

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0218-00

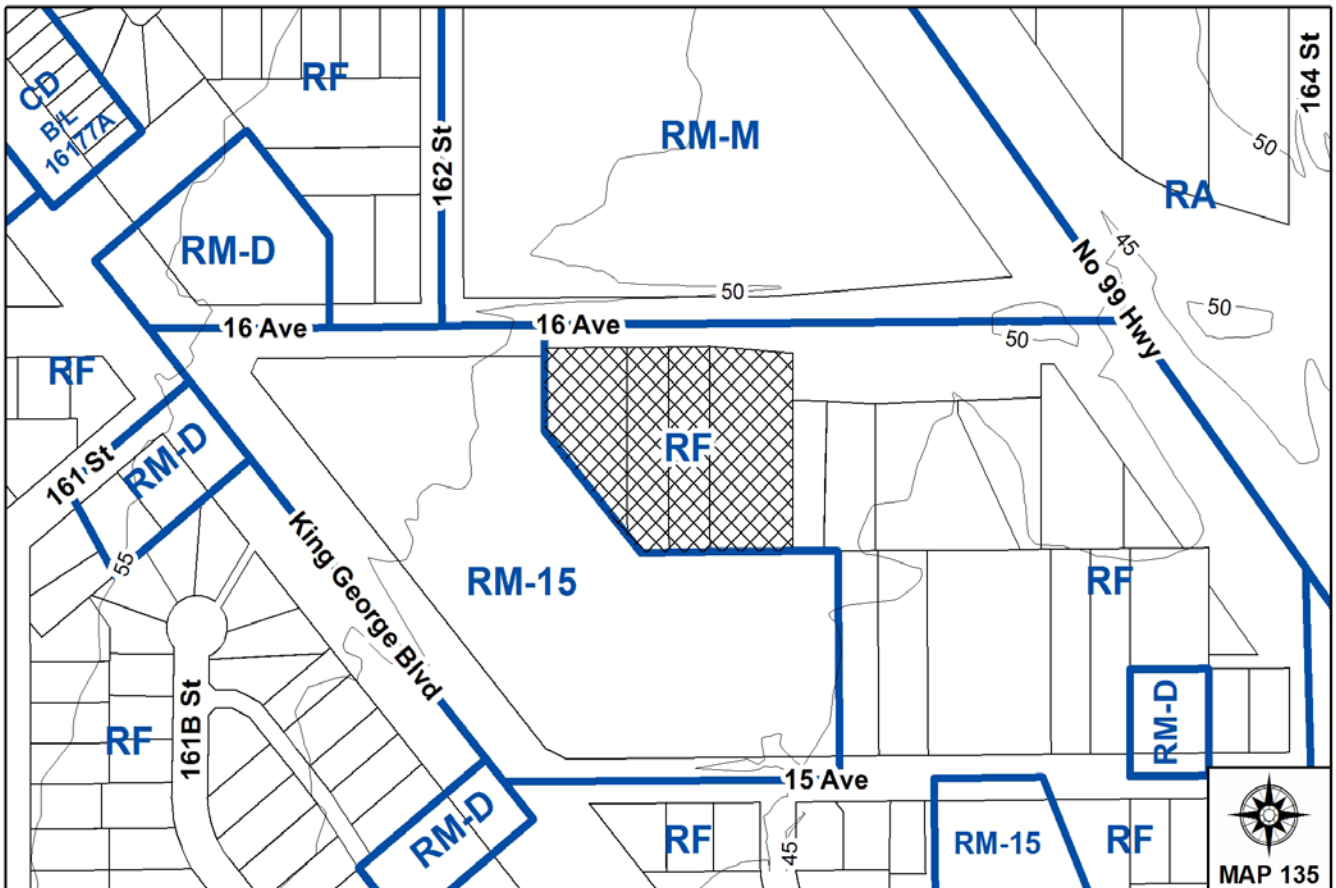
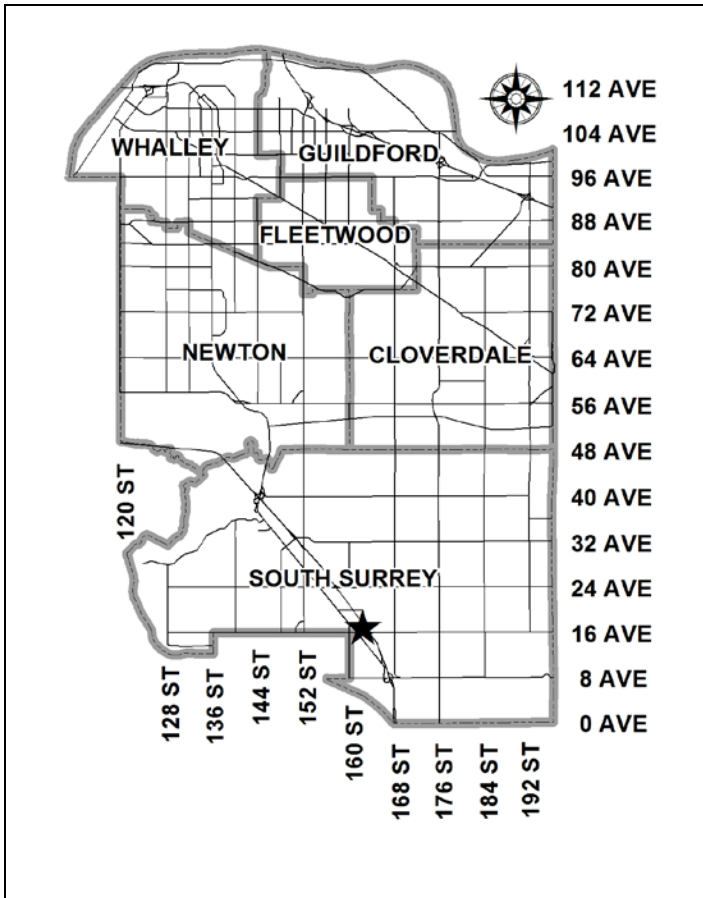
Planning Report Date: December 13, 2010

PROPOSAL:

- **Rezoning** from RF to CD (based on RM-15)
- **Development Permit**

in order to permit the development of a 43-unit townhouse project.

LOCATION: 16230/40/50/70 – 16 Avenue
OWNER: o876933 B.C. Ltd. Inc. No. o876933
ZONING: RF
OCB DESIGNATION: Urban
LAP DESIGNATION: Townhouses (15 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The site's designation in the King George Highway Corridor Local Area Plan (LAP) is "Townhouses (15 upa)". The applicant is proposing a townhouse development with a unit density of 19.5 units per acre (upa).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The previous application on this site, File No. 7907-0381-00, proposed 33 units with a unit density of 14.5 upa. The project received Third Reading on October 20, 2008 but the previous owners were unable to complete the project at this density. The new owner is proposing a unit density that is more typical of contemporary townhouse projects that meets the current market condition.
- The current development application triggers further road widening (16 Avenue) requirements for the project. The applicant is dedicating an 8.4 metre (28 ft.) wide strip of land (area is approximately 9,115 square metres/9,200 sq.ft.) as part of the required road widening for 16 Avenue. The higher floor area ratio (FAR) on the proposed project is partially a reflection of the increase in road dedication.
- The proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to existing townhouses to the west and south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0218-00 in accordance with the attached drawings (Appendix II).
3. 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the indoor parking arrangement and to prohibit the conversion of the indoor spaces into livable space;
 - (h) registration of a reciprocal access easement to ensure joint access with the properties to the east and southeast to the satisfaction of the Engineering Department; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space.
4. Council pass a resolution to amend King George Highway Corridor Local Area Plan to redesignate the land from "Townhouses (15 upa)" to "Townhouses (20 upa)" when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**
 7 Elementary students at South Meridian Elementary School
 4 Secondary students at Earl Marriott Secondary School
 (Appendix IV)

Parks, Recreation & Culture: Parks, Recreation & Culture (PRC) supports the proposal but have concerns about the pressure this proposal will place on existing PRC facilities in the area. The applicant has been requested to address these concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential and vacant.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 16 Avenue):	Mobile home park.	Urban/Undesignated	RM-M
East:	Single family residential.	Urban/Townhouses (15 upa)	RF
South and West:	Townhouse complex.	Urban/Townhouse (15 upa)	RM-15

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Townhouses (15 upa)" in the King George Highway Local Area Plan (LAP). The applicant is proposing to amend the LAP designation for the site to "Townhouses (20 upa)".
- The previous owner of the site made application (File No. 7907-0381-00) for a 33-unit townhouse complex with a density of 14.5 upa. The application received Third Reading on October 20, 2008, but the owners were unable to complete the project at this density.
- The new owner of the site is proposing a unit density (19 upa) that is more typical of contemporary townhouse projects that meets the current market condition.
- The current development application triggers further road widening (16 Avenue) requirements for the project.

- The applicant is dedicating an 8.4 metre (28 feet)-wide strip of land (area is approximately 911 sq.m./9,800 sq.ft.) as part of the required road widening for 16 Avenue. 16 Avenue is a major arterial and it is anticipated that additional travel lanes will be required on 16 Avenue in the future as the population of South Surrey increases. The higher FAR on the proposed project is partially a reflection of the increase in road dedication.
- The proposed design and unit configuration is sensitive to the surrounding context and provides an appropriate interface to the existing townhouses to the west and south. In some instances the interface condition is more superior than the previous proposal.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site consists of four parcels located at 16230/40/50/70 – 16 Avenue and is 0.92 hectares (2.27 acres) in gross area. The four parcels are zoned "Single Residential Zone" (RF) and are designated "Urban" in the Official Community Plan (OCP) and "Townhouses (15 upa)" in the King George Highway Corridor Local Area Plan (LAP).
- The subject site is bordered to the west and south by a townhouse development that is zoned RM-15. A manufactured home park lies to the north, across 16 Avenue. Large RF-zoned properties, designated "Townhouses (15 upa)" in the LAP, lie to the east and it is expected that these RF-zoned properties to the east will be redeveloped for townhouses in the future.
- The applicant is proposing a rezoning from RF to "Comprehensive Development Zone" (CD) based on "Multiple Residential 15 Zone" (RM-15) and a Development Permit to allow for development of a 43-unit townhouse complex.
- The proposed unit density is 47 uph (19 upa) and the proposed floor area ratio (FAR) is 0.73 (excluding garages).

Proposed CD Zone

- The applicant is proposing a CD Zone based on the RM-15 Zone. The following is a table outlining the differences between the RM-15 Zone and the proposed CD Zone:

	RM-15 Zone	Proposed CD Zone
Density	FAR is limited to a maximum of 0.60. Unit density is limited to a maximum of 37 uph (15 upa).	Maximum FAR is 0.73, and maximum unit density is 47 uph (19 upa).
Lot Coverage	Lot coverage is limited to a maximum of 45%.	Coverage is limited to a maximum of 40%.
Minimum Setbacks	All lot lines are 7.5m (25 ft.).	Southerly setback is 7.5m (25 ft.) except a small 0.7 m (2 ft.) intrusion. Easterly side yard is 8.5 m (28 ft.) to building face except Building 3 which is setback 3.9m (13 ft.). Westerly side yard is 7.9m (26 ft.) except a corner of Building 4. Northerly (16 Avenue) setback is 5.5m (18 ft.).

- The CD Zone includes a maximum lot coverage of 40% which is less than the maximum lot coverage in the RM-15 Zone (45%).
- Due to the large 8.4 metre (28 feet) wide dedication on 16 Avenue, the northerly setback is proposed to be 5.5 metres (18 feet). On the southerly setback, the buildings are set back 7.5 metres (25 feet) from the property line, with the exception of a small portion of the buildings that are set back at 6.8 metres (22 feet).
- The westerly side yard is set back 7.9 metres (26 ft.) except for the southwesterly corner of proposed Building 4 which is set back 4.8 metres (16 feet). The units on the easterly side of the site are set back 8.4 metres (28 ft.) with the balconies set back 6.7 metres (22 ft.), except the side yard of the northerly Building 3 is set back 3.9 metres (13 ft.) as the interface here is with a City road.

Riparian Requirements

- There is a red-coded watercourse (ditch) that lies approximately 15 metres (49 feet) to the northeast of the subject site. This ditch drains into the nearby Carlson Creek, and is separated from the subject site by a paved City frontage road that provides access to several properties on the south side of 16 Avenue. The proposed development would place a small portion of proposed Building 3 within the typical 30 metre (98 feet) riparian setback area. This issue was discussed at the January 16, 2008 Environmental Review Committee meeting for File No. 7907-0381-00 and no objections to the proposed development were raised. No compensation was deemed necessary. The Department of Fisheries and Oceans (DFO) has confirmed that this decision is still valid for the current application.

Access and Parking

- As part of the Engineering requirements the applicant is to register a restrictive covenant for right-in/right-out only access at 16 Avenue, and also a reciprocal access easement for the properties to the east and southeast. These neighbouring RF-zoned properties between 15 Avenue and 16 Avenue are designated "Townhouses (15 upa)" in the King George Highway Corridor LAP, and will likely be developed with their primary access from 15 Avenue, as direct access to 16 Avenue will not be permitted.
- However, to allow these neighbouring properties access to 16 Avenue, a reciprocal access easement is to be registered on the subject site. In addition, when these neighbouring parcels redevelop in the future, this reciprocal access easement will allow residents of the subject site to have access to 15 Avenue, which will allow for westbound trips out of the subject site.
- The northerly drive aisle is proposed to act as the reciprocal access easement area through the subject site.
- A total of 95 parking spaces are required; 86 spaces for resident's use and 9 spaces for visitor parking. The applicant is proposing to provide 96 parking spaces. The development proposal meets the City's requirements for parking. Nine (9) of the 43 units are proposing tandem parking. A Restrictive Covenant will be required to be registered on the site to restrict the conversion of the garage to habitable space for these units.

Amenity Space

- The Zoning By-law requires that 129 sq.m. (1,390 sq. ft.) of indoor amenity area and 129 sq.m. (1,390 sq. ft.) outdoor amenity area be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant has provided 66 sq.m. (715 sq.ft.) of indoor amenity space at the west end of proposed Building 1 fronting 16 Avenue. The amenity space contains a lounge area with a fireplace and vaulted ceiling, a kitchen and washroom, a games area and room for an office space. The amenity space has south facing double doors which open onto a patio area which is covered with a decorative trellis.
- The applicant is proposing to provide cash-in-lieu to compensate for the shortfall in indoor amenity space. The proposed indoor amenity space shortfall of 63 sq.m. (675 sq.ft.) is supportable given the number of units proposed (43) and the average individual unit size is fairly large at 139 sq.m./1,500 sq.ft. (excluding garage areas).
- The applicant has provided 423 sq.m. (4,548 sq.ft.) of outdoor amenity space, located at the southwest corner of the site. The outdoor amenity area includes a play structure, two benches, a lawn area, a circular pathway. A central mail pick-up area with a trellis and bench is located adjacent to the outdoor amenity space.

Trees and Landscaping

- The applicant has provided an arborist assessment from Clark Kavolinas and Associates. There are a total of 32 trees on the subject site and 27 trees are proposed for removal and 5 trees are proposed to be retained. The trees proposed for removal are either within the proposed building envelopes or roadway, are in poor condition, or are a species not suitable for retention (ie. cottonwood).

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Douglas Fir	4	0	4
Cherry	1	0	1
Oak	1	0	1
Atlas Cedar	1	0	1
Cottonwood	3	0	3
Alder	1	0	1
Cypress	1	0	1
Cedar	13	1	12
Deodar	6	4	2
Pine	1	0	1
Total	32	5	27

- The applicant is proposing to plant 105 trees on the site; 50 replacement trees are required.
- Landscaping plans have been received and are generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas.

- A 1-metre (3.5 feet) high wood picket fence is proposed along 16 Avenue. The fence will be articulated at the walkways leading to the units. The road dedication area along 16 Avenue is proposed to be landscaped with sod, until such time as traffic lanes are added.
- Special paving (stamped concrete), is proposed for the 16 Avenue entrance area and also to highlight the north-south pathway from 16 Avenue to the mail pick-up and outdoor amenity area. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.

DESIGN PROPOSAL AND REVIEW

- The development consists of 8 three-storey buildings containing 43 units. The units facing 16 Avenue and the internal outdoor amenity area contain active living space on the ground floor to promote interaction with the public realm and the internal outdoor amenity space. This includes front doors facing 16 Avenue, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- The applicant has designed the site to provide an acceptable interface with the adjacent townhouse complex which borders the subject site on the west and south. This has been achieved by:
 - Proposed Building 1, along 16 Avenue, is set back 7.9 metres (26 feet) from the property line and the applicant is proposing to locate a two-storey amenity space at this location;
 - Proposed Building 4 has been oriented away from the southwesterly property line to reduce the massing along the interface. Only the southwesterly corner of Building 4 is proposed to protrude slightly into the setback area;
 - Proposed Buildings 7 and 8 are set back at 7.5 metres (25 feet) with the exception of a small portion of the buildings which is set back at 6.8 metres (22 feet);
 - The applicant is also proposing to locate the outdoor amenity space in the southwesterly corner of the site to further reduce the building massing along the south and west property lines; and
 - The setback area will be landscaped along the west and south property lines to further enhance the interface.
- The exterior materials include vinyl siding, vinyl shingles, and wood trim. Asphalt shingles are proposed for the roof. The facades are enhanced by the use of decorative black wood shutters and flower boxes.
- The roof lines are enhanced by breaks in the roof line and a number of gable features and cupolas. The side elevation of the buildings incorporates painted smooth finish Crezon plywood and various windows.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

PRE-NOTIFICATION

Pre-notification letters were sent on November 1, 2010 and staff received 1 letter from area residents and 5 phone calls.

- The letter writer was glad to see the site developed as the land has been vacant for some time and some dumping of refuse has occurred. Concern was expressed about the number of units (43) as opposed to the previous application on the site which proposed 33 units, and also the 3-storey height of the proposed units. The letter writer also requested a greenspace strip with hedging along the westerly property line.

(The previous developer was unable to complete the previous project which proposed 33 units. The 3-storey townhouse product seems to be the product that sells in today's real estate market. The massing of Building 1 was reduced on the westerly side of the site from 3 storeys to 2 storeys to provide a better interface. The other setbacks on the south and west sides of the site are 7.5 metres (25 feet), with the exception of minor incursions on Buildings 4, 7 and 8.)

- Five (5) phone calls were received with respect to the application. Concerns raised include: increase in traffic in area, traffic safety on 16 Avenue, the density proposed, drainage to the nearby creek and location of the garbage enclosure. Three of the callers did not express strong reservations about the proposal.

(The applicant will be required to register a restrictive covenant for right-in/right-out only access at 16 Avenue, and in time it is very likely a raised median will be installed on 16 Avenue, limiting access and egress to the site to right-in/right-out only. The applicant will be required to provide on-site stormwater controls and a stormwater management plan must be developed to the satisfaction of the Engineering Department prior to final adoption. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/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: Robert Ciccozzi
 Address: #200 – 2339 Columbia Street
 Vancouver, BC
 V5Y 3Y3
 Tel: 604-687-4741

2. Properties involved in the Application
 - (a) Civic Addresses: 16230, 16240, 16250 and 16270 – 16 Avenue

 - (b) Civic Address: 16230 – 16 Avenue
 Owner: 0876933 B.C. Ltd., Inc. No. 0876933
 Director Information:
 James Billingsley
 David Howard

 No Officer Information Filed

 PID: 009-313-125
 Lot 54 Section 12 Township 1 New Westminster District Plan 10384

 - (c) Civic Address: 16240 – 16 Avenue
 Owner: 0876933 B.C. Ltd., Inc. No. 0876933
 Director Information:
 James Billingsley
 David Howard

 No Officer Information Filed

 PID: 009-3130141
 Lot 55 Except: The East 62.85 Feet; Section 12 Township 1 New Westminster District Plan 10384

 - (d) Civic Address: 16250 – 16 Avenue
 Owner: 0876933 B.C. Ltd., Inc. No. 0876933
 Director Information:
 James Billingsley
 David Howard

 No Officer Information Filed

 PID: 007-446-764
 East 62.85 Feet Lot 55 Section 12 Township 1 New Westminster District Plan 10384

(e) Civic Address: 16270 – 16 Avenue
Owner: 0876933 B.C. Ltd., Inc. 0876933
Director Information:
James Billingsley
David Howard

No Officer Information Filed

PID: 007-446-888
Lot 56 Except; Part Shown a Highway on Plan 25810; Section 12 Township 1 New
Westminster District Plan 10384

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,141 sq.m.
Road Widening area		911 sq.m.
Undevelopable area		
Net Total		8,230 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (16 Avenue)		5.5 m
Rear (South)		6.8 m
Side #1 (East)		3.9 m
Side #2 (West)		4.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10.2 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		0
Two Bedroom		11
Three Bedroom +		
Total		
FLOOR AREA: Residential (including garages)		7,371 sq.m.
(excluding garages)		6,045 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		7,371 sq.m.

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

Development Data Sheet cont'd

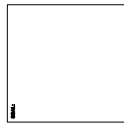
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		47 uph/19 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		0.90 (including garages) 0.73 (excluding garages)
AMENITY SPACE (area in square metres)		
Indoor	129 sq.m.	66 sq.m.
Outdoor	129 sq.m.	423 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	86	86
Residential Visitors	9	10
Institutional		
Total Number of Parking Spaces	95	96
Number of disabled stalls	1	1
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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NO.	DATE	DESCRIPTION
1	2010.10.01	D.P. COMMENTS
2	2010.10.01	D.P. COMMENTS
3	2010.10.01	D.P. COMMENTS
4	2010.10.01	ROAD RELOCATION
5	2010.10.01	DRYING NUMBER
6	2010.10.01	DRYING WORK BLOCK #

NO.	DATE	DESCRIPTION
7	2010.10.01	D.P. COMMENTS
8	2010.10.01	D.P. COMMENTS
9	2010.10.01	D.P. COMMENTS
10	2010.10.01	D.P. COMMENTS
11	2010.10.01	D.P. COMMENTS
12	2010.10.01	D.P. COMMENTS
13	2010.10.01	D.P. COMMENTS
14	2010.10.01	D.P. COMMENTS
15	2010.10.01	D.P. COMMENTS



ROCA
Robert Ciccotzi Architecture Inc.
 200 - 2088 Columbia Street
 Vancouver, B.C.
 Canada V6L 2T5
 Tel: (604) 687-4641
 Fax: (604) 687-4641
 admin@rocaarchitecture.com

16TH AVENUE TOWNHOMES
 16230 - 16240, 16250 and 16270 16th Avenue
 Surrey, BC

Appendix II

DATE: _____
 TIME: _____
 SCALE: _____
 SHEET: _____
 OF: _____

16th AVENUE TOWNHOMES

16230 to 16270 16th Avenue

SURREY, BC, CANADA

Re-Issued For Development Permit

December 09, 2010

PROJECT INFORMATION
 16230, 16240, 16250 and 16270 16th Avenue, Surrey BC
 CVC ADDRESS: LOTS 54, 55 EXCEPT THE EAST 62.5 FEET OF LOT 55
 LEGAL DESCRIPTION: 29.90% OF SEC. 17, N.W.D. PLAN 12384
 29.90% OF SEC. 17, N.W.D. PLAN 12384

EXISTING ZONING: R1
PROPOSED ZONING: R2

SITE STATS	PERMITTED (BASED ON RM-15)	PROPOSED
GROSS SITE AREA	98392 sq ft	98392 sq ft
DEDICATION	9809.2 sq ft	9809.2 sq ft
NET SITE AREA	88582.8 sq ft	88582.8 sq ft
DENSITY	37 U/ha	15 u.p.a.
	47 U/ha	19 u.p.a.
		= 31 units
		= 43 units
FAR	0.6	= 4937.8 m2
	0.73	= 6043.3 m2
	0.9	= 7371.5 m2
SITE COVERAGE	33% (Lot Area (Ha) x 12.5)	= 2726.1 m2
		= 2875.1 m2
BUILDING HEIGHT	11m	
	10.24m	

UNIT COUNT	PERMITTED (BASED ON RM-15)	PROPOSED
A (3 storey, 15' x 41')	5 units	at 1343.0 /unit
B (3 storey, 15' x 37'6")	4 units	at 1493.1 /unit
B6 (3 storey, 15'2" x 42'6")	4 units	at 1346.0 /unit
B8 (3 storey, 15'2" x 42'6")	2 units	at 1407.3 /unit
B86 (3 storey, 15'2" x 42'6")	3 units	at 1464.6 /unit
B88 (3 storey, 15'2" x 42'6")	1 units	at 1453.9 /unit
B88 (3 storey, 15'2" x 42'6")	1 units	at 1453.9 /unit
C (3 storey + flex, 15' x 41')	13 units	at 1584.2 /unit
C6 (3 storey + flex, 15' x 41')	3 units	at 1565.0 /unit
C6 (3 storey + flex, 15'2" x 42'6")	2 units	at 1647.9 /unit
C6 (3 storey + flex, 15'2" x 42'6")	2 units	at 1743.0 /unit
C2 (3 storey + flex, 15'0" x 41'0")	3 units	at 1623.9 /unit
TOTALS	43 units	65071.3 sq ft
		79346.3 sq ft

PARKING	REQUIRED (AS PER RM-15)	PROVIDED
RESIDENT	2 /UNIT	88 STALLS
VISITOR	0.2 /UNIT	= 9 STALLS
INDOOR REQUIRED (AS PER RM-15)	3 m2/U	1386.5 sqft
INDOOR PROPOSED*	1.5 m2/U	= 66 m2
OUTDOOR REQUIRED (AS PER RM-15)	3 m2/U	1386.5 sqft
OUTDOOR PROPOSED	9.8 m2/U	= 422.6 m2

*INDOOR AMENITY HAS AN ADDITIONAL 3182 sqft (29.26 m2) OUTDOOR AMENITY PATIO SPACE

CLIENT	ARCHITECT	CONTRACTOR	LANDSCAPE	ARBOREST
16th - 2088 Columbia St Ltd. 200 - 1450 Columbia Dr. Vancouver, BC V6L 2S3	Robert Ciccotzi Architecture Inc. 200 - 2088 Columbia Street Vancouver, BC V6L 2T5	Compass: Steve North-Rob Ciccotzi T: 604-687-4641 F: 604-687-4641 email: steve@rocaarchitecture.com	DRG Landscape Architects Suite 100 - 4855 Still Creek Drive Vancouver, BC V5C 6S9 Compass: David Hodge/Celia Dimova T: 604-551-1616 Call: 604-551-1616 email: david@rocaarchitecture.com	Roby Greenston, SA Certified Arborist 2131 - 9th Avenue V6A 1Y6 Compass: Roby Greenston T: 604-551-2565 Call: 604-551-2565 email: greenston@rocaarchitecture.com



DRAWING LIST	ARCHITECTURAL	SCALE	ISSUE	DATE
A00 COVER SHEET	N/A		DR	2010.10.01
A10 CONTENT PLAN	N/A		DR	2010.10.01
A11 SITE PLAN	1/8" = 1'-0"		DR	2010.10.01
A12 FIRE ACCESS PLAN	1/8" = 1'-0"		DR	2010.10.01
A21 BUILDING PLANS	1/8" = 1'-0"		DR	2010.10.01
A22 BUILDING ELEVATIONS	1/8" = 1'-0"		DR	2010.10.01
A23 BUILDING ELEVATIONS	1/8" = 1'-0"		DR	2010.10.01
A24 BUILDING ELEVATIONS	1/8" = 1'-0"		DR	2010.10.01
A25 BUILDING ELEVATIONS	1/8" = 1'-0"		DR	2010.10.01
A26 BUILDING ELEVATIONS	1/8" = 1'-0"		DR	2010.10.01
A27 BUILDING ELEVATIONS	1/8" = 1'-0"		DR	2010.10.01
A28 BUILDING ELEVATIONS	1/8" = 1'-0"		DR	2010.10.01
A29 BUILDING ELEVATIONS	1/8" = 1'-0"		DR	2010.10.01
A30 BUILDING ELEVATIONS	1/8" = 1'-0"		DR	2010.10.01
A31 UNIT A1 PLANS	1/4" = 1'-0"		DR	2010.10.01
A32 UNIT A2 PLANS	1/4" = 1'-0"		DR	2010.10.01
A33 UNIT B1 PLANS	1/4" = 1'-0"		DR	2010.10.01
A34 UNIT B2 PLANS	1/4" = 1'-0"		DR	2010.10.01
A35 UNIT B3 PLANS	1/4" = 1'-0"		DR	2010.10.01
A36 UNIT C1 PLANS	1/4" = 1'-0"		DR	2010.10.01
A37 UNIT C2 PLANS	1/4" = 1'-0"		DR	2010.10.01
A38 UNIT C3 PLANS	1/4" = 1'-0"		DR	2010.10.01



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REV.	DATE	DESCRIPTION
01	08/10/20	ISSUE FOR PERMITS
02	08/10/20	ISSUE FOR PERMITS
03	08/10/20	ISSUE FOR PERMITS

REV.	DATE	DESCRIPTION
04	08/10/20	ISSUE FOR PERMITS
05	08/10/20	ISSUE FOR PERMITS
06	08/10/20	ISSUE FOR PERMITS



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 admin@rcaarchitecture.com

16TH AVENUE TOWNHOMES
 16230 16th Avenue
 Surrey, BC

NO.	REV.	DATE	DESCRIPTION
01	01	08/10/20	ISSUE FOR PERMITS

2
 A1.0



1 SITE CONTEXT PLAN

SCALE NTS

UNIT TYPES	DESCRIPTION (ALL 3 STOREY UNITS)	NO. UNITS	GARAGE		STAIR		ELEVATOR		MECHANICAL		ELECTRICAL		PLUMBING		MECHANICAL		ELECTRICAL		PLUMBING		TOTAL	TOTAL	
			AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA			
A	3 BDRM + DEN (W/ CAR GARAGE)	5	485	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215
A1	3 BDRM + DEN (W/ CAR GARAGE)	4	322	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145
B	3 BDRM + DEN (W/ CAR GARAGE)	2	215	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95
B1	3 BDRM + DEN (W/ CAR GARAGE)	2	215	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95
B2	3 BDRM + DEN (W/ CAR GARAGE)	1	108	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48
B3	3 BDRM + DEN (W/ CAR GARAGE)	1	107	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48
C	3 BDRM + DEN (W/ CAR GARAGE)	3	271	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120
C1	3 BDRM + DEN (W/ CAR GARAGE)	3	271	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120
C2	3 BDRM + DEN (W/ CAR GARAGE)	2	180	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
C3	3 BDRM + DEN (W/ CAR GARAGE)	1	110	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
ANTENNA		1	10	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
TOTAL (GROSS) TOTAL		25	2150	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950

* BUILDING #1 CONTAINS THE INDOOR ANTENNA - EXCLUDED FROM FAR

BUILDING	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
BUILDING #1	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A
BUILDING #2	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A
BUILDING #3	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A	75	N/A
BUILDING #4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUILDING #5	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A
BUILDING #6	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A	60	N/A
BUILDING #7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUILDING #8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL (GROSS) TOTAL		25	2150	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950

* BUILDING #1 CONTAINS THE INDOOR ANTENNA - EXCLUDED FROM FAR



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NO.	DATE	REVISION
1	12/15/17	D.P. COMMENTS
2	12/15/17	D.P. COMMENTS
3	12/15/17	D.P. COMMENTS
4	12/15/17	ROAD DEDICATION
5	02/15/18	SLIGHT AMEND

NO.	DATE	REVISION
1	02/15/18	ISSUE FOR CIVIL REVIEW
2	02/15/18	D.P. COMMENTS
3	02/15/18	D.P. COMMENTS
4	02/15/18	D.P. RESUBMISSION
5	02/15/18	D.P. RESUBMISSION
6	02/15/18	D.P. RESUBMISSION



RCA

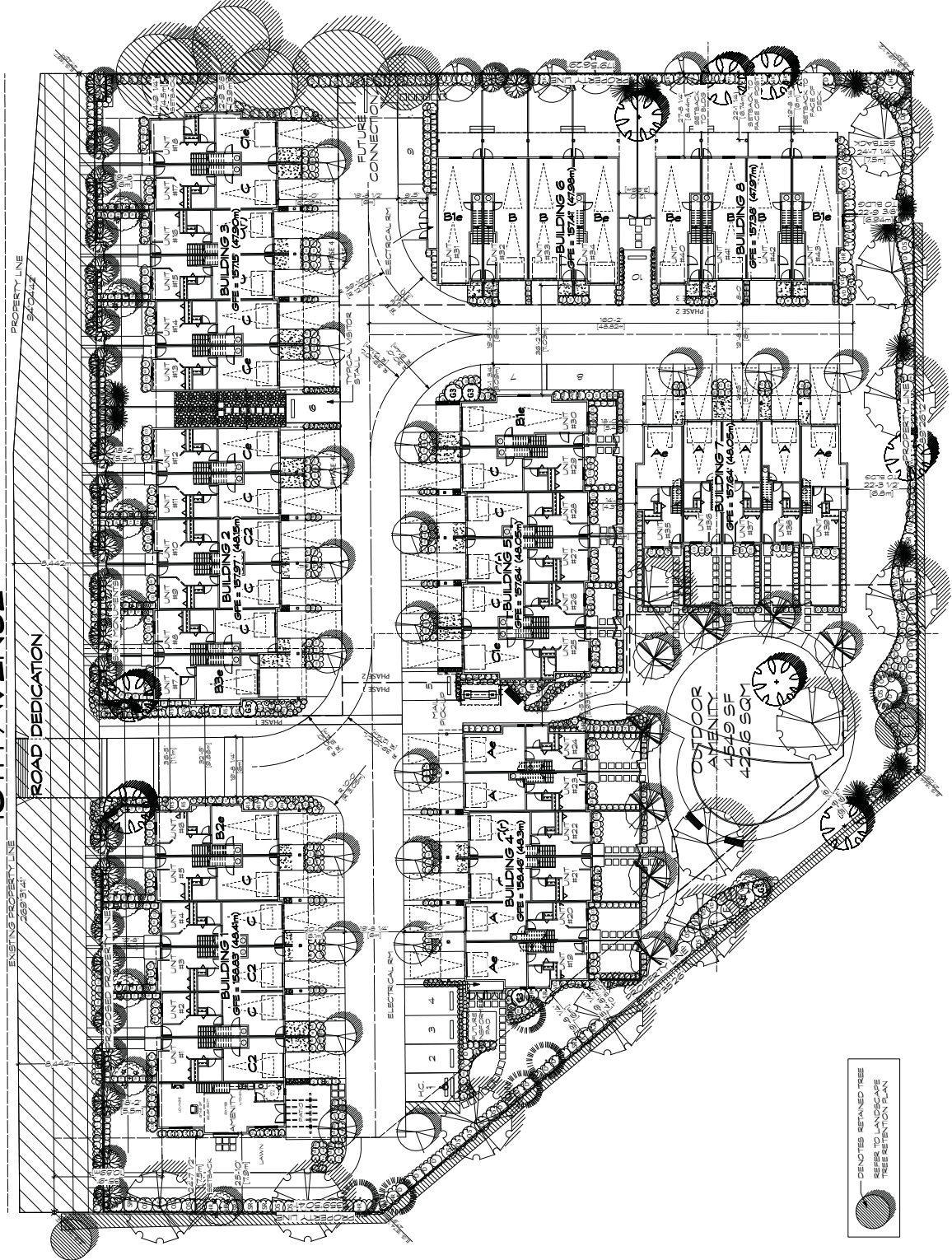
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 Tel: (604) 681-8888
 Fax: (604) 687-4941
 admin@rccascardarchitecture.com

16TH AVENUE TOWNHOMES
 16230 16th Avenue
 Burnaby, BC

DATE	1/6/18
SCALE	1/8" = 1'-0"
PROJECT NO.	16-230
DATE	1/6/18
SCALE	1/8" = 1'-0"
PROJECT NO.	16-230

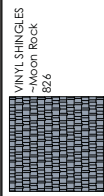
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SCALE	1/8" = 1'-0"
PROJECT NO.	16-230
DATE	1/6/18
SCALE	1/8" = 1'-0"
PROJECT NO.	16-230

16TH AVENUE

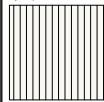


○ TREES TO BE MAINTAINED
 ○ TREES TO BE REMOVED
 ○ TREES TO BE PLANTED

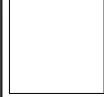
**COLOUR
SCHEME A**



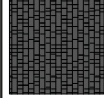
VINYL SHINGLES
-Moon Rock
826



VINYL SIDING
-Snow
123



WOOD TRIM/
BOARD &
BATTEN
-Decorators
white (BM)
CC-20

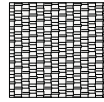


ASPHALT
ROOF SHINGLES
-Charcoal

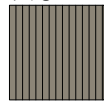


WOOD
SHUTTERS & PLANTERS
-Black Jack (BM)
2133-20

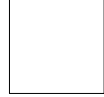
**COLOUR
SCHEME B**



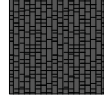
VINYL SHINGLES
-Coastal White
831



VINYL SIDING
-Shadow
008



WOOD TRIM/
BOARD &
BATTEN
-Decorators
white (BM)
CC-20



ASPHALT
ROOF SHINGLES
-Charcoal



WOOD
SHUTTERS & PLANTERS
-Black Jack (BM)
2133-20

COLOUR SCHEMES

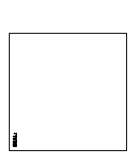
COLOUR SCHEME B

16th AVE. TOWNHOMES, SURREY, BC

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NO.	DATE	DESCRIPTION
1	12.10.10	D.P. COMMENTS
2	12.10.10	D.P. COMMENTS
3	12.10.10	D.P. COMMENTS
4	12.10.10	D.P. COMMENTS
5	12.10.10	D.P. COMMENTS
6	12.10.10	D.P. COMMENTS
7	12.10.10	D.P. COMMENTS
8	12.10.10	D.P. COMMENTS
9	12.10.10	D.P. COMMENTS
10	12.10.10	D.P. COMMENTS

NO.	DATE	DESCRIPTION
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4	12.10.10	D.P. COMMENTS
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6	12.10.10	D.P. COMMENTS
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10	12.10.10	D.P. COMMENTS

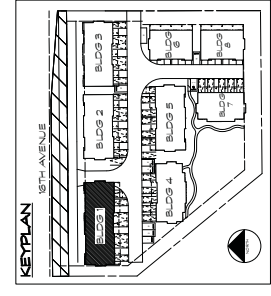
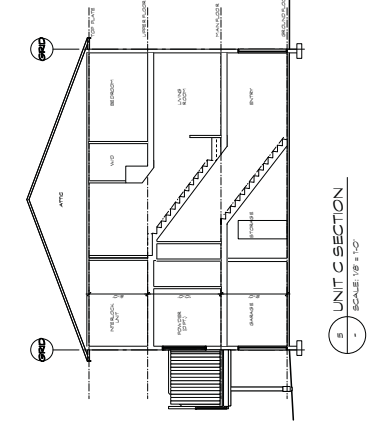
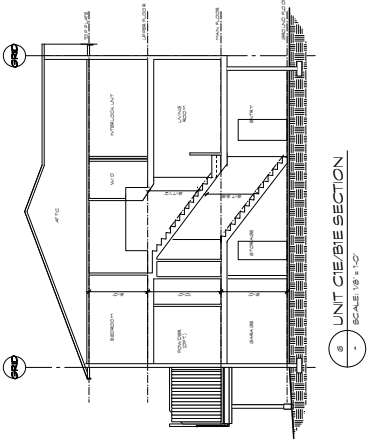
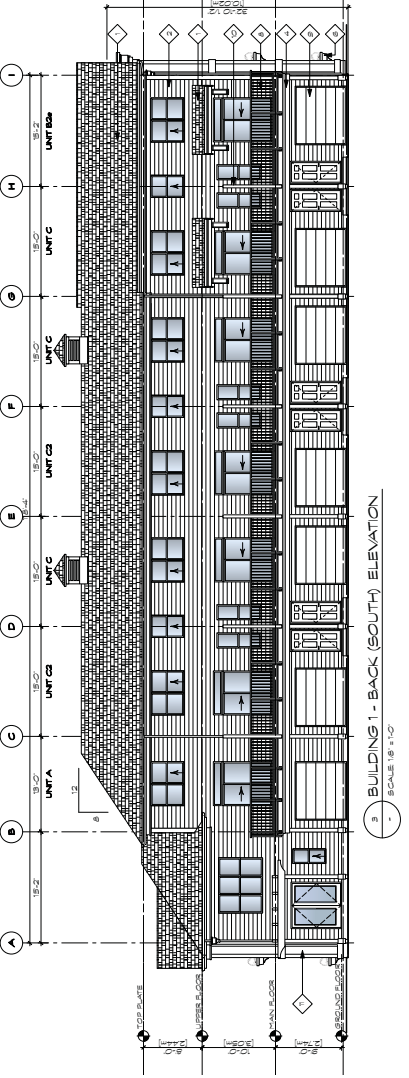
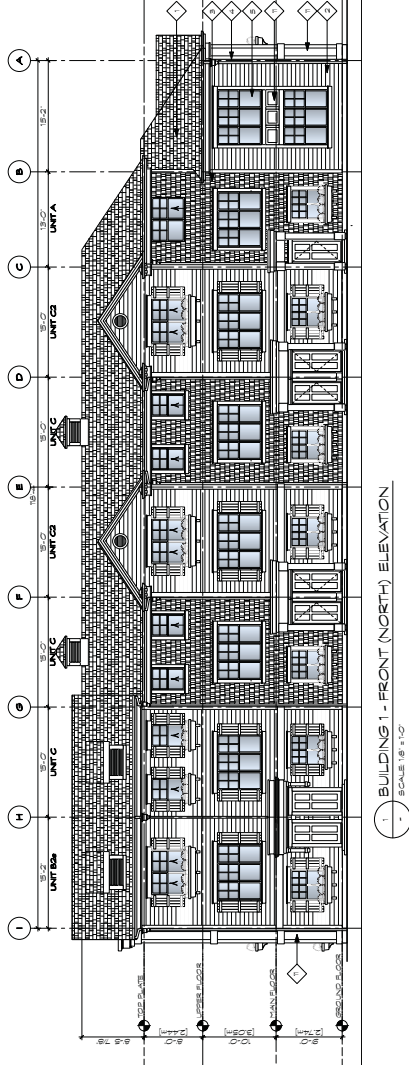
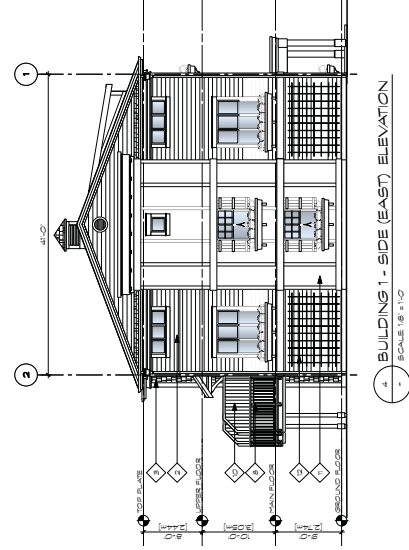
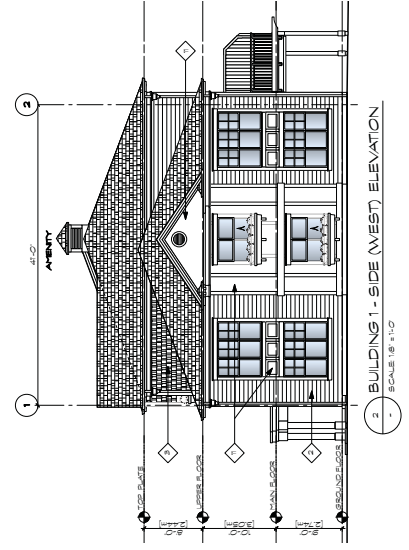


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 admin@robertcozzoliarchitecture.com

16TH AVENUE TOWNHOMES
 Surrey, BC

NO.	DATE	DESCRIPTION
1	12.10.10	D.P. COMMENTS
2	12.10.10	D.P. COMMENTS
3	12.10.10	D.P. COMMENTS
4	12.10.10	D.P. COMMENTS
5	12.10.10	D.P. COMMENTS
6	12.10.10	D.P. COMMENTS
7	12.10.10	D.P. COMMENTS
8	12.10.10	D.P. COMMENTS
9	12.10.10	D.P. COMMENTS
10	12.10.10	D.P. COMMENTS

BUILDING 1 ELEVATIONS
 4
 A2.2



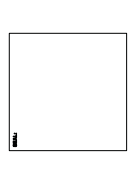
MATERIALS LIST

- 1 ASPHALT SHINGLES
- 2 VINYL DOUBLE PROFILE SOINGS
- 3 VINYL SHINGLES
- 4 WOOD TRIM (PAINTED)
- 5 INTERIOR WINDOW
- 6 WOOD PLANTER BOX (PAINTED)
- 7 WOOD SHUTTERS (PAINTED)
- 8 METAL GUARDRAIL
- 9 GARAGE DOOR
- 10 PAINTED WOOD PRIVACY SCREEN
- 11 PAINTED GREEN FLA-WOOD
- 12 PAINTED WOOD TRELLIS

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NO.	DATE	DESCRIPTION
1	12.10.10	D.P. COMMENTS
2	12.10.10	D.P. COMMENTS
3	12.10.10	D.P. COMMENTS
4	12.10.10	D.P. COMMENTS
5	12.10.10	D.P. COMMENTS

NO.	DATE	DESCRIPTION
1	12.10.10	ISSUE FOR PERMIT - PERMIT
2	12.10.10	ISSUE FOR PERMIT - PERMIT
3	12.10.10	ISSUE FOR PERMIT - PERMIT
4	12.10.10	ISSUE FOR PERMIT - PERMIT
5	12.10.10	ISSUE FOR PERMIT - PERMIT

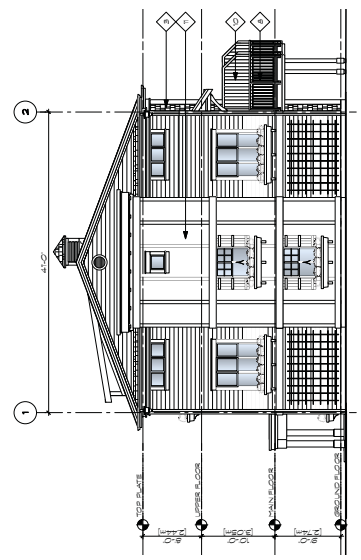


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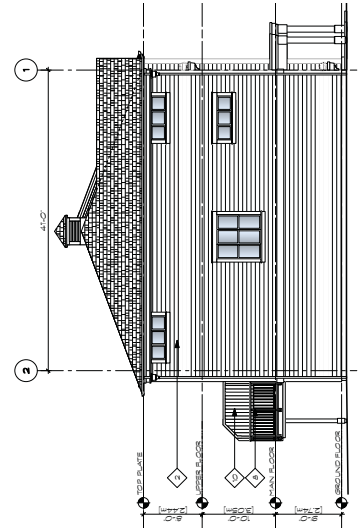
15TH AVENUE TOWNHOMES
 Surrey, BC

NO.	DATE	DESCRIPTION
1	11.8.10	1/2"
2	11.8.10	1/2"
3	11.8.10	1/2"

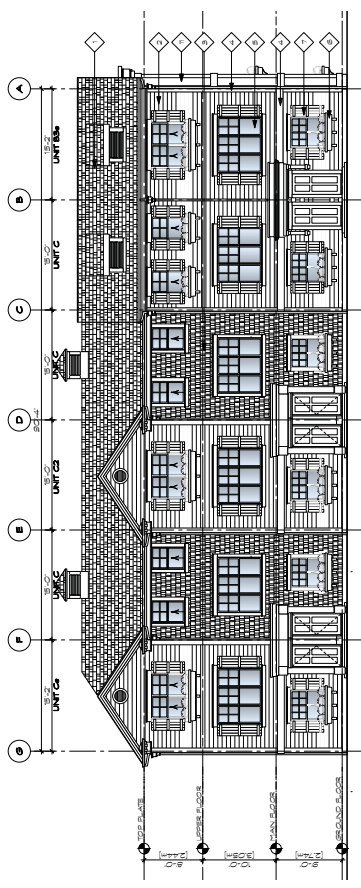
BUILDING 2 ELEVATIONS
 4
 A2.4



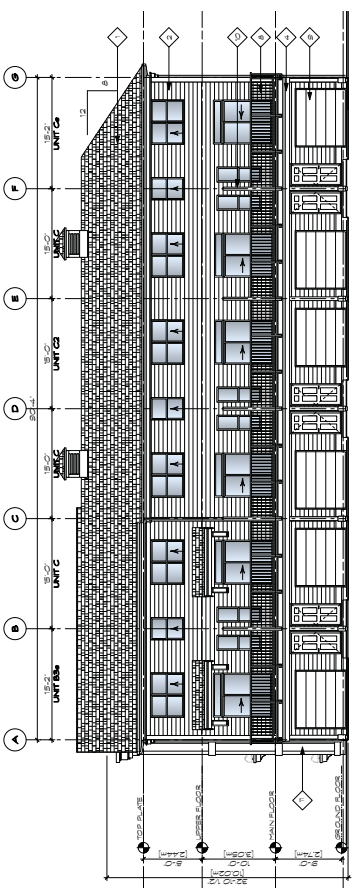
2. BUILDING 2 - SIDE (WEST) ELEVATION
 SCALE 1/8" = 1'-0"



4. BUILDING 2 - SIDE (EAST) ELEVATION
 SCALE 1/8" = 1'-0"



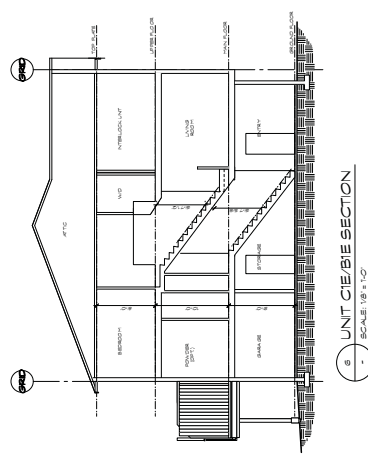
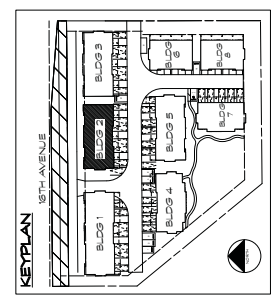
1. BUILDING 2 - FRONT (NORTH) ELEVATION
 SCALE 1/8" = 1'-0"



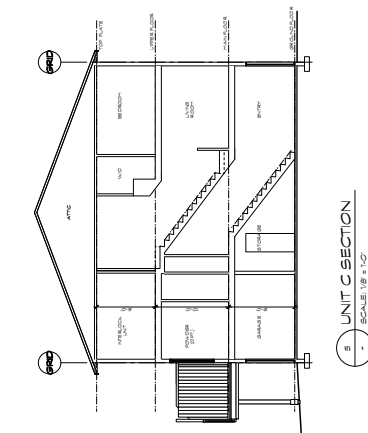
3. BUILDING 2 - BACK (SOUTH) ELEVATION
 SCALE 1/8" = 1'-0"

MATERIALS LIST

- 1 ASPHALT SHINGLES
- 2 VINYL DOUBLE PROFILE SOING
- 3 VINYL SHINGLES
- 4 WOOD TRIM (PAINTED)
- 5 INTERIOR WINDOW
- 6 WOOD PLANTER BOX (PAINTED)
- 7 WOOD SHUTTERS (PAINTED)
- 8 METAL GUARDRAIL
- 9 BRASS DOOR
- 10 PAINTED WOOD PRIVACY SCREEN
- 11 PAINTED GREEN PLYWOOD
- 12 PAINTED WOOD TRELLIS



5. UNIT C16/B16 SECTION
 SCALE 1/8" = 1'-0"

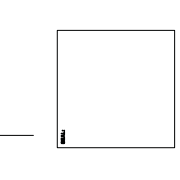


6. UNIT C SECTION
 SCALE 1/8" = 1'-0"

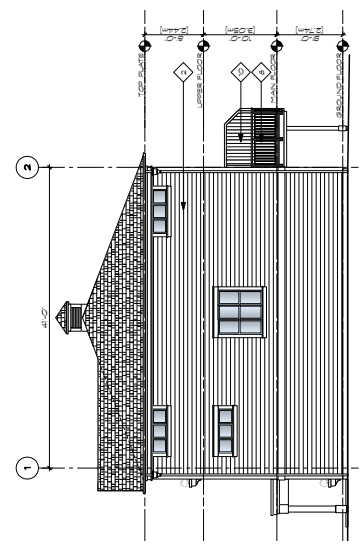
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NO.	DATE	REVISION:
1	22.10.20	D.P. COMMENTS
2	23.11.20	D.P. COMMENTS
3	28.11.20	B.L.O.G. #8-#14
4	02.10.21	FINAL LAYOUT

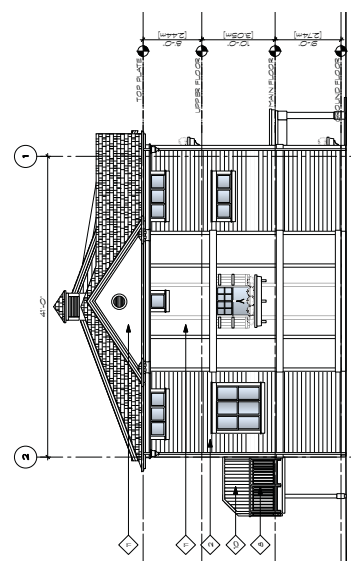
NO.	DATE	REVISION:
5	02.10.21	REVISION DRIVE, PERMIT
6	02.10.21	REVISION DRIVE, PERMIT
7	28.11.20	D.P. REVISION
8	28.11.20	D.P. REVISION
9	03.10.21	D.P. REVISION



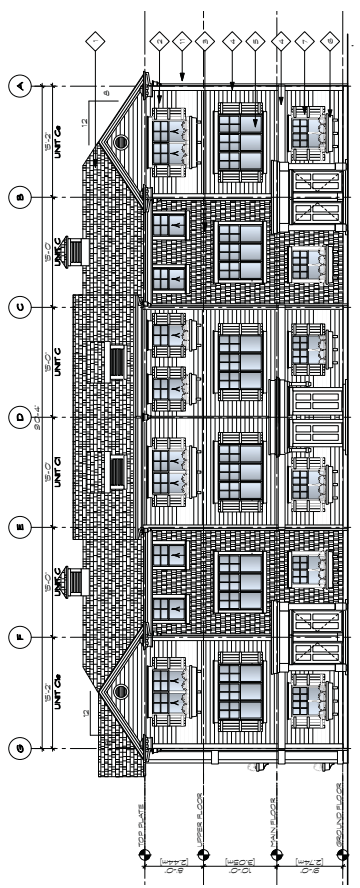
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 Robert Ciccotzi Architecture Inc.
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 Phone: (604) 887-4841
 Fax: (604) 887-4841
 admin@rcaarchitecture.com



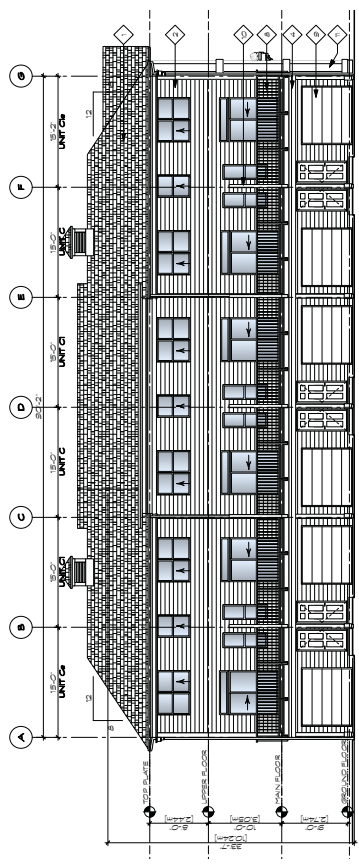
2 - BUILDING 3 - SIDE (WEST) ELEVATION
 SCALE 1/8" = 1'-0"



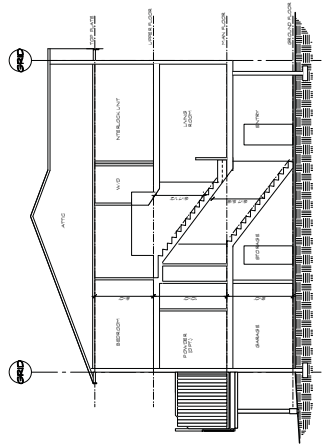
4 - BUILDING 3 - SIDE (EAST) ELEVATION
 SCALE 1/8" = 1'-0"



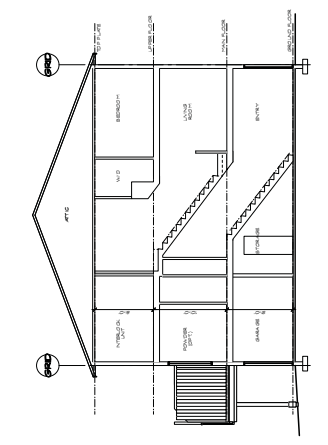
1 - BUILDING 3 - FRONT (NORTH) ELEVATION
 SCALE 1/8" = 1'-0"



3 - BUILDING 3 - BACK (SOUTH) ELEVATION
 SCALE 1/8" = 1'-0"



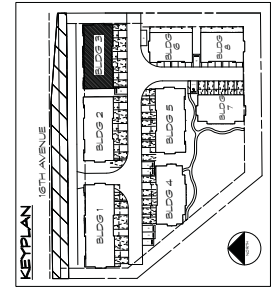
6 - UNIT C/E/B/E SECTION
 SCALE 1/8" = 1'-0"



5 - UNIT C SECTION
 SCALE 1/8" = 1'-0"

MATERIALS LIST

- 1 ASPHALT SHINGLES
- 2 VINYL DOUBLE PROFILE SOFAS
- 3 VINYL SHINGLES
- 4 WOOD TRIM (PAINTED)
- 5 INTERIOR WINDOW
- 6 WOOD PLANTER BOX (PAINTED)
- 7 WOOD SHUTTERS (PAINTED)
- 8 METAL GUARDRAIL
- 9 GARAGE DOOR
- 10 PAINTED WOOD PRIVACY SCREEN
- 11 PAINTED GREEN PLYWOOD
- 12 PAINTED WOOD TRELLIS



15TH AVENUE TOWNHOMES
 Surrey, BC

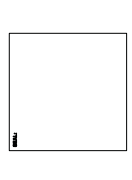
NO.	DATE	REVISION:
1	18.11.17	AC
2	20.03.18	AC

BUILDING 3 ELEVATIONS
 4
 A2.6

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NO.	DATE	DESCRIPTION
1	12.10.10	D.P. COMMENTS
2	12.10.10	D.P. COMMENTS
3	12.10.10	D.P. COMMENTS
4	12.10.10	D.P. COMMENTS
5	12.10.10	D.P. COMMENTS

NO.	DATE	DESCRIPTION
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2	12.10.10	ISSUE FOR PERMIT - PERMIT
3	12.10.10	ISSUE FOR PERMIT - PERMIT
4	12.10.10	ISSUE FOR PERMIT - PERMIT
5	12.10.10	ISSUE FOR PERMIT - PERMIT



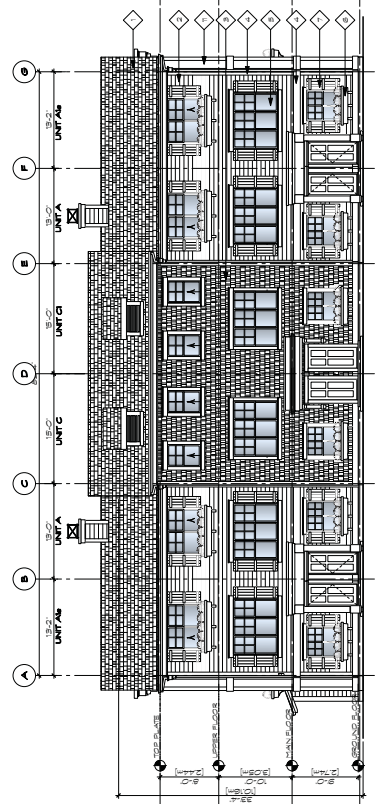
RCA
 Robert Clouston Architecture Inc.
 200 - 5280 Columbia Street
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 Canada V6T 3T3
 Tel: (604) 681-4444
 Fax: (604) 681-4441
 admin@robertcloustonarchitecture.com

16TH AVENUE TOWNHOMES
 Surrey, BC

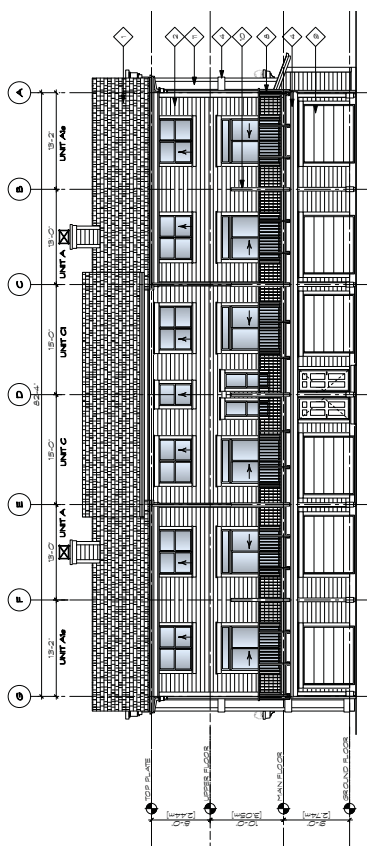
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5	11.8.10	1/2"

BUILDING 4 ELEVATIONS

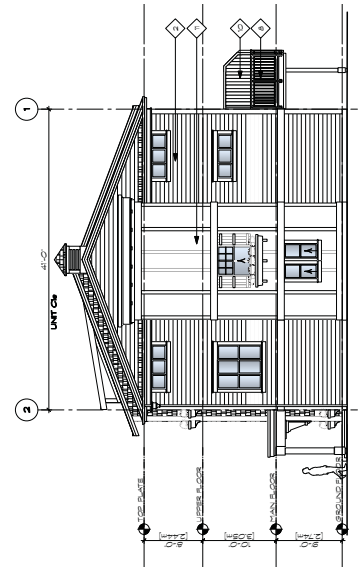
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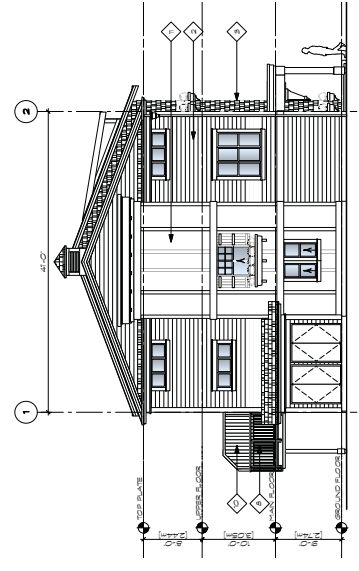
1 BUILDING 4 - FRONT (SOUTH) ELEVATION
 SCALE 1/8" = 1'-0"



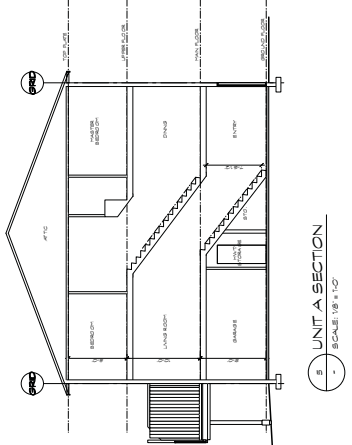
3 BUILDING 4 - BACK (NORTH) ELEVATION
 SCALE 1/8" = 1'-0"



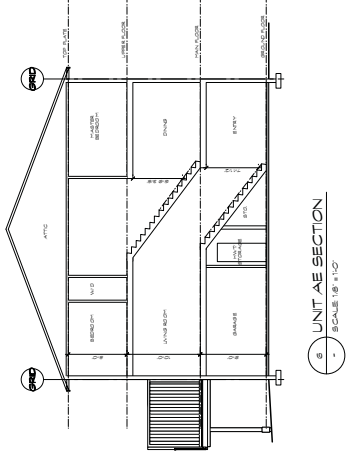
4 BUILDING 4 - SIDE (EAST) ELEVATION
 SCALE 1/8" = 1'-0"



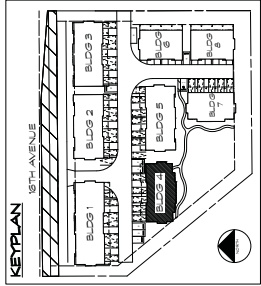
5 BUILDING 4 - SIDE (WEST) ELEVATION
 SCALE 1/8" = 1'-0"



2 UNIT A SECTION
 SCALE 1/8" = 1'-0"



3 UNIT E SECTION
 SCALE 1/8" = 1'-0"



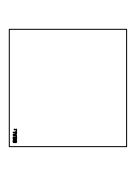
MATERIALS LIST

- 1 ASPHALT SHINGLES
- 2 VINYL DOUBLE PROFILE SOINGS
- 3 VINYL SHINGLES
- 4 WOOD TRIM (PAINTED)
- 5 INTERIOR WINDOW
- 6 WOOD PLANTER BOX (PAINTED)
- 7 WOOD SHUTTERS (PAINTED)
- 8 METAL GLAZING
- 9 GARAGE DOOR
- 10 PAINTED WOOD PRIVACY SCREEN
- 11 PAINTED GREEN PLYWOOD
- 12 PAINTED WOOD TRELLIS

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NO.	DATE	DESCRIPTION
1	12.10.10	D.P. COMMENTS
2	12.10.10	D.P. COMMENTS
3	12.10.10	D.P. COMMENTS
4	12.10.10	D.P. COMMENTS
5	12.10.10	D.P. COMMENTS

NO.	DATE	DESCRIPTION
1	12.10.10	SCALE FOR CIVIL, PREP
2	12.10.10	SCALE FOR CIVIL, PREP
3	12.10.10	SCALE FOR CIVIL, PREP
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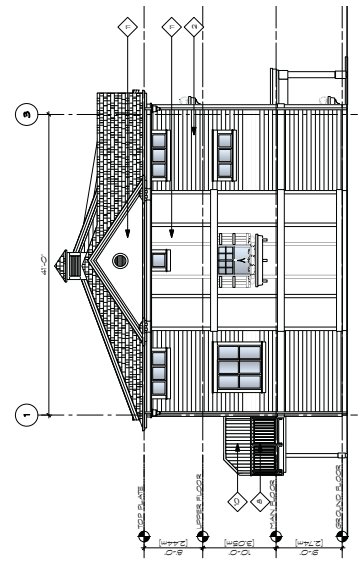


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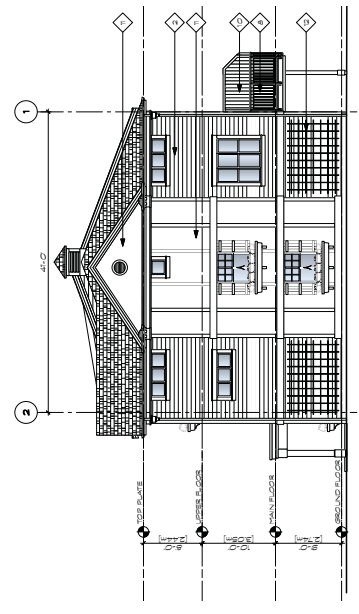
16TH AVENUE TOWNHOMES
 Surrey, BC

NO.	DATE	DESCRIPTION
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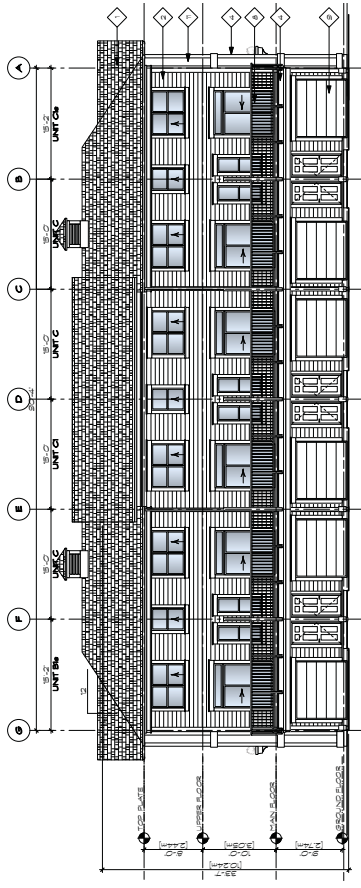
BUILDING 5 ELEVATIONS
 4
 A2.10



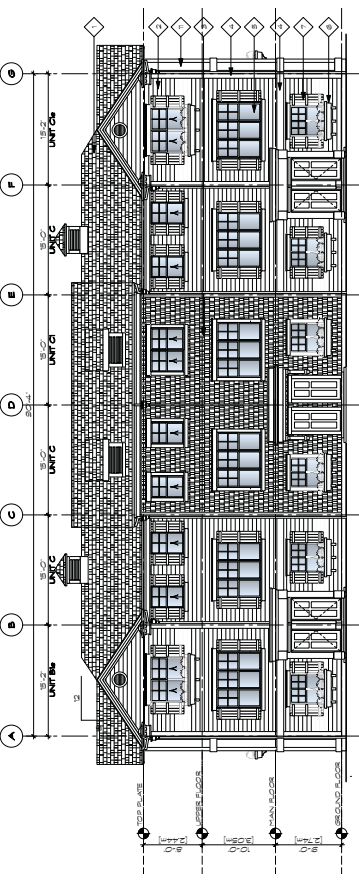
2 - BUILDING 5 - SIDE (WEST) ELEVATION
 SCALE 1/8" = 1'-0"



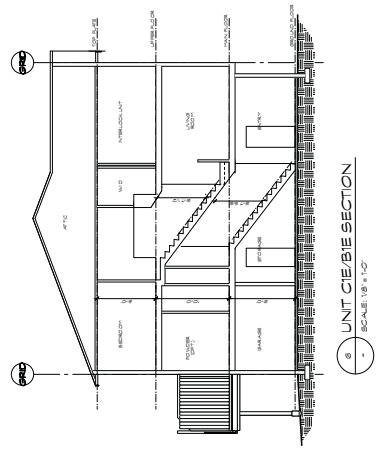
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 SCALE 1/8" = 1'-0"



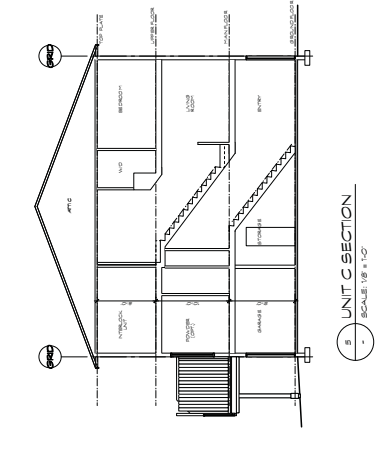
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 SCALE 1/8" = 1'-0"



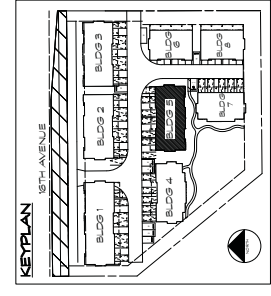
3 - BUILDING 5 - BACK (NORTH) ELEVATION
 SCALE 1/8" = 1'-0"



5 - UNIT C/E/B SECTION
 SCALE 1/8" = 1'-0"



5 - UNIT C SECTION
 SCALE 1/8" = 1'-0"



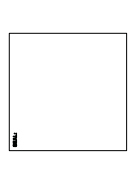
MATERIALS LIST

- 1 ASPHALT SHINGLES
- 2 VINYL DOUBLE PROFILE SOINGS
- 3 VINYL SHINGLES
- 4 WOOD TRIM (PAINTED)
- 5 INTERIOR WINDOW
- 6 WOOD PLANTER BOX (PAINTED)
- 7 WOOD SHUTTERS (PAINTED)
- 8 METAL GLAZING
- 9 BRASS DOOR
- 10 PAINTED WOOD PRIVACY SCREEN
- 11 PAINTED GREEN FLA-WOOD
- 12 PAINTED WOOD TRELLIS

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NO.	DATE	DESCRIPTION
1	12.10.10	D.P. COMMENTS
2	12.10.10	D.P. COMMENTS
3	12.10.10	D.P. COMMENTS
4	12.10.10	D.P. COMMENTS
5	12.10.10	D.P. COMMENTS
6	12.10.10	D.P. COMMENTS
7	12.10.10	D.P. COMMENTS
8	12.10.10	D.P. COMMENTS
9	12.10.10	D.P. COMMENTS
10	12.10.10	D.P. COMMENTS

NO.	DATE	DESCRIPTION
1	12.10.10	D.P. COMMENTS
2	12.10.10	D.P. COMMENTS
3	12.10.10	D.P. COMMENTS
4	12.10.10	D.P. COMMENTS
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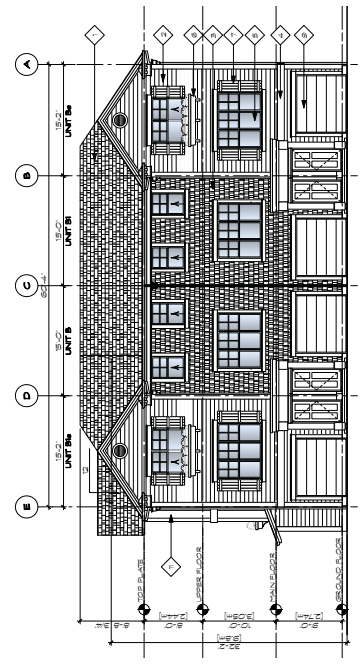
RCA
 Robert Cozzoli Architecture Inc.
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 Tel: (604) 877-4941
 Fax: (604) 877-4941
 admin@robertcozzoliarchitecture.com

16TH AVENUE TOWNHOMES
 Surrey, BC

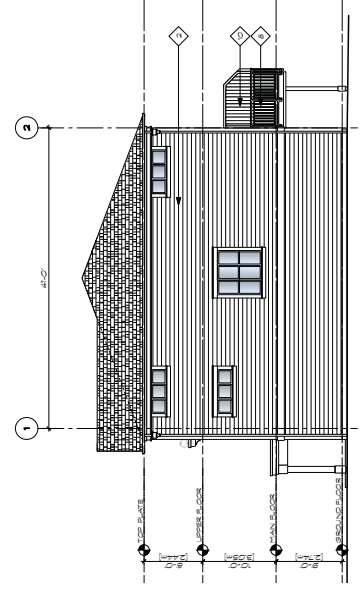
UNIT	102
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DATE	10-20-10

BUILDING 6 ELEVATIONS

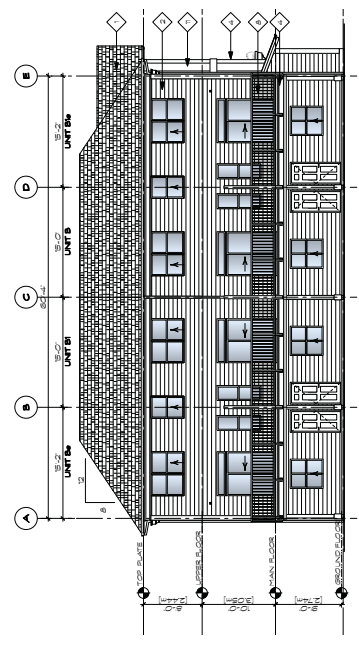
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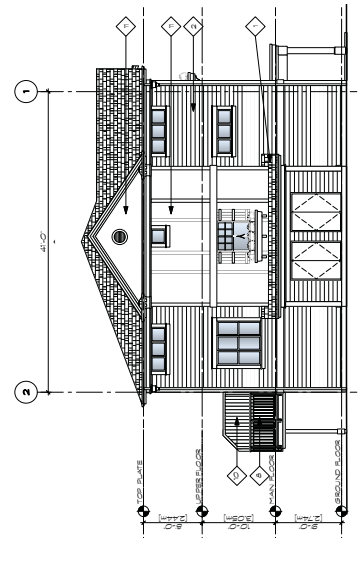
1. BUILDING 6 - FRONT (WEST) ELEVATION
 SCALE 1/8" = 1'-0"



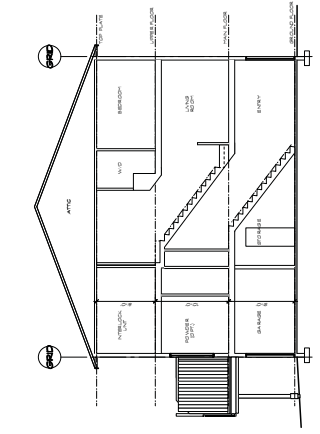
2. BUILDING 6 - SIDE (SOUTH) ELEVATION
 SCALE 1/8" = 1'-0"



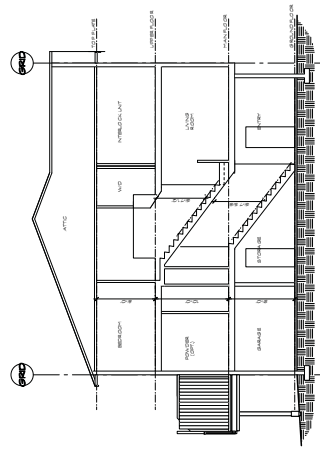
3. BUILDING 6 - BACK (EAST) ELEVATION
 SCALE 1/8" = 1'-0"



4. BUILDING 6 - SIDE (NORTH) ELEVATION
 SCALE 1/8" = 1'-0"



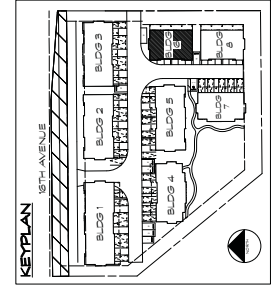
5. UNIT B SECTION
 SCALE 1/8" = 1'-0"



6. UNIT B SECTION
 SCALE 1/8" = 1'-0"

MATERIALS LIST

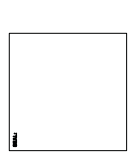
- 1 ASPHALT SHINGLES
- 2 VINYL DOUBLE PROFILE SOINGS
- 3 VINYL SHINGLES
- 4 WOOD TRIM (PAINTED)
- 5 INTERIOR WINDOW
- 6 WOOD PLANTER BOX (PAINTED)
- 7 WOOD SHUTTERS (PAINTED)
- 8 METAL GLAZIARAL
- 9 GARAGE DOOR
- 10 PAINTED WOOD PLYACY SCREEN
- 11 PAINTED GREEN PLYWOOD
- 12 PAINTED WOOD TRELLIS



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NO.	DATE	DESCRIPTION
1	12.10.10	D.P. COMMENTS
2	12.10.10	D.P. COMMENTS
3	12.10.10	D.P. COMMENTS
4	12.10.10	D.P. COMMENTS
5	12.10.10	D.P. COMMENTS

NO.	DATE	DESCRIPTION
1	12.10.10	ISSUE FOR CIVIL, PRELIM
2	12.10.10	ISSUE FOR CIVIL, PRELIM
3	12.10.10	ISSUE FOR CIVIL, PRELIM
4	12.10.10	ISSUE FOR CIVIL, PRELIM
5	12.10.10	ISSUE FOR CIVIL, PRELIM

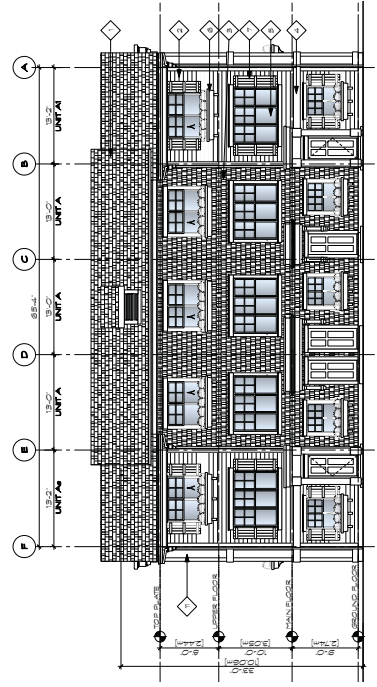


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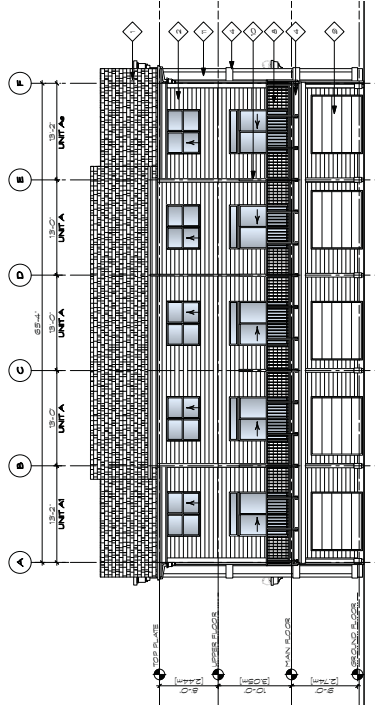
15TH AVENUE TOWNHOMES
 Surrey, BC

NO.	DATE	DESCRIPTION
1	12.10.10	D.P. COMMENTS
2	12.10.10	D.P. COMMENTS
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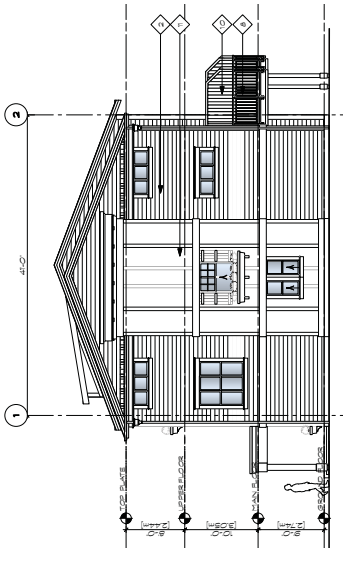
BUILDING 7 ELEVATIONS
 4
 A2.14



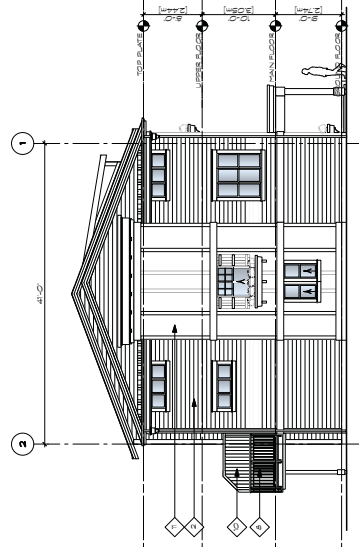
1. BUILDING 7 - FRONT (WEST) ELEVATION
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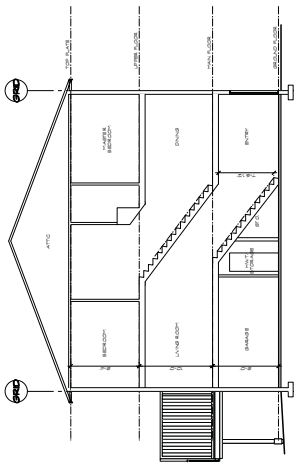
3. BUILDING 7 - BACK (EAST) ELEVATION
 SCALE 1/8" = 1'-0"



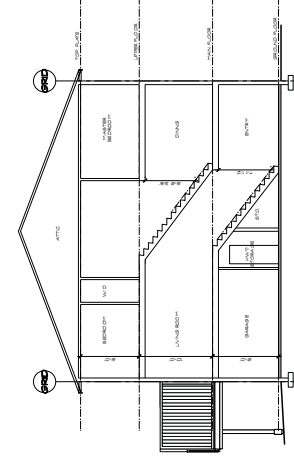
2. BUILDING 7 - SIDE (NORTH) ELEVATION
 SCALE 1/8" = 1'-0"



4. BUILDING 7 - SIDE (SOUTH) ELEVATION
 SCALE 1/8" = 1'-0"



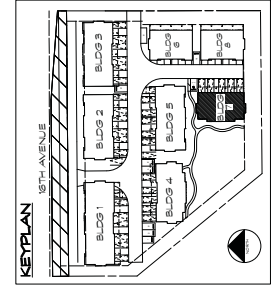
5. UNIT A SECTION
 SCALE 1/8" = 1'-0"



6. UNIT A SECTION
 SCALE 1/8" = 1'-0"

MATERIALS LIST

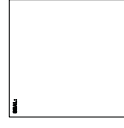
- 1 ASPHALT SHINGLES
- 2 VINYL DOUBLE PROFILE SOINGS
- 3 VINYL SHINGLES
- 4 WOOD TRIM (PAINTED)
- 5 INTERIOR WINDOW
- 6 WOOD PLANTER BOX (PAINTED)
- 7 WOOD SHUTTERS (PAINTED)
- 8 METAL GLAZING
- 9 GARAGE DOOR
- 10 PAINTED WOOD PRIVACY SCREEN
- 11 PAINTED GREEN PLYWOOD
- 12 PAINTED WOOD TRELLIS



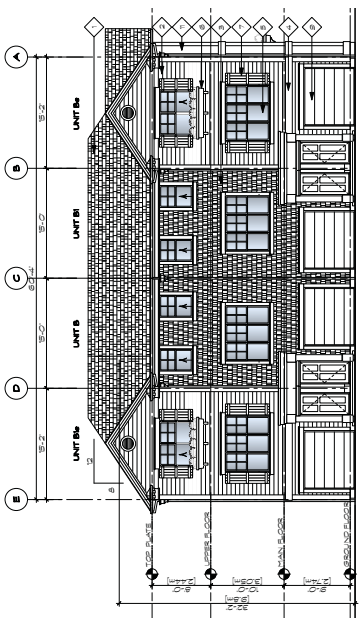
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NO.	DATE	DESCRIPTION
1	22.10.20	D.P. COMMENTS
2	23.10.20	D.P. COMMENTS
3	23.10.20	B.L.O.G. #10424
4	05.12.20	MATERIAL LABELS

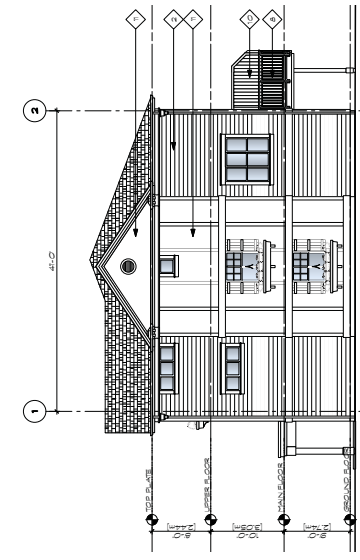
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1	23.03.20	ISSUE FOR CIVIL TENDR
2	23.03.20	D.P. COMMENTS
3	24.11.20	D.P. RESUBMISSION
4	24.11.20	D.P. RESUBMISSION
5	03.12.20	D.P. RESUBMISSION



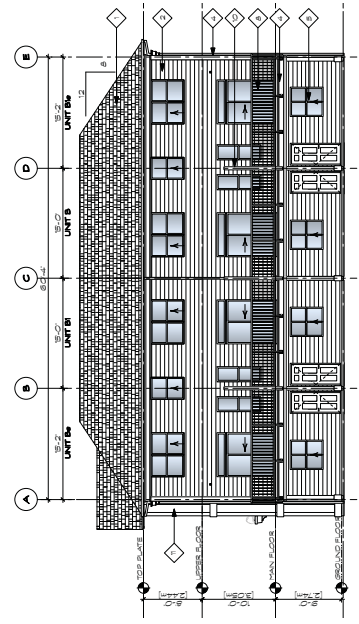
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 Canada V6J 3Y5
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 Fax: (604) 687-4941
 admin@robertcozzariarchitecture.com



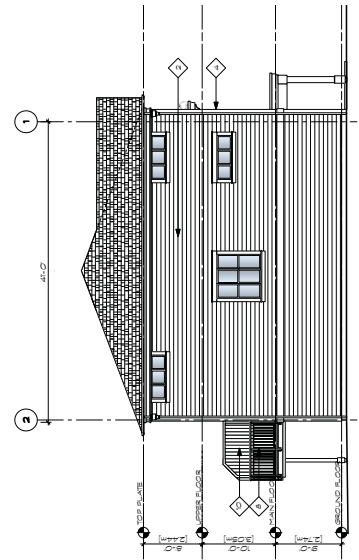
1 BUILDING 6 - FRONT (WEST) ELEVATION
 SCALE 1/8" = 1'-0"



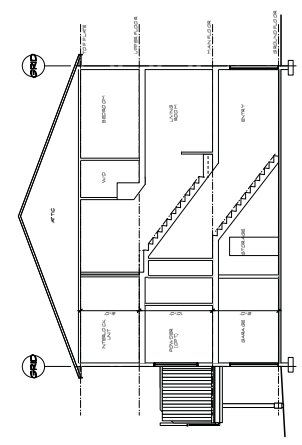
2 BUILDING 6 - SIDE (SOUTH) ELEVATION
 SCALE 1/8" = 1'-0"



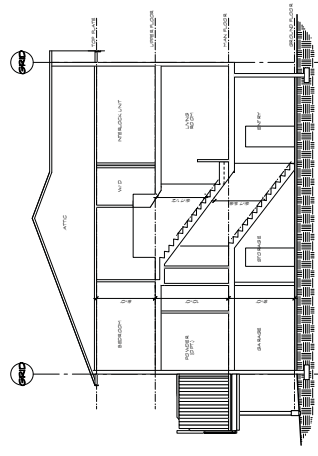
3 BUILDING 6 - BACK (EAST) ELEVATION
 SCALE 1/8" = 1'-0"



4 BUILDING 6 - SIDE (NORTH) ELEVATION
 SCALE 1/8" = 1'-0"

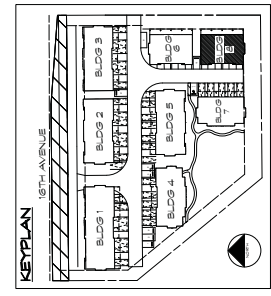


5 UNIT B SECTION
 SCALE 1/8" = 1'-0"



6 UNIT B SECTION
 SCALE 1/8" = 1'-0"

- MATERIALS LIST**
- 1 ASPHALT SHINGLES
 - 2 VINYL DOUBLE PROFILE SOING
 - 3 VINYL SHINGLES
 - 4 WOOD TRIM (PAINTED)
 - 5 INTERIOR WINDOW
 - 6 WOOD PLANTER BOX (PAINTED)
 - 7 WOOD SHUTTERS (PAINTED)
 - 8 METAL GLAZING
 - 9 GARAGE DOOR
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 - 11 PAINTED GREEN PLYWOOD
 - 12 PAINTED WOOD TRELLIS



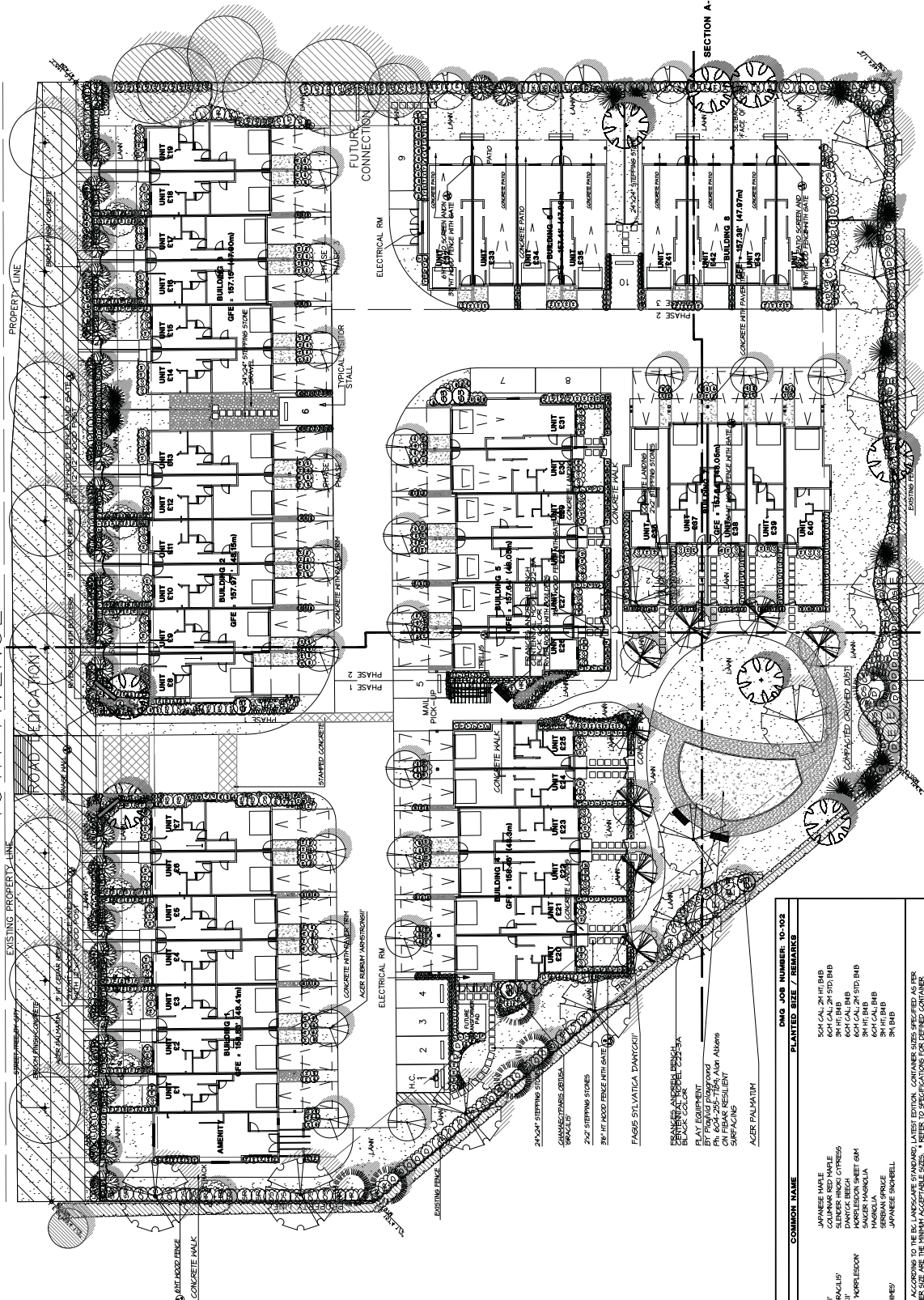
16TH AVENUE TOWNHOMES
 Surrey, BC

PROJECT	16TH AVENUE TOWNHOMES
DATE	1/8/2022
DESIGNER	ROBERT COCCOZZI ARCHITECTURE INC.

NO.	4
SCALE	A2.1G



SECTION B-B
16TH AVENUE



KEY	BOTANICAL NAME	COMMON NAME	DMG JOB NUMBER: 10-102	PLANTED SIZE / REMARKS
1	ACER PALMATH	JAPANESE MAPLE	50x CAL 2H HT B&B	
2	ACER BIRBIN ANTIQUE	GLIMPSE RED MAPLE	50x CAL 2H 5TD B&B	
3	PARIS SILVATICA DANCKEII	DANCKE BEECH	50x CAL B&B	
4	LIQIDANBAK STRACIFELIA KORPLESON	MORLESON SHET 5M	50x CAL 2H 5TD B&B	
5	MONOLIA 4 DAVENAK	MONOLIA	50x CAL B&B	
6	PISEA GORSEA	SERBIAN SPRUCE	3H HT B&B	
7	STYRAX JAPONICUS PINK GINSEY	JAPANESE SPOCKELL	3H B&B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF RANGE TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN PERMISSION FROM ARCHITECT. ** SUBSTITUTIONS ARE SUBJECT TO AVAILABILITY. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE ARCHITECT'S STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCES FROM HAINANET. PROVIDE CERTIFICATION UPON REQUEST.

LIQIDANBAK STRACIFELIA KORPLESON
CHAMAECYPARIS ORBICATA GRACILIS

NO.	DATE	REVISION DESCRIPTION	BY
1	2010-01-15	ISSUE FOR PERMITS	DMG
2	2010-01-20	REVISED PERMITS	DMG
3	2010-02-01	REVISED PERMITS	DMG
4	2010-02-10	REVISED PERMITS	DMG
5	2010-02-20	REVISED PERMITS	DMG
6	2010-03-01	REVISED PERMITS	DMG
7	2010-03-10	REVISED PERMITS	DMG
8	2010-03-20	REVISED PERMITS	DMG
9	2010-04-01	REVISED PERMITS	DMG
10	2010-04-10	REVISED PERMITS	DMG
11	2010-04-20	REVISED PERMITS	DMG
12	2010-05-01	REVISED PERMITS	DMG
13	2010-05-10	REVISED PERMITS	DMG
14	2010-05-20	REVISED PERMITS	DMG
15	2010-06-01	REVISED PERMITS	DMG
16	2010-06-10	REVISED PERMITS	DMG
17	2010-06-20	REVISED PERMITS	DMG
18	2010-07-01	REVISED PERMITS	DMG
19	2010-07-10	REVISED PERMITS	DMG
20	2010-07-20	REVISED PERMITS	DMG
21	2010-08-01	REVISED PERMITS	DMG
22	2010-08-10	REVISED PERMITS	DMG
23	2010-08-20	REVISED PERMITS	DMG
24	2010-09-01	REVISED PERMITS	DMG
25	2010-09-10	REVISED PERMITS	DMG
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97	2012-09-10	REVISED PERMITS	DMG
98	2012-09-20	REVISED PERMITS	DMG
99	2012-10-01	REVISED PERMITS	DMG
100	2012-10-10	REVISED PERMITS	DMG

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No.	DATE	REVISION DESCRIPTION	DR.
1	NOV 22	AS PER CITY COMMENTS	DD
2	NOV 24	AS PER CITY COMMENTS	DD
3	NOV 24	REVISION AS PER REQUEST	DD
4	NOV 24	REVISION AS PER REQUEST	DD
5	NOV 24	REVISION AS PER REQUEST	DD
6	NOV 24	REVISION AS PER REQUEST	DD
7	NOV 24	REVISION AS PER REQUEST	DD
8	NOV 24	REVISION AS PER REQUEST	DD
9	NOV 24	REVISION AS PER REQUEST	DD
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13	NOV 24	REVISION AS PER REQUEST	DD
14	NOV 24	REVISION AS PER REQUEST	DD
15	NOV 24	REVISION AS PER REQUEST	DD
16	NOV 24	REVISION AS PER REQUEST	DD
17	NOV 24	REVISION AS PER REQUEST	DD
18	NOV 24	REVISION AS PER REQUEST	DD
19	NOV 24	REVISION AS PER REQUEST	DD
20	NOV 24	REVISION AS PER REQUEST	DD

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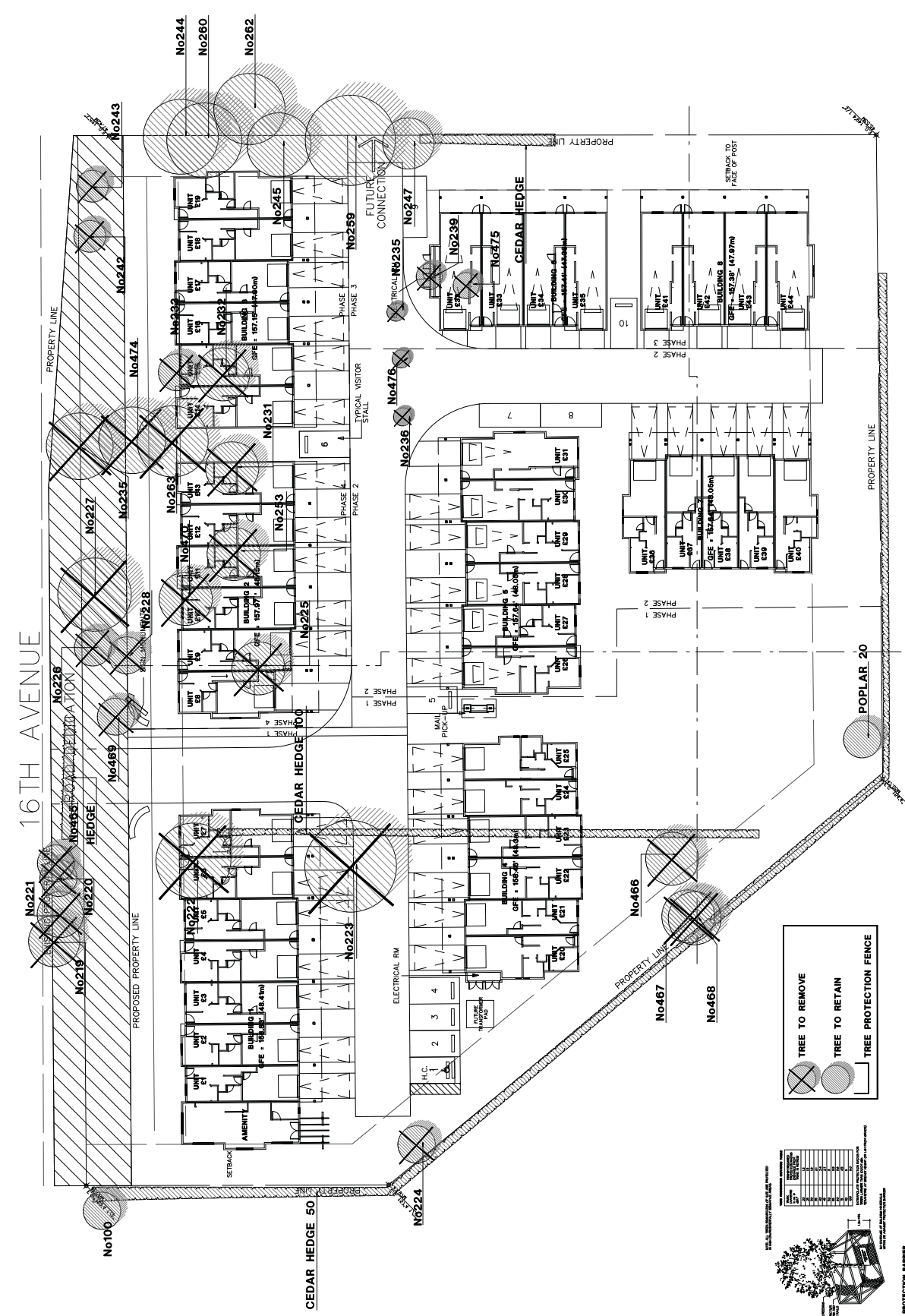
PROJECT:
45 UNIT TOWNHOUSE
DEVELOPMENT
8418 16th Avenue
SURREY, BC

DRAWING TITLE:
TREE MANAGEMENT
PLAN

DATE:	JAN 28, 2019	DRAWING NUMBER:	
SCALE:	1/8" = 1'-0"		
DRAWN BY:	DD		
CHECKED BY:	DM		
DATE:	JAN 28, 2019	PROJECT NUMBER:	TD-102

L2

OF 4



10-102-02P

INTER-OFFICE MEMO

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

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

DATE: **December 8, 2010** PROJECT FILE: **7810-0218-00**

RE: **Engineering Requirements
Location: 16230 16 Ave.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.442 metres on 16 Avenue
- Dedicate south 10.058 metres of 16 Avenue as road (without compensation), gazette road on a road dedication or subdivision plan.

Works and Services

- Construct driveway letdown and extension;
- Construct sidewalk on south side of 16 Avenue under DCW;
- Provide reciprocal access easements for east-west drive aisle and for Form P phasing;
- Register Restrictive Covenant for Right-in/Right-out;
- Provide sanitary, storm and water service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

HB



SCHOOL DISTRICT #36 (SURREY)

November 10, 2010
Planning

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.

The Elementary school capacity indicated for South Meridian Elementary is adjusted with full day Kindergarten implementation. There are no projects identified at South Meridian in the Capital Plan. The Capital Plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0218 00

SUMMARY

The proposed 44 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	4

September 2010 Enrolment/School Capacity

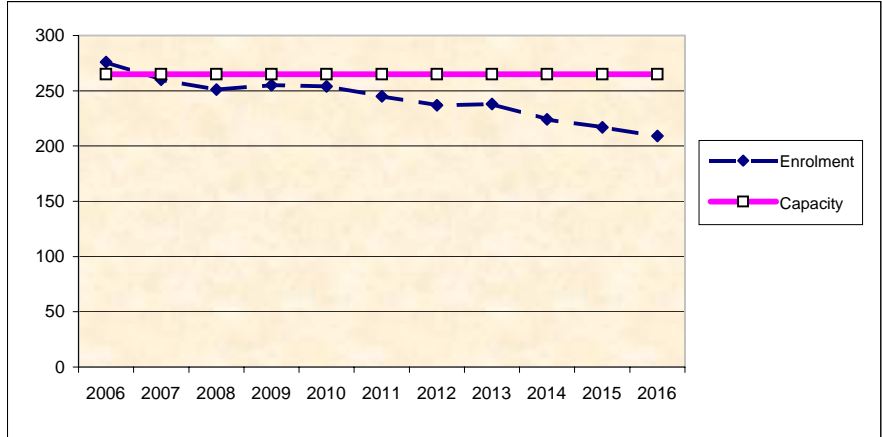
South Meridian Elementary

Enrolment (K/1-7): 29 K + 225
Capacity (K/1-7): 40 K + 225

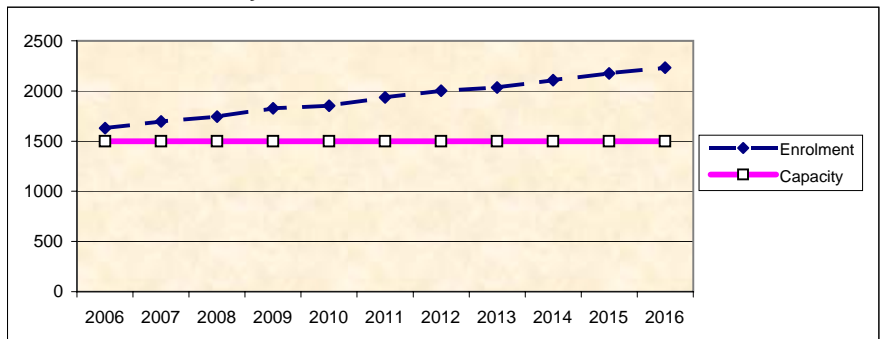
Earl Marriott Secondary

Enrolment (8-12): 1854
Capacity (8-12): 1500

South Meridian Elementary



Earl Marriott Secondary



Tree Summary

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Douglas Fir	4		4
Cherry	1		1
Oak	1		1
Atlas Cedar	1		1
Cottonwood	3		3
Alder	1		1
Cypress	1		1
Cedar	13	1	12
Deodar	6	4	2
Pine	1		1
Total	32	5	27



Randy Greenizan, ISA CERTIFIED ARBORIST, PN-0712A

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-313-125

Lot 54 Section 12 Township 1 New Westminster District Plan 10384

16230 - 16 Avenue

Parcel Identifier: 009-313-141

Lot 55 Except: The East 62.85 Feet; Section 12 Township 1 New Westminster District Plan 10384

16240 - 16 Avenue

Parcel Identifier: 007-446-764

East 62.85 Feet Lot 55 Section 12 Township 1 New Westminster District Plan 10384

16250 - 16 Avenue

Parcel Identifier: 007-446-888

Lot 56 Except; Part Shown a Highway on Plan 25810; Section 12 Township 1 New Westminster District Plan 10384

16270 - 16 Avenue

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of low *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of *building* construction:

1. (a) The *floor area ratio* shall not exceed 0.73; and
(b) The *unit density* shall not exceed 47 *dwelling units* per hectare [19 upa].
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback <i>Front</i> <i>Yard</i> (16 Avenue)	<i>Rear</i> <i>Yard</i> (South)	<i>Side</i> <i>Yard</i> (West)	<i>Side</i> <i>Yard</i> (East)
<i>Principal Building and Accessory Buildings and Structures</i>	5.5 m. [18 ft.]	6.8 m. [22 ft.]	4.8 m. [16 ft.]	3.9 m. [13 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 11 metres [36 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C. 6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. (a) Parking within the required *setbacks* is not permitted; and
(b) Notwithstanding Sub-section H.3(a) one *parking space* may encroach into the required *setbacks*.
4. *Tandem parking* shall be permitted as follows:
 - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
 - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and

- (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
0.8 ha. [2.0 acre]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.

- 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 - 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

READ A THIRD TIME ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK