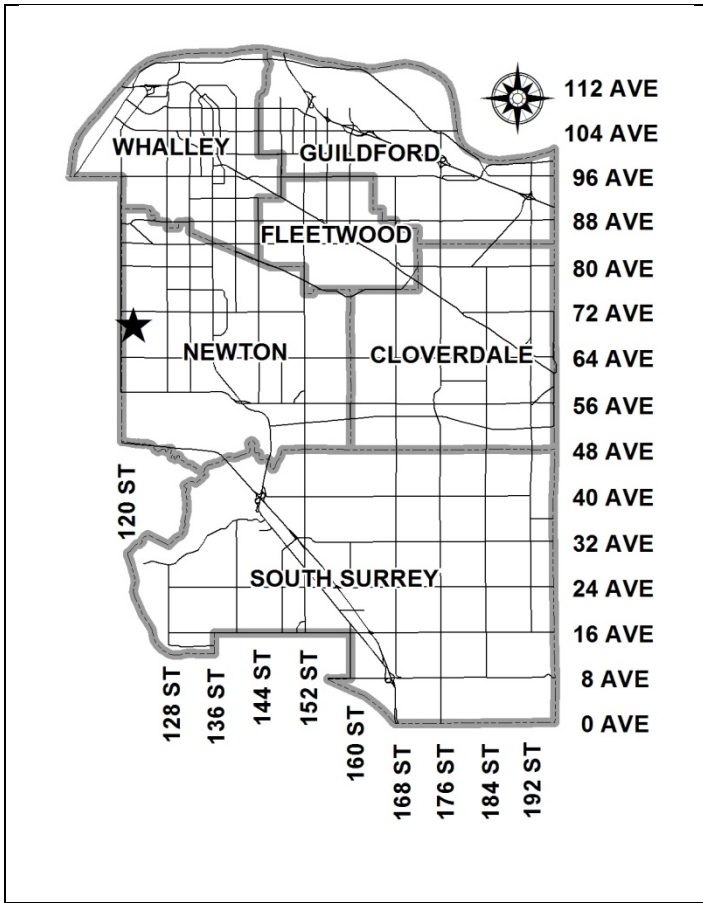


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0313-00

Planning Report Date: April 8, 2013

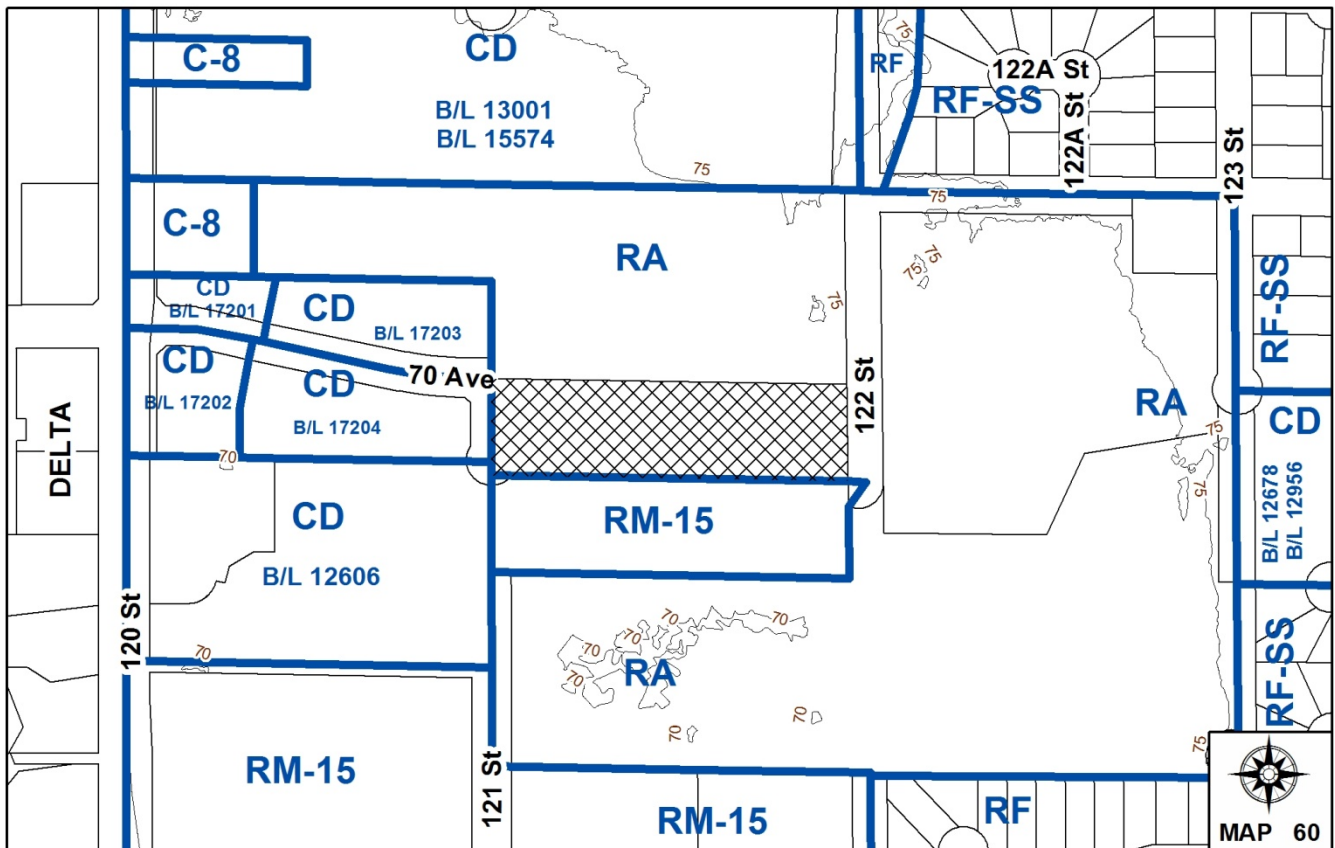


PROPOSAL:

- **OCF amendment** from Urban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 39 unit townhouse project.

LOCATION: 6971 - 122 Street
OWNER: o888399 B.C. Ltd., Inc. No. BCo888399
ZONING: RA
OCF DESIGNATION: Urban
LAP DESIGNATION: Townhouses 8-15 upa



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

- Requires an OCP amendment from "Urban" to "Multiple Residential".
- Requires a West Newton Local Area Plan (LAP) amendment from "Townhouses 8-15 upa" to "Townhouse 20 upa".

RATIONALE OF RECOMMENDATION

- The proposed density and built form are appropriate for this part of Newton, and consistent with the townhouse development approved in 2011 on the site immediately west of the subject site (Development Application No. 7906-0376-00), which also required amendments to the OCP and West Newton LAP.
- The proposed development will provide a significant community benefit by the extension of 70 Avenue to 122 Street. With this application, the 70 Avenue road connection between 120 Street and 122 Street will be completed. The Engineering Department has identified the extension of 70 Avenue as a significant component of the street network, helping to improve circulation and transportation choice for area residents. The West Newton LAP identified this as an important connection in 1993, and the realization of this connection twenty (20) years later is a notable achievement.
- The proposed indoor amenity space shortfall is supportable given the amount of proposed indoor amenity space is functional, with the remaining shortfall addressed through a cash-in-lieu contribution in accordance with City policy.
- The proposed setback relaxations on the north, east and west property lines bring the street-oriented buildings closer to the street while still allowing for appropriate landscaping, and also recognize the substantial road dedication requirements. These setbacks relaxations are generally consistent with those approved on the neighbouring townhouse sites to the west, under Development Application No. 7906-0376-00.
- The variance to allow one (1) visitor parking stall partially within the westerly setback is appropriate considering the site constraints as a result of the 121 Street road dedication requirement.
- The proposal will allow for the creation of unique single-detached multi-family townhouse units, which will increase the variety and diversity of housing types in the neighbourhood.

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” (Appendix VII) 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 the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date for Public Hearing be set.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 117 square metres (1,259 square feet) to 34.2 square metres (368 square feet).
5. Council authorize staff to draft Development Permit No. 7910-0313-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7910-0313-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum easterly setback (122 Street) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (b) to reduce the minimum westerly setback (121 Street) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
 - (c) to reduce the minimum northerly setback (70 Avenue) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.); and
 - (d) to allow one (1) visitor parking stall to be partially located within the rear (west) yard setback.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (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) the applicant adequately address the impact of reduced indoor amenity space; and
 - (g) the applicant address the deficit in replacement trees.
8. Council pass a resolution to amend West Newton Local Area Plan to redesignate the land from "Townhouses 8-15 upa" to "Townhouses 20 upa" when the project is considered for final adoption (Appendix VI).

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:**
8 Elementary students at Cougar Creek Elementary School
4 Secondary students at Tamawanis Secondary School
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2014.
- (Appendix IV)
- Parks, Recreation & Culture: The Parks, Recreation and Culture Department has raised concerns about the pressure this project will place on existing amenities in the neighbourhood. The applicant is requested to work with the Parks Department to resolve these concerns.
- Department of Fisheries and Oceans (DFO): The relocation of the unnamed Class B drainage ditch within the 70 Avenue road allowance, and the associated road construction, was reviewed by the Engineering Environmental Review Committee (ERC) on December 19, 2012 and found to be acceptable. No further DFO approvals are required for this work.

SITE CHARACTERISTICS

Existing Land Use: Vacant treed site.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Kabaddi Park	Urban/Parks & Open Spaces	RA
East (Across 122 Street):	Cougar Creek Elementary School	Urban/Schools	RA
South:	Townhouses	Urban/Townhouses 8-15 upa	RM-15
West (Across 121 Street):	Townhouses under construction (Development Application No. 7906-0376-00)	Multiple Residential/Townhouses 20 upa	CD (By-law Nos. 17203 and 17204)

JUSTIFICATION FOR PLAN AMENDMENTS

- The applicant is seeking an Official Community Plan (OCP) amendment from “Urban” to “Multiple Residential”, and an amendment to the West Newton Local Area Plan (LAP) from “Townhouses 8-15 upa” to “Townhouses 20 upa”. The proposed amendments will maintain the intent of the OCP and West Newton LAP by providing for compatible forms of development as currently exist on adjacent sites.
- The proposed amendments are consistent with the townhouse portion of the development site to the west of the subject site, which was approved by Council in June 2012 under Development Application No. 7906-0376-00. The Comprehensive Development Zones (By-law Nos. 17203 and 17204) for the adjacent townhouse sites to the west of the subject site allow a maximum unit density of 20 upa.
- The proposed amendments can also be considered in order to achieve a more efficient utilization of the subject site and to help off-set the land dedication requirements associated with the extension of 70 Avenue. As part of this application, the applicant is required to dedicate a 12 metre (39 ft.) strip of land along the northern property line to the City for the construction of 70 Avenue. The amount of land required for the 70 Avenue extension is higher than originally anticipated due to the Department of Fisheries and Ocean’s (DFO) requirement for the relocation of an existing Class B watercourse to the north of the subject site. This is discussed in more detail in the “Relocation of Class B Drainage Ditch and 70 Avenue Extension” section of this report.
- The construction of 70 Avenue has been completed to the west of the subject site, and the subject application will allow for the completion of the 70 Avenue road connection between 120 Street and 122 Street. The Engineering Department has identified the extension of 70 Avenue as a significant component of the street network, helping to improve circulation and transportation choice for area residents.

DEVELOPMENT CONSIDERATIONS

Land Use Context

- The subject site consists of one parcel located at 6971 122 Street, which is 1 hectare (2.6 acres) in gross area. The parcel is zoned "One-Acre Residential Zone (RA)" and is designated "Urban" in the OCP and "Townhouses 8-15 upa" in the West Newton LAP.
- The subject site is bordered by townhouses to the south and west, Cougar Creek Elementary School to the east (across 122 Street), and Kabaddi Park to the north.
- The West Newton LAP was endorsed by Surrey City Council in June 1993. The LAP envisioned the completion of the area around the existing elementary school and park with townhouse development. While the proposed density is higher than what was anticipated in 1993 when the plan was completed, the proposal complies with the general intent of the LAP, while at the same time responding to current market conditions which are significantly different than they were twenty (20) years ago.

Proposal

- The applicant is proposing an OCP amendment from "Urban" to "Multiple Residential", a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit to allow for the development of a 39-unit townhouse complex. The applicant is also proposing a Development Variance Permit to relax the setbacks on the north, east and west property lines and to allow one (1) visitor parking stall to be partially located within the westerly setback.

Relocation of Class B Drainage Ditch and 70 Avenue Extension

- There is an existing unnamed Class B drainage ditch located to the north of the subject site, along the south property line of Kabaddi Park. The ditch was previously shown on the City's Watercourse Classification Map as a Class C watercourse. Class C ("green") watercourses do not have significant fish habitat value or fish present, and therefore do not require protection. The Watercourse Classification Map is a planning tool which is compiled from a variety of sources but is not warranted as to its accuracy. Therefore, before development occurs, a Registered Professional Biologist (R.P. Bio) must verify fisheries classifications of watercourses.
- In this case, upon review and assessment of the watercourse, it was determined by an R.P. Bio that the watercourse is in fact a Class B watercourse, which has fish habitat value and can therefore not be eliminated. This has had implications on the subject site's developable area and road alignment.
- To allow for the desired extension of 70 Avenue to be extended from 121 Street to 122 Street, the watercourse must be relocated to the south, within the 12 metre (39 ft.) portion of land which is proposed to be dedicated to the City as part of the subject development application. This land will be dedicated as road and will be maintained by the City's Engineering Department. 70 Avenue will be constructed on the north side of the Class B ditch.

- A strip of City owned parkland (Kabaddi Park) comprising an approximate 2,832 square metres (0.7 acre) is in the process of being dedicated as road allowance for 70 Avenue. This land transfer is being negotiated between the Parks, Recreation and Culture Department and the Engineering Department.
- Riparian planting will be installed around the relocated Class B drainage ditch, in accordance with landscaping plans prepared by Envirowest Consultants Incorporated (Appendix IX). These plans have been reviewed by the Engineering Environmental Review Committee and are acceptable.
- Due to the requirement to relocate the channel, the higher value trees on the site, most of which are located at the northeast end of the site, were not retainable due to the future location of the watercourse and changes to the Ground Water Table. These trees were removed in early March in order to avoid the bird nesting season, which started this year in mid-March, two weeks earlier than usual, due to unseasonably warm weather.
- The watercourse relocation and 70 Avenue road construction will be funded jointly by the developer and the City.
- A pedestrian footpath is proposed to connect from 70 Avenue to the townhouse site, with a footbridge over the new ditch connecting to a pathway in the proposed outdoor amenity area.

Vehicular Access and Parking

- The applicant is required to dedicate a 12 metre (39 ft.) wide strip of land along the north property line for the extension of 70 Avenue to 122 Street, as well as a 6.5 metre (21 ft.) wide land dedication along the west property line for the completion of 121 Street, including the completion of the 121 Street cul-de-sac bulb.
- The development will have access to an internal Strata road with accesses to both 121 Street and 122 Street. The internal circulation meets the requirements of the Fire and Engineering Departments and provides clear visibility of all vehicular routes throughout the site.
- The applicant is proposing to provide 78 resident parking spaces and 8 visitor parking spaces, which meets the parking requirements of the Zoning By-law.

Amenity Space

- The Zoning By-law requires that 117 square metres (1,250 sq. ft.) of indoor amenity space and 117 square metres (1,250 sq. ft.) of outdoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 34 square metres (366 sq. ft.) of indoor amenity space. The amenity building contains a multi-purpose room and a washroom. The proposed amenity building is adjacent to the outdoor amenity area.

- The applicant is proposing cash-in-lieu to compensate for the shortfall in indoor amenity space. The proposed indoor amenity space shortfall of 83 square metres (893 sq. ft.) is supportable given the site constraints, and that the amount of amenity space proposed is still functional. A large tree is proposed to be retained within the outdoor amenity space, and this tree's tree protection zone further limits the land available for the indoor amenity building.
- The applicant is proposing 128 square metres (1,350 sq. ft.) of outdoor amenity space, which exceeds the minimum requirement of 117 square metres (1,250 sq. ft.). The outdoor amenity space includes a large (82 cm. diameter) Western Red Cedar tree which is in good condition, and a pedestrian walkway which will connect to a footbridge to 70 Avenue.

Tree Preservation and Landscaping

- The arborist report for the subject site was prepared by Mike Fadum and Associates Ltd. The report states that there are a total of 119 protected trees on the subject site. The following table provides the breakdown by tree species:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Red Alder and Black Cottonwood	94	0	94
Western Red Cedar	16	1	15
Falsecypress	1	0	1
Douglas Fir	1	0	1
Western Hemlock	1	0	1
Horsechestnut	4	0	4
Sitka Spruce	2	1	1
Total	119	2	117

- A total of 94 trees, representing 79% of the trees on the subject site are non-retainable species consisting of Red Alder and Black Cottonwood trees. The remaining 25 trees were assessed individually and it was determined that only two (2) of these trees are good candidates for retention.
- Of the 23 retainable species trees on the site which are proposed for removal, almost half (11 trees, or 48%) must be removed to accommodate the relocated Class B drainage ditch within land to be dedicated to the City as part of the development application. Of the remaining twelve (12) trees, five (5) have been topped by overhead utility (Hydro) line clearance and are not appropriate for this location as they would require regular topping, and five (5) have poor health and/or structure. The remaining two (2) are in good condition but are proposed to be removed to accommodate construction, including the construction of the internal drive aisle. The location of this internal drive aisle is limited due to the long and narrow configuration of the site, and therefore it is appropriate for these trees to be removed.
- The trees that have been topped by Hydro lines are along the east property line and shared with the City. The City's Parks Department supports the removal of these trees. Four (4) new Vanderwolf's Pyramid Pine and Persian Ironwood trees are proposed to be planted along this edge, which have a lower maximum growing height and will not require topping in the future.

- There are 140 replacement trees required for this site, and the applicant has proposed to replant 91 trees. The new trees on the site will consist of a variety of trees including Vine Maple, Katsura, Forest Pansy Redbud, Persian Ironwood, Serbian Spruce, Pyramid Pine and English Oak. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.
- The deficit in replacement trees must be addressed prior to Final Approval.

PRE-NOTIFICATION

- Pre-notification letters were sent on January 28, 2013 to households within 100 metres (328 ft.) of the subject site and staff received three (3) telephone calls in response.
- One respondent did not have any concerns about the subject proposal but asked questions about access and circulation through the neighbourhood.
- One respondent expressed concern about the tremendous amount of development and construction occurring in the neighbourhood.

(While amendments to the OCP and West Newton LAP are proposed, this site is designated for townhouse development in the West Newton LAP and the proposal meets the intent of this plan. Further, this type of development is encouraged in this area close to Scott Road (120 Street), in order to provide densities to support commercial uses and transit along the Scott Road corridor.)

- One respondent expressed concern about tree removal on the site.

(As discussed in the "Tree Preservation and Landscaping Section" in this report, there are only two (2) trees on the site which are able to be preserved in order to accommodate the townhouse development and the 70 Avenue Class B drainage ditch relocation.)

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

- The development consists of eight (8) duplex townhouse buildings and 23 single detached townhouse units. The total number of dwelling units is 39. All are 3-storey, 3-bedroom units with double-car garages.
- There are two (2) units fronting onto 121 Street and two (2) units fronting onto 122 Street. These units have doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.

- The northerly units will front onto the 70 Avenue riparian area and Class B watercourse. The proposed units have porches, doors and windows facing the 70 Avenue riparian area, which will allow for “eyes on the street” for this unique street.
- All of the units contain living space on the ground floor, which promotes interaction with the public realm.
- The proposed townhouse units will be constructed using asphalt shingles as the roofing material, and a combination of hardie-panel siding, and hardie shingle siding as the primary cladding material.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 27, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located within the West Newton Local Area Plan area. The proposal is consistent with the general intent of the LAP, which envisioned townhouse development close to institutional amenities (elementary school and park).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is comprised of single- and semi-detached 3-bedroom townhouse units with double-car garages. Single-detached townhouse units are a unique housing type which will add to the diversity of the neighbourhood and provide a more affordable housing option for young families and other family types, which is close to family-oriented neighbourhood amenities (school and park).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards (LIDS) including absorbent soils, dry swales, and permeable pavement/surfaces. • The applicant is required to provide a 12 metre (39 ft.) wide land dedication for the relocation of a Class B drainage ditch and riparian area. • Recycling pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking is proposed. • The site is located within easy walking distance (approximately 230 metres / 750 ft.) to multiple transit (bus) routes on Scott Road (120 Street).
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The building design provides for active living space at the ground floor facing the street which allows for surveillance. Low fences and shrubs also allow surveillance of the street. • The proposal includes playground space and outdoor and indoor community gathering space.

6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Area residents are involved in the planning process through the typical development application review process, including pre-notification letters and a development proposal sign. • A Public Open House was held to provide area residents with information about the 70 Avenue extension. Planning staff attended the meeting to provide information about the subject proposal.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the easterly and westerly setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) and 3.6 metres (12 ft.) respectively.

Applicant's Reasons:

- Significant road dedication is required for 70 Avenue and 121 Street, which limits the site's developable area.

Staff Comments:

- The proposed setbacks allow for building presence on the street while still allowing room for landscaping along each street frontage.
- The buildings are setback 4.5 metres (15 ft.) from the easterly and westerly property lines, but the porticos and posts extend closer to the property line (at 3.5 metres (11.5 ft.) and 3.6 metres (12 ft.) respectively).
- The substantial road dedications that the applicant is providing will allow for the completion of the road network at this location, providing significant community benefit with the extension of 70 Avenue.
- The setbacks are consistent with those permitted on the adjacent townhouse projects to the west of the subject site (Development Application No. 7906-0376-00) in CD By-law Nos. 17203 and 17204.

(b) Requested Variance:

- To vary the northerly setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.).

Applicant's Reasons:

- Significant road dedication is required for 70 Avenue and 121 Street, which limits the site's developable area.

Staff Comments:

- The staff comments noted above, for the easterly and westerly setbacks, are applicable to the northerly setback as well. In addition, the northerly buildings will be adjacent to the 70 Avenue Class B drainage ditch and riparian area, and therefore there are no interface concerns.
- The buildings are setback 4 metres (13 ft.) from the northerly property line, but the porticos and posts extend closer to the property line. The closest portico is setback 3.4 metres (11 ft.).

(c) Requested Variance:

- To vary the parking requirements in order to allow one (1) visitor parking space to be located partially within the westerly setback.

Applicant's Reasons:

- One (1) parking stall is requested to be partially within the setback due to the 6.5 metre (21 ft.) dedication for 121 Street, along with a dedication for the 121 Street cul-de-sac bulb.

Staff Comments:

- Due to the site constraints as a result of road dedications, and the fact that the completion of the road network at this location will provide significant community benefit, the variance is considered appropriate.
- The proposed variance is acceptable to Transportation Engineering with regards to queuing distance requirements of the Engineering Design Criteria.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Proposed 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.	Proposed West Newton Local Area Plan Amendment Map
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7910-0313-00
Appendix IX.	70 Avenue Riparian Planting Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

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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: Simranjeet Dhanoa
o888399 B.C. Ltd., Inc. No. BCo888399
Address: 6745 - 191A Street
Surrey, BC V4N 6A4
Tel: 778-322-8578

2. Properties involved in the Application

(a) Civic Address: 6971 - 122 Street

(b) Civic Address: 6971 - 122 Street
Owner: o888399 B.C. Ltd., Inc. No. BCo888399
Director Information:
Simranjeet S. Dhanoa

Officer Information as at August 18, 2012:
Charan Singh (President)
Jatinder Mann (Secretary, Treasurer)

PID: 001-674-404
The North Half of Lot 12 Section 18 Township 2 New Westminster District Plan 2285

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.
- (c) Proceed with Public Notification for Development Variance Permit No. 7910-0313-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		10,649 m ²
Road Widening area		475 m ²
Undevelopable area		2,296 m ²
Net Total		7,878 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		2,986 m ²
Paved & Hard Surfaced Areas		223 m ²
Total Site Coverage	45%	3,209 m ² (40%)
SETBACKS (in metres)		
North	7.5 m	3.4 m (DVP req'd)
East	7.5 m	3.5 m (DVP req'd)
West	7.5 m	3.6 m (DVP req'd)
South	7.5 m	7.5 m (DVP req'd)
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10.6 m
Accessory	11 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		39
Total		39
FLOOR AREA: Residential		6,298.9 m ²
FLOOR AREA: Commercial	N/A	
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	
FLOOR AREA: Institutional	N/A	
TOTAL BUILDING FLOOR AREA		6,298.9 m ²

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

Development Data Sheet cont'd

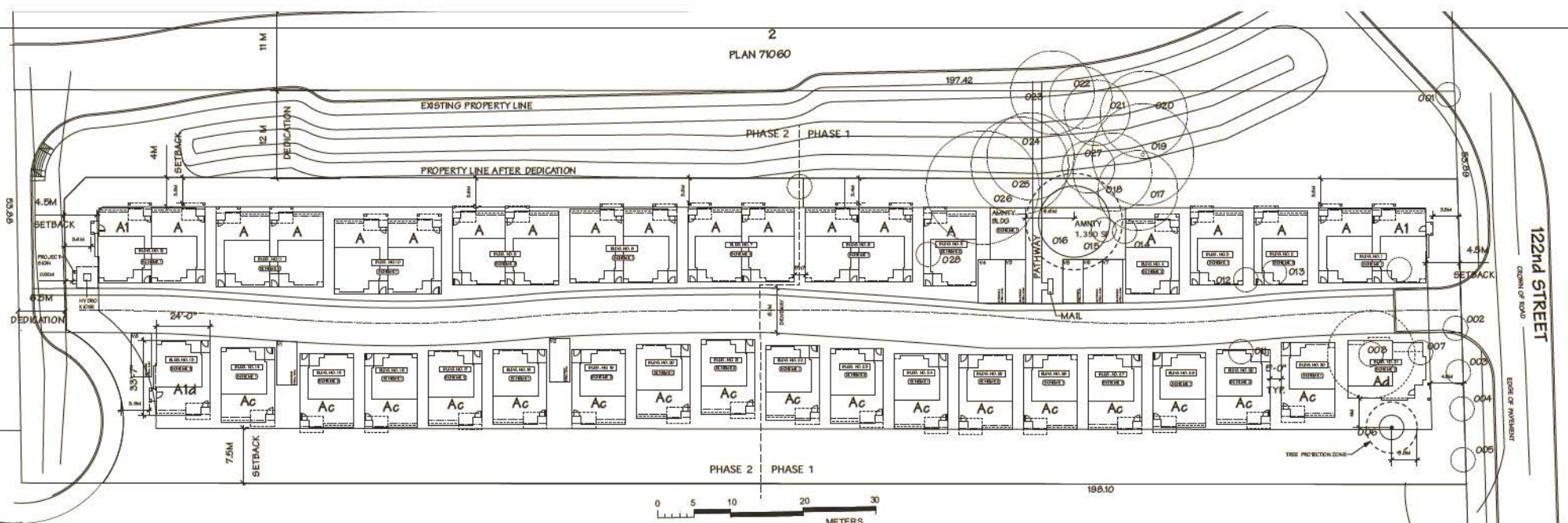
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		20 upa
FAR (gross)		
FAR (net)		0.8
AMENITY SPACE (area in square metres)		
Indoor	117 m ²	34.2 m ²
Outdoor	117 m ²	128 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	78	78
Residential Visitors	8	8
Institutional		
Total Number of Parking Spaces	86	86
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	
Size of Tandem Parking Spaces width/length	N/A	

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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OF 6
285

REM 7
AN 2285

STRATA
LMS 2394



REM 5 1/2 OF 12
PLAN 2285

STATISTICS:

CIVIC ADDRESS: 6071 122 STREET
LEGAL DESCRIPTION: GR.085 : 1A, 609 SQ.FT. (10,649 SQ.M.) @ 2.63 AC
PROPOSED ZONING: NET : 54,600 (7,877 SQ.M.) (1.95 AC) = 74% OF GR.085
SITE AREA:

LOT COVERAGE :
MAX ALLOWED: 24,800 SQ.FT. x 45% = 11,160 SQ.FT.
PROPOSED: BUILDINGS : 31863.1 SQ.FT.
 PORCHES : 7810 SQ.FT.
TOTAL: 64853.2 SQ.FT. (50.0%)

MAX BUILDING HEIGHT: 11.0 M (THREE STOREYS)
PROPOSED: 11.0 M (THREE STOREYS)

DENSITY:
MAX ALLOWED: 39 UNITS (20 U.P.A.)
PROPOSED: 39 UNITS (20.3 U.P.A. NET, 15.3 U.P.A. GR.085) @ 171.9 SQ. FT.

PROPOSED FLOOR AREA :

UNIT TYPE	AREA	QUANTITY	TOTAL AREA	GARAGE AREA
UNITA (3 BR)	172.0 SQ.FT.	10 UNITS	3086.0 SQ.FT.	423.0 SQ.FT.
UNITA1 (3 BR)	173.0 SQ.FT.	2 UNITS	3646.0 SQ.FT.	438.0 SQ.FT.
UNITA2 (3 BR)	172.0 SQ.FT.	17 UNITS	2924.0 SQ.FT.	423.0 SQ.FT.
UNITA4 (3 BR)	294.0 SQ.FT.	1 UNITS	294.0 SQ.FT.	423.0 SQ.FT.
UNITA1d (3 BR)	173.0 SQ.FT.	1 UNITS	173.0 SQ.FT.	406.5 SQ.FT.
SUBTOTAL		39 UNITS	67433.0 SQ.FT. (79.0%)	802.0 SQ.FT.

ADDITIONAL AREA:
AMENITY BLDG.: = 368.0 SQ.FT. (EXCLUDED)
TOTAL: = 67801.0 SQ.FT. (80.0%)

PARKING

REQUIRED	PROVIDED
2.0 SPACES x 39 UNITS = 78 SPACES (RESIDENTS)	2 CAR GARAGE x 39 UNITS = 78 SPACES (RESIDENTS)
0.2 SPACES x 39 UNITS = 7.8 SPACES (VISITORS)	OPEN VISITOR PARKING = 9 SPACES (VISITORS)
TOTAL = 85.8 SPACES	TOTAL = 86 SPACES

AMENITY AREA:

INDOOR	OUTDOOR
MAX ALLOWED: 39 UNITS x 3.0 SQ. M. = 117.0 SQ. M.	MAX ALLOWED: 39 UNITS x 3.0 SQ. M. = 117.0 SQ. M.
PROVIDED: 34.2 SQ. M.	PROVIDED: 128.0 SQ. M.



CONTEXT PLAN
SCALE: N.T.S.

NO.	DATE	REVISIONS
1	2018.03.20/18	S.H. BURNETT/ARCH

PROJECT
39 UNIT TOWNHOUSE DEVELOPMENT

6071 122 ST
BURNETT, B.C.

Yamamoto Architecture Inc.

2888 Mill Street, Vancouver, British Columbia
 VAN 6V1 1A6 604-731-1127 Fax: 604-761-9027

SITE PLAN

SCALE	SHEET NO.
1:20	A1.0
DATE: MAR 27, 2018	
DRAWN: KP	
CHECKED:	PROJ. NO. 1218

Apix'eddy



STREETSCAPE (122nd ST.)

6935

SITE

7017



STREETSCAPE (121st ST.)

7017

SITE

6935



STREETSCAPE (NORTH PROPERTY LINE)

122nd ST.

SCALE: 1/8\"/>



STREETSCAPE (NORTH PROPERTY LINE CONT.'D)

SCALE: 1/8\"/>

2	MAR. 27, 2015	GENERAL REVISION
1	JAN. 28, 2015	S.P. SUBMISSION
NO.	DATE	REVISIONS

CONSULTANT

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PROJECT
 39 UNIT
 TOWNHOUSE DEVELOPMENT

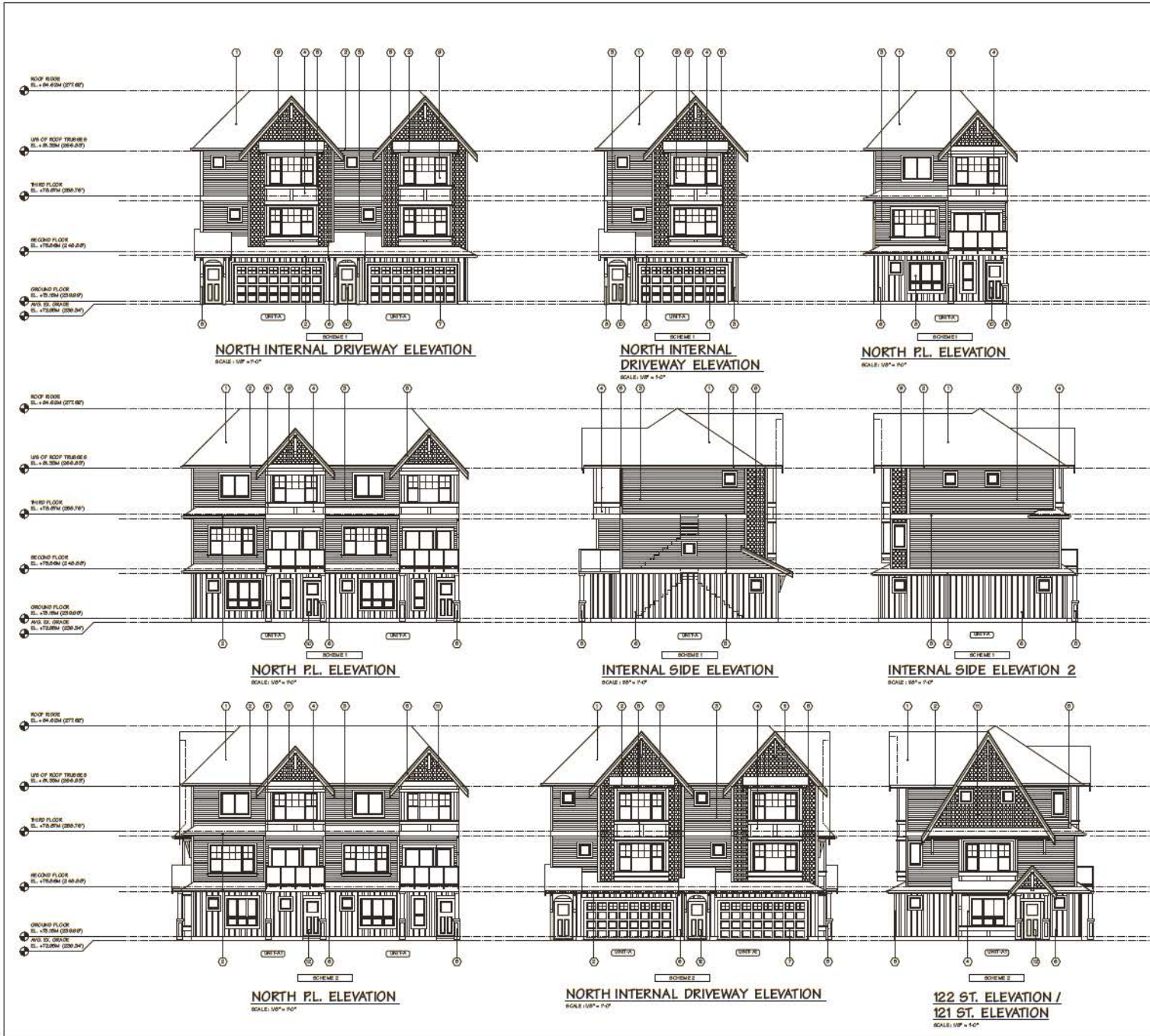
6071122 ST.
 SURREY, B.C.

Yamamoto
 Architecture Inc.

2530 WEST 42ND AVENUE, S.U.
 VAN. V6J 1M2 TEL: 778-751-1227 FAX: 771-4-927

DRAWING TITLE
 STREETSCAPE

SCALE	1/8"=1'-0"	SHEET NO.
DATE	MARCH 27, 2015	A2.0
DRAWN	KP	
CHECKED		PROJ. NO. 1216



ELEVATION KEY:

- ① ASPHALT ROOF SHINGLES
- ② 1/2" ALUMINUM OUTER ON BAR BRACK - PAINTED (OP. "BLACK")
- ③ 1/2" HORIZONTAL VINYL SIDING - (ALTERN. "PINE BARK SIDING")
- ④ HANDED PANEL - PAINTED (OP. "SALT WASH")
- ⑤ WOOD SHINGLE TRIM PANEL, ROSE, BARK BRACKET - PAINTED (OP. "SANDLAP")
- ⑥ BOARD & BATTEN - PAINTED (OP. "SALT WASH")
- ⑦ METAL CLAD GARAGE DOOR - PAINTED (OP. "WOOD GRAY")
- ⑧ DOUBLE GLAZED VINYL FRAMED WINDOW W/ TRIM - WHITE

SCHEME 1:

- ① 1/2" HANDED SHINGLE SIDING - PAINTED (OP. "SANDLAP")
- ② METAL CLAD DOOR - PAINTED (OP. "SALT WASH")

SCHEME 2:

- ① 1/2" HANDED SHINGLE SIDING - PAINTED (OP. "SANDLAP")
- ② METAL CLAD DOOR - PAINTED (OP. "BLACK")

REFER TO SHEET A10 FOR SCHEME TYPE FOR BUILDING

2	MAR. 27, 2013	GENERAL REVISION
1	JAN. 25, 2013	D.P. SUBMISSION
R.O.	DATE	REVISIONS
CONSULTANT		

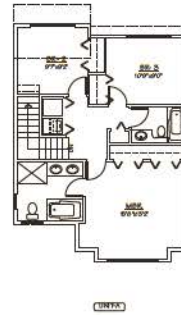
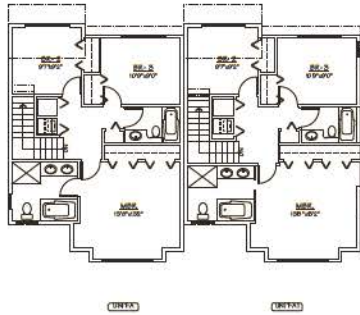
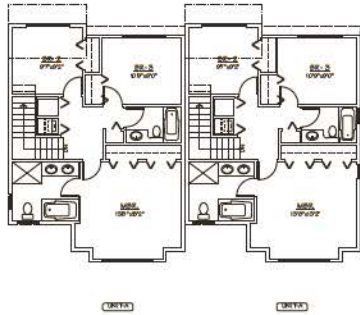
PROJECT
39 UNIT
TOWNHOUSE DEVELOPMENT

4971 122 ST.
SUDBURY, ON.

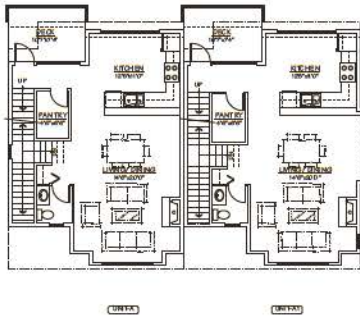
Yamamoto
Architecture Inc.

122 ST. ELEVATION / 121 ST. ELEVATION
DRAWING TITLE
ELEVATIONS

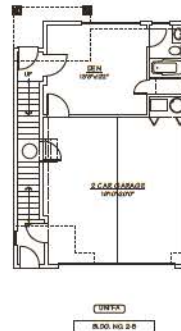
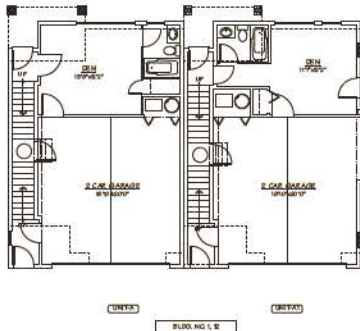
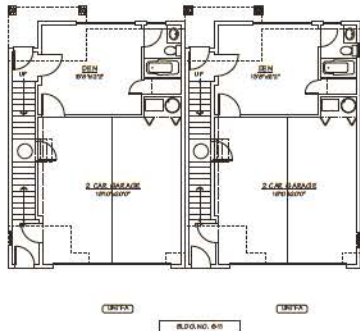
SCALE	AS NOTED	SHEET NO.
DATE	MARCH 27, 2013	A4.0
DRAWN	RP	
CHECKED		FIG. NO. 1316



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



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



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

2	MAR 27, 2012	GENERAL REVISION
1	JAN 25, 2012	D.P. SUBMISSION
N.O.	DATE	REVISIONS

CONSULTANT

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PROJECT
26 UNIT
TOWNHOUSE DEVELOPMENT

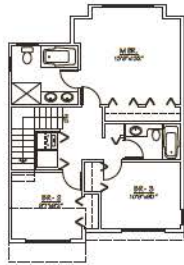
4971 122 ST.
SUDBURY, ONT.

Yamamoto
Architecture Inc.

2000 10th Avenue, Suite 101
Sudbury, ON N3H 4L7 Tel: 705-522-1111 Fax: 705-522-1107

DRAWING TITLE
FLOOR PLANS

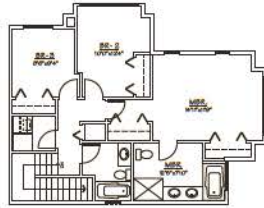
SCALE	1/8" = 1'-0"	SHEET NO.	A3.0
DATE	MARCH 27, 2012	DRAWN	RP
CHECKED		RECAL NO.	1216



(UNIT 1)



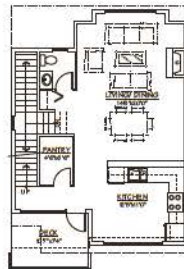
(UNIT 2)



(UNIT 3)



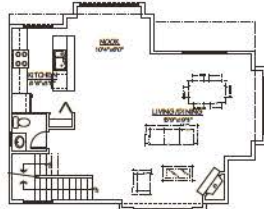
AMENITY BUILDING
6018 x 98' x 10'



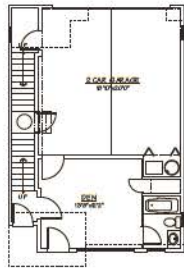
(UNIT 4)



(UNIT 5)

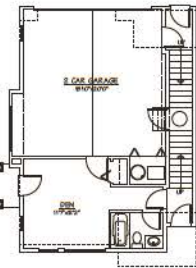


(UNIT 6)



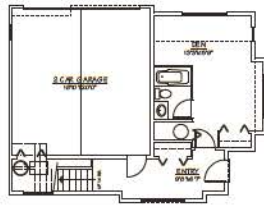
(UNIT 7)

BLDG. NO. 14-00



(UNIT 8)

BLDG. NO. 12



(UNIT 9)

BLDG. NO. 21

N.O.	DATE	REVISIONS
2	APR. 27, 2018	GENERAL REVISIONS
1	JAN. 25, 2018	D.P. SUBMISSION

CONSULTANT

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PROJECT
26 UNIT
TOWNHOUSE DEVELOPMENT

4971 122 ST.
SURREY, B.C.

Yamamoto
Architecture Inc.

1000 101 STREET, SUITE 101, SURREY, B.C. V3R 1A1
TEL: 779-4321 FAX: 779-4322

DRAWING TITLE

FLOOR PLANS

SCALE	SHEET NO.
1/8" = 1'-0"	A3.1
DATE: MARCH 27, 2018	DR: ANN
CHK: KP	INCL. NO. 1318

REAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	13MAY 20	REVISION PLAN	HT
2	13MAY 20	REVISION PLAN	HT
3	13MAY 20	GRADING PLAN	HT
4	13MAY 20	REVISION PLAN	HT
5	13MAY 20	REVISION PLAN	HT
6	13MAY 20	REVISION PLAN	HT
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99	13MAY 20	REVISION PLAN	HT
100	13MAY 20	REVISION PLAN	HT

CLIENT:

PROJECT:

MULTI - FAMILY HOUSING DEV.
6971 121 ST.
SURREY, B.C.

DRAWING TITLE:

GRADING PLAN

DATE: 12 SEPT 24 DRAWING NUMBER:

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

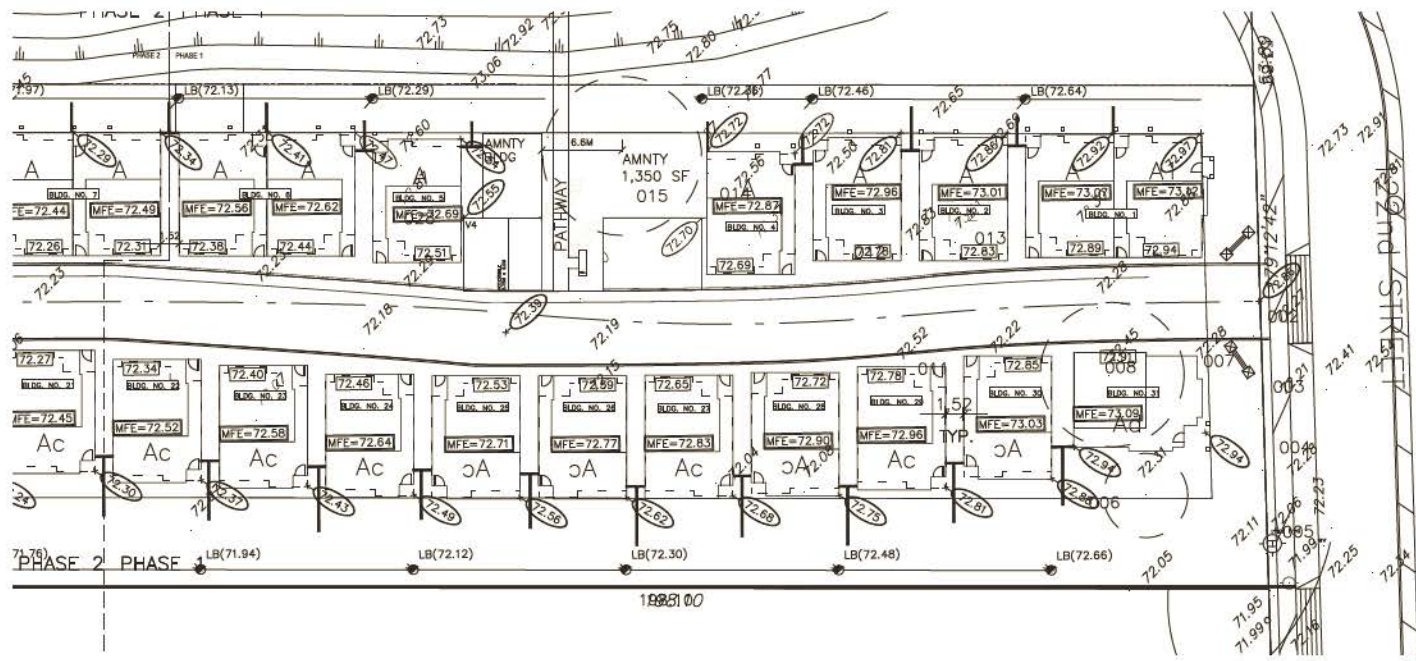
DRAWN: MM

DESIGN: MM

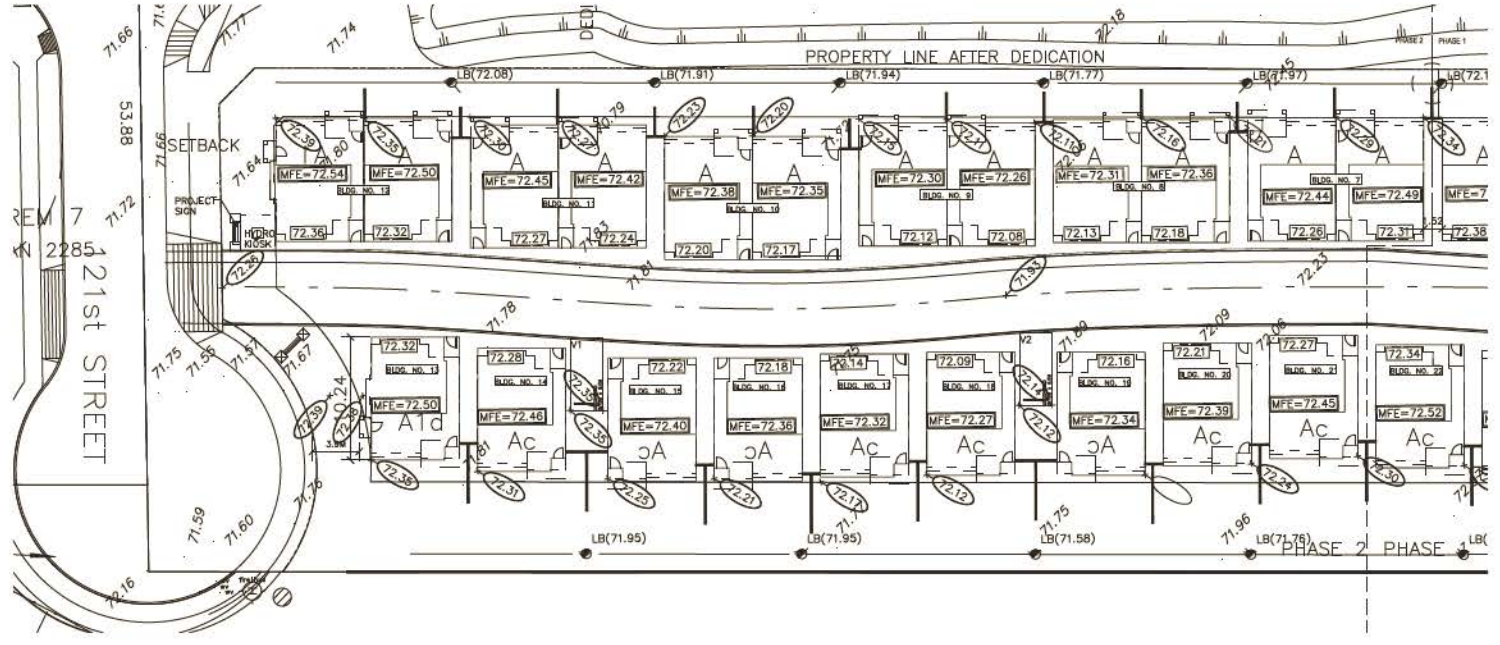
CHECK: CHYD

L4

OF 8



PHASE ONE



PHASE TWO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **April 3, 2013** PROJECT FILE: **7810-0313-00**

RE: **Engineering Requirements
Location: 6971 122 St**

Appendix III

REZONE

Property and Right-of-Way Requirements

- Dedicate 6.5 metres on 121 Street.
- Dedicate remainder of 14.0 metre radius 121 Street cul-de-sac bulb.
- Dedicate 12.0 metres for 70 Avenue.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 121 Street and 70 Avenue.
- Provide 0.500 metre wide statutory right-of-way (SROW) along 121 Street.
- Provide SROW over portions of the east driveway entrance to accommodate permanent hammer-head turnaround.

Works and Services

- Construct south half of 70 Avenue.
- Construct east half of 121 Street.
- Construct west half of 122 Street.
- Construct environmental compensation works including new ditch and plantings on 70 Avenue.
- Construct water main and storm sewer main on 70 Avenue.
- Register restrictive covenant for water quality/sediment control inlet chamber, on-site detention and reciprocal access and services easement for Form P phasing.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file



Thursday, February 14, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0313 00

SUMMARY

The proposed 39 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

September 2012 Enrolment/School Capacity

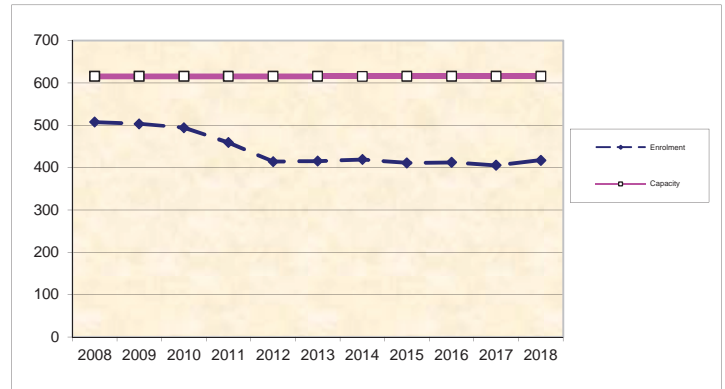
Cougar Creek Elementary	
Enrolment (K/1-7):	46 K + 368
Capacity (K/1-7):	40 K + 575
Tamanawis Secondary	
Enrolment (8-12):	1511
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12):	1215

School Enrolment Projections and Planning Update:

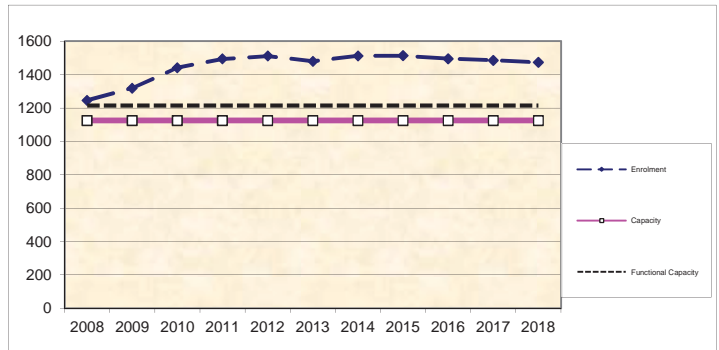
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects identified for Cougar Creek Elementary or to Tamanawis Secondary School. The capacity for Cougar Creek Elementary is adjusted in the table below for the implementation of full day Kindergarten and inclusion of a "Strongstart" program for preschool age children and their parents. An addition is under construction at Panorama Ridge Secondary which is South east of the schools catchment. The school district will be reviewing possible enrolment moves and future capital project requirements for the East Newton Area. The proposed development will not have an impact on these projections.

Cougar Creek Elementary



Tamanawis 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: 10-0313-00
Project Location: 6971 - 122 Street
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

The dominant tree resource includes a large stand of pioneer species across the majority of the site. The closed canopy stand has repopulated the area after past clearing and consists of young age class red alder and black cottonwood. In addition, a stand of mature western redcedar is found at the northeast corner of the site and a row of hydro managed horse chestnut flanks 122 Street.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 119
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 117
Number of Protected Trees to be retained (A-C)	(D) 2
Number of Replacement Trees required (94 alder and cottonwood X 1 and 23 others X 2)	(E) 140
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

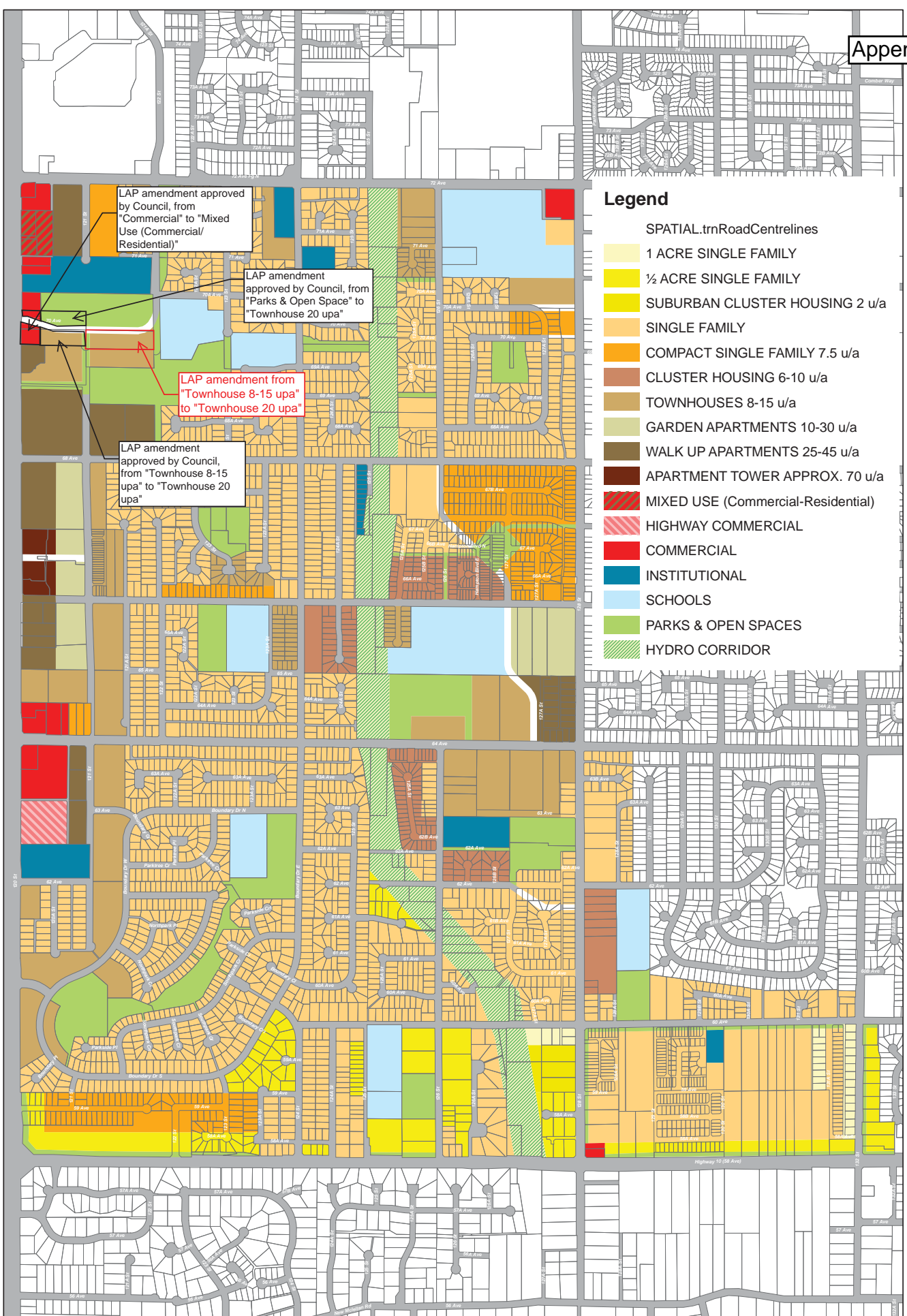
Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

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

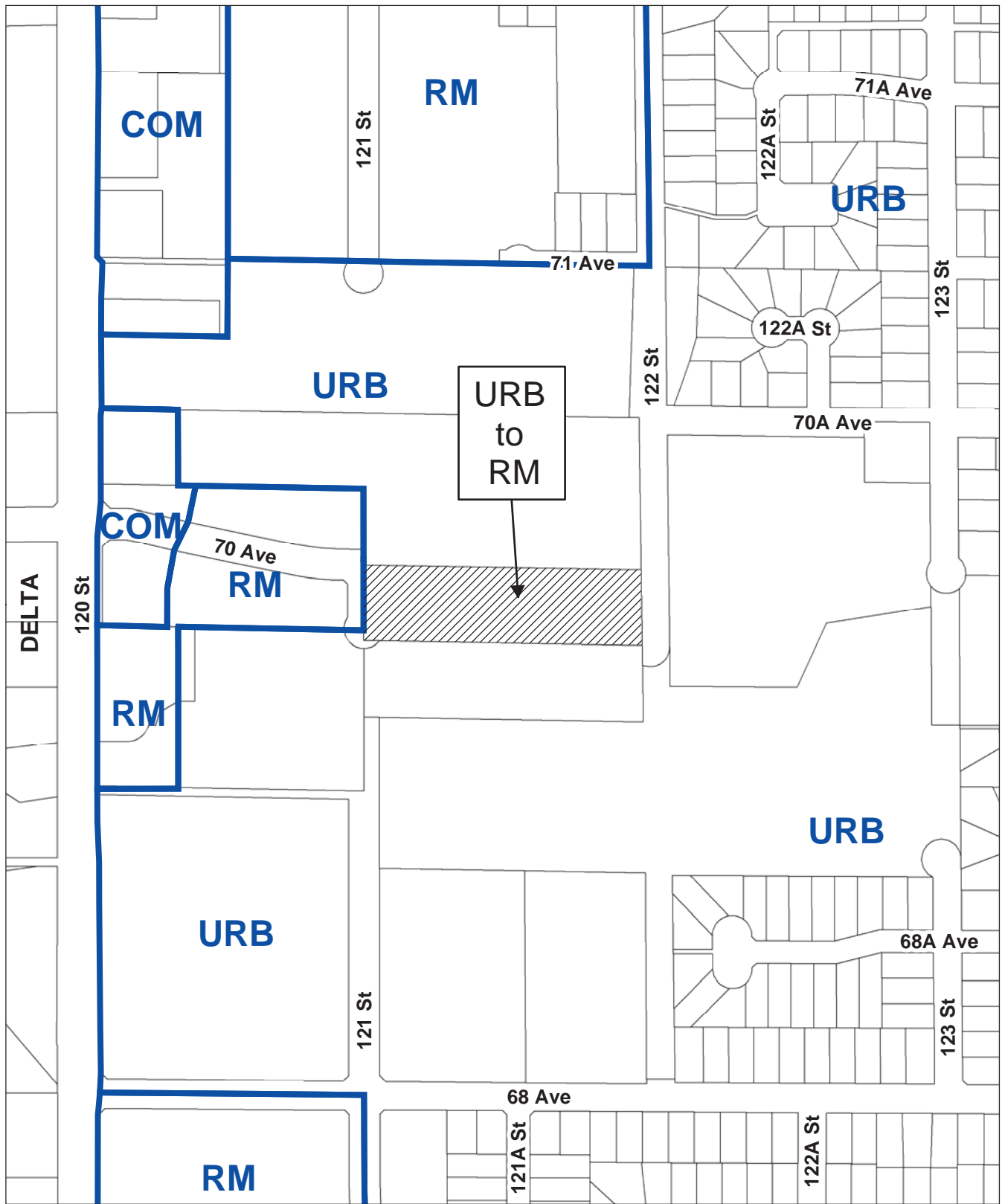
Date: January 22, 2013





WEST NEWTON PLAN 1993





OCP Amendment

Proposed amendment from Urban to Multiple Residential

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0313-00

Issued To: o888399 B.C. Ltd., Inc. No. BCo888399
("the Owner")

Address of Owner: 6745 191A Street
Surrey, BC V4N 6A4

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: 001-674-404
The North Half of Lot 12 Section 18 Township 2 New Westminster District Plan 2285
6971 – 122 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

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

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

(a) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum northerly setback (70 Avenue) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.4 metres (11 ft.);

- (b) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum easterly setback (122 Street) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (c) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum westerly setback (121 Street) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.6 metres (12 ft.); and
 - (d) Section H.2 of Part 22 Multiple Residential 30 Zone (RM-30) is varied to allow one (1) visitor parking space to be partially located within the westerly setback (121 Street).
- 5. The siting of buildings and structures and the visitor parking space partially located within the westerly setback (121 Street) shall be in accordance with the drawing numbered 7910-0313-00(A) (the "Drawing") which is attached hereto and form part of this development variance permit.
 - 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 - 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 - 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 - 9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

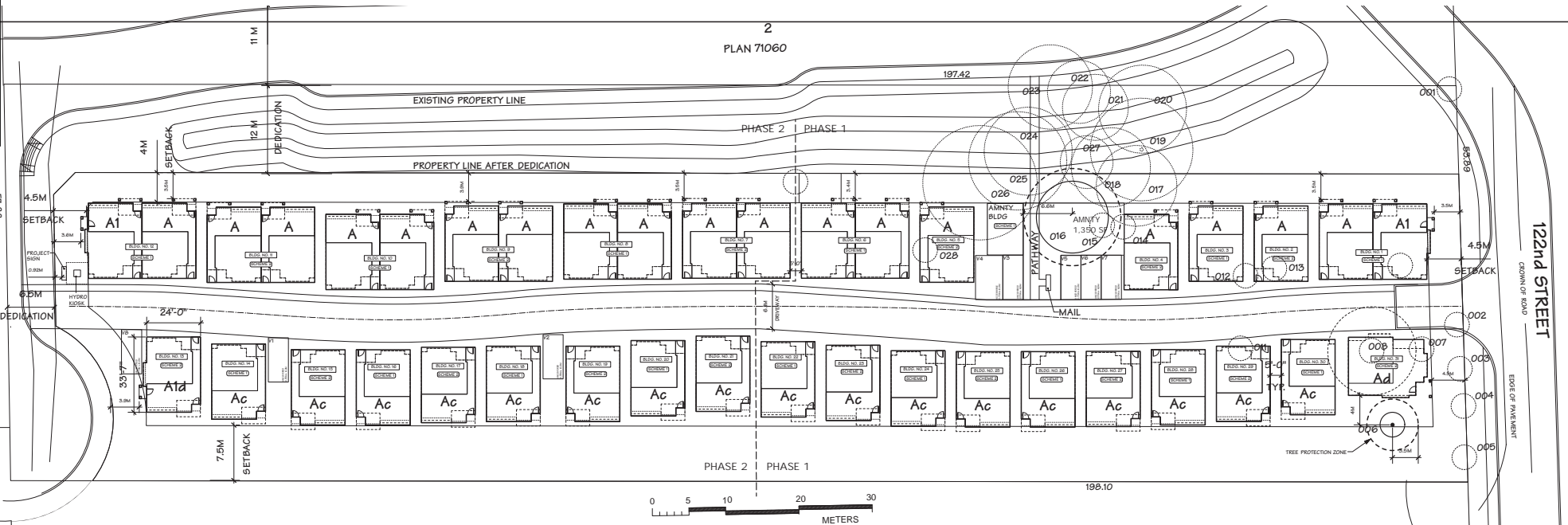
7910-0313-00(A)

OF 6
285

REM 7
AN 2285

121st STREET

STRATA
N LMS2394



REM 5 1/2 OF 12
PLAN 2285

STATISTICS:

CIVIC ADDRESS: 6971 122 STREET
 LEGAL DESCRIPTION: GR055 : 114, 628 SQ.FT. (10,649 SQ.M.) (2.63 AC)
 PROPOSED ZONING: GR055 : 114, 628 SQ.FT. (10,649 SQ.M.) (2.63 AC)
 SITE AREA: NET : 64,800 (7,877 SQ.M.) (1.95 AC) = 74% OF GR055

LOT COVERAGE :

MAX. ALLOWED : 64,800 SQ.FT. x 45% = 29,160 SQ.FT.
 BUILDINGS : 31363.1 SQ.FT.
 PROPOSED : 781.0 SQ.FT.
 TOTAL : 64288.2 SQ.FT. (36.0%)

MAX. BUILDING HEIGHT : 11.0 M (THREE STOREYS)
 PROPOSED : 11.0 M (THREE STOREYS)

DENSITY :

MAX. ALLOWED : 39 UNITS (20 U.P.A.)
 PROPOSED : 39 UNITS (20.3 U.P.A. NET, 15.3 U.P.A. GR055) @ 1718 SQ. FT.

PROPOSED FLOOR AREA :

	UNIT-A (3 BR)	UNIT-A1 (3 BR)	UNIT-Ac (3 BR)	UNIT-Ad (3 BR)	UNIT-Amnny (3 BR)	SUBTOTAL	39 UNITS
UNIT-A (3 BR)	1712.0 SQ.FT.	x 18 UNITS	=	30816.0 SQ.FT.		423.0 SQ.FT.	
UNIT-A1 (3 BR)	1773.0 SQ.FT.	x 2 UNITS	=	3546.0 SQ.FT.		438.8 SQ.FT.	
UNIT-Ac (3 BR)	1712.0 SQ.FT.	x 17 UNITS	=	29104.0 SQ.FT.		423.0 SQ.FT.	
UNIT-Ad (3 BR)	2194.0 SQ.FT.	x 1 UNITS	=	2194.0 SQ.FT.		423.0 SQ.FT.	
UNIT-Amnny (3 BR)	1773.0 SQ.FT.	x 1 UNITS	=	1773.0 SQ.FT.		406.5 SQ.FT.	
GARAGE AREA						8020.5 SQ.FT.	
TOTAL						67433.0 SQ.FT. (79.5%)	

ADDITIONAL AREA :
 AMENITY BLDG. : = 368.0 SQ.FT. (EXCLUDED)
 TOTAL : = 67801.0 SQ.FT. (80.0%)

PARKING

REQUIRED : 2.0 SPACES x 39 UNITS = 78 SPACES (RESIDENTS)
 0.2 SPACES x 39 UNITS = 7.8 SPACES (VISITORS)
 TOTAL : = 85.8 SPACES

PROVIDED : 2 CAR GARAGE x 39 UNITS = 78 SPACES (RESIDENTS)
 OPEN HISTORIC PARKING = 8 SPACES (VISITORS)
 TOTAL : = 86 SPACES

AMENITY AREA:

INDOOR : MAX ALLOWED: 39 UNITS x 3.0 SQ. M. = 117.0 SQ. M.
 PROVIDED: = 34.2 SQ. M.
 OUTDOOR : MAX ALLOWED: 39 UNITS x 3.0 SQ. M. = 117.0 SQ. M.
 PROVIDED: = 128.0 SQ. M.



CONTEXT PLAN
 SCALE: N.T.S.

NO.	DATE	REVISIONS
2	MAR. 27, 2013	GENERAL REVISIONS
1	JAN. 28, 2013	D.P. SUBMISSION

CONSULTANT

PROJECT
39 UNIT TOWNHOUSE DEVELOPMENT

6971 122 ST.
 BURNIEY, B.C.

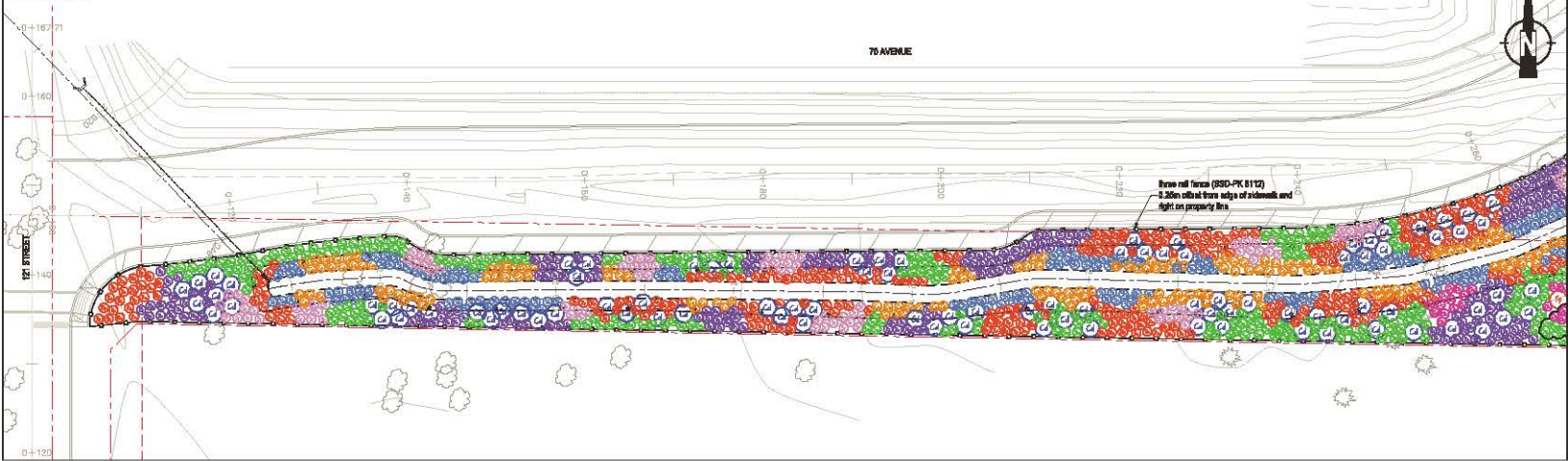
Yamamoto
 Architecture Inc.

2384 oak street, Vancouver, British Columbia
 VAN V1J 1K6 604-751-1127 Fax: 604-751-1327

DRAWING TITLE
SITE PLAN

SCALE	SHEET NO.
1:200	
DATE	A1.0
MAR. 27, 2013	
DRAWN	PROJ. NO.
KP	1215
CHECKED	

PLAN A
SCALE 1:250



MATCHLINE A TO B

PLAN B
SCALE 1:250



MATCHLINE A TO B

MATCHLINE A TO B

REFERENCE DRAWINGS
1. Drawing No. 11-328-02, Sheet No. 02, "Key Plan", January 2012, ApIn and MerIn Consultants Ltd.
2. 2011 Legal Base From City of Surrey.

CITY OF SURREY

70 AVENUE CONNECTOR
Surrey, BC

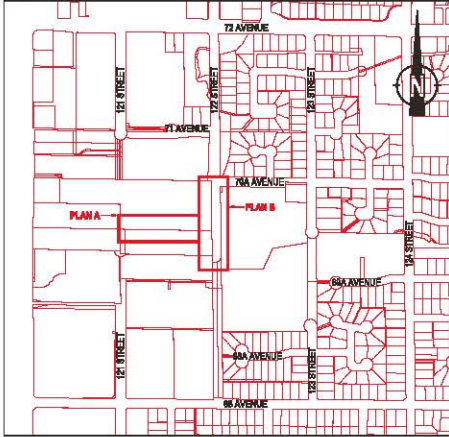
envirowest consultants inc.

 Suite 130 - 3700 North Fraser Way
 Burnaby, British Columbia
 Canada V5J 5H4
 office: 604-451-0505
 facsimile: 604-451-0597
 www.envirowest.ca

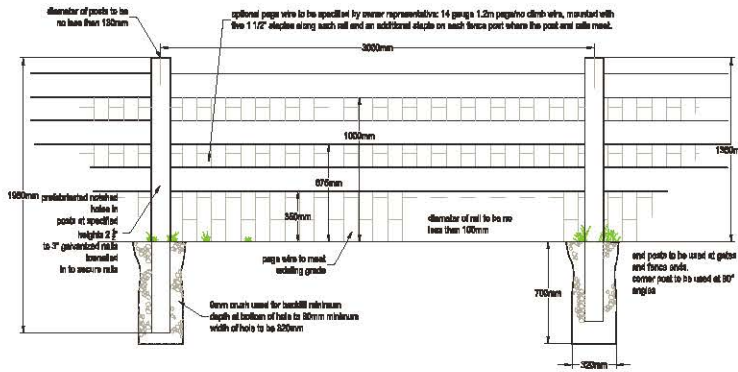
LANDSCAPE PLAN

DESIGN RWS	DRAWN CEV	CHECKED:	REVISION 00	REVISION DATE:
SCALE As Shown	DATE December 05, 2012		DRAWING NUMBER: 111-323-01	
			SHEET 1 OF 2	

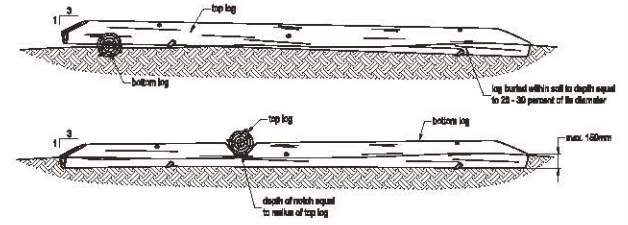
LOCATION
SCALE 1:5000



CITY OF SURREY
THREE RAIL SPLIT FENCE DETAIL
N.T.S.



LOG ON LOG DETAIL
N.T.S.



LOG ON GROUND DETAIL
N.T.S.



PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	70 AVENUE	122 STREET	COMMENTS
(T)	western redcedar	<i>Thuja plicata</i>	5	00	2.5m E&E; densely branched; well established
(C)	black hawthorn	<i>Crataegus douglasii</i>	102	44	2.5m E&E; densely branched; well established
(R)	red elderberry	<i>Sambucus racemosa</i>	114	48	no. 3 post; densely branched; well established
(M)	hickory's willow	<i>Salix lucidiorum</i>	157	82	no. 2 post; densely branched; well established
(P)	Indian plum	<i>Osmorhiza cinnamomea</i>	87	60	no. 2 post; densely branched; well established
(O)	rose mollis	<i>Rosa mollis</i>	198	173	no. 2 post; real-stemmer; densely branched; well established
(D)	red-velvet dogwood	<i>Cornus alba</i>	137	42	no. 2 post; densely branched; well established
(S)	strawberry	<i>Fragaria vesicaria</i>	472	418	no. 2 post; real-stemmer; densely branched; well established
(G)	seaberry	<i>Symphoricarpos albus</i>	282	84	no. 2 post; densely branched; well established
(V)	various shrubs	Min. 40% composition of the following: <i>Alnus rubra</i> <i>Pseudotsuga menziesii</i>	200	12	2.5m - 6.0m in length; 300mm Ø to 400mm Ø

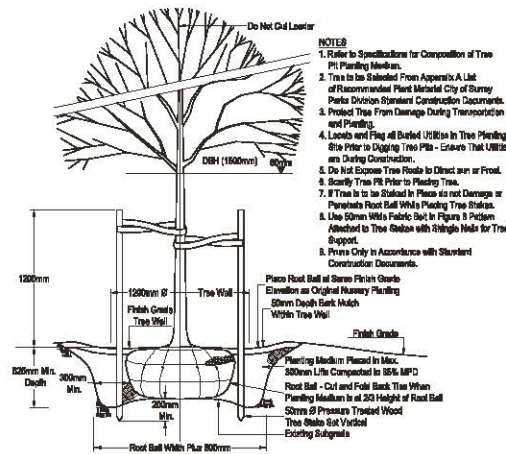
GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the British Columbia Landscape Standard (seventh edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- All works are to be conducted in accordance with the treatment control provisions of the Land Development Guidelines for the Protection of Aquatic Habitat jointly published by BC Ministry of Environment and Fisheries and Oceans Canada.
- All plant material is to be inspected and approved by Environment prior to installation.
- Growing medium is to be free of any animals, rods, noxious grass, weeds, insect materials, stems over 38 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Environment prior to placement.
- All landscape (Rubus species and R. leucoides) to be observed and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed of in accordance with all regulatory requirements.
- Diseased areas to be treated with red fungus (*Fusarium rubrum*) augmented with streptom (*Epilobium angustifolium*) and gibberellin (*Sclerotinia sclerotiorum*) seed; percentage composition and application rate of these seed mix to be determined by Environment.
- All western redcedar (*Thuja plicata*) must be of native stock; any cultivars, such as 'T. plicata var. arborescens', are not to be planted.
- The contractor is to provide two (2) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of landscape. Species maintenance is to equal one-hundred (100) percent for (2) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship two (2) years from planting.

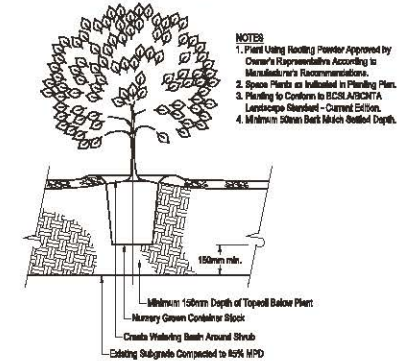
REFERENCE DRAWINGS

- Drawing No. 11-228-02, Sheet No. 02, "Key Plan", January 2012, ApIn and MerIn Consultants Ltd.
- 2011 Legal Base From City of Surrey.

CITY OF SURREY
TREE PLANTING DETAIL
N.T.S.



CITY OF SURREY
SHRUB PLANTING DETAIL
N.T.S.



CITY OF SURREY

70 AVENUE CONNECTOR
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LANDSCAPE PLAN DETAILS AND SPECIFICATIONS

DESIGN	DRAWN	CHECKED	REVISION	REVISION DATE
RWS	CEV		00	
SCALE:	As Shown			
DATE:	December 05, 2012			
DRAWING NUMBER:	111-323-02			
	SHEET 2 OF 2			