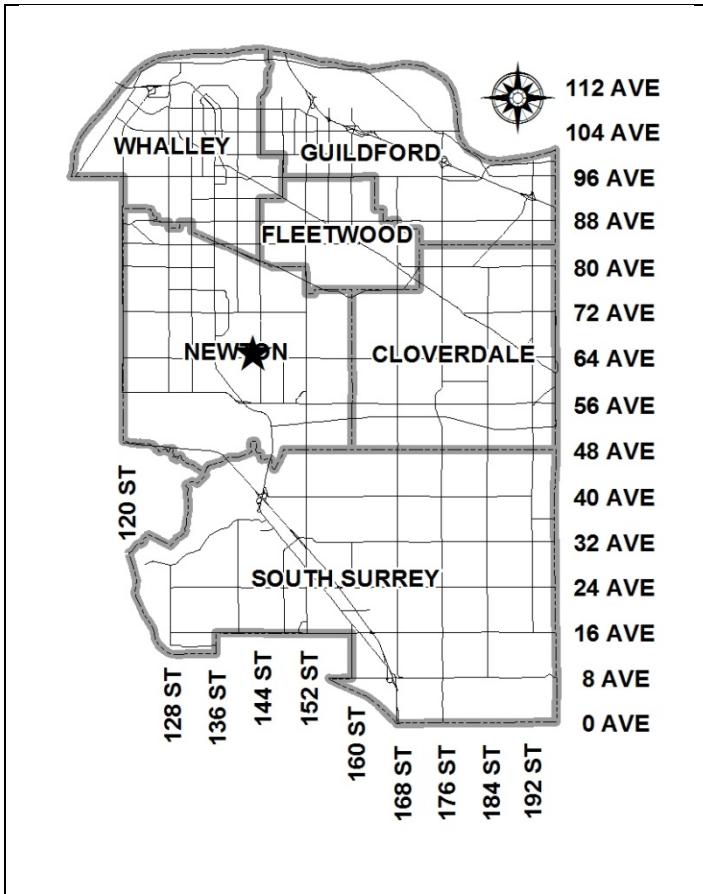


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0155-00

Planning Report Date: March 31, 2014

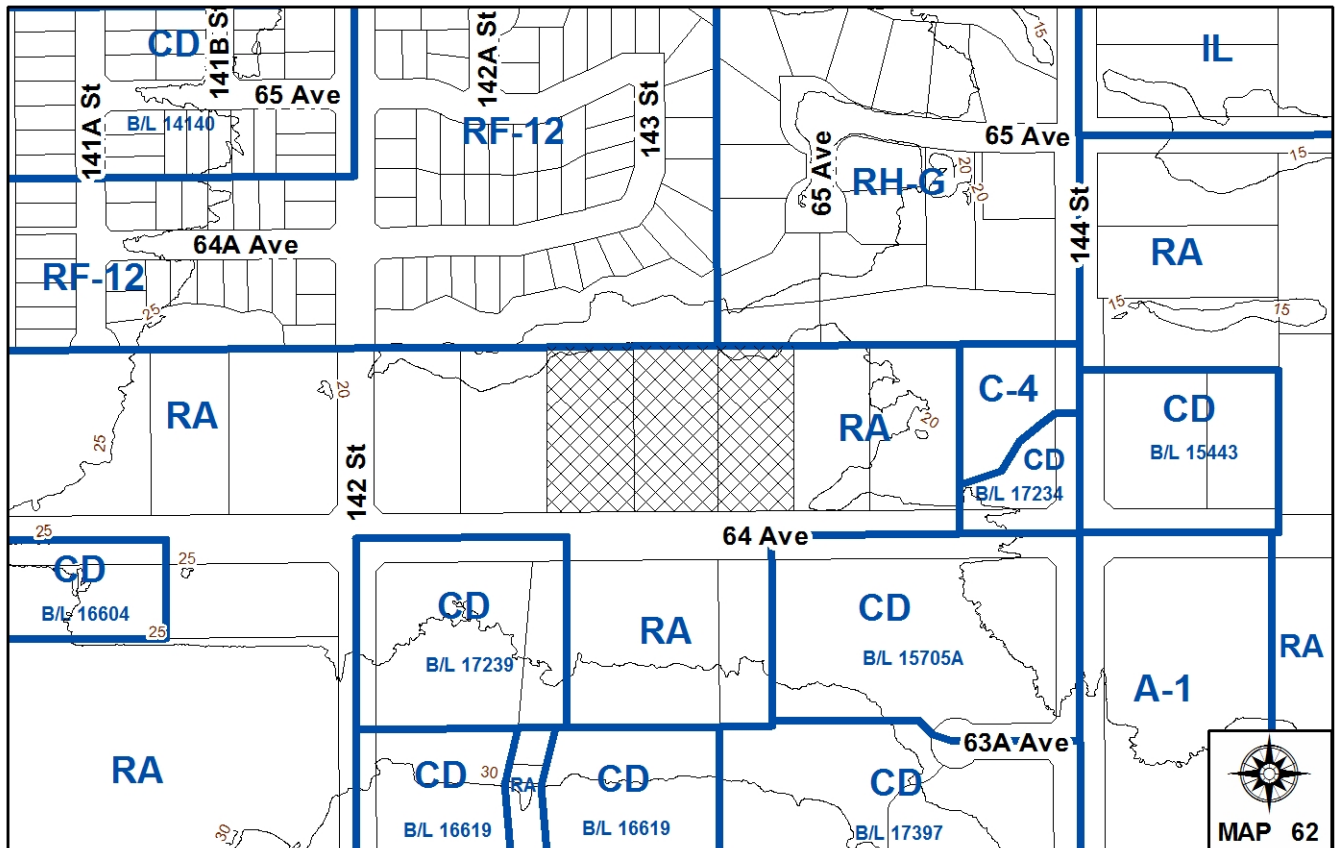


PROPOSAL:

- **NCP amendment** from Townhouse 15 upa max to Townhouse 25 upa max
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit 50 townhouses and one lot for the protection of riparian area.

LOCATION: 14287, 14307 and 14257 - 64 Avenue
OWNER: 0915251 B.C. Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouse 15 upa max and Creeks and Riparian Setback



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for 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

- Proposed amendment to the South Newton Neighbourhood Concept Plan (NCP) from Townhouse 15 upa max to Townhouse 25 upa max.
- Proposed Development Variance Permit (DVP) to permit reduced side and rear yard setbacks, and to permit parking in the setback.

RATIONALE OF RECOMMENDATION

- The proposed amendment to the South Newton NCP reflects the current trend in development in the area and will help utilize the site more efficiently since approximately 27% of the subject site will be conveyed to the City, without compensation, for the protection of the riparian area.
- The proposed building form is appropriate for this part of South Newton and meets the design guidelines in the Official Community Plan (OCP).
- The proposed DVP for reduced setbacks and to permit parking in the setback will help to utilize the site more efficiently and the applicant has confirmed that the affected units will have functional and liveable outdoor amenity areas.
- Efforts to protect trees have been made in designing this project. The applicant has demonstrated adequate tree preservation by retaining 26 trees on the site, representing 65% of the trees on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site in Development Application No. 7912-0155-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 150 square metres (1,615 square feet) to 106 square metres (1,140 square feet).
3. Council authorize staff to draft Development Permit No. 7912-0155-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0155-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum West side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) to the building face and 3.8 metres (12.4 ft.) to the electrical closet;
 - (b) to reduce the minimum East side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
 - (c) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16.4 ft.); and
 - (d) to vary Section H.3 of Part 22- RM-30 Zone to permit parking in the West side yard and the rear yard setback.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from Senior Government Environmental Agencies;
 - (d) submission of a detailed riparian planting plan and the completion of a P-15 agreement are required for monitoring and maintenance of replanting in the conveyed riparian area;
 - (e) submission of a finalized tree survey, arborist report, landscape plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (j) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouse 15 upa max" to "Townhouse 25 upa max" 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 Hyland Elementary School
 - 4 Secondary students at Sullivan Heights Secondary School
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2015.
- (Appendix IV)
- Fisheries and Oceans Canada (DFO): In accordance with the Environmental Review Committee (ERC) decision dated June 20, 2012, DFO has accepted the proposed 20 metre (66 feet) setback from Archibald Creek, a Class A watercourses located on the northern side of the property provided that the riparian area is conveyed to the City for conservation purposes.

Parks, Recreation & Culture Department (PRC): The applicant is required to convey the riparian area to the City, without compensation, for the protection of the watercourses located on the property. Before land is accepted by PRC, it must be free of structures, hazards, invasive weeds, old fences, garbage and any other hazards. A detailed planting plan and an associated P-15 agreement are required for monitoring and maintenance of the proposed replanting in the conveyed riparian area.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family homes with the Archibald Creek at the Northern end of the property.

Adjacent Area:

Direction	Existing Use	OCP/South Newton NCP Designation	Existing Zone
North:	Archibald Creek and single family homes	Urban/ Creeks and Riparian Setback, Single Family Lots and Suburban Residential ½ Acre	RF-12 and RH-G
East:	Recently constructed single family homes	Urban/ Townhouse 15 upa max and Creeks and Riparian Setback	RA
South (Across 64 Street):	Detention pond, approved 40 unit townhouse development that is currently under construction (File 7910-0017-00) and a commercial development that obtained final adoption on January 13, 2014 (File 7911-0285-00)	Urban/Detention Pond, Townhouse 25 upa max and Commercial	RA
West:	Single family homes with the Archibald Creek	Urban/ Townhouse 15 upa max and Creeks and Riparian Setback	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Urban" in the Official Community Plan (OCP) and "Townhouse 15 upa max" in the South Newton Neighbourhood Concept Plan (NCP).
- The applicant is proposing to amend the South Newton NCP by increasing the proposed density from "Townhouse 15 upa max" to "Townhouse 25 upa max". The proposed NCP amendment is requested at this location for the following reasons:
 - the proposal retains the ground-oriented townhouse use envisioned by the NCP;
 - the proposed development will utilize the land more efficiently;

- the site is adjacent to another townhouse project (No. 79010-0017-00) to the South, with a similar density, design, and protection of a riparian area;
- the conveyance of riparian area to the City for the protection of Archibald Creek requires exclusion of this land from the density calculation and results in an increase in the site density from approximately 16 upa to 23 upa; and
- Staff has received no concerns regarding the proposed increase in density through the pre-notification process.

DEVELOPMENT CONSIDERATIONS

Context

- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the site to "Multiple Residential 30 Zone (RM-30)" in order to permit the development of 50 townhouses.
- Previously, under application File No. 7907-0200-00, the site was at 3rd Reading in order to permit 50 townhouses units. Due to a change of ownership and design team, File 7907-0200-00 was closed by the applicant and the current application was submitted.

Proposal

- The proposed development conforms to the density, floor area, lot coverage and building height requirements of the RM-30 Zone. A Development Variance Permit (DVP) has been requested for reduced side and rear yard setbacks, and to permit parking in the side and rear yard setbacks. These are discussed in the By-Law Variance section of this report.
- The proposed 50 townhouses consist of three (3) bedroom plus den units in a three (3) storey building form with at-grade parking with units ranging from 133.3 sq.m. (1,435 sq.ft.) to 173.7 sq.m. (1,870 sq.ft).
- The proposal includes a total of 110 parking stalls (100 parking stalls for residents and 10 visitor parking stalls). This meets the parking requirements of the Surrey Zoning By-law.
- The development proposal includes 304 sq.m. (3,272 sq.ft.) of outdoor amenity space, which consists of one large outdoor recreational area adjacent to the indoor amenity building. The outdoor amenity area includes a large patio area, pathways, seating, bike racks and the preservation of a large mature tree. The proposed outdoor amenity area substantially exceeds the 150 sq.m. (1,615 sq.ft.) of outdoor amenity space required under the RM-30 Zone (3 sq.m. (32 sq.ft.) of outdoor amenity space per dwelling unit).

- The proposal also includes 106 sq.m. (1,140 sq.ft.) of indoor amenity space, which consists of a two (2) storey indoor amenity building adjacent to a large outdoor amenity area. The indoor amenity building includes a large multi-purpose meeting room with a kitchen and a washroom on the main floor. A second multi-purpose meeting room is proposed on the second floor. The RM-30 Zone requires a minimum of 150 sq.m. (1,615 sq.ft.) of indoor amenity space for the proposed development (3 sq.m. (32 sq.ft.) of indoor amenity space per dwelling unit). There is a deficit of 44.1 sq.m. (475 sq.ft.) and the applicant has proposed to provide a monetary contribution of \$18,000, representing \$1,200 per unit in lieu of indoor amenity space.

Riparian Area

- The northern half of the subject site, approximately 3,400 sq. m. (0.84 acres) representing approximately 27% of the subject site, contains Archibald Creek, a fish bearing watercourse. In accordance with the Environmental Review Committee (ERC) decision dated June 21, 2012, the applicant is required to convey the riparian area to the City, without compensation, for the protection of the watercourse located on the property.
- A detailed riparian planting plan and an associated P-15 agreement are required for monitoring and maintenance of the proposed replanting in the conveyed riparian area prior to the final approval of this project.

Transportation Network

- The following transportation network improvements are required for this proposal:
 - 1.5 m. (4.92 ft.) road dedication for 64 Avenue;
 - construction of a 3 m. (10 ft.) multi-use pathway and a statutory right-of-way varying between 2 m. (6.6 ft.) and 3.5 m. (11.5 ft.) on 64 Avenue; and
 - Cross access easements for the two properties to the East (14333 and 14351- 64 Avenue) and to the West (14239-64 Avenue and 6434-142 Street) in order to enable future access to 142 Street for all these properties.
- The proposed vehicular accesses conform to the requirements of the Engineering and Fire Departments.

Trees

- Mike Fadum and Peter Mennel, ISA Certified Arborists of Mike Fadum and Associates Limited prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Black Cottonwood	1	1	-
False Acacia	1	1	-
Apple	1	-	1
Paper Birch	1	-	1
Cherry	3	1	2

Norway Maple	3	-	3
Oak	4	-	4
Plum, Purple Leaf	1	-	1
Sweetgum	3	-	3
Walnut	1	-	1
Western Red Cedar	3	1	2
Douglas Fir	16	8	8
Falsecypress	2	2	-
Total	40	14	26

- The Arborist Assessment states that there are a total of 40 protected trees on the site. It was determined that 26 trees, representing 65% of the trees on the site, can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 excludes the additional protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area prior to the final approval of this project.
- For those trees that cannot be retained, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees, and a 1 to 1 replacement for deciduous trees. This will require a total of 27 replacement trees on the site. The applicant will be able to accommodate all the replacement trees on site, therefore meeting the City's requirements.
- The new trees on the site will consist of a variety of trees including Bowhall Columnar Maple, October Glory Maple, Hornbeam, Katsura, Eastern Redbud, Dogwood, Sunburst Honey Locust, Magnolia, Serbian Spruce, Flowering Cherry, Japanese Stewartia and Japanese Snowball. The tree planting will be complemented by a variety of ground cover including shrubs, ferns and grasses.

PRE-NOTIFICATION

- Pre-notification letters were sent on July 23, 2012 to 312 properties within 100 m (328 ft) of the subject site. As a result of the pre-notification, staff received two (2) responses requesting information only.

DESIGN PROPOSAL AND REVIEW

- This application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on

compliance with the design guidelines in the South Newton NCP and the Official Community Plan (OCP).

- The proposed townhouse units are designed with high quality design features envisioned for the area. The townhouses adjacent to 64 Avenue are street-oriented with direct and individual entrances and walkways to the street. The entry doors are designed to create visual interest. Overall, the streetscape will create a pedestrian friendly and visually pleasant environment in accordance with CPTED principles. By providing eyes on the street, the orientation of these townhouses allows for natural surveillance of the neighbourhood.
- The buildings will be constructed using a combination of hardi siding and hardie shingles as the primary cladding material, with cultured stone as an accent material. Two (2) colour schemes are proposed using Grey, Beige, Red, Brown and Blue colours. These colour schemes will provide distinction to the townhouses and will also act as a way-finding aid for visitors and residents.
- The proposed landscape concept is intended to provide an attractive and private green space for residents while ensuring good visibility of the site and comfortable pedestrian access to the adjacent street.

Public Art

- The proposed development application is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant.
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 15, 2012. 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 site is located in the South Newton Neighbourhood Concept Plan and within close proximity to the Sullivan Heights Park and Secondary School. It is also in close proximity to two elementary schools: McLeod Road Traditional School and Goldstone Park Elementary School.
2. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Approximately 27% of the site is proposed to be conveyed to the City, without compensation, for the protection of the Archibald watercourse located on the property. • The applicant is also proposing the following Low Impact

	<p>Development Standards (LIDS) on the site:</p> <ul style="list-style-type: none"> • absorbent soils; • sediment control devices; and • permeable paving and surfaces.
<p>3. Sustainable Transport & Mobility (D1-D2)</p>	<ul style="list-style-type: none"> • The site is in close proximity to two bus routes: approximately 150 metres (492 feet) from bus stops on 64 Avenue and 230 metres (755 feet) from bus stops on 144 Street.
<p>4. Accessibility & Safety (E1-E3)</p>	<ul style="list-style-type: none"> • Units are oriented to the street with porches and habitable rooms facing streets promoting natural surveillance in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum West side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) to the building face and 3.8 metres (12.4 ft.) to the electrical closet;
- to reduce the minimum East side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
- to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16.4 ft.); and
- to vary Section H.3 of Part 22- RM-30 Zone to permit parking in the West side yard and the rear yard setback.

Justification for Variances:

- The proposed reduced East and West side yard setbacks are to the side of the units only and therefore will not impact the functional outdoor space or liveability of the units.
- The proposed reduced rear yard setback is required to utilize the site more efficiently and the applicant has confirmed that the affected units will have functional and liveable outdoor areas.
- The Zoning By-law does not permit parking in the required setbacks. Due to the restrictions on the placement of buildings and structures, and in order to maintain liveability of the residential units, the applicant has proposed to provide one (1) visitor parking stall in the required West side yard and a portion of one (1) visitor parking stall in the required rear yard setback. Given the constraints of the site, the proposed variance will utilize the site more efficiently.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. NCP Amendment
- Appendix VII. Development Variance Permit No. 7912-0155-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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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: Matthew Cheng
 Matthew Cheng Architect Inc.
 Address: 670 - Evans Avenue, Suite 202
 Vancouver, BC V6A 2K9

 Tel: 604-731-3012

2. Properties involved in the Application

(a) Civic Address: 14287 - 64 Avenue
 14307 - 64 Avenue
 14257 - 64 Avenue

(b) Civic Address: 14287 - 64 Avenue
 Owner: 0915251 BC Ltd
 Director Information:
 Harjit S. Atwal
 Parmjit Singh Randhawa

Officer Information as at July 12, 2013
Harjit S. Atwal (President)
Parmjit Singh Randhawa (Secretary)

PID: 011-361-212
East 153 Feet Lot 2 Except: Part Dedicated Road on Plan BCP16016; Section 16 Township 2
New Westminster District Plan 2163

(c) Civic Address: 14307 - 64 Avenue
 Owner: 0915251 BC Ltd
 Director Information:
 Harjit S. Atwal
 Parmjit Singh Randhawa

Officer Information as at July 12, 2013
Harjit S. Atwal (President)
Parmjit Singh Randhawa (Secretary)

PID: 000-509-981
Lot 57, Except Part Dedicated Road on Plan BCP15445 Section 16 Township 2 New
Westminster District Plan 23607

- (d) Civic Address: 14257 - 64 Avenue
Owner: 0915251 BC Ltd
Director Information:
Harjit S. Atwal
Parmjit Singh Randhawa

Officer Information as at July 12, 2013
Harjit S. Atwal (President)
Parmjit Singh Randhawa (Secretary)

PID: 007-571-526
Lot 70, Except: Part on Plan BCP16004 Section 16 Township 2 New Westminster District
Plan 44600

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No.7912-0155-00 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		12584 sq.m.
Road Widening area		205.5 sq.m.
Undevelopable area (Riparian Area)		3398.46 sq.m.
Net Total		8980.03 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		35%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m.	7.5 m.
Rear	7.5 m.	5.0 m.
Side #1 (West)	7.5 m.	4.5 m. to building & 3.8 m. to electrical closet
Side #2 (East)	7.5 m.	4.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m.	12.35 m.
Accessory- Amenity Building	11 m.	9 m.
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		50
Total		50
FLOOR AREA: Residential		7217 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		7217 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)		16 upa
# of units/ha /# units/acre (net)		23 upa
FAR (gross)		0.6
FAR (net)		0.8
AMENITY SPACE (area in square metres)		
Indoor	150 sq.m.	106 sq.m.
Outdoor	150 sq.m.	304 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	100	100
Residential Visitors	10	10
Institutional		
Total Number of Parking Spaces	110	110
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



- | | | | | |
|---|---|--|--|---|
| 
HARDIE SHINGLES
JAMES HARDIE
COBBLE STONE
JH40-10 | 
HARDIE SIDING
HARDIE SHINGLES
JAMES HARDIE
COUNTRYLANE RED
JH90-20 | 
FASCIA BOARD
TRIM
WINDOW CASING
JAMES HARDIE
NAVAJO BEIGE
JH30-10 | 
CULTURED STONE
ASPEN SOUTHERN
LEDGESTONE | 
ASPHALT SHINGLES
IKO CAMBRIDGE DUAL BLACK |
| 
HARDIE SIDING
HARDIE SHINGLES
JAMES HARDIE
TUSCAN GOLD
JH80-20 | 
HARDIE SIDING
HARDIE SHINGLES
JAMES HARDIE
SANDSTONE BEIGE
JH30-20 | 
HARDIE SIDING
HARDIE SHINGLES
JAMES HARDIE
MONTEREY TAUPE
JH40-20 | 
HARDIE SHINGLES
JAMES HARDIE
TIMBER BARK
JH40-30 | 
HARDIE SIDING
JAMES HARDIE
EVENING BLUE
JH70-30 |

 MATTHEW CHENG ARCHITECT INC. 104-202-418 EVANS AVENUE VANCOUVER, BC V6A 2G2 Tel: (604) 731-3611 Fax: (604) 731-3998 Cell: (604) 488-9997 E-mail: matthew@matarch.com	THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND ALL FEES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.	No Date Revision	No Date Revision	Consultants	Project Title 50-UNIT TOWNHOUSE DEVELOPMENT 14257 - 64TH AVE. SURREY, B.C.	Sheet Title COLORED ELEVATIONS STREETSCAPE	Drawn: JIS	Revision Date:
		Checked: MC	Print Date: FEB. 16, 2014	Scale: 1/16" = 1'-0"	Proj. No. R01			

PROJECT DATA

50 UNIT TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS: 14257, 14287 & 14307 - 64TH AVENUE, SURREY, BC		
LEGAL DESCRIPTION: LOT 70, PLAN 44800 (EXCEPT PART ROAD ON PLAN BCP 16204); AND THE EAST 153 FEET OF LOT 2, PLAN 2163 (EXCEPT PART ROAD ON PLAN BCP 16016); AND LOT 57 (EXCEPT PART DEDICATED ROAD ON PLAN BCP 15445 SECTION 16; TOWNSHIP 2 NRD PLAN 23607)		
PROPOSED ZONING: RM-30		
	MIN. REQUIRED/MAX. ALLOWED	PROPOSED
LOT AREA		12584.00 SM (1.26 HA) (135449.74 SF) (3.11 A)
GROSS TOTAL		205.30 SM (0.02 HA) (2211.96 SF) (0.05 A)
ROAD WIDENING AREA		3398.46 SM (0.34 HA) (36579.84 SF) (0.84 A)
DEDICATED AREA		8980.03 SM (0.98 HA) (96657.94 SF) (2.22 A)
NET TOTAL		
LOT COVERAGE	0.450	0.346
SETBACKS		
FRONT	7.50 M	7.50 M (24.61')
REAR	7.50 M	5.00 M (16.40')
SIDE #1 (WEST)	7.50 M	3.84 M (12.58') TO ELEC CLOSET
SIDE #2 (EAST)	7.50 M	4.81 M (15.77') TO BLDG FACE
		4.30 M (14.76')
BUILDING HEIGHT		
PRINCIPAL	13.00 M	
NUMBER RESIDENTIAL UNITS		
THREE BEDROOM + TOTAL		50 UNITS 50 UNITS
FLOOR AREA: RESIDENTIAL		77850.05 SF
TOTAL BUILDING FLOOR AREA		78950.05 SF
DENSITY		
# UNITS/HA # UNITS/A (GROSS)	37.00 UNITS/HA	39.68 UNITS/HA (16.07 UPA)
# UNITS/HA # UNITS/A (NET)	37.00 UNITS/HA	51.02 UNITS/HA (22.52 UPA)
F.A.R. (GROSS)	0.900	0.575 7216.865M (77850.05SF)
F.A.R. (NET)	0.900	0.805 7216.865M (77850.05SF)
AMENITY SPACE		
INDOOR	3.00 SM/UNIT x 50 UNITS = 150 SM (1614.55 SF)	105.90 SM (1140.00 SF)
OUTDOOR	3.00 SM/UNIT x 50 UNITS = 150 SM (1614.55 SF)	303.88 SM (3270.80 SF)
PARKING (NUMBER OF STALLS)		
RESIDENTIAL - 3-BEDROOM	2/UNIT x 50 UNITS = 100	100 STALLS
RESIDENTIAL - VISITORS	0.2/UNIT x 50 UNITS = 10	10 STALLS
TOTAL	110	110 STALLS

VARIANCE REQUIRED
VARIANCE REQUIRED



MATTHEW CHENG ARCHITECT INC.

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124-202-478@matthewcheng.com

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No Date Revision

Consultants

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
PROJECT DATA
STREETSCAPE

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: FEB. 20, 2014
Print Date: FEB. 20, 2014
Draw. No: **D00**



STREETSCAPE ALONG 64TH AVE.



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

REM. 58
PLAN 23607

Consultants

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
SITE PLAN
GROUND FLOOR PLAN

Drawn: JMC
Checked: JMC
Scale: 1/16" = 1'-0"
Project Number: 5

Revision Date: MAR. 12, 2014
Rev. No.:
Print Date: FEB. 20, 2014
D01

LAND CONVEYED TO THE CITY FOR THE PROTECTION OF RIPARIAN AREA

SEC. 16

TR 2

N.W.D.

TREE TO BE RETAINED

TREES TO BE RETAINED

TREE TO BE RETAINED
OUTDOOR AMENITY SPACE

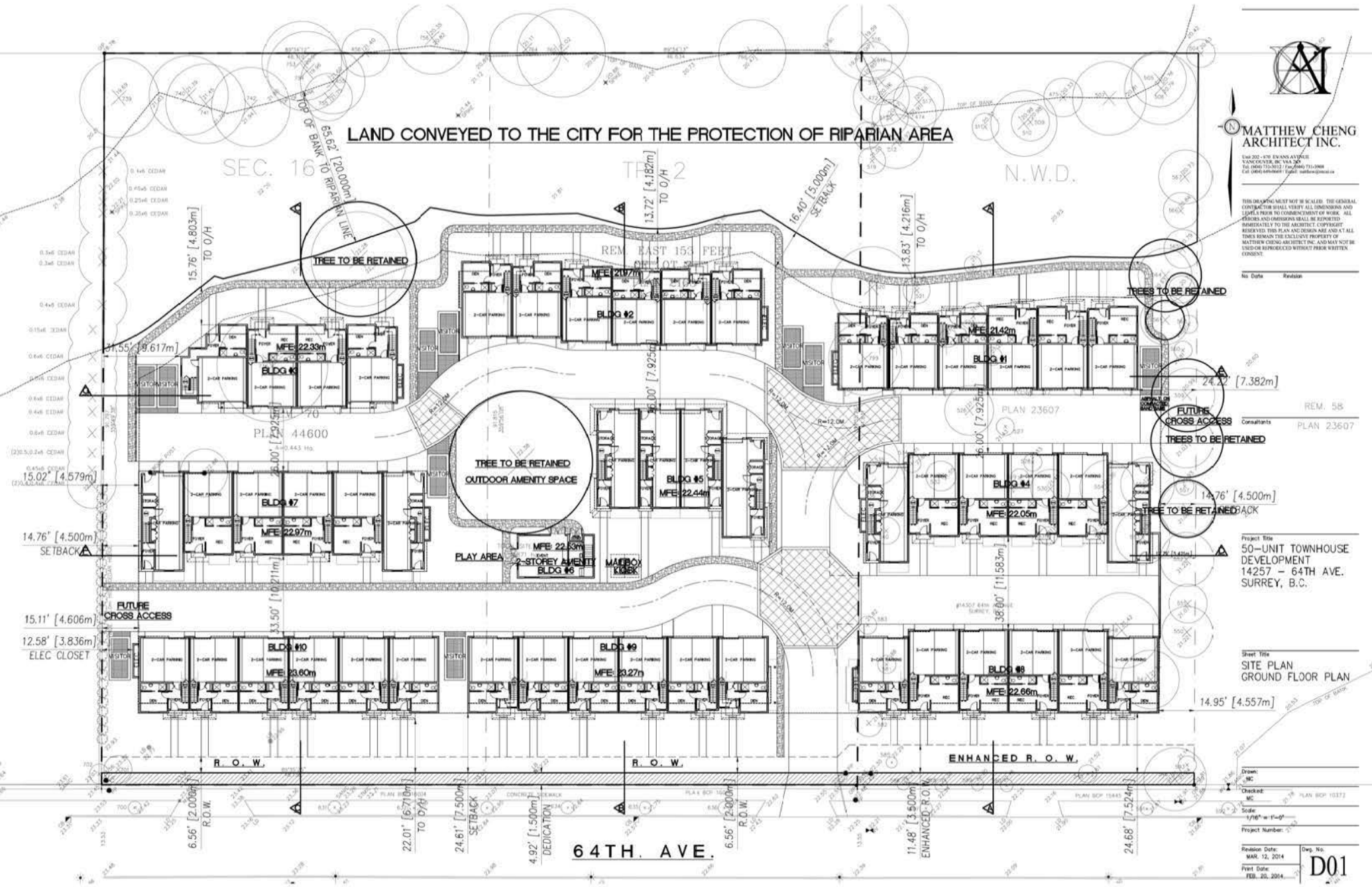
24.77' [7.382m]

FUTURE CROSS ACCESS
TREES TO BE RETAINED

14.76' [4.500m]
TREE TO BE RETAINED BACK

14.95' [4.557m]

64TH AVE.





MATTHEW CHENG ARCHITECT INC.

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No Date Revision

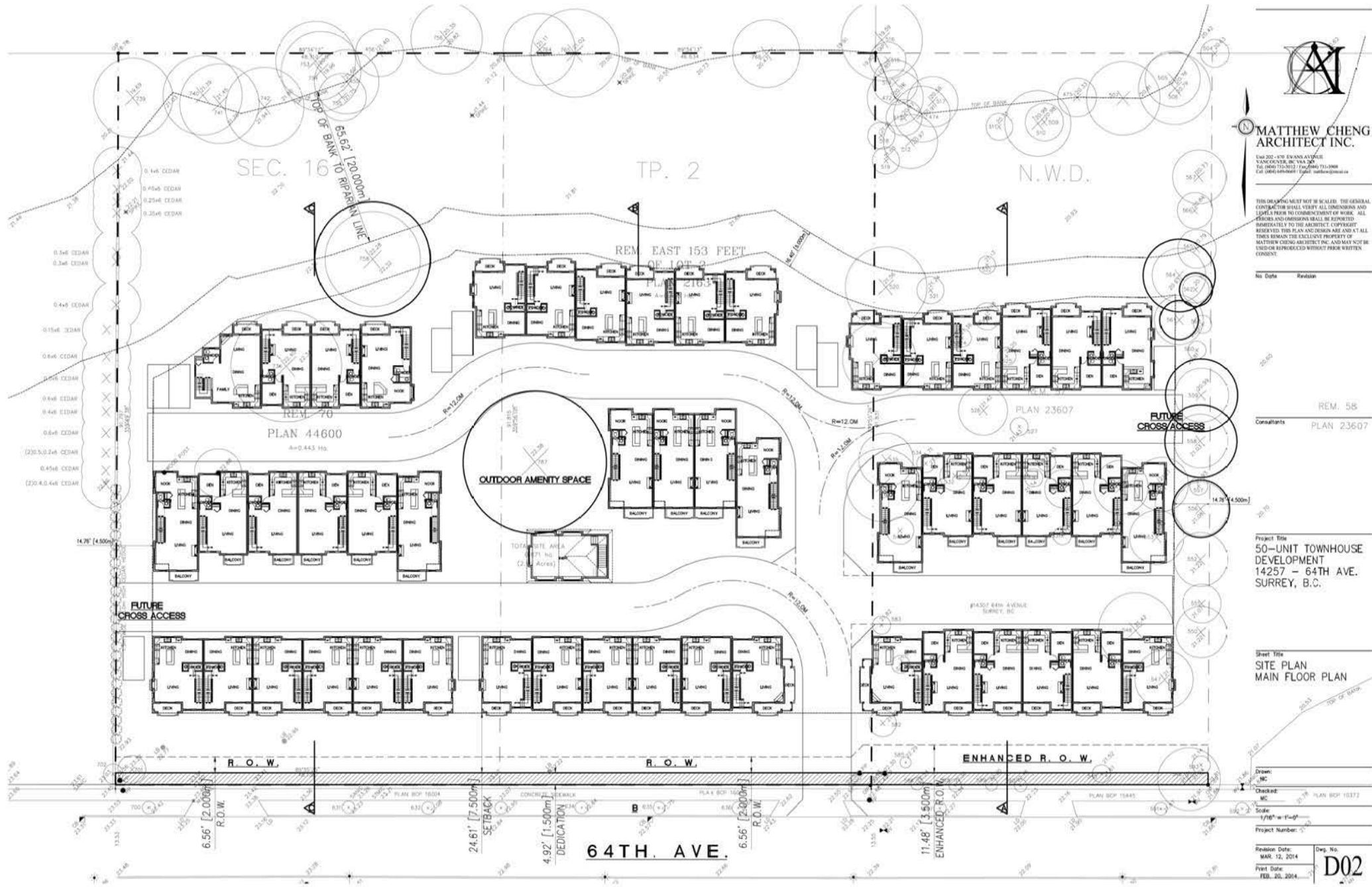
REM. 58
Consultants PLAN 23607

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
SITE PLAN
MAIN FLOOR PLAN

Drawn: MC
Checked: MC
Scale: 1/16" = 1'-0"
Project Number: 5

Revision Date: MAR 12, 2014
Print Date: FEB. 20, 2014
Dwg. No. **D02**





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No Date Revision

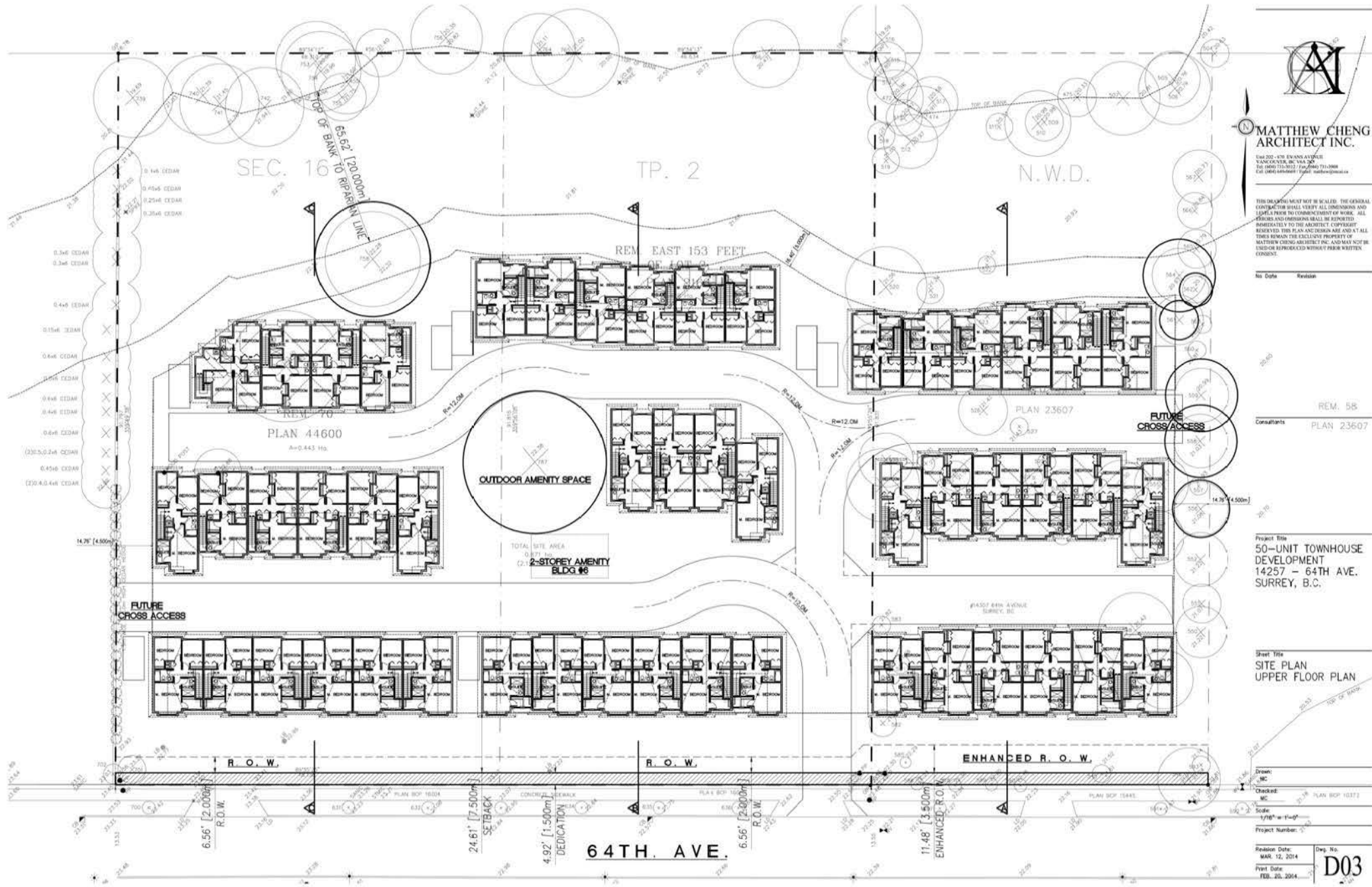
REM. 58
Consultants PLAN 23607

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
SITE PLAN
UPPER FLOOR PLAN

Drawn: JC
Checked: MC
Scale: 1/16" = 1'-0"
Project Number: 5

Revision Date: MAR. 12, 2014
Print Date: FEB. 20, 2014
Dwg. No. **D03**





MATTHEW CHENG ARCHITECT INC.

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No Date Revision



Consultants

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
ELEVATIONS

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date: FEB. 20, 2014	Dwg. No. D04
Print Date: FEB. 20, 2014	



MATTHEW CHENG ARCHITECT INC.
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No.	Date	Revision

Consultants



WEST ELEVATION



SOUTH ELEVATION (64TH AVE)

PEAK: 114.27'
 U/S CEILING: 103.34'
 UF: 95.34'
 MF: 85.34'
 GF: 76.34'



NORTH ELEVATION



EAST ELEVATION

PEAK: 114.27'
 U/S CEILING: 103.34'
 UF: 95.34'
 MF: 85.34'
 GF: 76.34'

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
 14257 - 64TH AVE.
 SURREY, B.C.

Sheet Title
ELEVATIONS

Drawn:
 HC
 Checked:
 MC
 Scale:
 1/8" = 1'-0"
 Project Number:

Revision Date: FEB. 20, 2014	Dwg. No. D05
Print Date: FEB. 20, 2014	



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No Date Revision

Consultants

Project Title
 50-UNIT TOWNHOUSE DEVELOPMENT
 14257 - 64TH AVE.
 SURREY, B.C.

Sheet Title
 ELEVATIONS

Drawn:
 HC
 Checked:
 MC
 Scale:
 1/8" = 1'-0"
 Project Number:

Revision Date:
 FEB. 20, 2014
 Draw. No.
D06



WEST ELEVATION



SOUTH ELEVATION (64TH AVE)

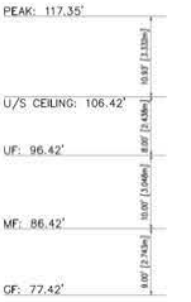
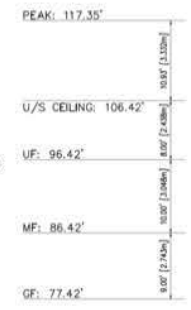
CULTURE STONE
 (TYPICAL FOR 64TH AVE FACING UNITS ONLY)



NORTH ELEVATION



EAST ELEVATION



BLDG #4



SOUTH ELEVATION



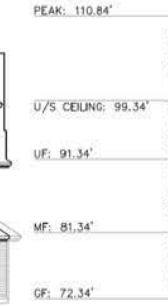
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



BLDG #7



SOUTH ELEVATION



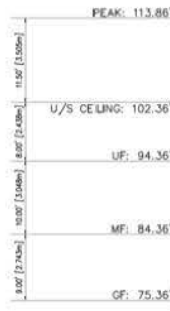
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

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VANCOUVER, BC V6A 2K4
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No Date Revision

Consultants

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
ELEVATIONS

Drawn:
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Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
JAN. 16, 2014
Print Date:
JAN. 16, 2014

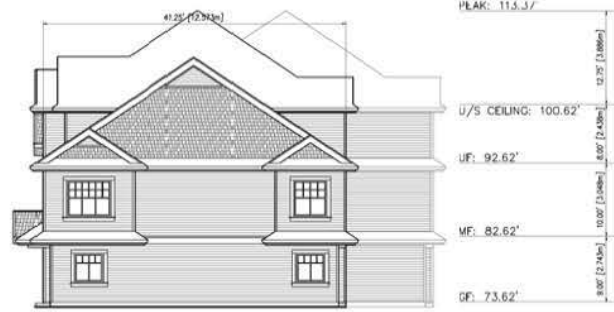
Dwg. No.

D07

BLDG #5



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BLDG #3



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Consultants

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
ELEVATIONS

Drawn:
HC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
JAN. 16, 2014
Print Date:
JAN. 16, 2014

Dwg. No.
D08



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

BLDG #2



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Consultants

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
ELEVATIONS

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
JAN. 16, 2014
Print Date:
JAN. 16, 2014

Dep. No.

D09

AMENITY BUILDING



MATTHEW CHENG ARCHITECT INC.

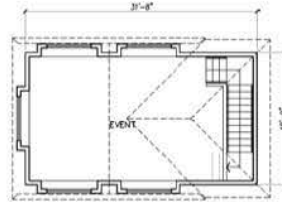
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VANCOUVER, BC V6A 2A4
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No Date Revision



GROUND FLOOR



UPPER FLOOR



MAILBOX ELEVATIONS



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Consultants

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
AMENITY BLDG

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: JAN. 16, 2014
Print Date: JAN. 16, 2014
Dwg. No. **D10**



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Consultants

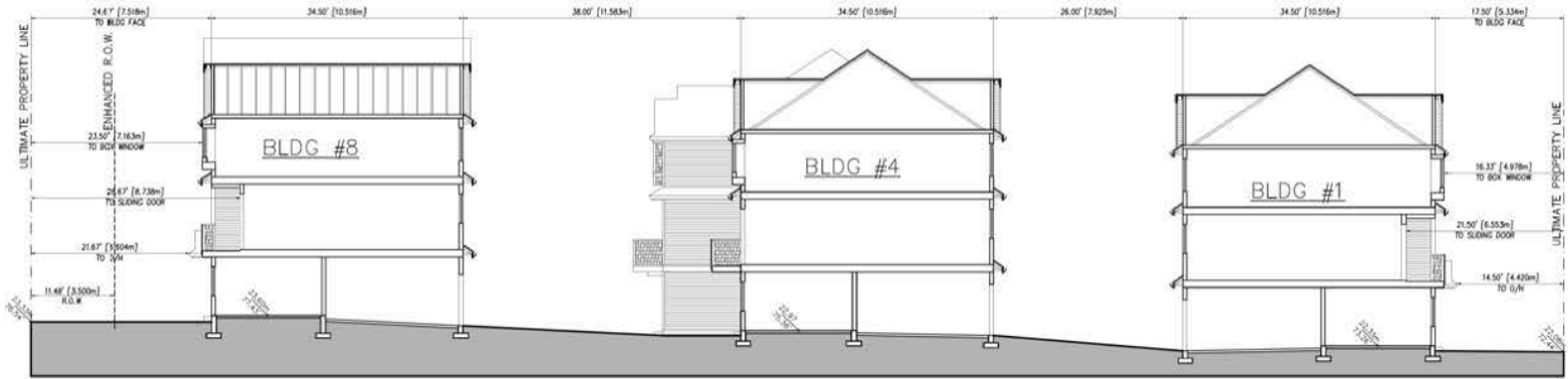
Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
SITE SECTIONS

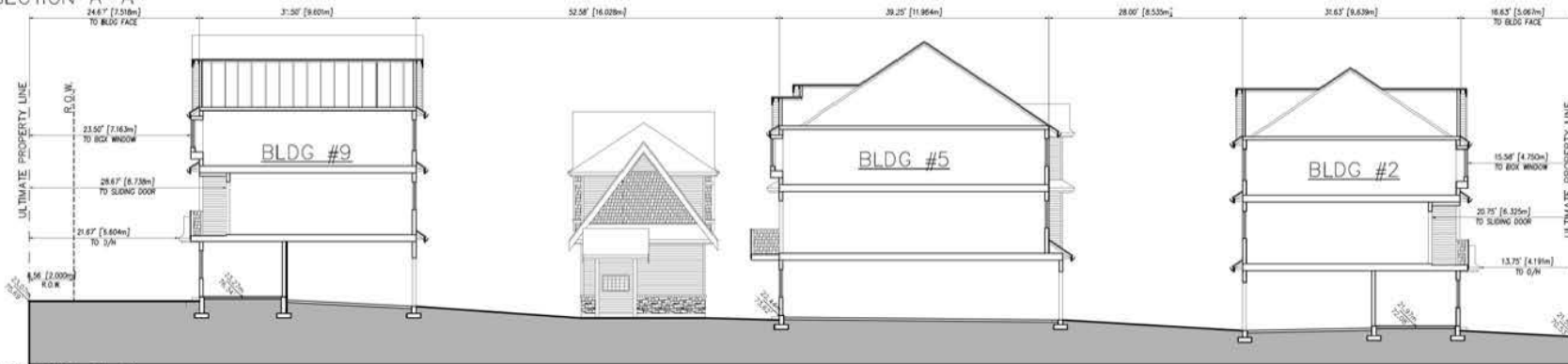
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Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
FEB. 20, 2014
Print Date:
FEB. 20, 2014

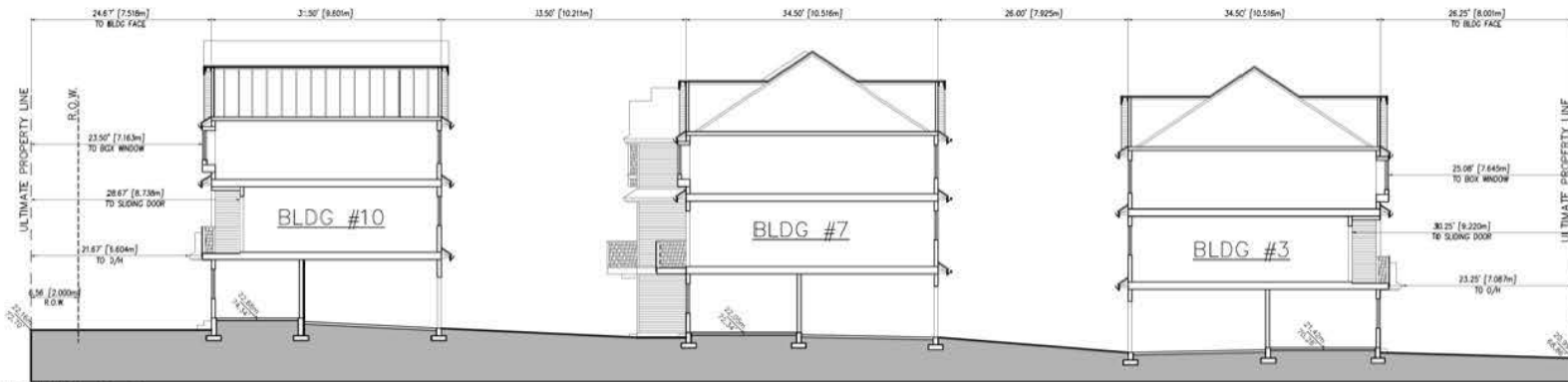
Dwg. No.
D11



SECTION A-A



SECTION B-B



SECTION C-C



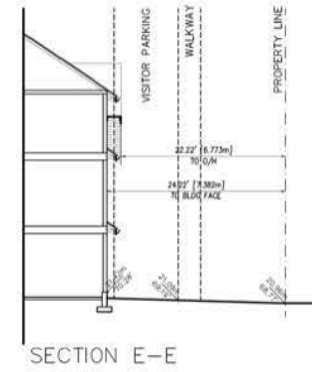
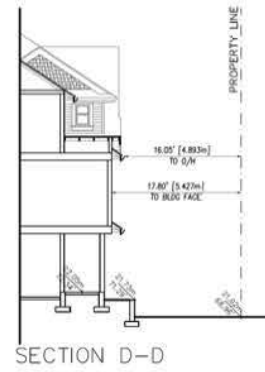
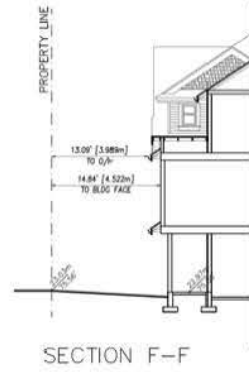
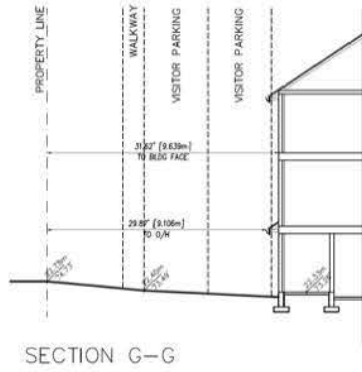
MATTHEW CHENG ARCHITECT INC.

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 VANCOUVER, BC V6A 2S4
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No Date Revision

Consultants



Project Title
 50-UNIT TOWNHOUSE DEVELOPMENT
 14257 - 64TH AVE.
 SURREY, B.C.

Sheet Title
 SITE SECTIONS

Drawn:
 MC
 Checked:
 MC
 Scale:
 1/8" = 1'-0"
 Project Number:

Revision Date:
 JAN. 16, 2014
 Draw. No.
 D12
 Print Date:
 JAN. 16, 2014



**MATTHEW CHENG
ARCHITECT INC.**

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No Date Revision

Consultants

Project Title
**50-UNIT TOWNHOUSE
DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.**

Sheet Title
**FUTURE DEVELOPMENT
POTENTIAL**

Drawn:

HC

Checked:

MC

Scale:

1/32" = 1'-0"

Project Number:

Revision Date:

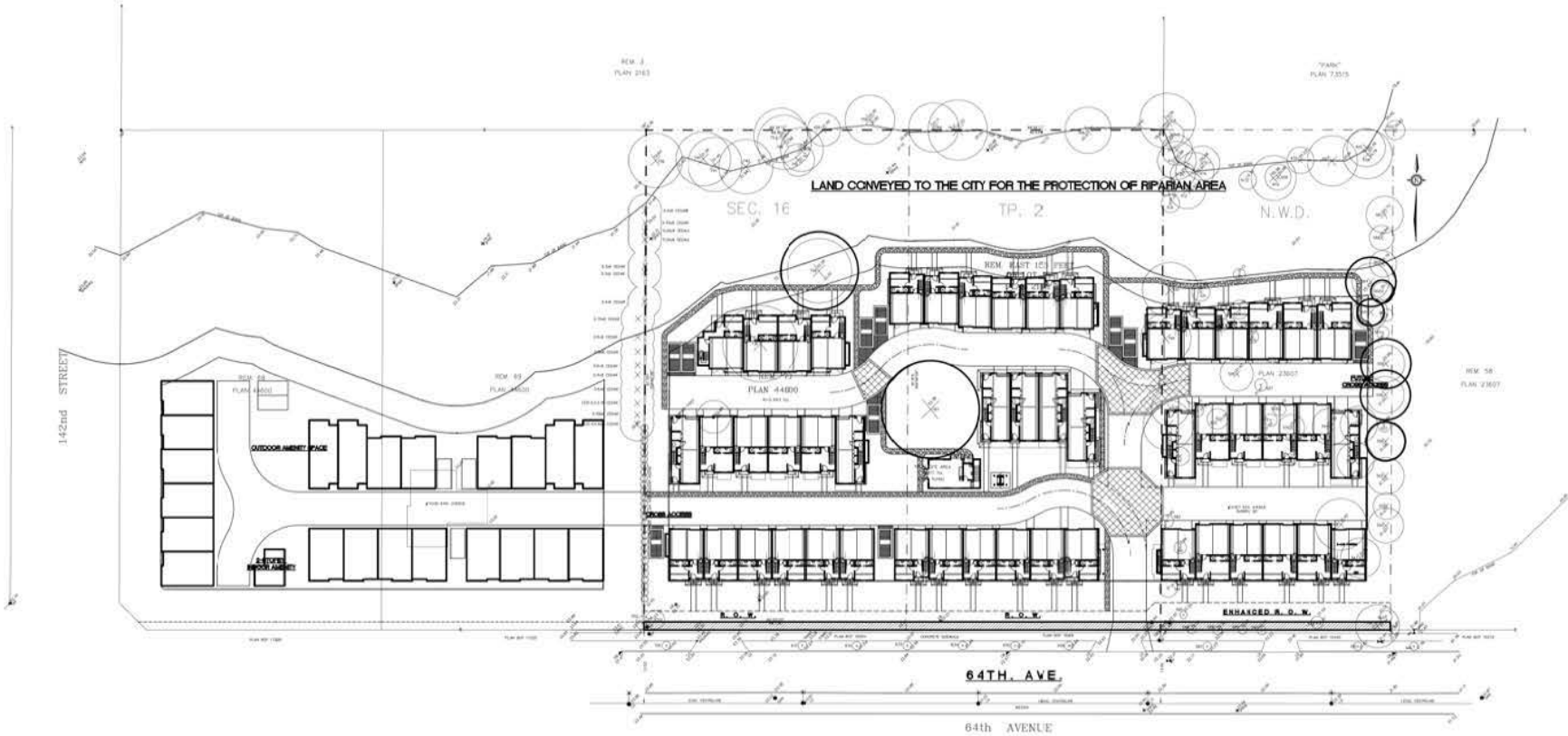
MAR. 12, 2014

Print Date:

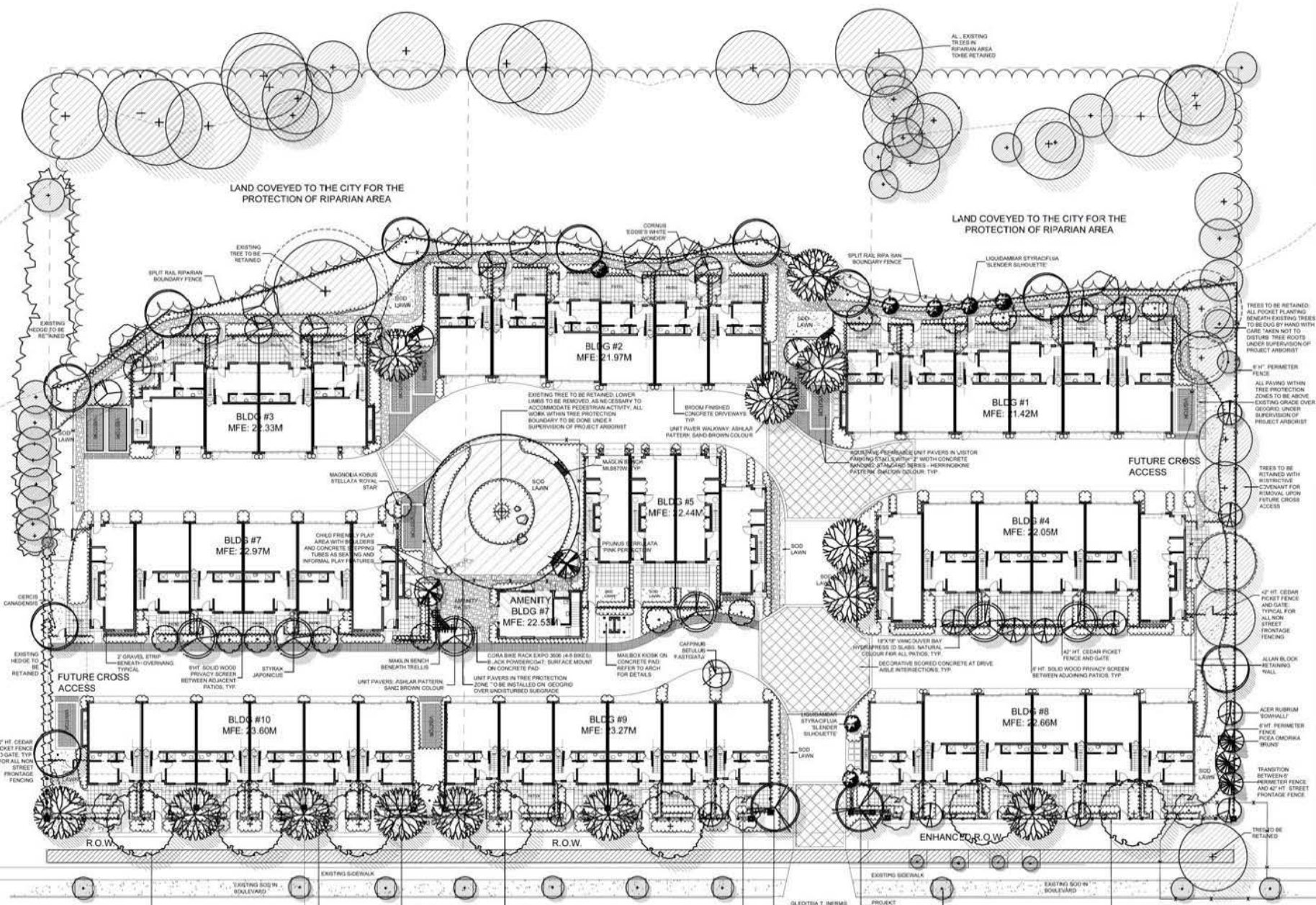
FEB. 20, 2014

Dwg. No.

D13



DEAL



TREES TO BE RETAINED:
ALL POCKET PLANTING
BENEATH EXISTING TREES
TO BE DONE BY HAND WITH
CARE TAKEN NOT TO
DISTURB TREE ROOTS
UNDER SUPERVISION OF
PROJECT ARBORIST

4" PERIMETER
FENCE
ALL PAVING WITHIN
TREE PROTECTION
ZONES TO BE ABOVE
EXISTING GRADE OVER
GEOTEXT UNDER
SUPERVISION OF
PROJECT ARBORIST

TREES TO BE
RETAINED WITH
RESTRICTIVE
C/OVENANT FOR
PERMANENT GROW
FUTURE CROSS
ACCESS

1	13.08.22	REVISED REVISION COMMENTS	CM
2	14.08.24	ISSUED FOR I/P	CM
3	15.07.24	REVISED AS PER NEW LIFE PLAN	CM
4	15.08.23	REVISED AS PER NEW LIFE PLAN	CM
5	13.08.22	REVISED AS PER NEW LIFE PLAN	CM
NO.	DATE	REVISION DESCRIPTION	CHK

CLIENT:

PROJECT:
**50 UNIT TOWNHOUSE
DEVELOPMENT**
14257, 14287, 14307 64TH AVENUE
SURREY BC

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 13.07.22 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CW
DESIGN: CW
CHKD: PCM

L1
OF 8

12191-5.01 PMO PROJECT NUMBER: 12-191

64TH AVENUE

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pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 58th Creek Drive
 Burnaby, British Columbia, V5C 5G5
 p. 604.294.0011 • f. 604.294.0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	28.MAR.12	REVISED REVISION COMMENTS	CW
2	14.APR.12	ISSUED FOR I/P	CW
3	13.JUL.12	REVISED TO NEW SITE PLAN	CW
4	13.OCT.12	REVISED AS PER NEW SITE PLAN	CW
5	13.MAR.13	REVISED AS PER NEW SITE PLAN	CW

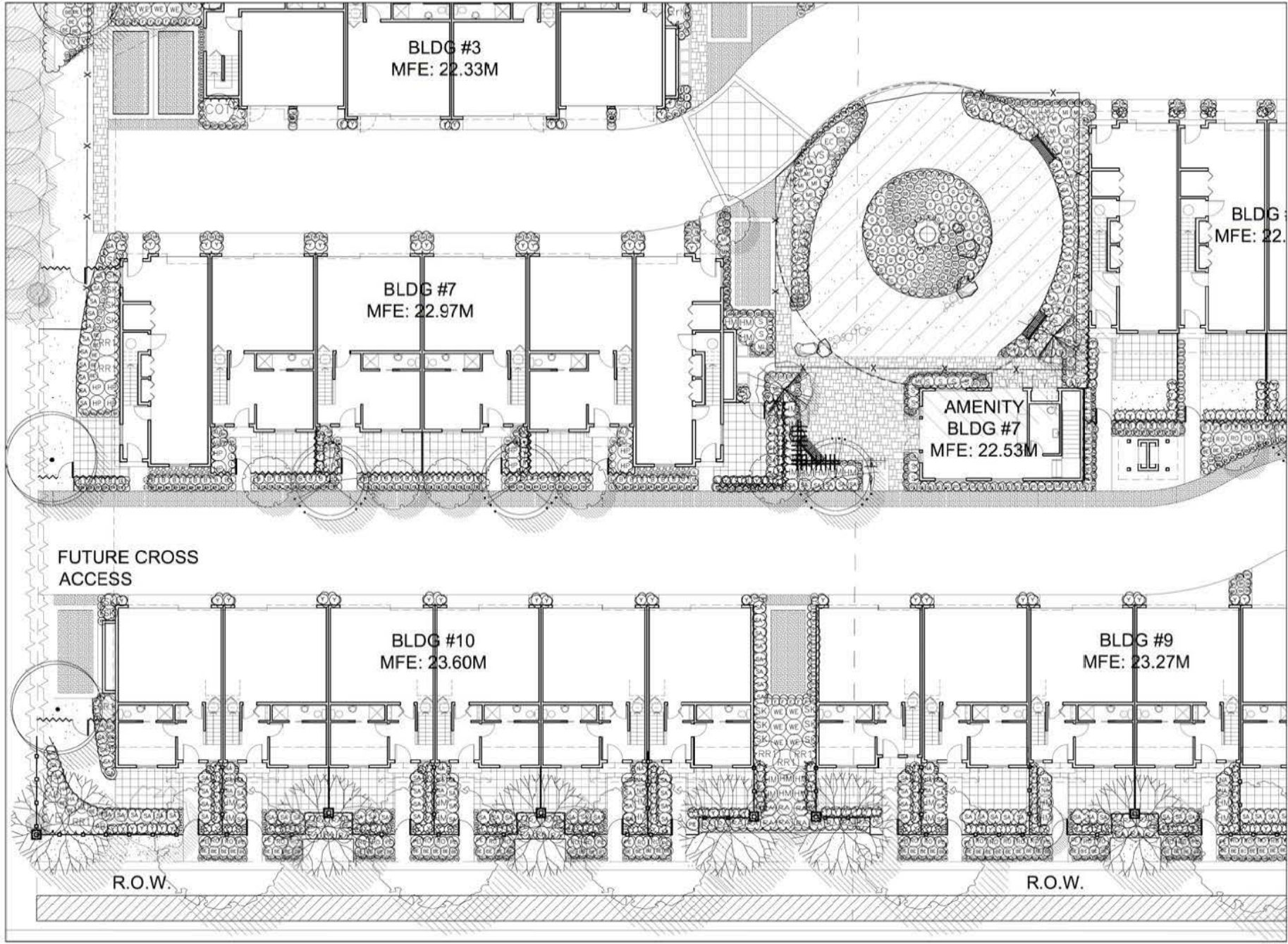
CLIENT:

PROJECT:
50 UNIT TOWNHOUSE DEVELOPMENT
 14257, 14287, 14307 64TH AVENUE
 SURREY BC

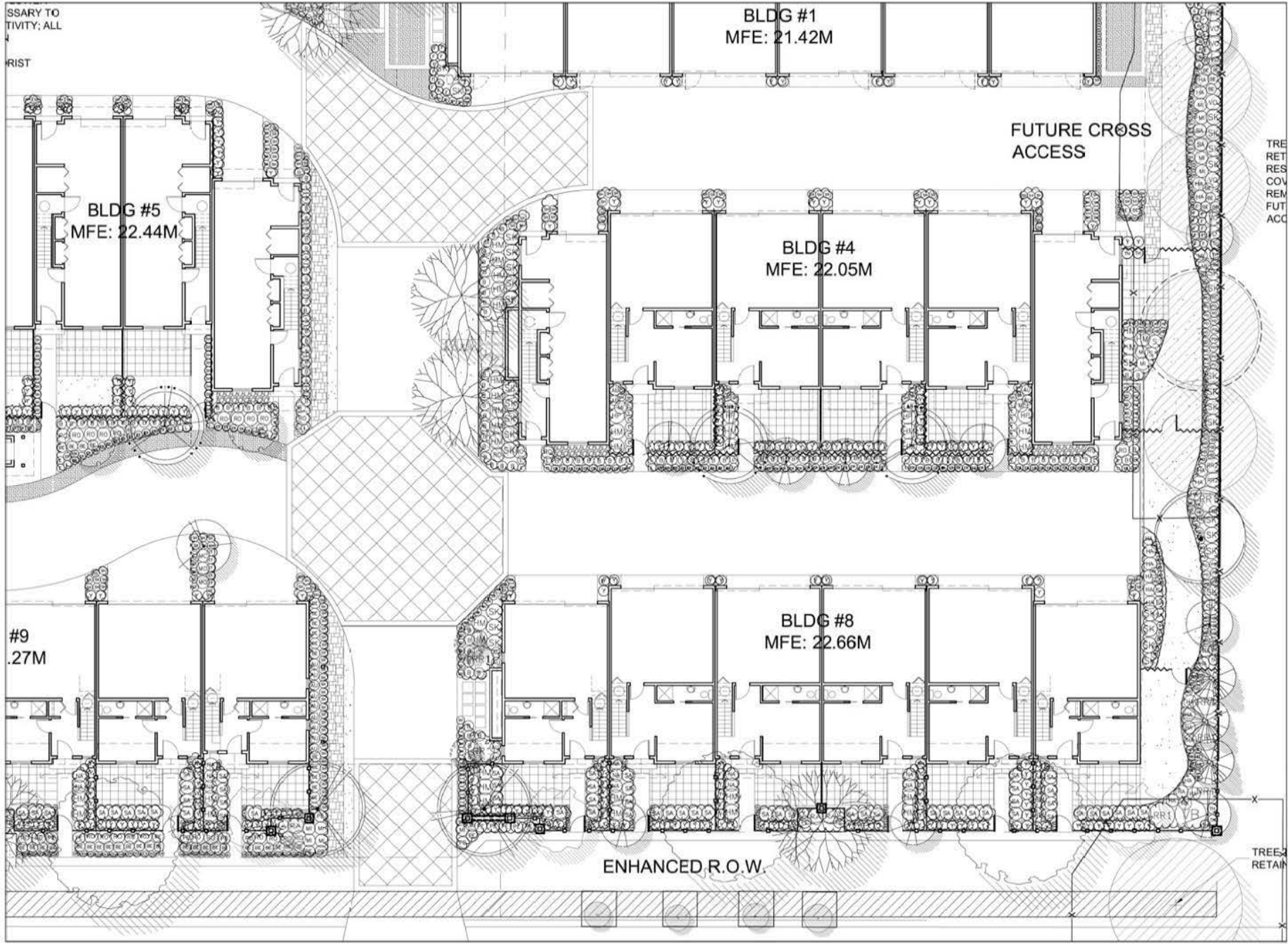
DRAWING TITLE:
SHRUB PLAN 1

DATE: 13.OCT.22 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: CW
 DESIGN: CW
 CHECKED: PCM

L3
 OF 8



NECESSARY TO
ACTIVITY; ALL
CRIST



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 58th Creek Drive
Burnaby, British Columbia, V5C 5G9
p. 604.294.0011 - f. 604.294.0022

SEAL:

TREES
RETAIN
COVER
REMOVED
FUTURE
ACCESS

NO.	DATE	REVISION DESCRIPTION	CHK.

NO.	DATE	REVISION DESCRIPTION	CHK.
1	23.MAR.22	REVISED PER CITY COMMENTS	CW
2	14.APR.24	ISSUED FOR ICP	CW
3	13.OCT.24	REVISED TO PER NEW LIFE PLAN	CW
4	15.OCT.24	REVISED AS PER NEW LIFE PLAN	CW
5	23.MAR.25	REVISED AS PER NEW LIFE PLAN	CW

CLIENT:

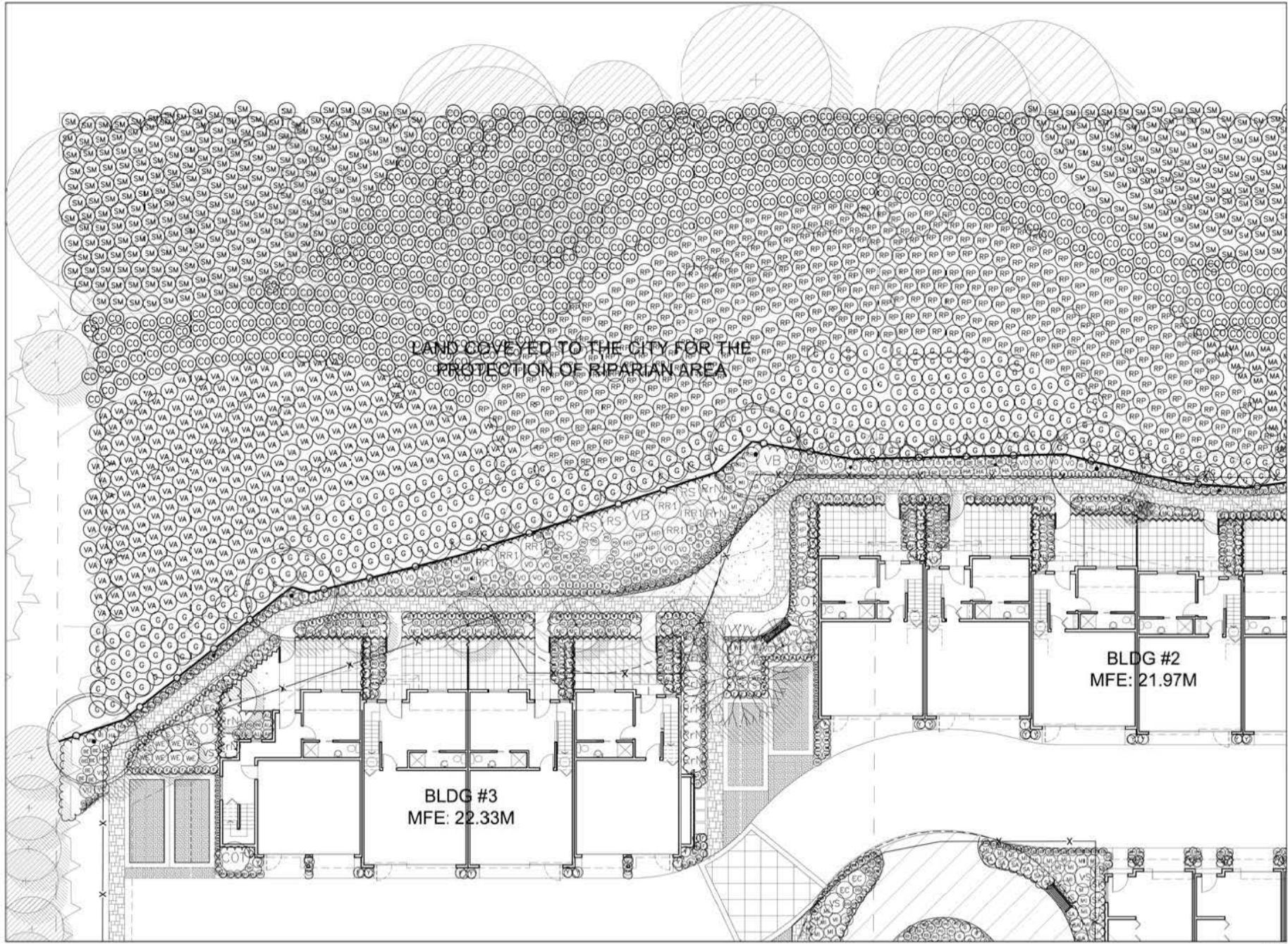
PROJECT:
50 UNIT TOWNHOUSE DEVELOPMENT
14257, 14287, 14307 64TH AVENUE
SURREY BC

DRAWING TITLE:
SHRUB PLAN 2

DATE: 13.OCT.22 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CW
DESIGN: CW
CHKD: PCM

L4
OF 8

DEAL:



LAND CONVEYED TO THE CITY FOR THE PROTECTION OF RIPARIAN AREA

BLDG #2
 MFE: 21.97M

BLDG #3
 MFE: 22.33M

NO.	DATE	REVISION DESCRIPTION	BY
1	23 MAR 22	REVISED PER CITY COMMENTS	CW
2	14 APR 24	ISSUED FOR ICP	CW
3	13 SEP 24	REVISED AS PER NEW SITE PLAN	CW
4	15 OCT 24	REVISED AS PER NEW SITE PLAN	CW
5	23 MAR 25	REVISED AS PER NEW SITE PLAN	CW

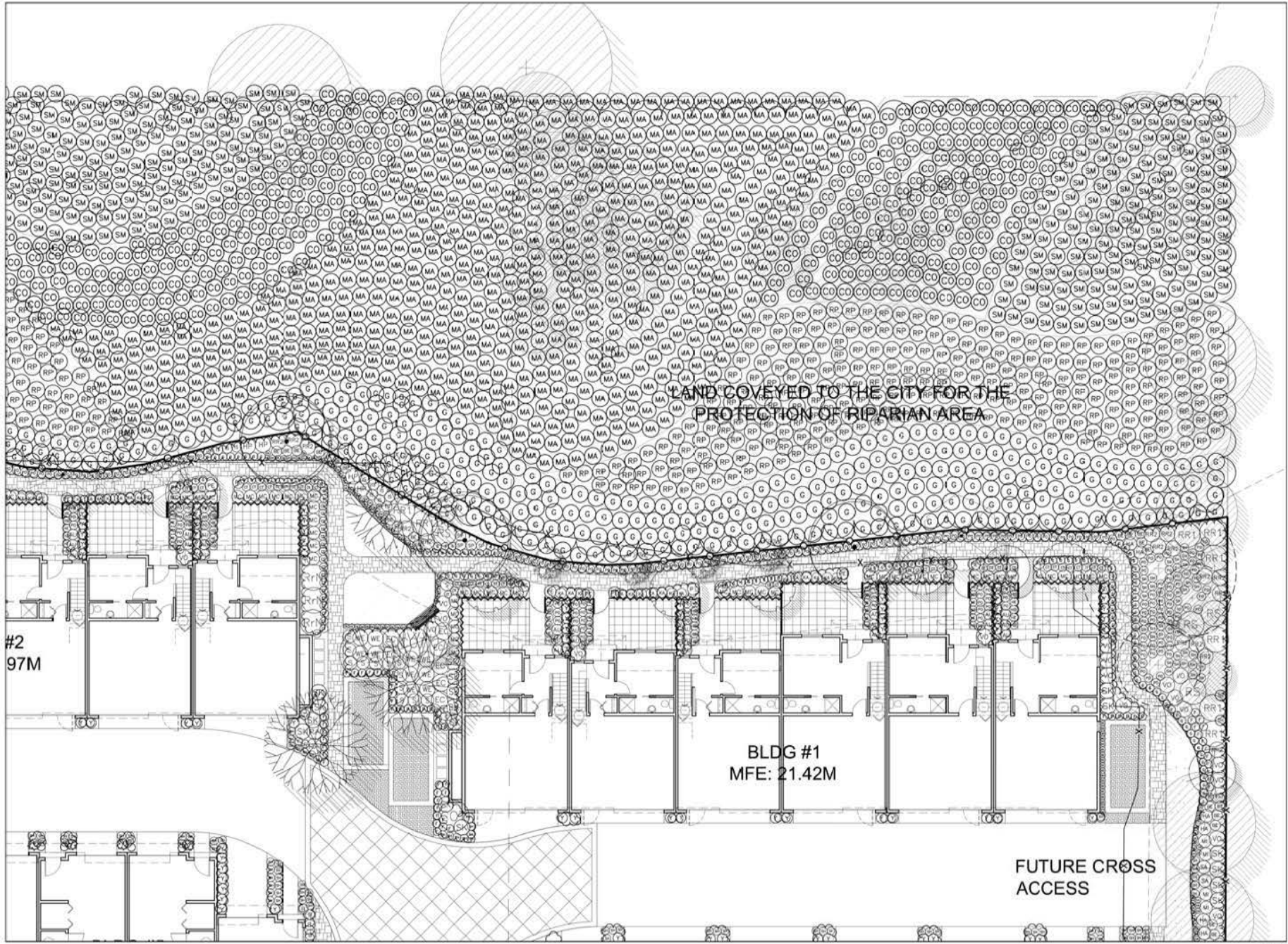
CLIENT:

PROJECT:
50 UNIT TOWNHOUSE DEVELOPMENT
 14257, 14287, 14307 64TH AVENUE
 SURREY BC

DRAWING TITLE:
SHRUB PLAN 3

DATE: 13 OCT 22 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: CW
 DESIGN: CW
 CHECKED: PCM

L5
 OF 8



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pmg
 LANDSCAPE
 ARCHITECTS
 Suite C100 - 4185 58th Creek Drive
 Burnaby, British Columbia, V5C 3G5
 p. 604.294.0011 - f. 604.294.0022

DEAL:

NO.	DATE	REVISION DESCRIPTION	CHK.
1	13.MAR.12	REVISED PER CITY COMMENTS	CW
2	14.AUG.24	ISSUED FOR ICP	CW
3	13.OCT.22	REVISED AS PER NEW LIFE PLAN	CW
4	15.OCT.22	REVISED AS PER NEW LIFE PLAN	CW
5	13.MAR.12	REVISED AS PER NEW LIFE PLAN	CW

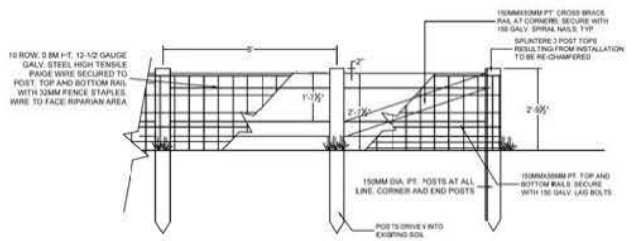
CLIENT:

PROJECT:
**50 UNIT TOWNHOUSE
 DEVELOPMENT**
 14257, 14287, 14307 64TH AVENUE
 SURREY BC

DRAWING TITLE:
**SHRUB
 PLAN 4**

DATE: 13.OCT.22 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: CW
 DESIGN: CW
 CHECKED: PCM

L6
 OF 8



15 ROW, 9 BM H-T, 12-12 GAUGE GALV. STEEL HIGH TENSILE PAIR WIRE SECURED TO TOP AND BOTTOM RAIL WITH 3MM FENCE STAPLES WIRE TO FACE RIPARIAN AREA.

150MM DIA. PIP. POSTS AT ALL LINE, CORNER AND END POSTS.

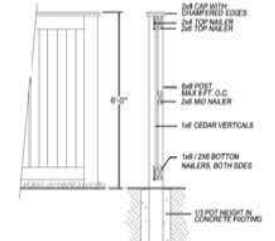
150MM DIA. PIP. POSTS AT ALL LINE, CORNER AND END POSTS.

150MM DIA. PIP. POSTS AT ALL LINE, CORNER AND END POSTS.

150MM DIA. PIP. POSTS AT ALL LINE, CORNER AND END POSTS.

150MM DIA. PIP. POSTS AT ALL LINE, CORNER AND END POSTS.

1 SPLIT RAIL RIPARIAN BOUNDARY FENCE



6'0" HEIGHT WOOD PERIMETER FENCE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS MATCHED WITH PRESERVATIVE.

2. ALL OTHER MEMBERS TO BE GALV. AT CONSTRUCTION GRADE MINIMUM.

3. ALL MEMBERS NOT EXPRESSLY NOTED.

4. APPLY 7 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION FROM TOP TO ALL APPROXIMATELY 10% FROM PROJECT ARCHITECT.

5. ALL FENCE TO BE LEVEL, CHANGES IN GRADE TO BE IN 1/4" STEPS MAX. HAVE TO BRIDGE TO FOLLOW FLOOR GRADE, MAX 1/8" FT.

2 6'0" HEIGHT WOOD PERIMETER FENCE



3 MAGLIN BENCH: BLACK POWDERCOAT FRAME, IPE SLATS ALUMINUM, INSTALLED ON CONCRETE PAD PER MANUFACTURER'S SPECS



4 CONCRETE STEPPING TUBES

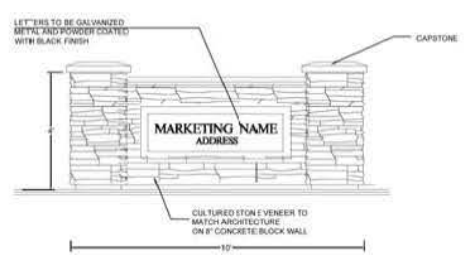
RIPARIAN AREA NATIVE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
1		BIVULUS			
830		CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT, 30CM	
614		MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT, 40CM	
676		RUBUS SPECIOSUS	SALMONBERRY	#2 POT	
548		SYMPHYCARPOS ALBUS	KNOWBERRY	#2 POT, 30CM	
234		VACCINIUM NORTHCOUNTRY	NORTHCOUNTRY BLUEBERRY	#2 POT	
614		GAULTHERIA SHALLON	SALAL	#2 POT	

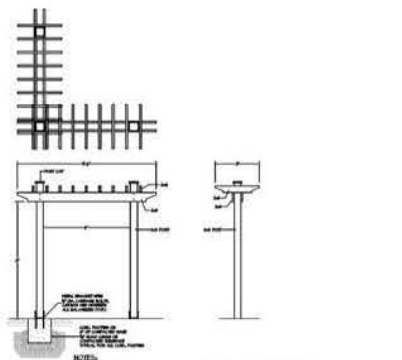
ON-SITE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
15		ACER RUBRUM BOWHALL	BOWHALL COLUMNAR MAPLE	6CM CAL, 2M STD, B&B
13		ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	6CM CAL, 2M STD, B&B
11		CARYOPHALLUS FAS BOKAL	PHYRAMEAL EUROPEAN NORWEGIAN	6CM CAL, B&B
7		CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL, 1.8M STD, B&B
18		CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL, B&B
7		CORNUS IODES WHITE WONDER	WHITE WONDER DOGWOOD	6CM CAL, 6TD FORM, B&B
2		GLEDITSIA T. NEEMBI'S SILHOUETTE	GUMBIRCH T. HONEY LOCUST	6CM CAL, 1.8M STD, B&B
7		LIQUIDAMBAR STYRACIFLORA SLENDER SILHOUETTE	SLENDER SILHOUETTE SWEETGUM	6CM CAL, 2M STD, B&B
12		MAGNOLIA KOBUS STELLATA ROYAL STAR	ROYAL STAR MAGNOLIA	2M HT, B&B
3		PICEA OMORHA BRUNS	SERBIAN SPRUCE	2.5M HT, B&B
8		PRUNUS SEROTINA PINK PERFECTION	PINK PERFECTION FLOWERING CHERRY	6CM CAL, 2M STD, B&B
5		STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL, 1.5M STD, B&B
8		STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL, B&B
2		ABELLIA EDWARD GOUCHER	PINK ABELIA	#2 POT, 30CM
18		AUCUBA JAPONICA TROZANNE	ROZANNE JAPANESE AUCUBA	#3 POT, 30CM
174		BERBERIS THUNDERBOLT ROSE GLOW	BERRY	#2 POT
180		BIDENS MICROPHYLLA WINTER GEM	LITTLE LEAF BOX	#3 POT, 30CM
5		COTINUS COCOYGORA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	#3 POT, 30CM
12		ESCALONIA EX F PINK PRINCESS	ESCALONIA BRIGHT ROSE PINK	#3 POT, 30CM
68		HYDRANGEA MACROPHYLLA GLOWING EMBERS	GLOWING EMBERS BURLAP HYDRANGEA	#3 POT, 30CM
28		HYDRANGEA PANICULATA LIMELIGHT	LIMELIGHT HYDRANGEA & LIMINGEN PINK	#3 POT, 30CM
51		KALMA LATIFOLIA ELF	SWAY MOUNTAIN LAUREL	#3 POT, 30CM
83		MAHONIA MEDIA CHARITY	CHARITY MAHONIA	#3 POT, 30CM
29		MAHONIA DOMESTICA 'NARMI	DIAMOND HEAVENLY MAHONIA	#3 POT, 30CM
28		RHOODODENDRON 'ANAH KIRUSCHKE'	RHOODODENDRON BLUE	#3 POT, 30CM
21		RHOODODENDRON 'BOW BELLS'	RHOODODENDRON PINK	#3 POT, 30CM
12		RHOODODENDRON 'NOVA ZEMBLA'	NOVA ZEMBLA RHOODODENDRON (RED)	#3 POT
8		ROSA SAUVIGNONISE	ROSA SAUVIGNON CURPANT	#3 POT, 30CM
51		ROSA 'BONICA MERILAND'	BONICA MERILAND ROSE PINK	#2 POT, 40CM
35		ROSA 'NOEMI'	CARPET ROSE PINK	#2 POT, 40CM
186		SARCOGOCOA HOOKERIANA 'HUMBLE'	HUMBLAYAN SWEEP BOX	#2 POT, 30CM
77		SCHIMMIA JAPONICA MACROPHYLLA	LARGE LEAF JAPANESE SCHIMMIA	#3 POT, 30CM
68		SPIRAEA K BIMALDA LIMEMOUND	LIMEMOUND SPIRAEA	#2 POT, 40CM
508		TAXUS MEDIA 'HICKS'	HICKS YEW	1.2M HT, B&B
18		TRILLIA OCCIDENTALIS 'SUNSHINE'	EMERALD GREEN CEDAR	1M HT, B&B
53		VACCINIUM OVATUM	EVERGREEN HAZELBERRY	#5 POT, 60CM
5		VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT, 30CM
4		VIBURNUM X BURKWOOD F	BURKWOOD VIBURNUM	1.2M HT, B&B
29		WEDGELEAF FLORIDA 'MORNING WINE'	MORNING WINE WEDGELEAF	#1 POT
373		CAREX MORROWI 'ICE DANCE'	VAREGATED JAPANESE SEDGE	#1 POT
148		CAREX TESTACEA	GRASS SEDGE	#1 POT
122		FESTUCA OVINA 'GLAUCO'	BLUE FESCUE	#1 POT
42		HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
67		MISCANTHUS SINENSIS VAR PURPURASCENS	FLAME GRASS	#2 POT, 30CM
75		PENNISETUM ALCOPECURIDES	FOUNTAIN GRASS	#2 POT, HEAVY
340		SESLERIA HEUFLEERIANA	BLUE-GREEN MOOR GRASS	#1 POT
72		HELLEBORUS X HYBRIDUS	LINTEN ROSE	15CM POT
83		MERCURIALIS STELLA CORO	STELLA CORO DAYLILY	#2 POT
73		TRICHODIA THUNDERBOLT	THUNDERBOLT FOAMY BELLE	15CM POT
52		IRIS SIBIRICA	SIBERIAN IRIS	#2 POT
97		LANXOLIA LANGUICOSTA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
28		SEDUM 'M. AUTUMN JOY'	FALL SEDUM	#1 POT
150		AJUSA REPTANS ATROPURPUREA	CARPET BUDLE	#1 POT, 20CM
148		ERICA CANINA SPRINGWOOD PINK	WINTER HEATH PINK	#1 POT
325		GAULTHERIA SHALLON	SALAL	#1 POT
356		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM

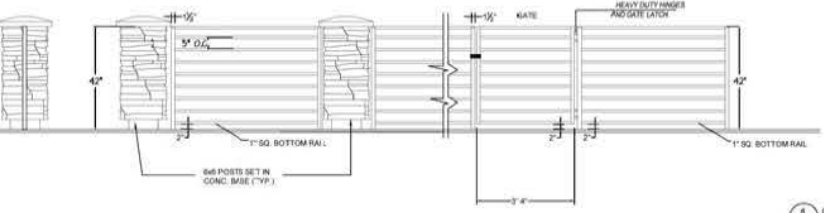
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * DESIGN AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 7-14 DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



5 MARKETING NAME ADDRESS



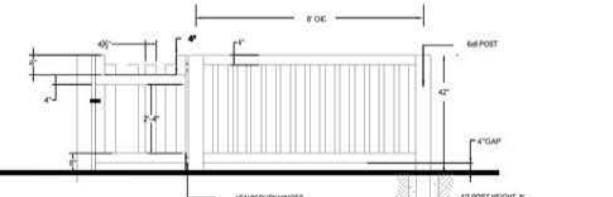
6 ANGLED ARBOUR



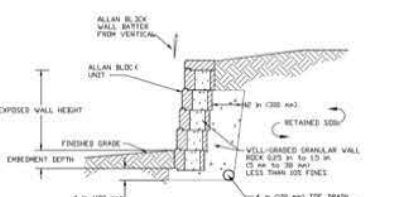
7 42" ALUMINUM STREET FRONTAGE FENCE AND GATE W/ STONE COLUMNS



8 CORA BIKE RACK, EXPO 3000, BLACK POWDERCOAT SURFACE MOUNTED ON CONCRETE PAD PER MANUFACTURER'S SPECS



9 42" HT CEDAR FENCE WITH GATE



10 ALLAN BLOCK RETAINING WALL TO BE INSTALLED AS PER MANUFACTURER'S SPECS

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 58th Creek Drive
Burnaby, British Columbia, V5C 5G9
P: 604-294-0011 F: 604-294-0022

SCALE: AS SHOWN

DATE: 13 OCT 23

DRAWN: CW

DESIGN: CW

CHECKED: PCM

PROJECT: 50 UNIT TOWNHOUSE DEVELOPMENT

14257, 14287, 14307 64TH AVENUE SURREY BC

DRAWING TITLE: DETAILS

DATE: 13 OCT 23

SCALE: AS SHOWN

DRAWN: CW

DESIGN: CW

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PROJECT: 50 UNIT TOWNHOUSE DEVELOPMENT

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DATE: 13 OCT 23

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DESIGN: CW

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PROJECT: 50 UNIT TOWNHOUSE DEVELOPMENT

14257, 14287, 14307 64TH AVENUE SURREY BC

L4

OF 8

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

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

DATE: **March 21, 2014** PROJECT FILE: **7812-0155-00**

RE: **Engineering Requirements
Location: 14257, 14287 and 14307 - 64 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.50 metres on 64 Avenue for the ultimate 30.00 metre wide Arterial Road.
- Register, on 64 Avenue, Statutory Rights of Way (SROW) for the Sullivan Greenway Multi-Use Pathway (MUP): 2.00 m wide west of the proposed driveway and 3.5 m wide east of the proposed driveway.
- Register reciprocal access easements with the adjacent properties to the east and west for the ultimate integrated access system for these developments.

Works and Services

- Construct a 3.00 metre wide asphalt MUP along frontage.
- Construct 7.30 metre wide driveway access.
- Construct storm system to service the proposed development including onsite water quality and detention features.
- Provide adequately sized service connections to service the proposed development.
- Pay applicable latecomer charges and SDRs relative to Sanitary Latecomer Agreement 5804-0384-00-1.
- *Complete Geotechnical Soils Assessment Reports and Groundwater Reports to address unique soil conditions in this area.*

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, Oct 1, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0155 00

SUMMARY

The proposed 50 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 2013 Enrolment/School Capacity

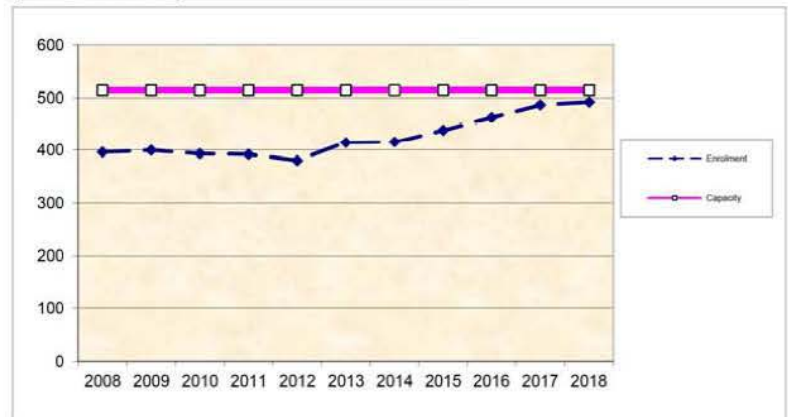
Hyland Elementary	
Enrolment (K/1-7):	44 K + 334
Capacity (K/1-7):	40 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

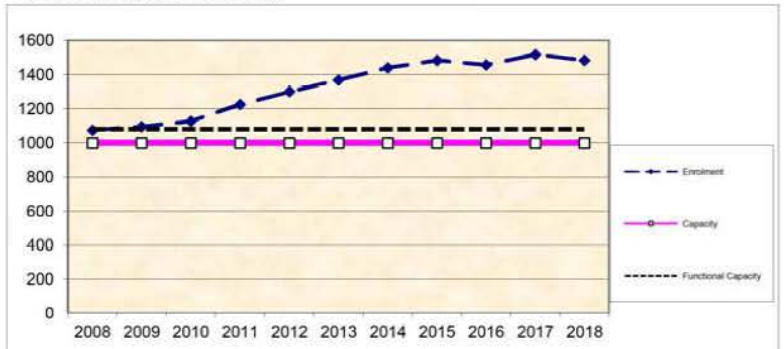
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

An addition to Hyland Elementary is not included in the School District's five year capital plan as the school is projected to accommodate ultimate residential build out of its neighbourhood. The proposed NCP revision will increase the number of townhouse units and the total student yield on the property. This will have an upward impact on the enrolment projection for schools. Sullivan Heights Secondary is exceeding the secondary schools operational capacity and has four portables on site. There is sufficient space at Hyland Elementary to accommodate the elementary student increase. Sullivan Heights Secondary enrolment is above capacity and the district is considering all possibilities to accommodate students, including enrolment moves or future space additions

Hyland Elementary



Sullivan Heights Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0155-00

Project Location: 14257 / 287 / 307 - 64 Avenue, Surrey, BC

Arborist: Mike Fadum and Peter Mennel

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 row of mature Douglas-fir across the east end of the site and two large diameter of western redcedar on the western third. The trees are generally of moderate to good structure and health with the exception of the few trees that have suffered past stem failure.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 40
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 14
Number of Protected Trees to be retained (A-C)	(D) 26
Number of Replacement Trees required (1 x alder and cottonwood X 1 and 13 others X 2)	(E) 27
Number of Replacement Trees proposed	(F) 83
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 109
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

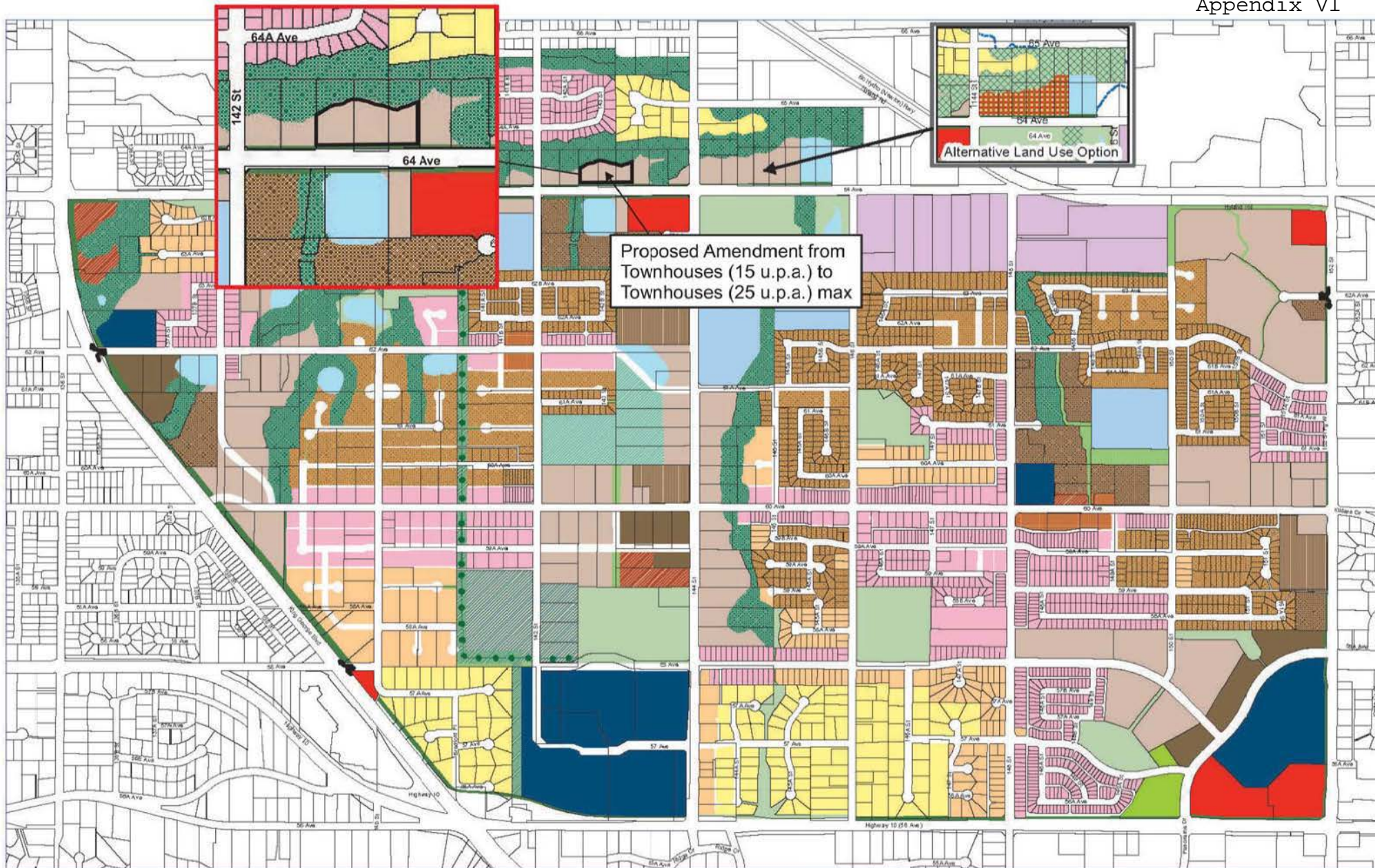
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Removal Plan is attached.

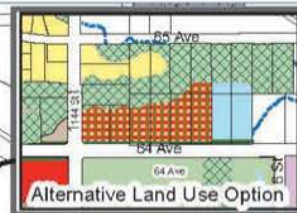
Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: January 30, 2014





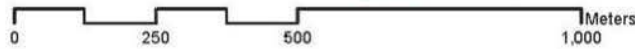
Proposed Amendment from
Townhouses (15 u.p.a.) to
Townhouses (25 u.p.a.) max



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Commercial | Proposed School and Park | Buffers |
| Townhouses 25 upa max | Single Family Residential | Institutional | Parks | Detention Ponds |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Industrial | Recreational | WALKWAY |
| Single Family Small Lots | Mixed Com/Res Townhouse | Schools | Creeks and Riparian Set-back | |
| Row Housing | | Proposed School | | |



Adopted by Council Resolution December 6, 2004. Amended 6 May 2012

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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0155-00

Issued To: 0915251 B.C. LTD.

("the Owner")

Address of Owner: 5861 - Kettle Crescent
Surrey, BC V3S 8W9

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: 011-361-212

East 153 Feet Lot 2 Except: Part Dedicated Road on Plan BCP16016; Section 16 Township 2
New Westminster District Plan 2163

14287 - 64 Avenue

Parcel Identifier: 000-509-981

Lot 57, Except Part Dedicated Road on Plan BCP15445 Section 16 Township 2 New
Westminster District Plan 23607

14307 - 64 Avenue

Parcel Identifier: 007-571-526

Lot 70, Except: Part on Plan BCP16004 Section 16 Township 2 New Westminster District
Plan 44600

14257 - 64 Avenue

(the "Land")

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

Parcel Identifier:

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

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

- (a) in Section F of Part 22- RM-30 Zone, to reduce the minimum West side yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) to the building face and 3.8 metres (12.4 ft.) to the electrical closet;
- (b) in Section F of Part 22- RM-30 Zone, to reduce the minimum East side yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
- (c) in Section F of Part 22- RM-30 Zone, to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5 metres (16.4 ft.); and
- (d) in Section H.3 of Part 22- RM-30 Zone, to permit parking in the West side yard and the rear yard setback.

5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7912-0155-00 (A) (the "Drawings") which are 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



MATTHEW CHENG ARCHITECT INC.

Unit 707 - 470 EVANS AVENUE
VANCOUVER, BC V6A 2G5
Tel: (604) 733-0112 Fax: (604) 733-0888
Cell: (604) 694-8661 Email: matthew@matarch.com

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No Date Revision

LAND CONVEYED TO THE CITY FOR THE PROTECTION OF RIPARIAN AREA

SEC. 16

TR 2

N.W.D.

TREE TO BE RETAINED

TREES TO BE RETAINED

TREE TO BE RETAINED
OUTDOOR AMENITY SPACE

24.77' [7.382m]

FUTURE CROSS ACCESS

TREES TO BE RETAINED

14.76' [4.500m]

TREE TO BE RETAINED BACK

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 - 64TH AVE.
SURREY, B.C.

Sheet Title
SITE PLAN
GROUND FLOOR PLAN

Drawn: MC
Checked: MC
Scale: 1/16" = 1'-0"
Project Number: 5

Revision Date: MAR 12, 2014
Rev. No.:
Print Date: FEB 20, 2014
D01

