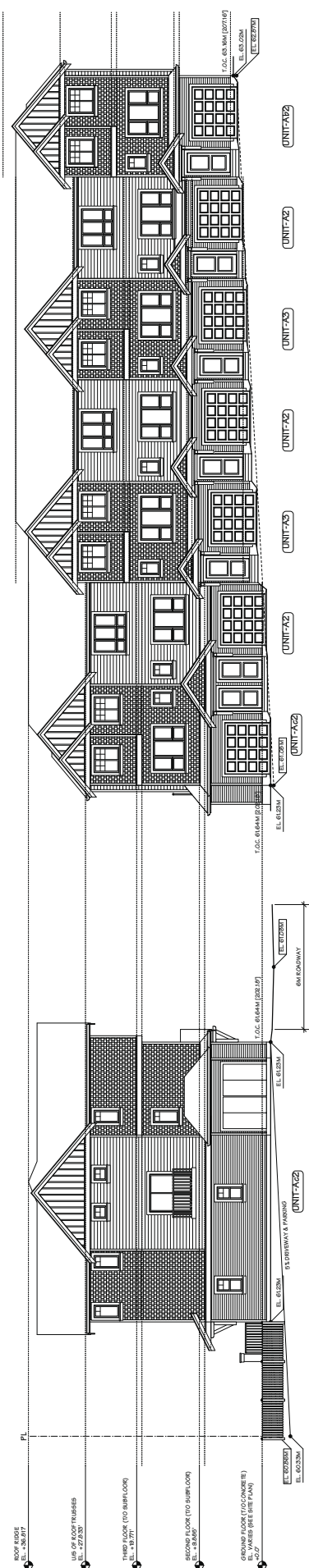
19085 19 132 FRASER HWY., SURREY, B. C.

Yamamoto
Architecture Inc.

2000 West 4th Ave., S.C.
Surrey, B.C. V3L 2G1
Tel: 604-273-1121 Fax: 604-273-1321

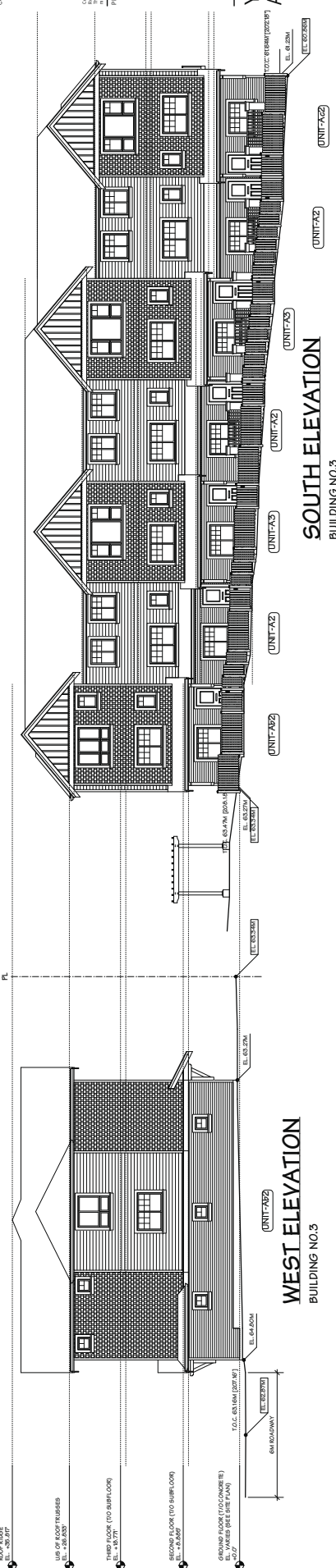
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	A3.2
DATE	FEB. 17, 2011	DRAWN	DMK
CHECKED		PROJECT NO.	1931



EAST ELEVATION
BUILDING NO. 3

NORTH ELEVATION
BUILDING NO. 3



WEST ELEVATION
BUILDING NO. 3

SOUTH ELEVATION
BUILDING NO. 3

NO.	DATE	REVISIONS
1	JAN. 26, 2017	FOR REVIEW BY THE BOARD OF SUPERVISORS
2	OCT. 28, 2017	REVISED FOR PERMIT

CORRECTION

76 UNIT TOWNHOUSE
DEVELOPMENT

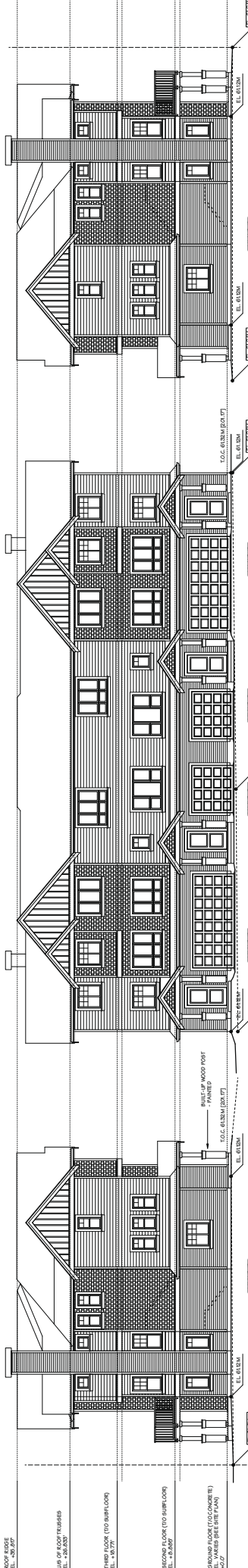
1995 19 07 19 29 64TH AVE.
1995 19 132 FRASER HWY., SUDBURY, B. C.

Yamamoto
Architecture Inc.

SCALE: 1/8" = 1'-0"
DATE: FEB. 17, 2011
DRAWN: DMK
CHECKED: [Signature]

2000 VAN PINE, SUITE 101, SUDBURY, ONTARIO N3H 2K1
TEL: (905) 709-1111 FAX: (905) 709-1112

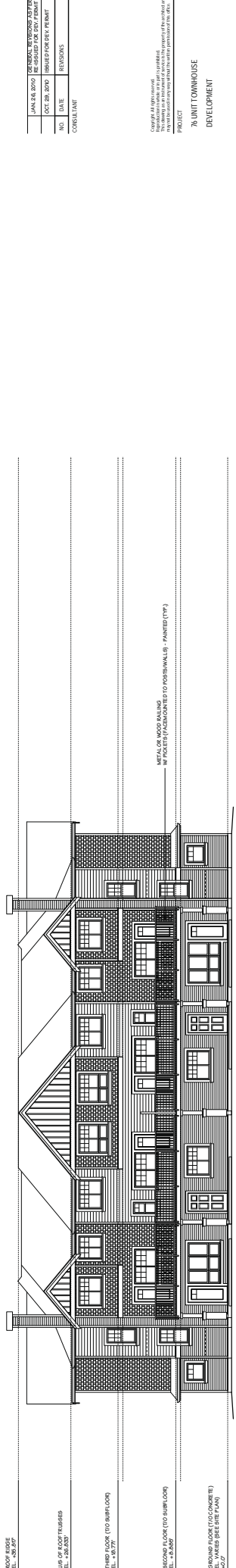
SHEET NO.	A3.3
DATE	FEB. 17, 2011
DRAWN	DMK
CHECKED	[Signature]
PROJECT NO.	1911



SOUTH ELEVATION
BUILDING NO. 4

WEST ELEVATION
BUILDING NO. 4

NORTH ELEVATION
BUILDING NO. 4



EAST ELEVATION
BUILDING NO. 4

NO.	DATE	REVISIONS
1	JAN. 26, 2011	REVISED FOR PERMIT
2	OCT. 28, 2010	REVISED FOR PERMIT

CORRECTION
 DEVELOPMENT
 PROJECT
 76 UNIT TOWNHOUSE

1905 S. 107. 19129 64TH AVE.
 19076 10 132 FRASER HWY., SURREY, B. C.

Yamamoto
 Architecture Inc.

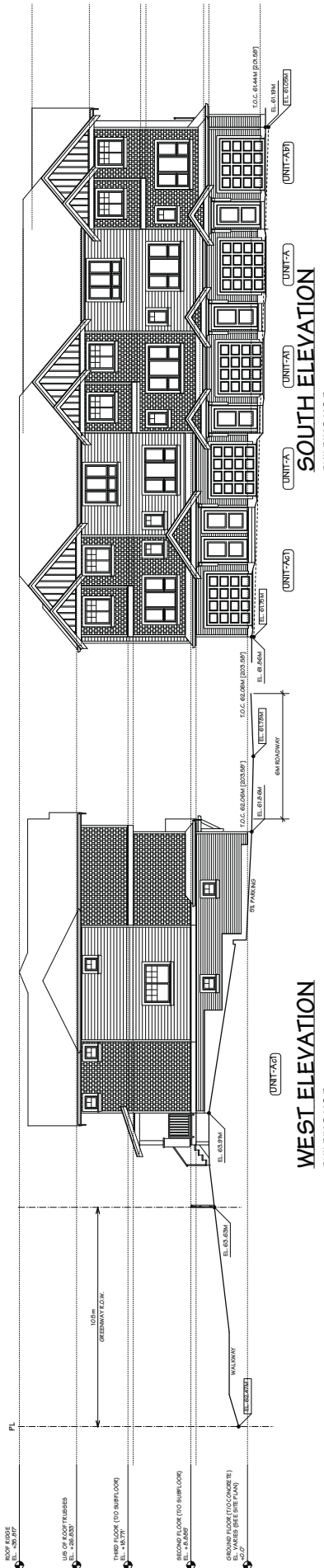
2000 101 W. 10th St., E.C.
 Vancouver, B.C. V6Y 1P1
 TEL: 604.273.1131 FAX: 604.273.1321

DRAWING TITLE
 ELEVATIONS

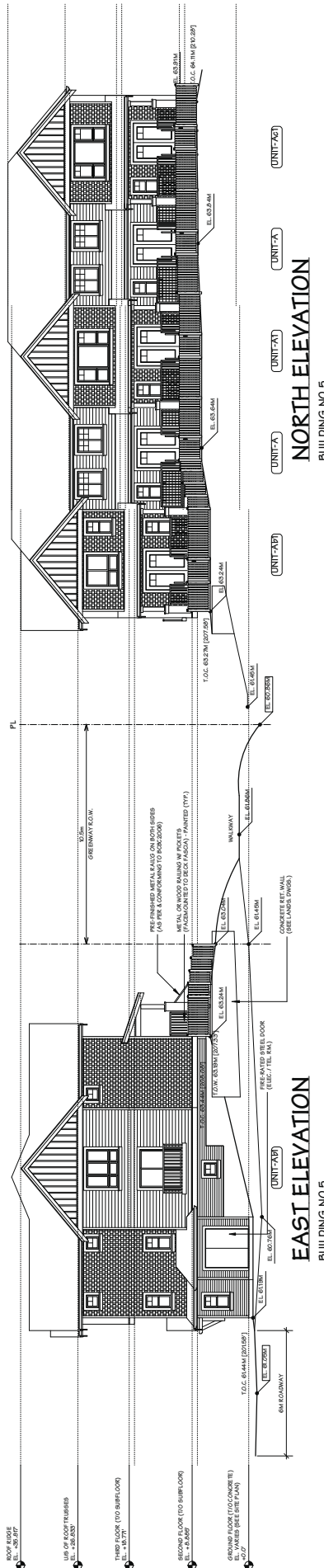
SCALE 1/8" = 1'-0"
 DATE FEB 17, 2011
 DRAWN DMK
 CHECKED

SHEET NO.
A3.4

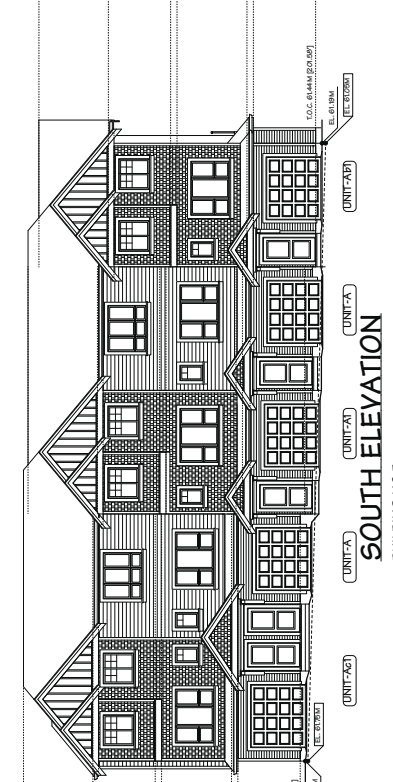
PROJECT NO.
 1011



WEST ELEVATION
BUILDING NO.5



NORTH ELEVATION
BUILDING NO.5



SOUTH ELEVATION
BUILDING NO.5



EAST ELEVATION
BUILDING NO.5

REVISIONS TO CONSTRUCTION DOCUMENTS		
NO.	DATE	REVISIONS
1	JAN. 26, 2011	ISSUED FOR PERMIT
2	OCT. 28, 2011	ISSUED FOR CITY PERMIT

CORRECTION

Yamamoto Architecture Inc. is not responsible for any errors or omissions in this drawing or any information derived therefrom. The user assumes all responsibility for the accuracy of the information provided.

PROJECT: 76 UNIT TOWNHOUSE DEVELOPMENT

19095 19 07 19 29 6TH AVE.,
19076 19 132 FRASER HWY., SURREY, B.C.

Yamamoto
Architecture Inc.

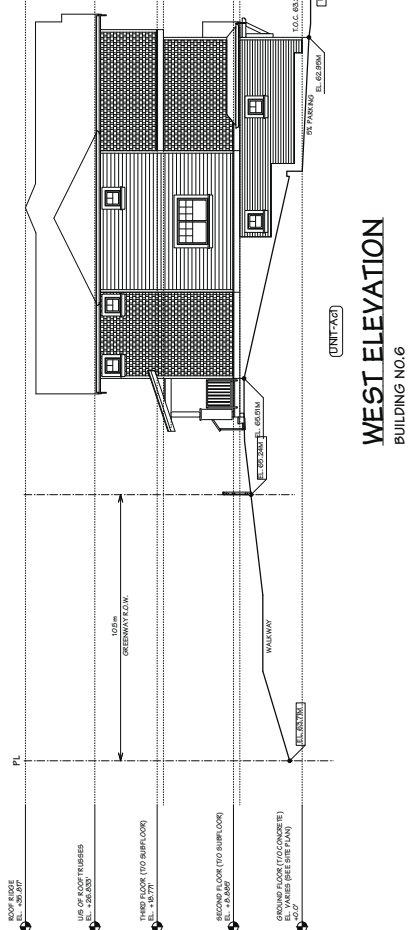
2008 Yamamoto Arch. Inc.
401-607-3121 Fax: 604-311-1321

DRAWING TITLE: ELEVATIONS

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: FEB. 17, 2011	A3.5
DRAWN: DRK	CHECKED:
PROJECT NO.: 1031	



SOUTH ELEVATION
BUILDING NO.6



WEST ELEVATION
BUILDING NO.6



NORTH ELEVATION
BUILDING NO.6



EAST ELEVATION
BUILDING NO.6

NO.	DATE	REVISIONS
1	JAN. 26, 2014	REVISED FOR PERMIT
2	OCT. 28, 2014	REVISED FOR PERMIT

CONTROL SHEET

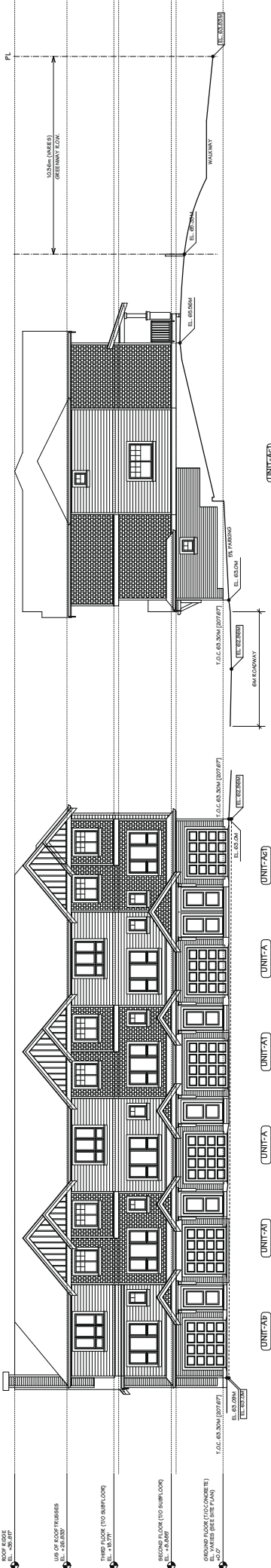
PROJECT: 76 UNIT TOWNHOUSE DEVELOPMENT

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1905 19 32 FRASER HWY., SURREY, B. C.

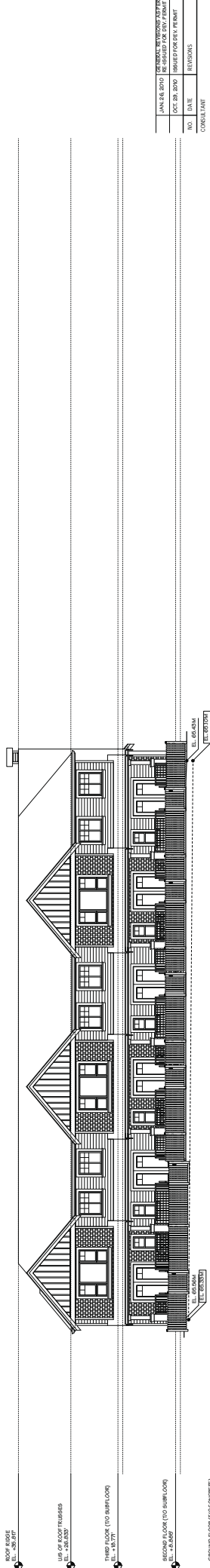
Yamamoto
Architecture Inc.

2100 101 Street, Suite 101, Surrey, BC V3V 2K1
Tel: 604-273-1121 Fax: 604-273-1121
DRAWING FILE: ELEVATIONS

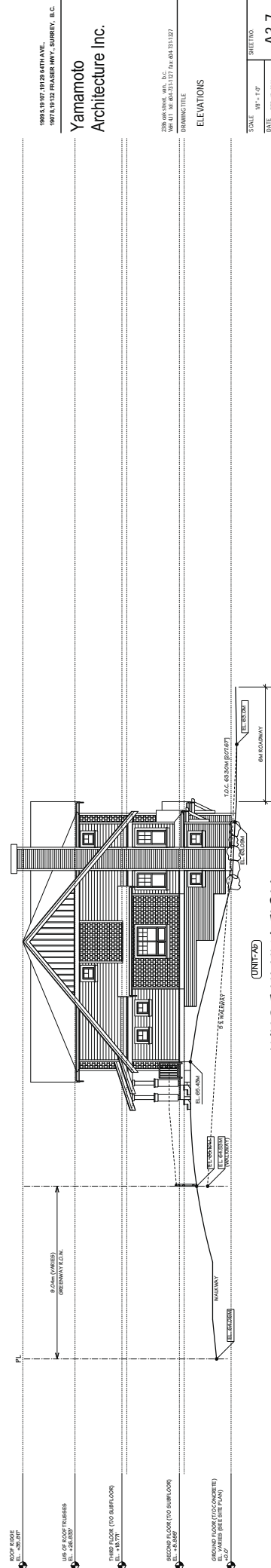
SCALE: 1/8" = 1'-0"	SHEET NO:
DATE: FEB 17, 2011	A3.6
DRAWN: DMK	
CHECKED:	PROJECT NO.: 1011



SOUTH ELEVATION (INT. DRIVEWAY)
BUILDING NO.7



NORTH ELEVATION (FRASER HWY.)
BUILDING NO.7



WEST ELEVATION
BUILDING NO.7

NO.	DATE	REVISIONS
1	JAN. 26, 2017	REVISED TO REFLECT 730 PERMIT
2	OCT. 28, 2017	REVISED FOR DEL. PERMIT

CORREL. SHEET: DEVELOPMENT

PROJECT: 76 UNIT TOWNHOUSE

DEVELOPMENT

1905 S. 197. 01. 19. 29. 64TH AVE.
1907 S. 19. 32. 01. 19. 29. 64TH AVE.
SURREY, B. C.

Yamamoto
Architecture Inc.

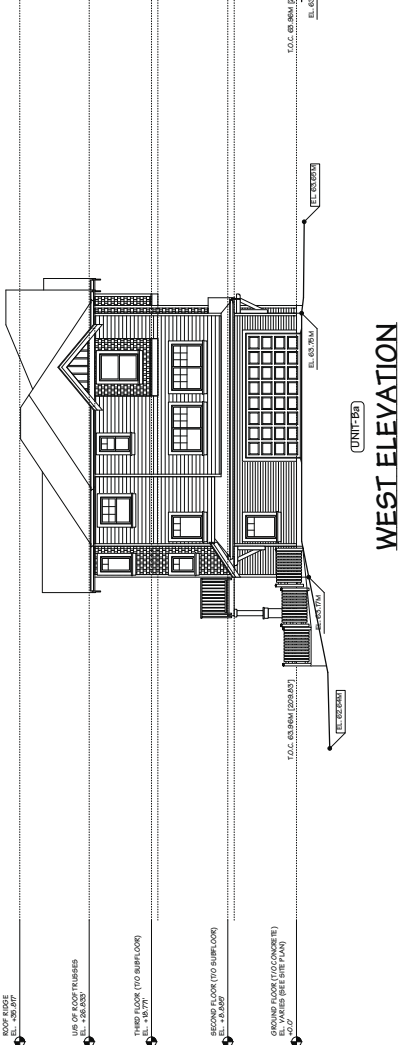
2188 W. 197th Ave., S.C.
Surrey, BC V3V 2T2 Tel: 604.273.1321 Fax: 604.273.1321

DRAWING TITLE: ELEVATIONS

SCALE: 1/8" = 1'-0"	SHEET NO:
DATE: FEB 17, 2011	A3.7
DRAWN: DMK	CHECKED: NNN
	PROJECT NO.: 1911



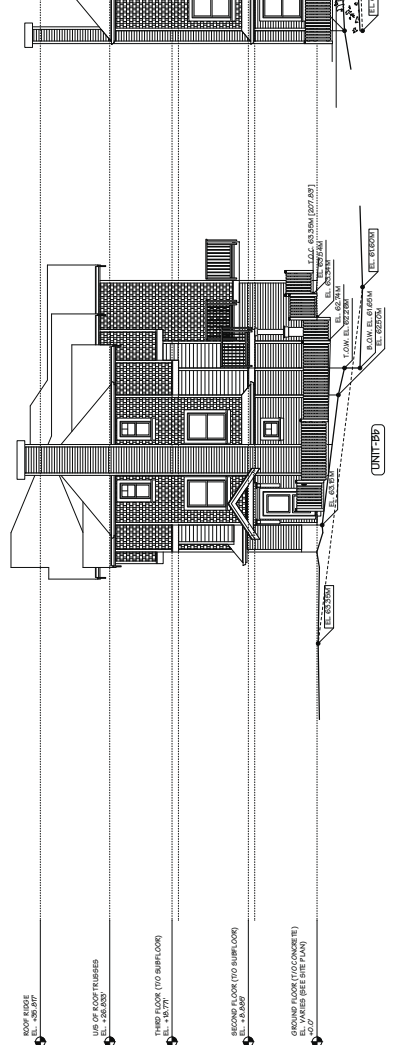
WEST ELEVATION
BUILDING NO. 8



SOUTH ELEVATION
BUILDING NO. 8



NORTH ELEVATION
BUILDING NO. 8



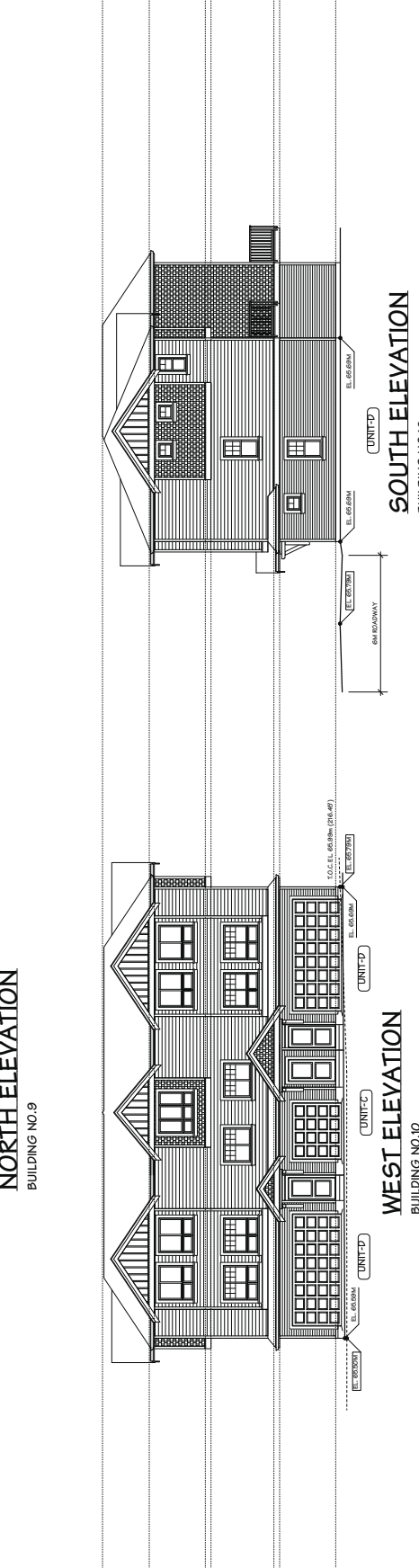
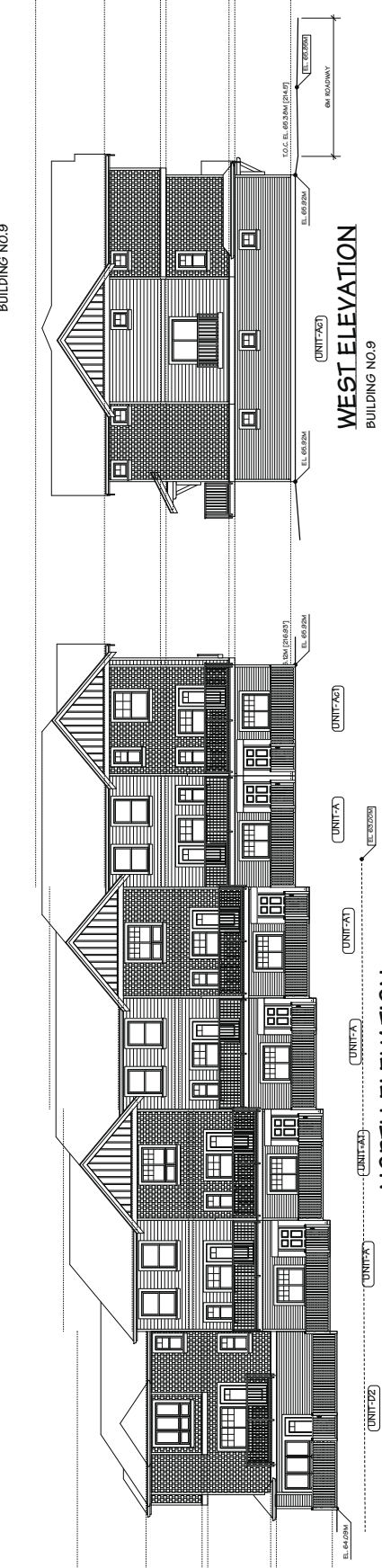
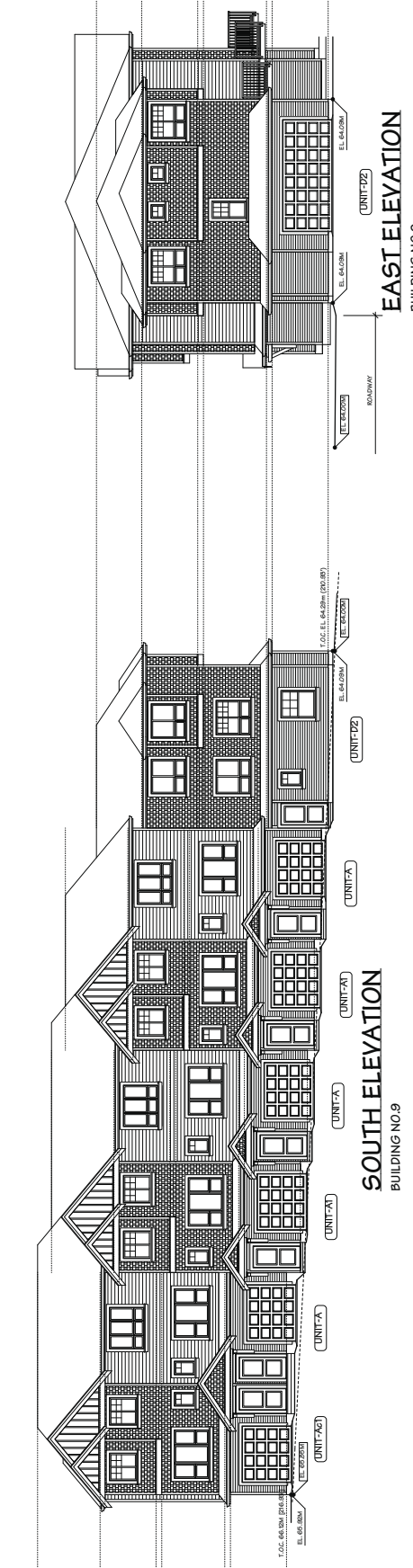
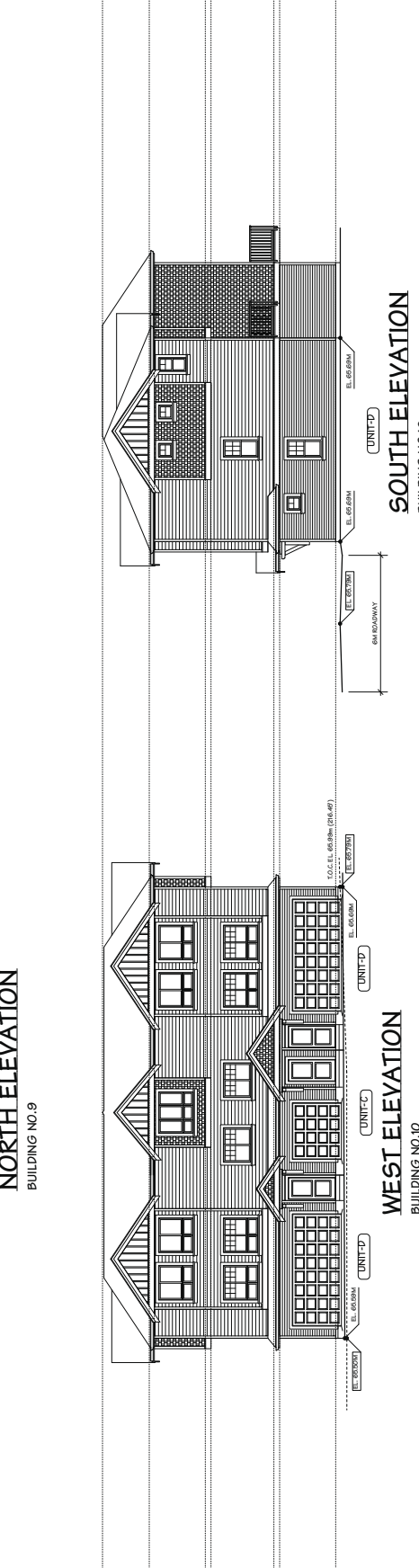
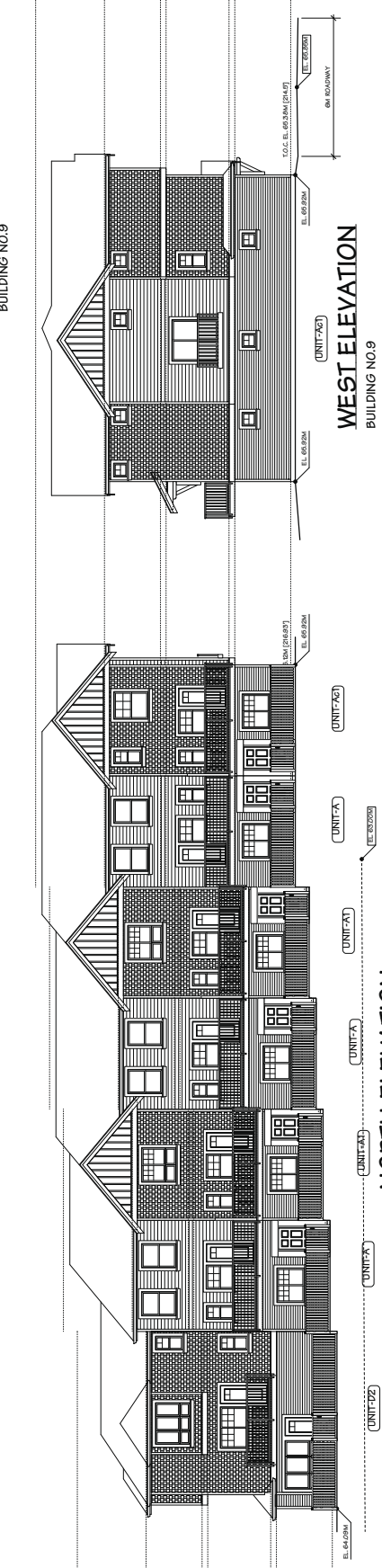
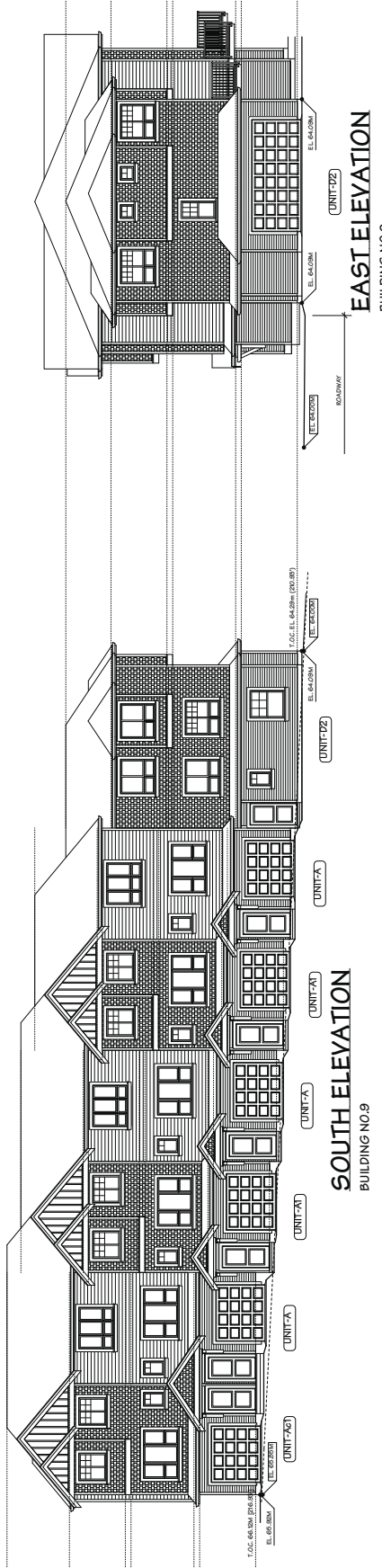
EAST ELEVATION
BUILDING NO. 8

NO.	DATE	REVISIONS
1	JAN. 26, 2011	REVISED FOR PERMIT
2	OCT. 28, 2010	REVISED FOR PERMIT

CORRECTION
 PROJECT: 78 UNIT TOWNHOUSE DEVELOPMENT
 1995.19.07.19.29.64THAVENUE,
 19978.19.132 FRASER HWY., SURREY, B. C.
 DRAWING TITLE: ELEVATIONS
 SHEET NO.: A3.8
 PROJECT NO.: 1911

2000 YAMAMOTO ARCH. INC.
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 2Y6
 TEL: 604.273.1121 FAX: 604.273.1121
 WWW.YAMAMOTOARCH.COM
 DRAWING TITLE: ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	A3.8
DATE	FEB. 17, 2011	DRAWN	DMK
CHECKED			



NO.	DATE	REVISIONS
1	JAN 24, 2011	CONCEPT DEVELOPMENT AND PERMIT SUBMITTAL
2	OCT 28, 2010	REVISION FOR CIVIL PERMIT
3	FUTURE	FUTURE

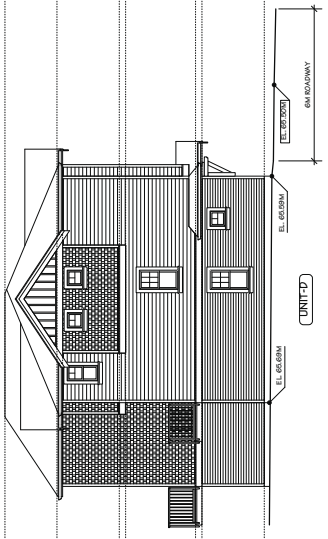
CONTRACTOR: [Blank]
 DESIGNER: [Blank]
 ARCHITECT: [Blank]
 PROJECT: 79 UNIT TOWNHOUSE DEVELOPMENT
 1908 S. 191ST AVE. W., S.C.
 19076 19132 PRANSER HWY., SURREY, B.C.
 Yamamoto Architecture Inc.

SCALE: 1/4" = 1'-0"
 DATE: FEB 17, 2011
 DRAWN: [Blank]
 CHECKED: [Blank]

SHEET NO: A3.9
 PROJ. NO.: 1911



EAST ELEVATION
BUILDING NO.10



NORTH ELEVATION
BUILDING NO.10

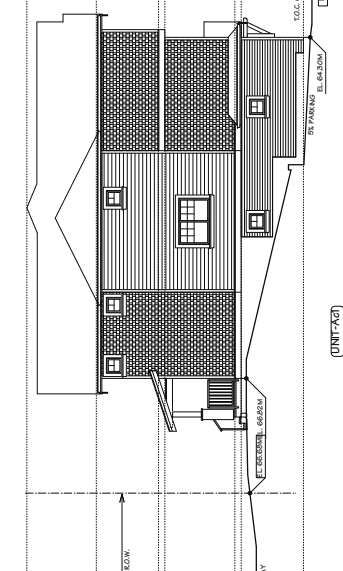
ROOF EDGE
EL. 65.957

UP OF FLOOR FINISHES
EL. 65.600

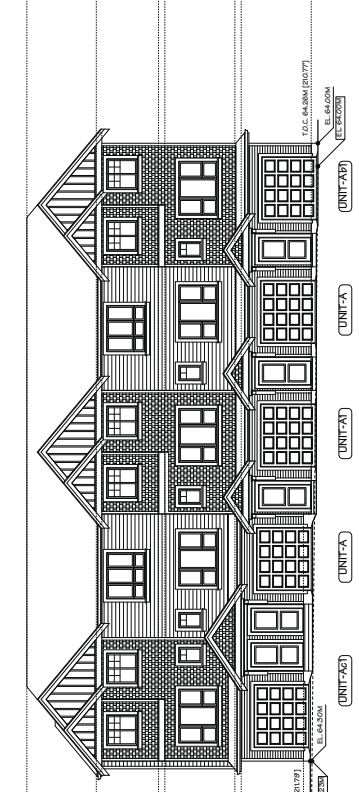
FIRST FLOOR (TO CONCRET)
EL. 65.577

SECOND FLOOR (TO SUBFLOOR)
EL. 65.450

GROUND FLOOR (TO CONCRET)
EL. 65.425 (SEE SITE PLAN)



WEST ELEVATION
BUILDING NO.11



SOUTH ELEVATION
BUILDING NO.11

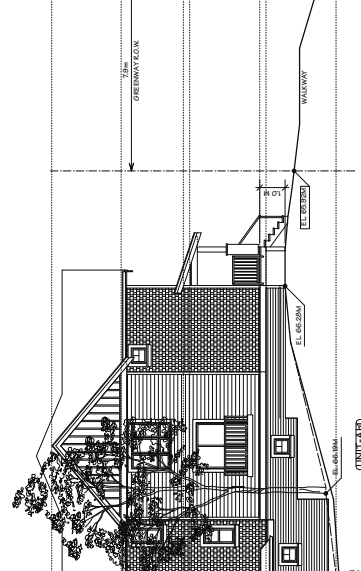
ROOF EDGE
EL. 65.957

UP OF FLOOR FINISHES
EL. 65.600

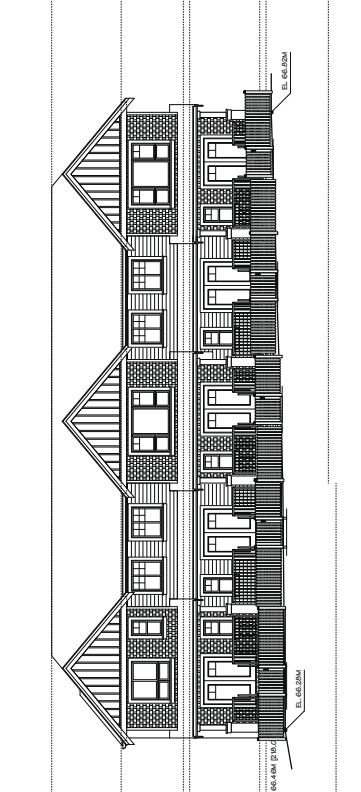
FIRST FLOOR (TO SUBFLOOR)
EL. 65.577

SECOND FLOOR (TO SUBFLOOR)
EL. 65.450

GROUND FLOOR (TO CONCRET)
EL. 65.425 (SEE SITE PLAN)



EAST ELEVATION
BUILDING NO.11



NORTH ELEVATION
BUILDING NO.11

ROOF EDGE
EL. 65.957

UP OF FLOOR FINISHES
EL. 65.600

FIRST FLOOR (TO SUBFLOOR)
EL. 65.577

SECOND FLOOR (TO SUBFLOOR)
EL. 65.450

GROUND FLOOR (TO CONCRET)
EL. 65.425 (SEE SITE PLAN)

NO.	DATE	REVISIONS
1	JAN. 6, 2014	FOR ISSUES TO THE 2014 PERMIT
2	OCT. 28, 2014	REVISED FOR CIVIL PERMIT

CORRECTION

PROJECT: 76 UNIT TOWNHOUSE DEVELOPMENT

10055 15 07 19 29 6TH AVE.,
10076 10 32 FRASER HWY., SURREY, B. C.

DESIGNED BY: YAMAMOTO ARCHITECTURE INC.

DATE: FEB. 17, 2011

DRAWN: DMK

CHECKED:

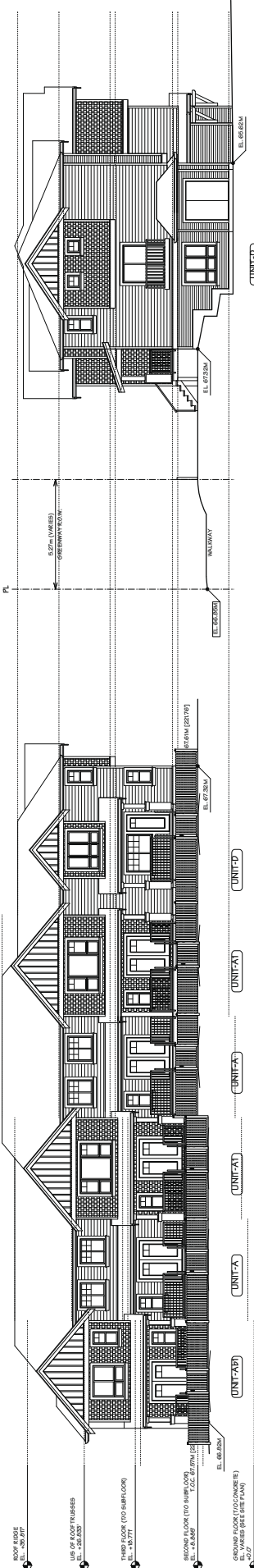
SCALE: 1/8" = 1'-0"

SHEET NO: A3.10

Yamamoto
Architecture Inc.

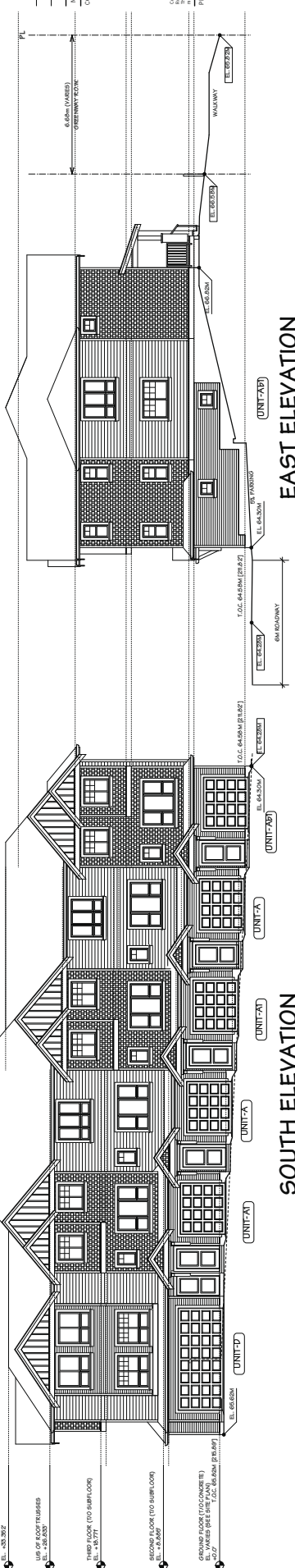
2100 46th Ave., S.C.
Surrey, BC V3R 4G1
TEL: 604.273.1121 FAX: 604.273.1121

DRIVING STYLE
ELEVATIONS



WEST ELEVATION
BUILDING NO.12

NORTH ELEVATION
BUILDING NO.12



EAST ELEVATION
BUILDING NO.12

SOUTH ELEVATION
BUILDING NO.12

NO.	DATE	REVISIONS
1	JAN. 26, 2011	REVISED FOR 75% PERMIT
2	OCT. 28, 2011	REVISED FOR 100% PERMIT

CORREL. INT.
 DEVELOPMENT
 75 UNIT TOWNHOUSE

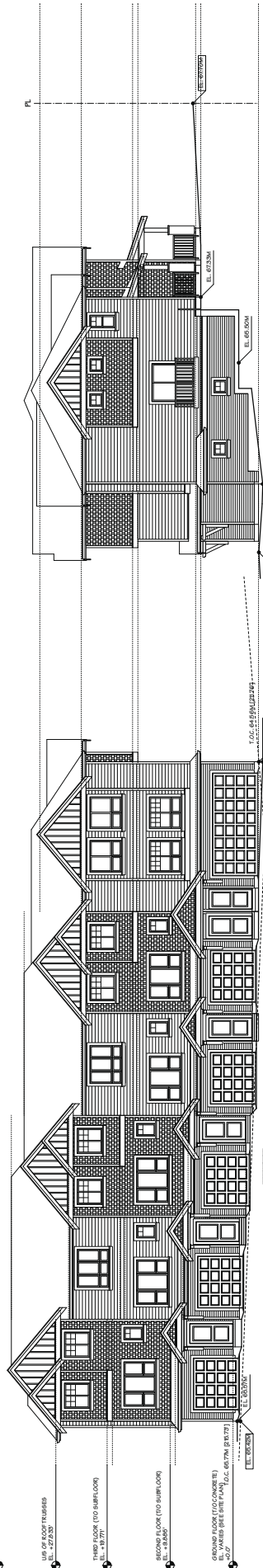
1995 19 07 19 29 64TH AVE.
 1978 19 13 22 FRASER HWY. SURREY, B. C.

Yamamoto
 Architecture Inc.

2100 W. 49th Ave., S.C.
 Vancouver, B.C. V6P 6K1
 TEL: 604-273-1131 FAX: 604-273-1321

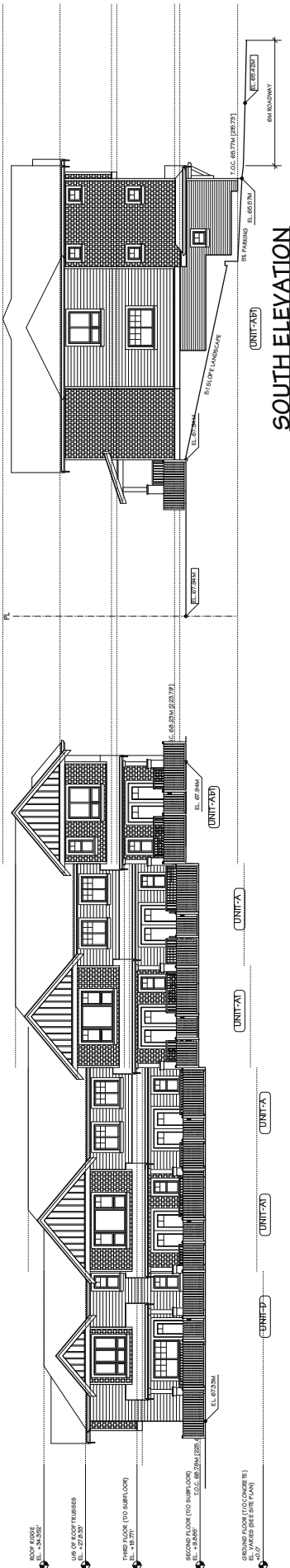
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	FEB. 17, 2011	PROJECT NO.	A3.11
DRAWN	DMK	CHECKED	
PROJECT NO.	1931		



NORTH ELEVATION
BUILDING NO.13

EAST ELEVATION (INT. DRIVEWAY)
BUILDING NO.13



SOUTH ELEVATION
BUILDING NO.13

WEST ELEVATION
BUILDING NO.13

NO.	DATE	REVISIONS
1	JAN. 26, 2011	REVISED FOR PERMIT
2	OCT. 28, 2010	REVISED FOR PERMIT

CORRECTION

PROJECT: 76 UNIT TOWNHOUSE DEVELOPMENT

CONTRACTOR: [REDACTED]

DATE: [REDACTED]

PROJECT: 76 UNIT TOWNHOUSE DEVELOPMENT

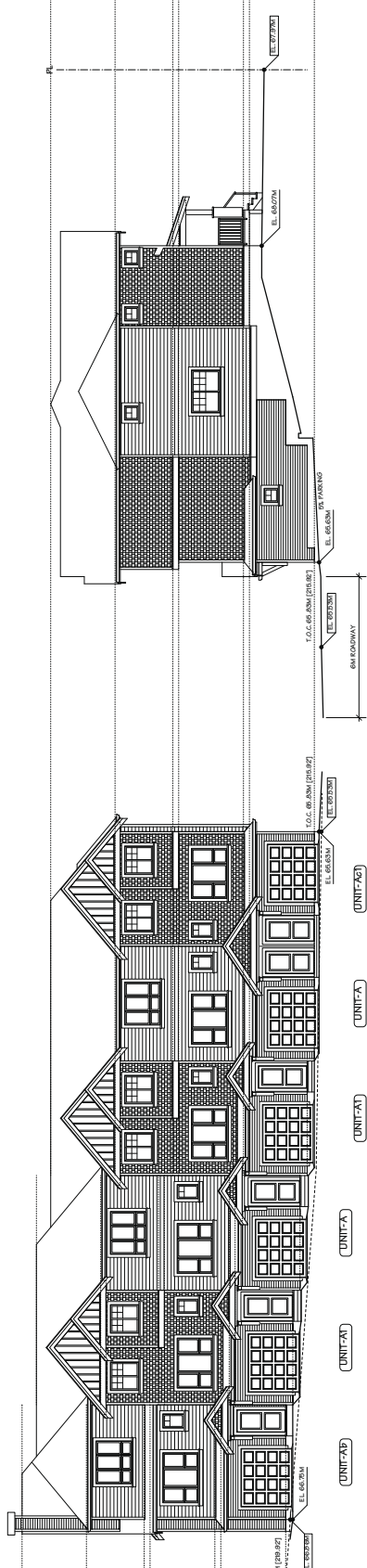
1905.19.07.19.29.64THAVENUE,
19076.19.132 FRASER HWY., SURREY, B.C.

Yamamoto
Architecture Inc.

2100 VAN PINE, VAN., B.C.
TEL: 604.273.1131 FAX: 604.273.1321

DRAWING TITLE
ELEVATIONS

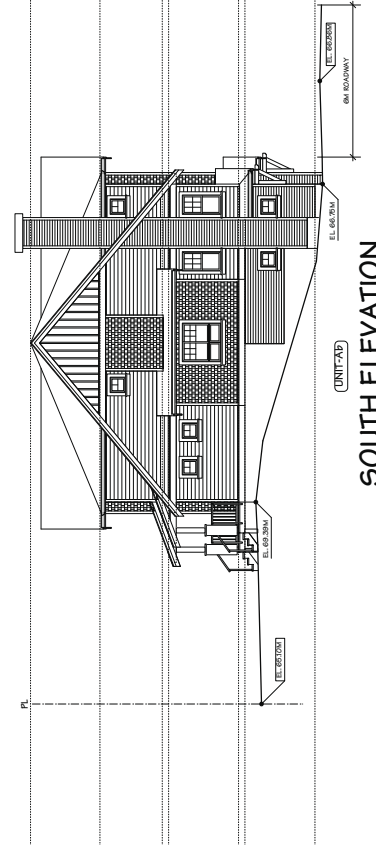
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DATE	FEB. 17, 2011	PROJECT NO.	A3.12
DRAWN	DMK	CHECKED	
PROJECT NO.		1911	



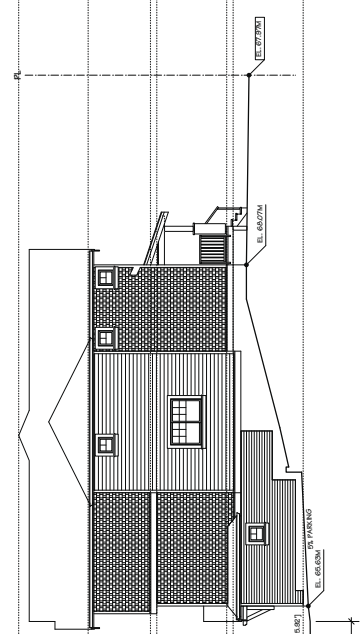
EAST ELEVATION (INT. DRIVEWAY)
BUILDING NO.14



WEST ELEVATION
BUILDING NO.14



SOUTH ELEVATION
BUILDING NO.14



NORTH ELEVATION
BUILDING NO.14

NO.	DATE	DESCRIPTION
1	JAN. 26, 2011	REVISED FOR PERMIT
2	OCT. 28, 2010	REVISED FOR PERMIT

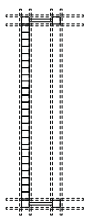
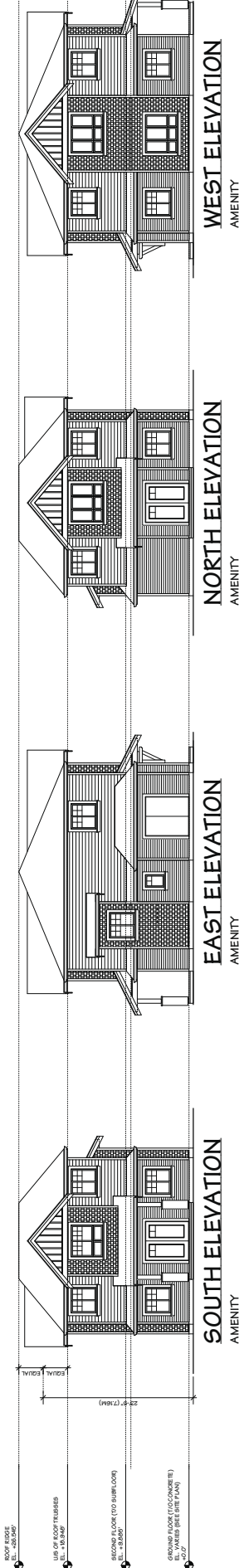
CORRECTION
 DEVELOPMENT
 76 UNIT TOWNHOUSE

1985 19 07 19 29 64TH AVE.
 1978 19 32 FRASER HWY. SURREY, B. C.

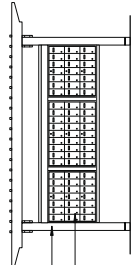
Yamamoto
 Architecture Inc.

2188 W. 49TH AVE. VAN. BC
 TEL: 604-273-1131 FAX: 604-273-1321
 DRAWING TITLE
 ELEVATIONS

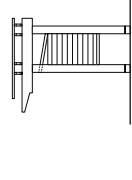
SCALE	1/8" = 1'-0"	SHEET NO.	A3.13
DATE	FEB. 17, 2011	DRAWN	DMK
CHECKED		PROJECT NO.	1931



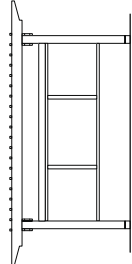
MAIL BOX STRUCTURE
MAIL BOX



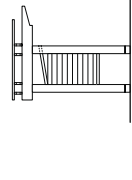
SOUTH ELEVATION
MAIL BOX



EAST ELEVATION
MAIL BOX



NORTH ELEVATION
MAIL BOX



WEST ELEVATION
MAIL BOX

DATE	DESCRIPTION
JAN. 26, 2011	REVISED FOR PERMIT
OCT. 28, 2010	REVISED FOR PERMIT
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE

76 UNIT TOWNHOUSE
DEVELOPMENT

1905 15 07 19 29 64TH AVE.
19076 10 132 FRASER HWY. SURREY, B. C.

Yamamoto
Architecture Inc.

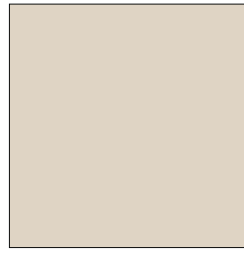
2180 WILLOW AVE. S.C.
VANCOUVER, B.C. V6M 2K1
TEL: 604.273.1131 FAX: 604.273.1321
DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	FEB 17, 2011	PROJECT NO.	A3.14
DRAWN	DMK	CHECKED	
PROJECT NO.	1911		

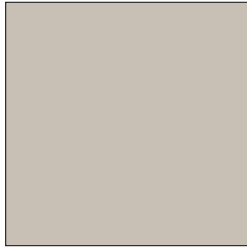
COLOUR SAMPLE BOARD



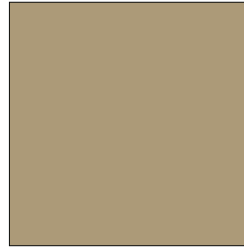
ROOF
 ASPHALT ROOF SHINGLES
 IKO/CAMBRIDGE "DUAL BLACK"



**FASCIA BOARD, RAKE BOARD,
 BRACKETS, PORCH POSTS,
 DOOR & WINDOW TRIM**
 WOOD - PAINTED
 GP 8672W "TEQUILA"



MAIN WALL
 VINYL SIDING (DOUBLE-6)
 GENTEK "PEBBLE KAKI"

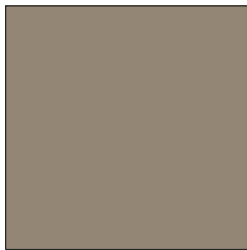


BASE WALL
 FIBRE-CEMENT SIDING (4" EXPOSURE)
 HARDI-PLANK "COLORPLUS-KHAKI BROWN"

SCHEME - A



UPPER ACCENT WALL
 WOOD BOARD & BATTEN - PAINTED
 GP 8672W "TEQUILA"



PROJECTION WALL
 WOOD OR HARDI SHINGLES
 GP 8695D "THATCH ROOF"

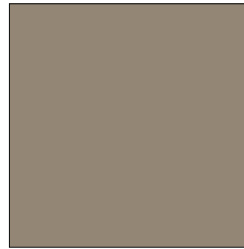


ENTRY DOOR
 ALUM. CLAD - PAINTED
 GP 8786N "BLACK FINISH"

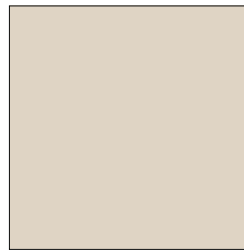


GARAGE DOOR
 ALUM. CLAD - PAINTED
 GP 8695D "THATCH ROOF"

SCHEME - B



UPPER ACCENT WALL
 WOOD BOARD & BATTEN - PAINTED
 GP 8695D "THATCH ROOF"



PROJECTION WALL
 WOOD OR HARDI SHINGLES
 GP 8672W "TEQUILA"



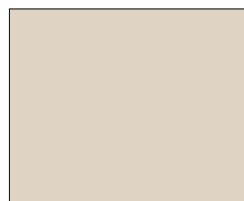
ENTRY DOOR
 ALUM. CLAD - PAINTED
 GP 8386N "WINESTAIN"



GARAGE DOOR
 ALUM. CLAD - PAINTED
 GP 8695D "THATCH ROOF"



FENCE POST
 CULTURED STONE
 "GRAY PRO-FIT LEDGESTONE"
 PF-8018



FENCE
 WOOD - PAINTED
 GP 8672W "TEQUILA"

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SHEET INDEX
 L1 - LANDSCAPE PLAN
 L2 - SHRUB PLAN BLOCK A
 L3 - SHRUB PLAN BLOCK B
 L4 - SHRUB PLAN BLOCK C
 L5 - SHRUB PLAN BLOCK D
 L6 - SHRUB PLAN BLOCK E
 L7 - DETAILS
 L8 - LIGHTING AND FENCING
 L9 - SECTIONS
 L10 - IRRIGATION + TREE MANAGEMENT
 L11 - SPECIFICATIONS PLAN

NO.	DATE	REVISION DESCRIPTION	DR.
1	2019.03.01	ISSUE FOR PERMIT	BM
2	2019.03.15	REV. AS PER 2019.03.15 COMMENTS	BM
3	2019.03.20	REV. AS PER 2019.03.20 COMMENTS	BM
4	2019.04.05	REV. AS PER 2019.04.05 COMMENTS	BM
5	2019.04.15	REV. AS PER 2019.04.15 COMMENTS	BM
6	2019.04.25	REV. AS PER 2019.04.25 COMMENTS	BM
7	2019.05.05	REV. AS PER 2019.05.05 COMMENTS	BM
8	2019.05.15	REV. AS PER 2019.05.15 COMMENTS	BM
9	2019.05.25	REV. AS PER 2019.05.25 COMMENTS	BM
10	2019.06.05	REV. AS PER 2019.06.05 COMMENTS	BM
11	2019.06.15	REV. AS PER 2019.06.15 COMMENTS	BM
12	2019.06.25	REV. AS PER 2019.06.25 COMMENTS	BM
13	2019.07.05	REV. AS PER 2019.07.05 COMMENTS	BM
14	2019.07.15	REV. AS PER 2019.07.15 COMMENTS	BM
15	2019.07.25	REV. AS PER 2019.07.25 COMMENTS	BM
16	2019.08.05	REV. AS PER 2019.08.05 COMMENTS	BM
17	2019.08.15	REV. AS PER 2019.08.15 COMMENTS	BM
18	2019.08.25	REV. AS PER 2019.08.25 COMMENTS	BM
19	2019.09.05	REV. AS PER 2019.09.05 COMMENTS	BM
20	2019.09.15	REV. AS PER 2019.09.15 COMMENTS	BM
21	2019.09.25	REV. AS PER 2019.09.25 COMMENTS	BM
22	2019.10.05	REV. AS PER 2019.10.05 COMMENTS	BM
23	2019.10.15	REV. AS PER 2019.10.15 COMMENTS	BM
24	2019.10.25	REV. AS PER 2019.10.25 COMMENTS	BM
25	2019.11.05	REV. AS PER 2019.11.05 COMMENTS	BM
26	2019.11.15	REV. AS PER 2019.11.15 COMMENTS	BM
27	2019.11.25	REV. AS PER 2019.11.25 COMMENTS	BM
28	2019.12.05	REV. AS PER 2019.12.05 COMMENTS	BM
29	2019.12.15	REV. AS PER 2019.12.15 COMMENTS	BM
30	2019.12.25	REV. AS PER 2019.12.25 COMMENTS	BM

DMG landscape architects
 J.D. MURPHY & ASSOCIATES LTD.
 1000 Highway 101, Suite 100
 Burnaby, BC V5C 2G7
 (604) 431-2822

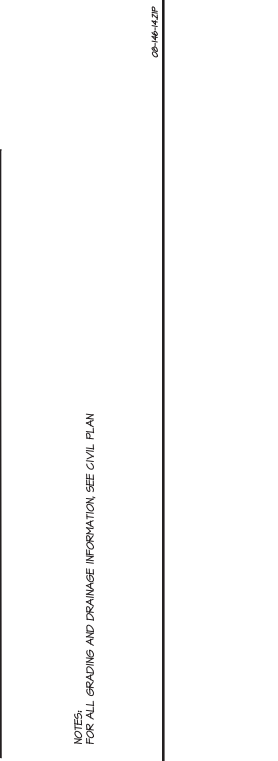
76 UNIT TOWNHOUSE
 FRASER HWY & 64TH
 SURREY, B.C.

DRAWING TITLE
 LANDSCAPE PLAN
 DRAWING NUMBER: L1
 DATE: 08/20/2019
 SCALE: 1/8"=1'-0"
 DRAWN: BM
 DESIGN: BM
 CHECKED: DM
 DMG PROJECT NUMBER: 06-146



PLANT SCHEDULE	PLANT SCHEDULE
REV. CITY	REV. CITY
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
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15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30

NOTES:
 FOR ALL GRADING AND DRAINAGE INFORMATION, SEE CIVIL PLAN
 ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



FRASER HWY

64 AVE

06-146-122P

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **March 9, 2011** PROJECT FILE: **7808-0200-00**

RE: **Engineering Requirements
Location: 19078/132 - Fraser Hwy & 19095/107/129 - 64 Avenue**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment and NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5-metres along Fraser Hwy. for a 42.0-metre Arterial Standard;
- Provide Stat. Right-of-Way (varying width) for Greenway along Fraser Hwy;
- Provide 6.0-metre Stat. Right-of-Way for existing sanitary sewer.

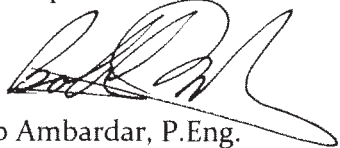
Works and Services

- construct right-in/right-out only driveway access on 64 Avenue;
- construct Greenway along Fraser Hwy.;
- construct adequately-sized service connections to the site;
- pay all outstanding sanitary SDR fees; and
- initiate the closure/purchase process for 64 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

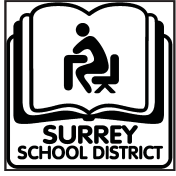
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit or Development Variance Permits.



Bob Ambaradar, P.Eng.
Development Project Engineer

SSA



SCHOOL DISTRICT #36 (SURREY)

Thursday, February 17, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7908 0200 00

SUMMARY

The proposed 76 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	12
Secondary Students:	6

September 2010 Enrolment/School Capacity

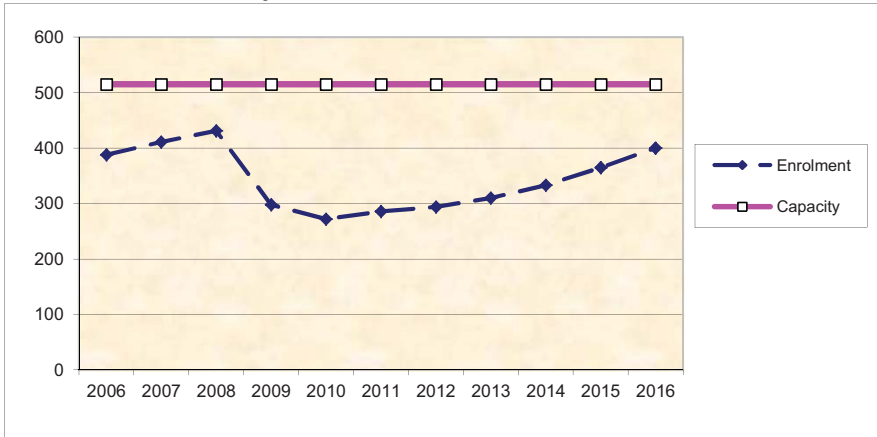
Latimer Road Elementary	
Enrolment (K/1-7):	31 K + 241
Capacity (K/1-7):	40 K + 475
Clayton Heights Secondary	
Enrolment (8-12):	1239
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

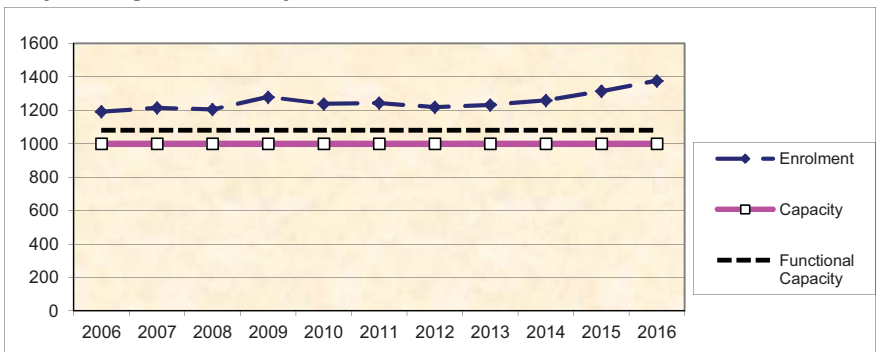
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Latimer Road Elementary was impacted by an enrolment move to Hazelgrove Elementary when it opened in September 2009. Boundary adjustments have been approved from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary, to be phased-in beginning in 2010 to help fill empty classrooms at Latimer Road and reduce overcrowding at surrounding elementary schools. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area (proposed in year four in the 2010-2014 Five Year Capital Plan). The construction of a new secondary school is subject to proposed capital project approval by the Province in the future. The proposed development will not have an impact on these projections.

Latimer Road Elementary



Clayton Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7908-0200-00
Project Location: 19078 / 95 / 107 / 132 Fraser HWY
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Poor quality indigenous deciduous trees to the east with little retentive value due to significant structural defects. A moderate to good quality small stand of conifers recommended for preservation.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	43 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	39 (C)
Number of Protected Trees to be retained (A-C)	4 (D)
Number of Replacement Trees required (21 alder and cottonwood X 1 and 18 others X 2)	57 (E)
Number of Replacement Trees proposed	XXX (F)
Number of Replacement Trees in deficit (E-F)	XXX (G)
Total number of Prot. and Rep. Trees on site (D+F)	XXX (H)
Number of lots proposed in the project	XXX (I)
Average number of Trees per Lot	(H/I)

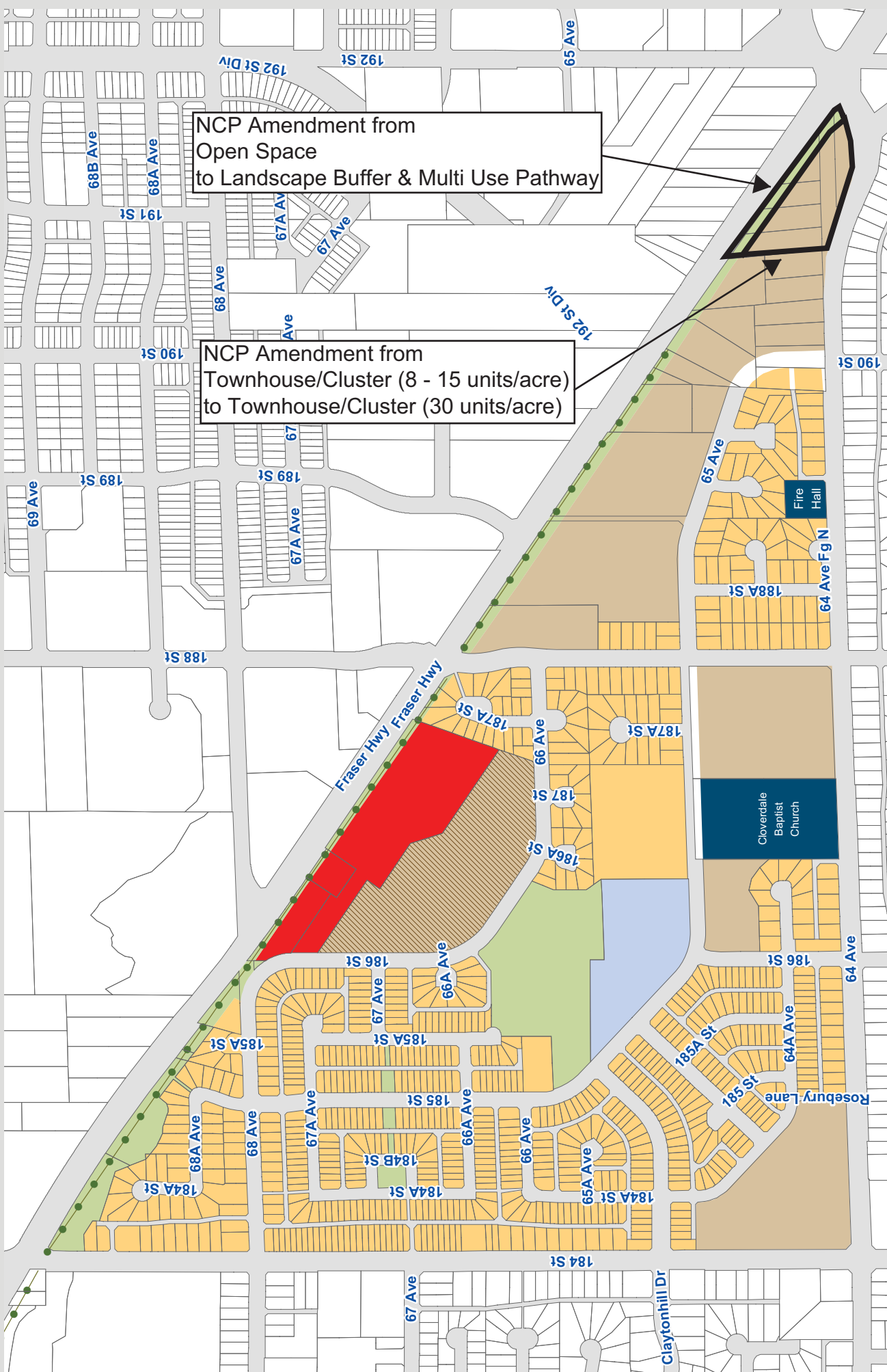
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

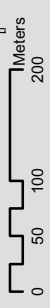
Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: November 25, 2010



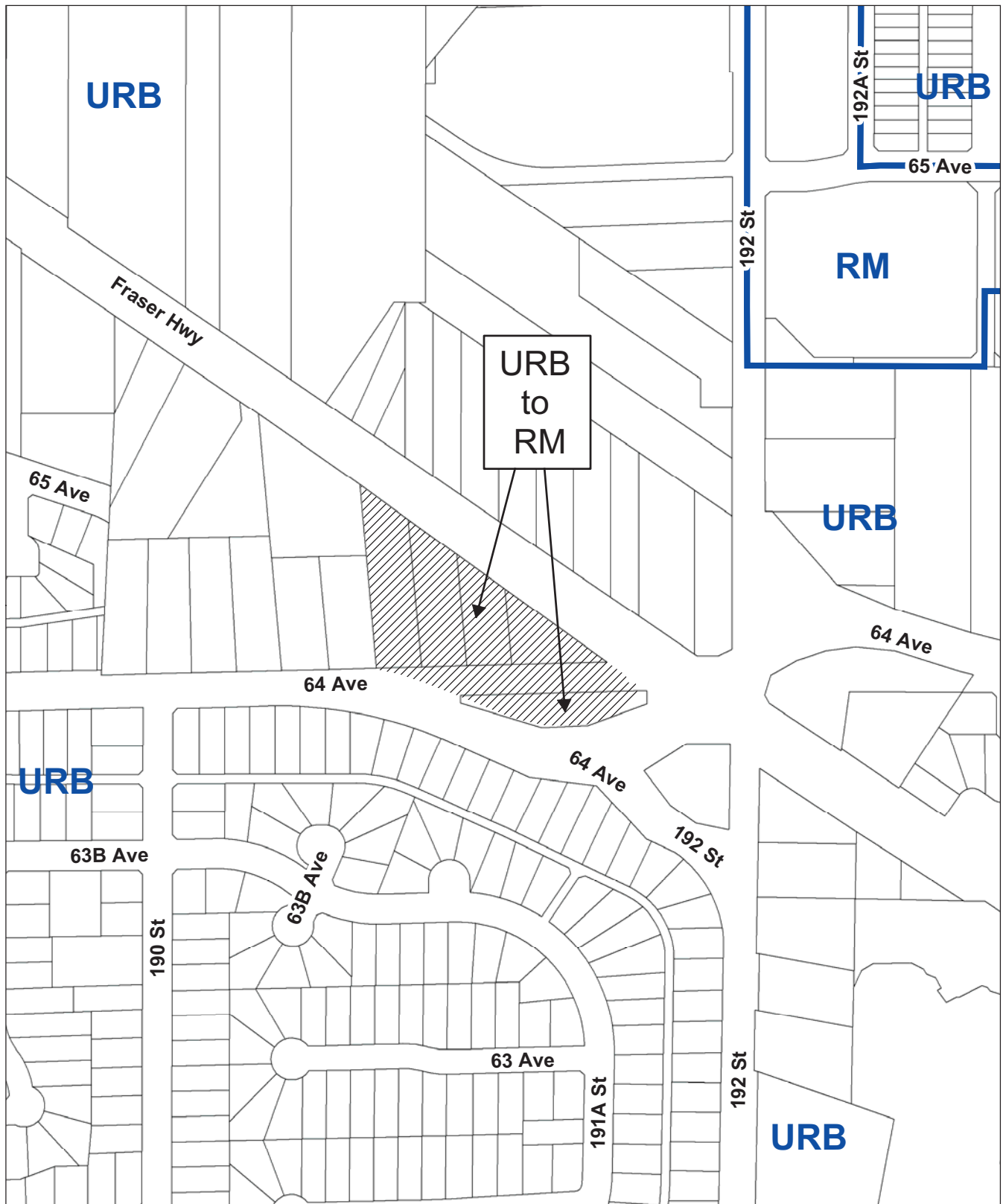
NCP Amendment from
Open Space
to Landscape Buffer & Multi Use Pathway

NCP Amendment from
Townhouse/Cluster (8 - 15 units/acre)
to Townhouse/Cluster (30 units/acre)



- Single Family Residential
- Townhouse / Cluster (8-15 units/acre)
- Townhouse / Cluster (30 units/acre)
- Commercial
- Institutional (church, firehall)
- Open Space
- Landscape Buffer & Multi Use Pathway
- School

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



OCP Amendment

Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7908-0200-00

Issued To: 0818271 B.C. LTD., INC. NO. 818271

Address of Owner: 9099 Prince Charles Boulevard
Surrey, BC V3V 1R9

Issued To: PRIYA BUBBER

Address of Owner: #200, 8120 – 128 Street
Surrey, BC V3V 1R1

Issued To: 0811226 B.C. LTD., INC. NO. 811226

Address of Owner: 12098 – 57A Avenue
Surrey, BC V3X 2S3

Issued To: 0828004 B.C. LTD., INC. NO. 0828004

Address of Owner: 9099 Prince Charles Boulevard
Surrey, BC V3V 1R9

Issued To: CITY OF SURREY

Address of Owner: 14245 – 56 Avenue
Surrey, BC V3X 3A2

(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: 003-385-671

Lot 4 Section 16 Township 8 New Westminster District Plan 10499

19078 Fraser Highway

Parcel Identifier: 009-340-289

Lot 1 Section 16 Township 16 New Westminster District Plan 10499 Except Plans 86121 and BCP35061

19132 Fraser Highway

Parcel Identifier: 009-340-301

Lot 3 Section 16 Township 8 New Westminster District Plan 10499 Except: Firstly; Part Dedicated Road on Plan 86163 Secondly; Part Dedicated Road on Plan BCP34909

19095 - 64 Avenue

Parcel Identifier: 002-114-348

Lot 2 Section 16 Township 8 New Westminster District Plan 10499 Except: Part Road on Plans 86163 and BCP34803

19107 - 64 Avenue

Parcel Identifier: 017-589-461

Lot 42 Section 9 Township 8 New Westminster District Plan LMP2570

19129 - 64 Avenue

Portion of 64 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(s) has/have been issued, as follows:

Parcel Identifier:

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

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

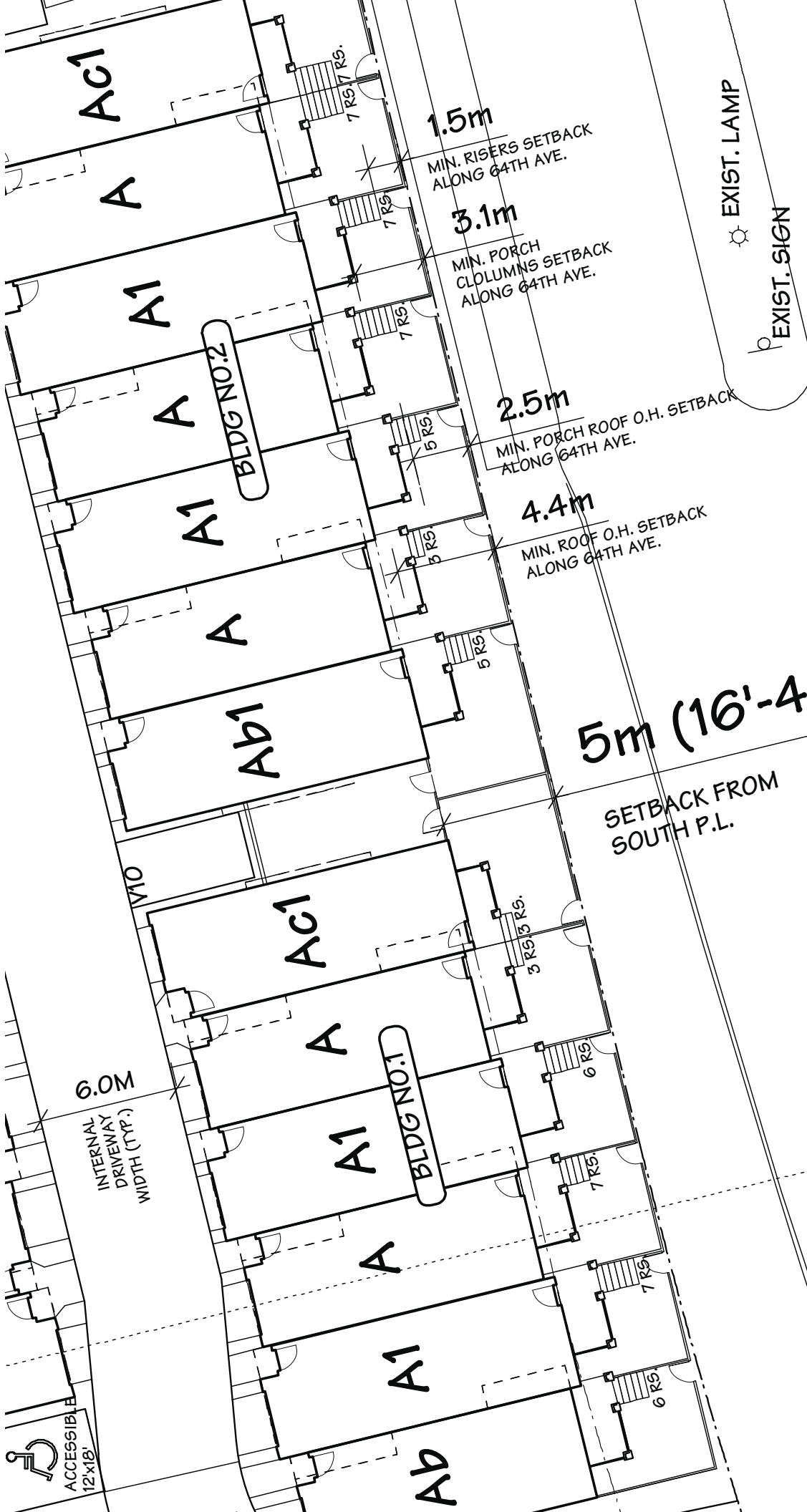
- (a) In Section F of Part 22 Multiple Residential 30 Zone (RM-30) the minimum south front yard setback is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face along 64 Avenue;

- (b) In Section F of Part 22 Multiple Residential 30 Zone (RM-30) the minimum south front yard setback is reduced from 7.5 metres (25 ft.) to 3.1 metres (10 ft.) for roof overhangs, eaves, balconies and columns along 64 Avenue;
 - (c) In Section F of Part 22 Multiple Residential 30 Zone (RM-30) the minimum north rear yard setback is reduced from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for roof overhangs, eaves, balconies and columns along Fraser Highway;
 - (d) In Section F of Part 22 Multiple Residential 30 Zone (RM-30) the minimum west side yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for roof overhangs, eaves, balconies and columns;
 - (e) In Sub-section E.17.(b) of Part 4 General Provisions the maximum number of risers to encroach into the building setback area from the south front yard setback is increased from three (3) to seven (7) risers; and
 - (f) In Sub-section E.17(b) of Part 4 General Provisions the maximum number of risers to encroach into the building setback area from the north rear yard setback is increased from three (3) to seven (7) risers.
5. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after Development Permit No. 7908-0200-00 is issued.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. 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 – Dianne L. Watts

City Clerk – Jane Sullivan



AC1

A

A1

A

A1

A

Ab1

AC1

A

A1

A

A1

Ab

BLDG NO.2

BLDG NO.1

6.0M
INTERNAL
DRIVEWAY
WIDTH (TYP.)

ACCESSIBLE
12'x18'

1.5m

MIN. RISERS SETBACK
ALONG 64TH AVE.

3.1m

MIN. PORCH
COLUMNS SETBACK
ALONG 64TH AVE.

2.5m

MIN. PORCH ROOF O.H. SETBACK
ALONG 64TH AVE.

4.4m

MIN. ROOF O.H. SETBACK
ALONG 64TH AVE.

5m (16'-4 7/8")

SETBACK FROM
SOUTH P.L.

EXIST. LAMP

EXIST. SIGN

64TH AVE



EXIST. SIGN

EXIST. LAMP

5.0m
MIN. BUILDING SETBACK
ALONG 64TH AVE.

1.5m
MIN. RISERS SET
ALONG 64TH AVE.

NEW FIRE
HYDRANT

D1
BLDG NO. 8

BLDG NO. 3

W12
W13

ELEC. CL.

AC2

A2

A3

A2

A3

A2

AB2

AC1

A

3 RS/3 RS.

4 RS.

5 RS.

7 RS/7 RS.

RS.

BD

BD



1.5M DEDICATION

7.5M
SETBACK FROM NORTH P.L.

10.7M

EXIST. LAMP

Amenity Area
867 SM

BIKE RACK (6 BIKES)



SETBACK TO PORCH ROOF OVERHANG

6.7M

5.6M
SETBACK TO MAX. 7 RISERS

7.0M
SETBACK TO PORCH COLUMN

EXIST. FIRE HYDRANT

4.2M

8.6M
SETBACK TO BUILDING FACE

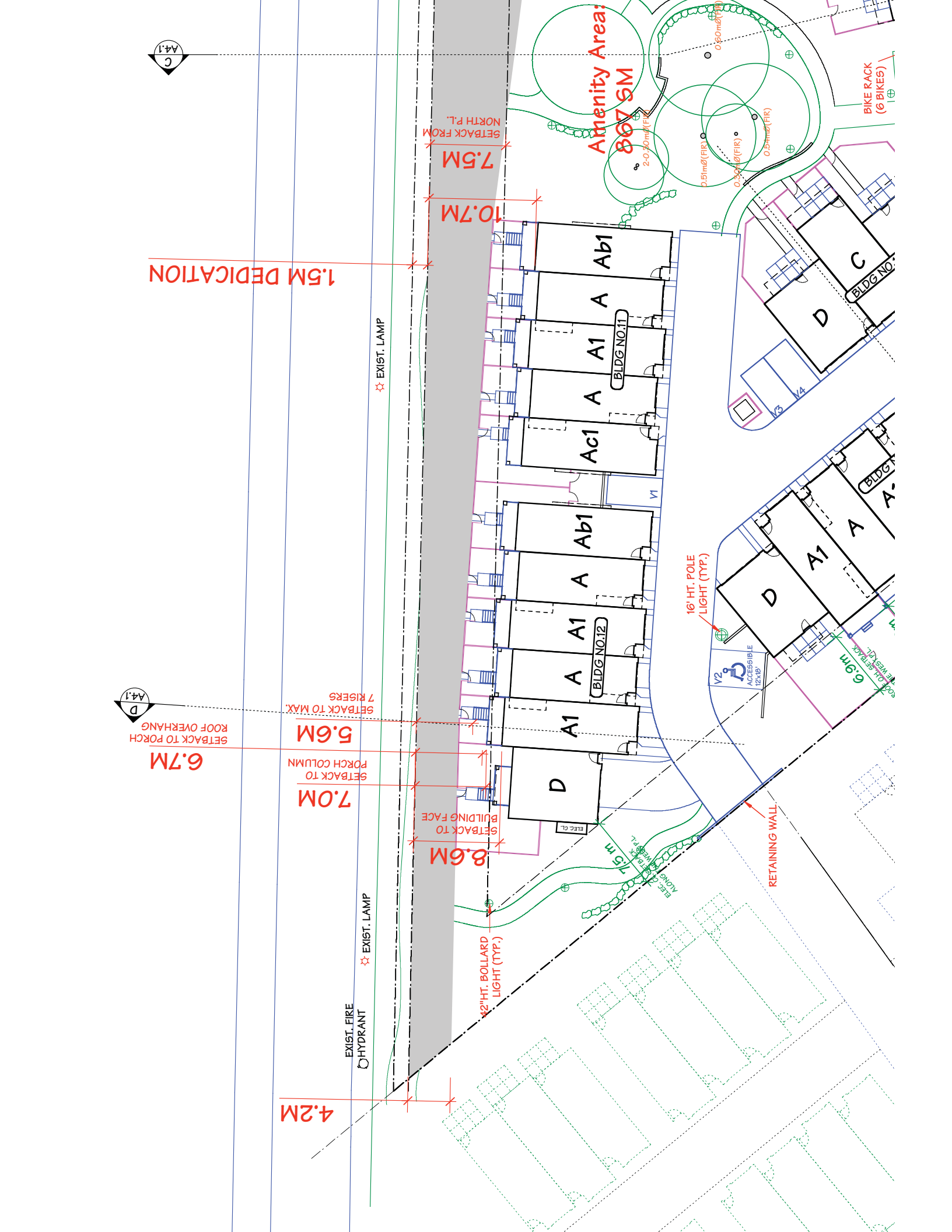
42" HT. BOLLARD LIGHT (TYP.)

16' HT. POLE LIGHT (TYP.)



RETAINING WALL

6.9M





RETAINING WALL

Amty Bldg

BIKE RACK
(6 BIKES)

MAILBOX KIOSK

65'-6"
QUEUING LENGTH
6.7M DRIVE

BLDG NO.10

BLDG NO.14

BLDG NO.13

ACCESSIBLE
12x18'

7.5m

5.4m

6.0m

6.9m

7.5m

5.0'

5.4m

6.0m

6.9m

5.5m

5.5m

5.5m

65'-6"

QUEUING LENGTH

6.7M DRIVE

