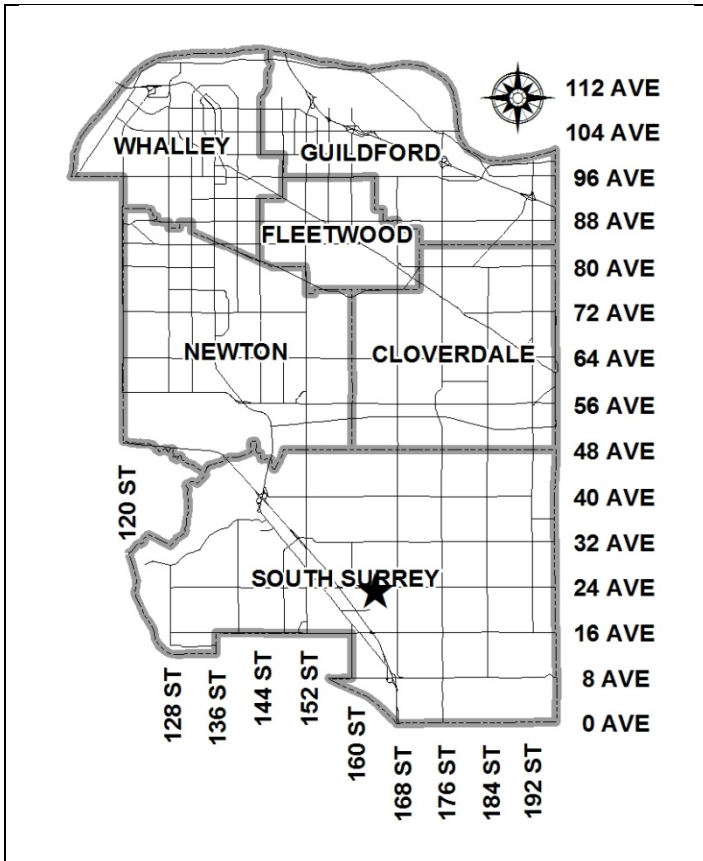


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0224-00

Planning Report Date: March 11, 2013

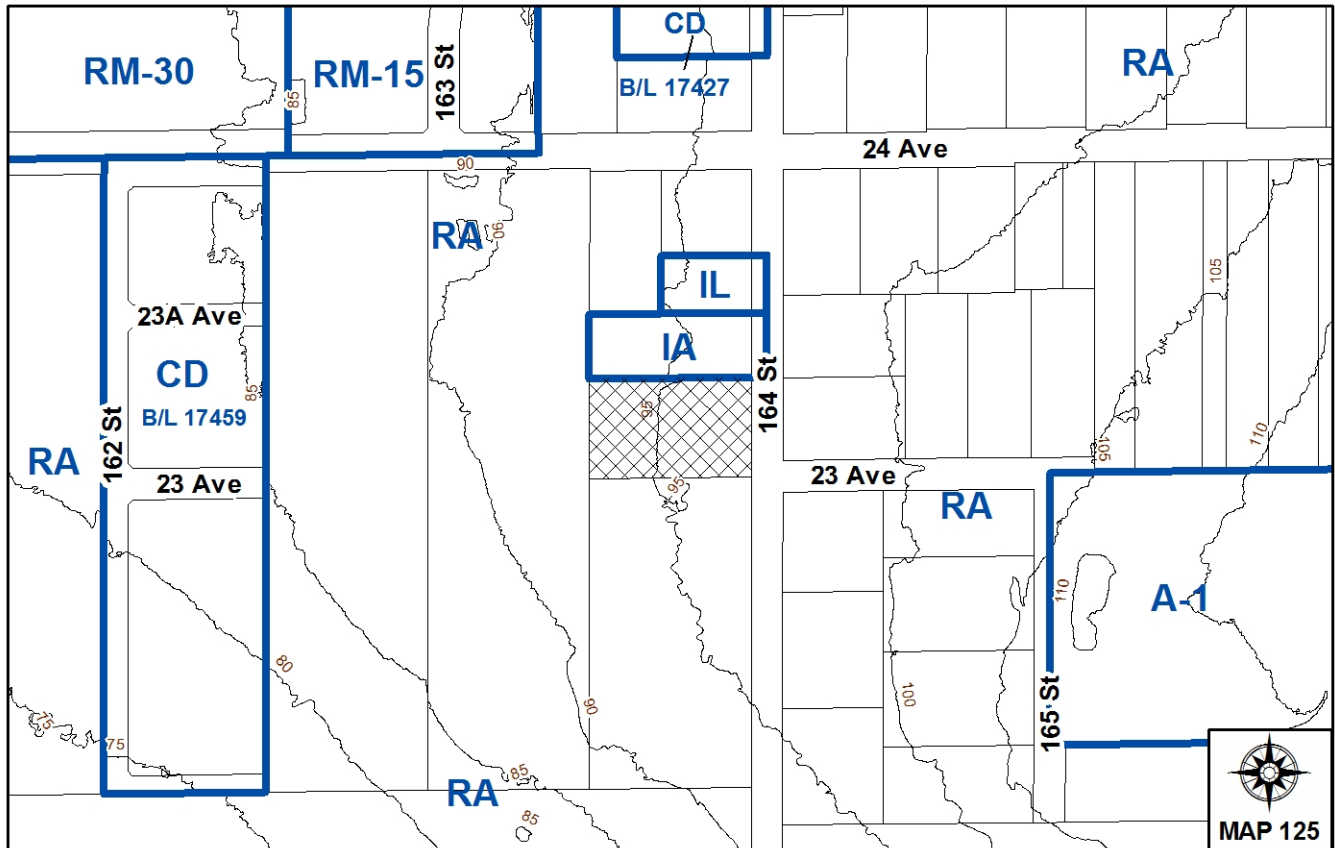


**PROPOSAL:**

- **OCP amendment** from Suburban to Urban
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit a 31-unit townhouse development and also vary setbacks.

**LOCATION:** 2325 - 164 Street  
**OWNER:** o788828 BC Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** Multiple Residential 15-25 upa



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an OCP Amendment from "Suburban" to "Urban".
- The applicant is seeking to reduce the indoor amenity space from the required 93 sq.m. (1000 sq.ft.) to 54 sq.m. (580 sq.ft.) and pay cash-in-lieu for the shortfall.
- The applicant is seeking to reduce setbacks on the north, east and south property lines.

### RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment is necessary to ensure the site develops as per the Neighbourhood Concept Plan (NCP) designation.
- The proposed indoor amenity space shortfall is supportable given the proposed reduced 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 east and south property lines bring the street-oriented building closer to the street while still allowing for appropriate landscaping, and also recognize the substantial road dedication requirements. The proposed northerly setback is a side yard condition and therefore has less impact on the adjacent property.
- The proposed form and character of the townhouses are appropriate for this area of the Sunnyside Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from "Suburban" to "Urban" 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 be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 93 sq.m. (1000 sq.ft.) to 54 sq.m. (580 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7912-0244-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7912-0224-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.);
  - (b) to reduce the minimum easterly setback (164 Street) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.6 metres (18 ft.); and
  - (c) to reduce the minimum southerly setback (23 Avenue) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) 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;
- (g) 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
- (h) the applicant adequately address the impact of reduced indoor amenity space.

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:**

6 Elementary students at Pacific Heights Elementary School  
 3 Secondary students at Earl Marriot Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2014.

(Appendix V)

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Commercial business.	Suburban/ Multiple Residential 15-25 upa	IA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 164 Street):	Single family residential.	Suburban/ Multiple Residential 15-25 upa	RA
South:	Single family residential.	Suburban/ Multiple Residential 15-25 upa	RA
West:	Single family residential. Currently under application (No. 7912-0196-00) for townhouse development.	Suburban/ Multiple Residential 15-25 upa	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an Official Community Plan (OCP) Amendment from "Suburban" to "Urban". The OCP Amendment is necessary to accommodate development at a density higher than 5 units per hectare (2 units per acre) and it was acknowledged that the OCP would need amending as development proposals came forward in the Sunnyside Heights NCP.

### DEVELOPMENT CONSIDERATIONS

#### Land Use Context

- The subject site consists of one parcel located 2325 – 164 Street and is 0.65 hectares (1.60 acres) in gross area. The parcel is zoned "One-Acre Residential Zone" (RA) and is designated "Suburban" in the OCP and "Multiple Residential 15-25 upa" in the Sunnyside Heights NCP.
- The subject site is bordered to the east, west and south by single family residential lots that are zoned RA. There is an active pre-Council development proposal (File No. 7912-0196-00) on the parcel to the west for a townhouse development. There is an existing commercial business on the property to the north that is zoned "Agro-Industrial Zone (IA)".
- Under the Sunnyside Heights NCP approved by Council in 2010, the site and its adjacent area is designated "Multiple Residential 15-25 upa". The proposed development is in compliance with the NCP.
- The applicant is proposing an OCP amendment from "Suburban" to "Urban", a rezoning from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit to allow for development of a 31-unit townhouse complex. The applicant is also proposing a Development Variance Permit to relax the setbacks on the north, east and southerly property lines.

### Land Consolidation Area

- The subject site and the property to the north at 2345 – 164 Street is identified as a "land consolidation area" in the Sunnyside Heights NCP. Land consolidation is required in several areas in the NCP to ensure efficient and feasible development of the properties, and to achieve equitable distribution of servicing costs amongst properties.
- The applicant has not been able to assemble the property to the north, as identified in the NCP. However, the owner to the north has provided a letter indicating that he is aware of the proposed subject development, has no interest in joining the development application, and has no intention of selling his property in the foreseeable future.
- The applicant has provided a conceptual townhouse layout for the parcel to the north, utilizing similar setbacks and unit types as the subject site (Appendix VII).
- The applicant has provided a cost estimate for servicing the subject site and the parcel to the north. The cost estimate and cost sharing details have been reviewed by Engineering and have been found acceptable.

### Vehicle Access, Pedestrian Circulation and Parking

- Vehicular access is proposed from one location on the proposed 23 Avenue. A reciprocal access easement with the adjacent property to the north (2345 - 164 Street) is required to provide interim access should the property at 2345 - 164 Street develop in advance of the full 23 A Avenue completion.
- All of the street-fronting units are proposed to have individual pedestrian access to the street. The applicant is also proposing an east-west pathway on the site that will link the units with the outdoor amenity area and the indoor amenity building.
- The applicant is proposing to provide 62 resident parking spaces and 6 visitor parking spaces, which meets the parking requirements of the Zoning By-law.

### Amenity Space

- The Zoning By-law requires that 93 sq.m. (1,000 sq.ft.) of indoor amenity space and 93 sq.m. (1,000 sq.ft.) of outdoor amenity space be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 54 sq.m. (580 sq.ft.) of indoor amenity space. The amenity building contains a large multi-purpose room, a kitchenette area, a washroom, and roof top deck. The proposed amenity building is adjacent to the outdoor amenity area and a patio seating area is proposed adjacent to the building.
- The applicant is proposing to provide cash-in-lieu to compensate for the shortfall in indoor amenity space. The proposed indoor amenity space shortfall of 39 sq.m. (420 sq.ft.) is supportable given the proposed indoor amenity space is functional.
- The applicant is proposing to provide 121 sq.m. (1,300 sq.ft.) of outdoor amenity space, located adjacent to the indoor amenity building. The outdoor amenity area includes various play structures, and two benches.

### Trees and Landscaping

- The applicant has provided an arborist assessment from Mike Fadum and Associates Ltd. There are a total of 22 by-law sized trees on the subject site. Twenty-one (21) of these trees are low value alder or cottonwoods. There are also 5 shared alder/cottonwood trees along the westerly property and the applicant will need to obtain the neighbouring owner's permission to remove these shared trees. There is 1 Douglas fir, but this tree is not in very good health and will also be impacted by proposed excavation and construction.
- The table below offers a summary of the types of trees on the site:

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Alder/Cottonwood	21	0	21
Douglas fir	1	0	1
<b>Total</b>	<b>22</b>	<b>0</b>	<b>22</b>

- The applicant is proposing to plant 91 trees on the site; 23 replacement trees are required.
- Landscaping plans have been received and are generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. The applicant is proposing to provide several raised garden beds to allow residents an opportunity to grow various plants.
- A 1.2 metre (4 feet) high aluminum picket fence is proposed along 164 Street and 23 Avenue. Smooth-faced concrete columns are proposed at the individual unit gate entrances.
- Decorative paving is proposed for near the main entrance. The mail kiosk for the complex is located at the main entry, and a bicycle rack is proposed here as well. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.

### DESIGN PROPOSAL AND REVIEW

- The development consists of 6 residential buildings containing 31 dwelling units. Twenty (20) of the units are proposed to have a double-car garage while 11 of the units are proposed to have a tandem parking arrangement.
- The majority of street-fronting units contain active living space on the ground floor which promotes interaction with the public realm. All street-fronting units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- The proposed architectural style is contemporary with sharp lines and strong feature elements. A flat roof is proposed, with various façade extensions to break up the parapet line. The exterior materials include hardie panel, hardie plank, wood and glass balcony guards, and cultured stone accents.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on February 20, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The subject site is located within an NCP area. The application is consistent with the NCP designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The applicant is proposing to provide garden plots for the townhouse residents.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The applicant is proposed to provide permeable pavement/surfaces.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The proposal contains 100 metres (330 feet) of walkways on-site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>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.</li> <li>The proposal includes playground space and outdoor and indoor community gathering space.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Area residents are involved in the planning process through the typical development application review process.</li> </ul>

**ADVISORY DESIGN PANEL**

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found generally acceptable.

**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.



PRE-NOTIFICATION

Pre-notification letters were sent on January 11, 2013 and staff received two phone calls. One caller had no concerns about the subject site but had questions on developing his property. The other caller, a tenant on the subject site, indicated that he was unaware of the project and inquired about the development timeline.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.).

## Applicant's Reasons:

- The proposed setback allows for an efficient use of the site.

## Staff Comments:

- The proposed setback is a side yard and as such has less impact on a neighbouring property. If the site to the north redevelops to townhouses as per the NCP designation, the same setback relaxation will likely be requested by the parcel to the north.

## (b) Requested Variance:

- To reduce the minimum easterly setback (164 Street) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.6 metres (18 ft.).

## Applicant's Reasons:

- The proposed setback allows for an efficient use of the site.

## Staff Comments:

- The proposed setback allows for building presence on the street and also an appropriately sized landscaped area along the street.
- The applicant is providing a substantial road dedication on 164 Street (5 metres/16 feet) which impacts the site layout.

## (c) Requested Variance:

- To reduce the minimum southerly setback (23 Avenue) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

## Applicant's Reasons:

- The proposed setback allows for an efficient use of the site.

## Staff Comments:

- The proposed setback allows for building presence on the street and also an appropriately sized landscaped area along the street.
- The applicant is providing a substantial road dedication for 23 Avenue (10 metres/32 feet) which impacts the site layout.

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
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7912-0224-00
Appendix V.	School District Comments
Appendix VI.	OCP Redesignation Map
Appendix VII.	Concept Plan for Property to the North (2345 – 160 Street)

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

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## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,471 sq.m./1.60 ac
Road Widening area		1,326 sq.m.
Undevelopable area		n/a
Net Total		1.27 ac
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45 <sup>0</sup> %	42%
SETBACKS ( in metres)		
Front (East; 164 Street)	7.5m	5.6m (DVP)
Rear (West)	7.5m	7.5m
Side #1 (North)	7.5m	3.1m (DVP)
Side #2 (South; 23 Avenue)	7.5m	4.5m (DVP)
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	12.5m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		31
Total		
FLOOR AREA: Residential		4,650 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,650 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		47.9 uph/19.4 upa
# of units/ha /# units/acre (net)		60.2 uph/24.4 upa
<b>FAR (net)</b>		
		0.90
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	93 sq.m.	57.3 sq.m. (providing cash- in-lieu)
Outdoor	93 sq.m.	121 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
<b>Residential Bachelor + 1 Bedroom</b>		
2-Bed		
3-Bed	62	62
Residential Visitors	6	6
<b>Institutional</b>		
Total Number of Parking Spaces	68	68
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**PROJECT STATISTICS**

**CIVIC ADDRESS**  
2325 - 164th STREET  
SURREY, B.C.  
**PROPOSED ZONING** RM-30

**LOT AREA**  
GROSS 6,471.03 m<sup>2</sup>  
ROAD WIDENING 1,326.43 m<sup>2</sup>  
NET TOTAL 5,144.60 m<sup>2</sup>

**LOT COVERAGE** 42%  
**BUILDING SITE COVERAGE**  
TOTAL 2,179.63 m<sup>2</sup>

**SETBACKS**  
NORTH - 3.0 m  
EAST - 4.5 m  
SOUTH - 4.5 m  
WEST - 7.5 m

**BUILDING HEIGHT**  
12.5m / 3 STOREYS

**NUMBER OF UNITS** 31  
BUILDING A: 6  
BUILDING B: 1  
BUILDING C: 1  
BUILDING D: 9  
BUILDING E: 8  
BUILDING F: 6  
TOTAL 31

**BUILDING FLOOR AREA**  
BUILDING A: 1,095.27 m<sup>2</sup>  
BUILDING B: 194.94 m<sup>2</sup>  
BUILDING C: 175.77 m<sup>2</sup>  
BUILDING D: 1,272.93 m<sup>2</sup>  
BUILDING E: 1,095.65 m<sup>2</sup>  
BUILDING F: 885.48 m<sup>2</sup>  
TOTAL 4,866.02 m<sup>2</sup>

**DENSITY**  
GROSS: 31 UNITS + 1.60 ACRES = 19.39 UNITS/ACRE  
NET: 31 UNITS + 1.27 ACRES = 24.39 UNITS/ACRE

**FAR**  
GROSS: 0.72  
NET: 0.90

**OUTDOOR AMENITY SPACE**  
**INDOOR**  
REQUIRED: 93.00 m<sup>2</sup>  
PROVIDED: 53.70 m<sup>2</sup>  
**OUTDOOR**  
REQUIRED: 93.00 m<sup>2</sup>  
PROVIDED: 95.80 m<sup>2</sup>

**OFF-STREET PARKING**  
**RESIDENCE**  
PROVIDED: 62 PARKING SPACES IN GARAGES  
**VISITORS**  
REQUIRED: 31 + 0.2 = #2  
PROVIDED: 6 (INCLUDING 1 H/A)



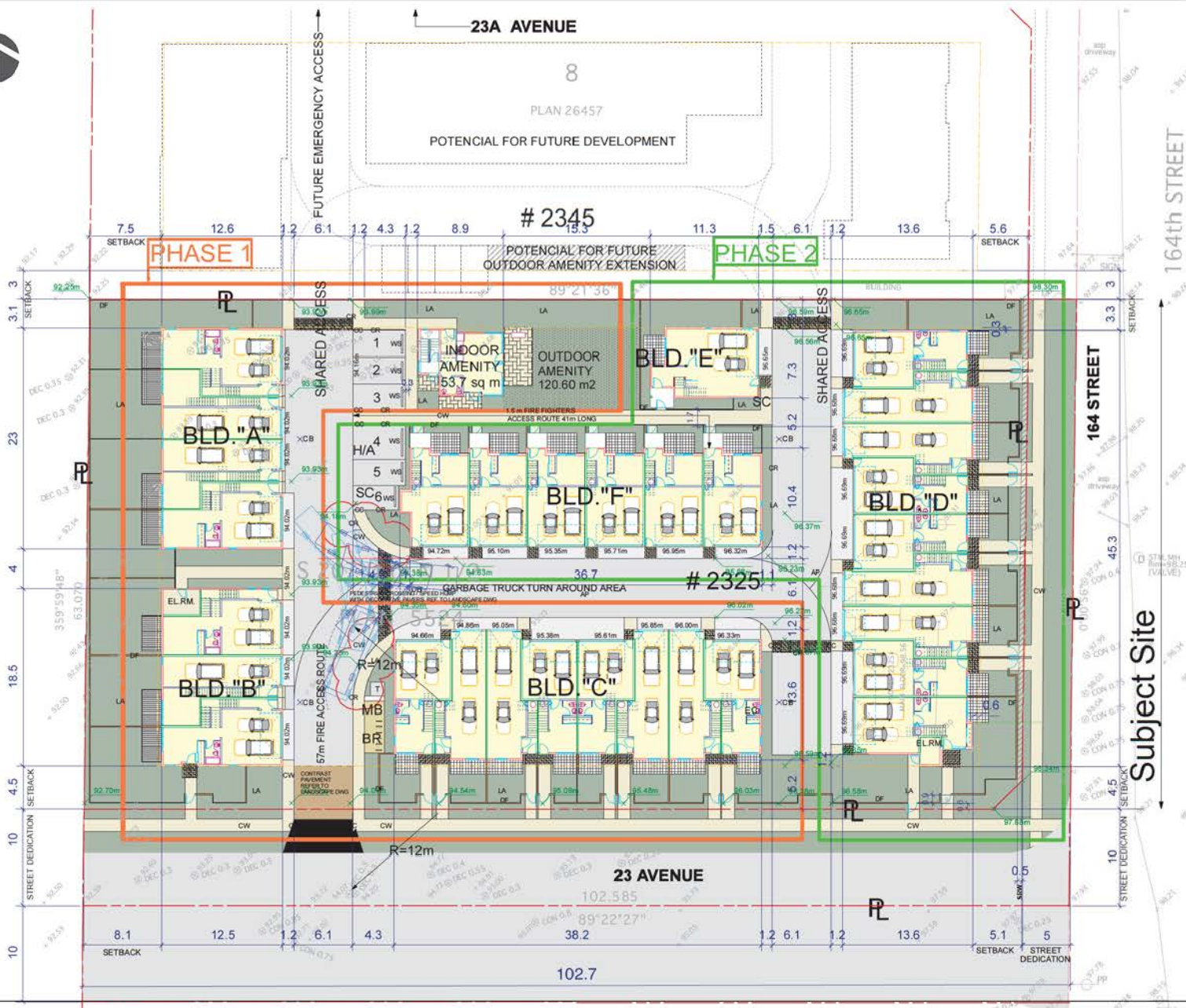
PLAN 5524

**LEGEND**

- EXISTING GRADING
- FINISH GRADE
- SURFACE DRAINAGE
- AP ASPHALT PARKING
- BR BIKE RACKS
- CB CATCH BASIN
- CC CURB CUT
- CR CONCRETE CURB
- CP CONCRETE PAVERS
- CW CONCRETE SIDEWALK
- DF DECORATIVE FENCE
- HA HANDICAPPED ACCESSIBLE PARKING
- LA LANDSCAPED AREA
- MB MAIL BOX
- SM SMALL CAR PARKING
- T TRANSFORMER
- WS WHEEL STOP

**NOTES**

- FENCE, GATES, SITE CLOSURES AND PRIVACY SCREEN DETAILS REFER TO LANDSCAPE DWG
- CONCRETE PAVEMENT TYPES, COLOURS AND DETAILS REFER TO LANDSCAPE DWG



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No.	Date	Revision Details
1	12/12/20	Revised FAR to 0.90
2	12/12/20	Reduced building floor area

**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project File:  
31 UNIT TOWNHOUSE PROJECT  
2325 - 164 St. SURREY, B.C.

Drawing Title: **SITE PLAN**

Date	Project No.
May 2012	1

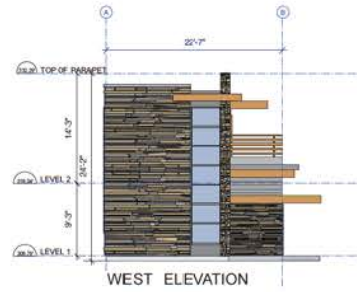
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Drawn By: BM, NC  
Approved By: WG

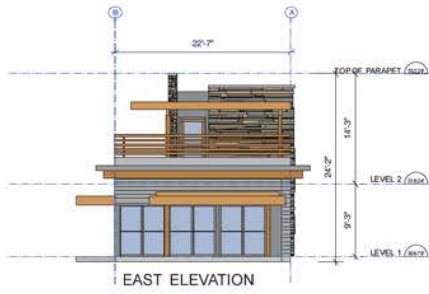
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SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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No: Date: Revision Details:

No.	Date	Revision Details



**WG ARCHITECTURE INC**

1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:

31 Unit  
Townhouse Project  
2326 - 164th St.  
Surrey, B. C.

Drawing Title:

Amenity Room  
ELEVATIONS

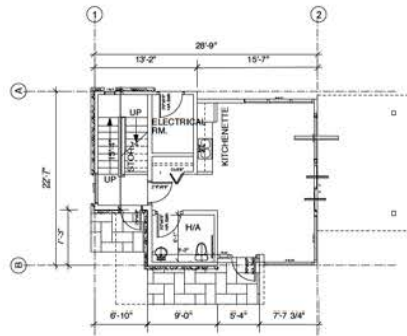
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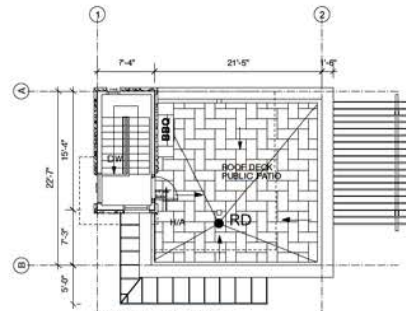
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YA, NC

Approved By:  
WG

DP307



INDOOR AMENITY  
FIRST FLOOR



INDOOR AMENITY  
SECOND FLOOR

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No.	Date	Revision Details



**W G  
ARCHITECTURE  
INC**

1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V5C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:

31 UNIT TOWNHOUSE  
PROJECT  
2325 - 164th STREET  
SURREY, B.C.

Drawing Title:

AMENITY ROOM  
FLOOR PLANS

Date: May 2012 | Project Number: 1217

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

Drawn By: YA, NC, BM

Approved By: WG

DP203





WEST ELEVATION  
BUILDING A

BUILDING B



EAST ELEVATION  
BUILDING B

BUILDING A

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No: Date: Revision Details:

No:	Date:	Revision Details:



**WG  
ARCHITECTURE  
INC**  
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VANCOUVER, B.C. V6C 1V5  
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FAX: (604) 683 7494

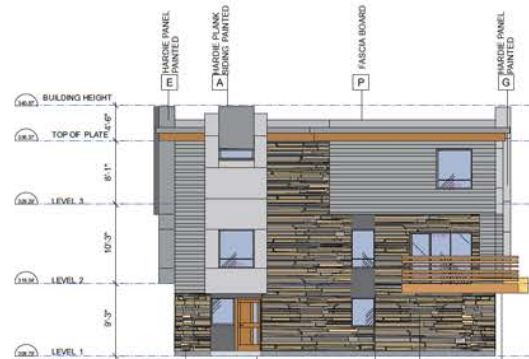
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31 Unit  
Townhouse Project  
2326 - 164th St.  
Surrey, B. C.

Drawing Title:  
BUILDING 'A' & 'B'  
ELEVATIONS

Date:	Project Number:
May 2012	1217
Scale:	Sheet No:
1/8" = 1' - 0"	
Drawn By:	
YA, NC	DP301
Approved By:	
WG	



NORTH ELEVATION BUILDING B



SOUTH ELEVATION BUILDING B



NORTH ELEVATION BUILDING A

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No: Date: Revision Details:



**W G  
ARCHITECTURE  
INC**

1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:

31 Unit  
Townhouse Project  
2326 - 164th St.  
Surrey, B. C.

Drawing Title:

**BUILDING 'A' & 'B'  
ELEVATIONS**

Date: May 2012 Project Number: 1217

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

Drawn By: YA, NC

Approved By: WG

DP302

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No: / Date: / Revision Details:



NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

**COLOUR SCHEME**

- A. CL-3264D "TORNADO" by General Paint - 6" Hardie Plank siding, painted
- B. CL-3902M "BABOUCHE" by General Paint - 6" Hardie Plank siding, painted
- C. CL-1495D "AMAZON" by General Paint - 6" Hardie Plank siding, painted
- D. CL-1985D "KENRICKIA" by General Paint - 6" Hardie Plank siding, painted
- E. CL-3246A "ANGLE" by General Paint - Hardie Panel, painted
- F. CL-3275D "ROCKSHAW" by General Paint - Hardie Panel, painted
- G. CL-3244M "TURBO" by General Paint - Hardie Panel, painted
- H. CL-1623 BOOHOO" by General Paint - Hardie Panel canopy, painted
- J. CL-1397N "ALARM" by General Paint - Hardie Panel canopy, painted
- K. CL-2705D "DULWICH" by General Paint - Hardie Panel canopy, painted
- L. CL-1703M "CENTERED" by General Paint - Hardie Panel canopy, painted
- M. CL-3265D "BOULLION" by General Paint - O/H garage door, painted
- N. CL-3263M "SEA HORSE" by General Paint - O/H garage door, painted
- P. "NATURAL REDWOOD" semi transparent stain by CIL - Entry doors, balcony guards, privacy screens, posts, fascia
- R. CL-3255D "VALU" to match General Paint - Vinyl window frames & storefront windows
- S. R-119 "MOUNTAIN LEDGESTONE" by Pacific Art Stone - Cultured Stone cladding



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
**31 Unit  
 Townhouse Project  
 2325 - 164th St.  
 Surrey, B.C.**

Drawing Title:  
**BUILDING 'C'  
 ELEVATIONS**

Date: May 2012	Project Number: 1217
Scale: 1/8" = 1' - 0"	Drawn By: YA, BM, NC
Approved By: WG	<b>DP305</b>

Date: 12/9/12



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No. / Date: / Revision Details:

No.	Date:	Revision Details:



**W G ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:

31 Unit  
 Townhouse Project  
 2325 - 164th St.  
 Surrey, B.C.

Drawing Title:

BUILDING 'D'  
 ELEVATIONS

Date:	Project Number:
May 2012	1217

Scale:	Drawn By:
1/8" = 1' - 0"	YA, BM, NC

Approved By:  
 W G

DP304

Date: 12/6/12

**COLOUR SCHEME**

- A. CL-3264D "TORNADO" by General Paint  
- 5" Hardie Plank siding, painted
- B. CL-2802M "BABOUCHE" by General Paint  
- 6" Hardie Plank siding, painted
- C. CL-1469D "AMAZON" by General Paint  
- 6" Hardie Plank siding, painted
- D. CL-1585D "KENNEDIA" by General Paint  
- 6" Hardie Plank siding, painted
- E. CL-3246A "ANGLE" by General Paint  
- Hardie Panel, painted
- F. CL-3276D "RICKSHAW" by General Paint  
- Hardie Panel, painted
- G. CL-3244M "TURBO" by General Paint  
- Hardie Panel, painted
- H. CL-4823 "BOOHOO" by General Paint  
- Hardie Panel canopy, painted
- J. CL-1397N "ALARM" by General Paint  
- Hardie Panel canopy, painted
- K. CL-0790D "DULWICH" by General Paint  
- Hardie Panel canopy, painted
- L. CL-1793M "CENTERED" by General Paint  
- Hardie Panel canopy, painted
- M. CL-3266D "BULLION" by General Paint  
- OH Garage door, painted
- N. CL-3263M "SEA HORSE" by General Paint  
- OH Garage door, painted
- P. "NATURAL REDWOOD" semi transparent stain by OIL  
- Entry doors, balcony guards/privacy screens, posts, fascia
- R. CL-3285D "VAULT" to match General Paint  
- Vinyl window frames & storefront windows
- S. R-119 "MOUNTAIN LEDGESTONE" by Pacific Art Stone  
- Cultured Stone cladding

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No.	Date	Revision Details



**WG ARCHITECTURE INC**

1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title

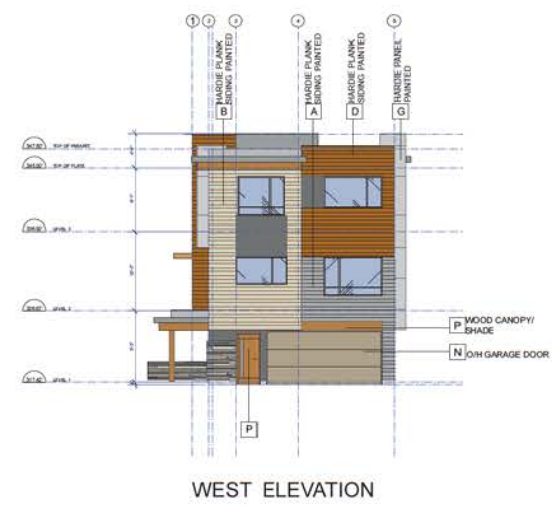
**31 Unit  
Townhouse Project  
2325 - 164th St.  
Surrey, B.C.**

Drawing Title

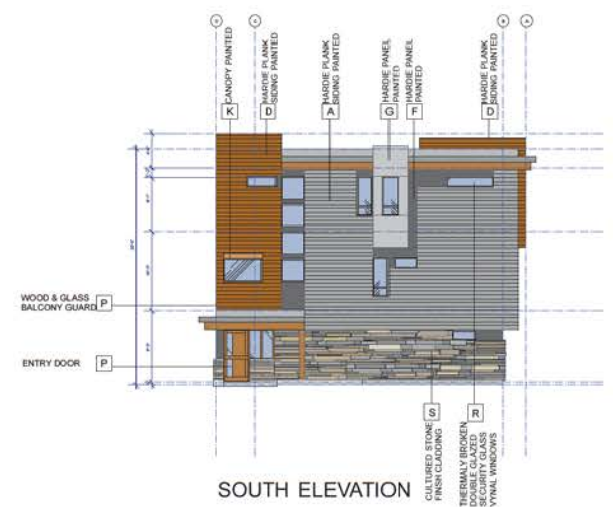
**BUILDING 'E'  
ELEVATIONS**

Date May 2012	Project Number 1217
Scale 1/8" = 1' - 0"	Sheet No. <b>DP303</b>
Drawn By BM, NC	Approved By WG

Date: 12/9/12



**WEST ELEVATION**

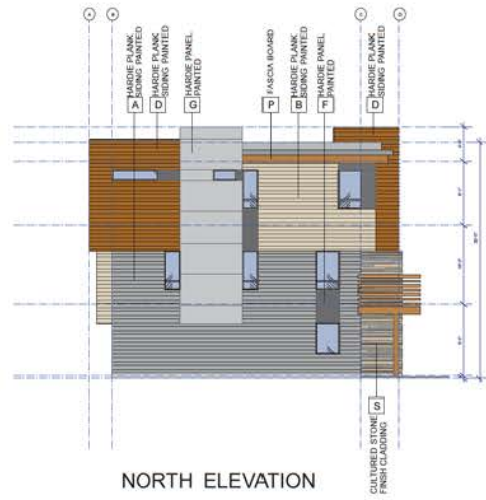


**SOUTH ELEVATION**

**COLOUR SCHEME**



**EAST ELEVATION**



**NORTH ELEVATION**

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No. / Date: Revision Details:

No.	Date:	Revision Details:



**COLOUR SCHEME**

- A. CL-3264D "TORNADO" by General Paint  
- 5" Hardie Plank siding, painted
- B. CL-2823M "BABOUCHE" by General Paint  
- 6" Hardie Plank siding, painted
- C. CL-1495D "AMAZON" by General Paint  
- 6" Hardie Plank siding, painted
- D. CL-1886D "KENRUCIA" by General Paint  
- 6" Hardie Plank siding, painted
- E. CL-3248A "ANGLE" by General Paint  
- Hardie Panel, painted
- F. CL-3276D "RICKSHAW" by General Paint  
- Hardie Panel, painted
- G. CL-3244M "TURBO" by General Paint  
- Hardie Panel, painted
- H. CL-1823 BOOHOO" by General Paint  
- Hardie Panel canopy, painted
- J. CL-1397N "ALARM" by General Paint  
- Hardie Panel canopy, painted
- K. CL-2705D "DULWICH" by General Paint  
- Hardie Panel canopy, painted
- L. CL-1793M "CENTERED" by General Paint  
- Hardie Panel canopy, painted
- M. CL-3265D "BOULLION" by General Paint  
- OH garage door, painted
- N. CL-3263M "SEA HORSE" by General Paint  
- OH garage door, painted
- P. "NATURAL REDWOOD" semi transparent stain by OIL  
- Entry doors, balcony guards, privacy screens, posts, fascia
- R. CL-3265D "VAULT" to match General Paint  
- Vinyl window frames & storefront windows
- S. R-118 "MOUNTAIN LEDGESTONE" by Pacific Art Stone  
- Cultured Stone cladding



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

**Project Title**  
 31 Unit  
 Townhouse Project  
 2325 - 164th St.  
 Surrey, B.C.

**Drawing Title**  
 BUILDING 'F'  
 ELEVATIONS

Date:	Project Number:
May 2012	1217
Scale:	Sheet no.
1/8" = 1' - 0"	DP306
Drawn By:	Approved By:
BM, NC	WG

Date: 12/9/12

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 NOV 23	REV CITY COMMENTS	EC
2	13 FEB 24	REV SHAW AND DETAIL PLANS	EC
3	13 FEB 24	REV NEW LIFE PLAN	EC
4	13 FEB 24	REV AS PER NEW LIFE PLAN	EC
5	13 FEB 24	REV AS PER NEW LIFE PLAN	EC
6	13 FEB 24	REV AS PER AMENDED REPORT	EC
7	12 NOV 23	NEW SITE PLAN	EC

CLIENT:

PROJECT:

**31 UNIT TOWNHOUSE**  
164TH ST. & 23RD AVE.  
SURREY, BC

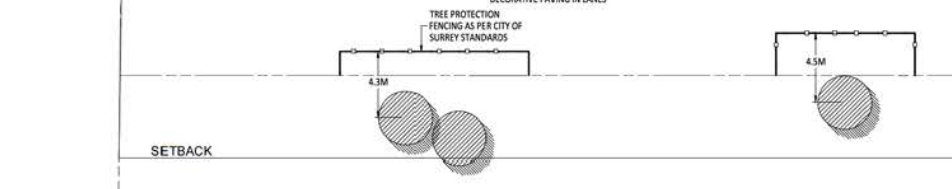
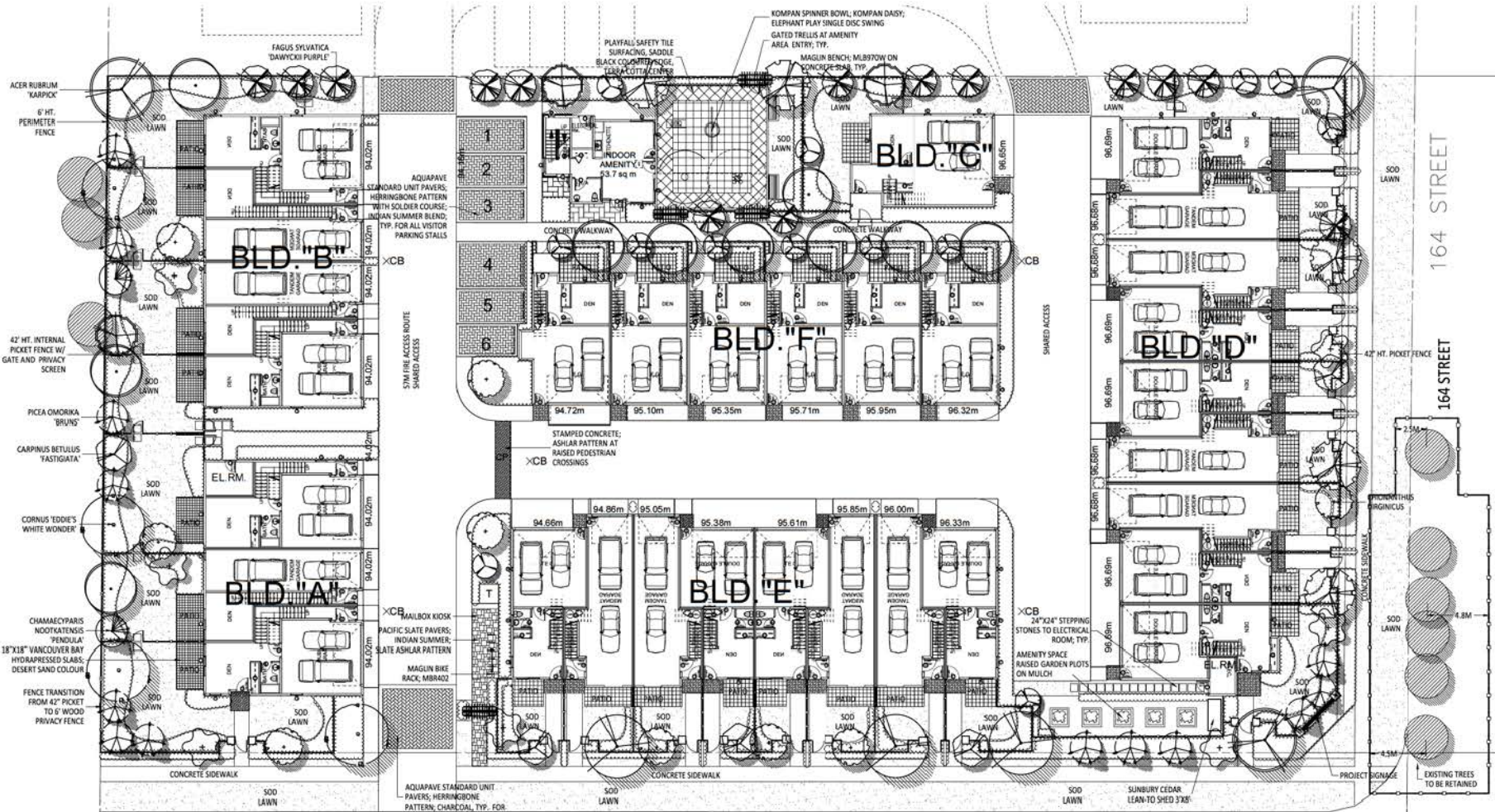
DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 12 NOV 23 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: CW  
DESIGN: CW  
CHECKED: FCM

**L1**

OF 5

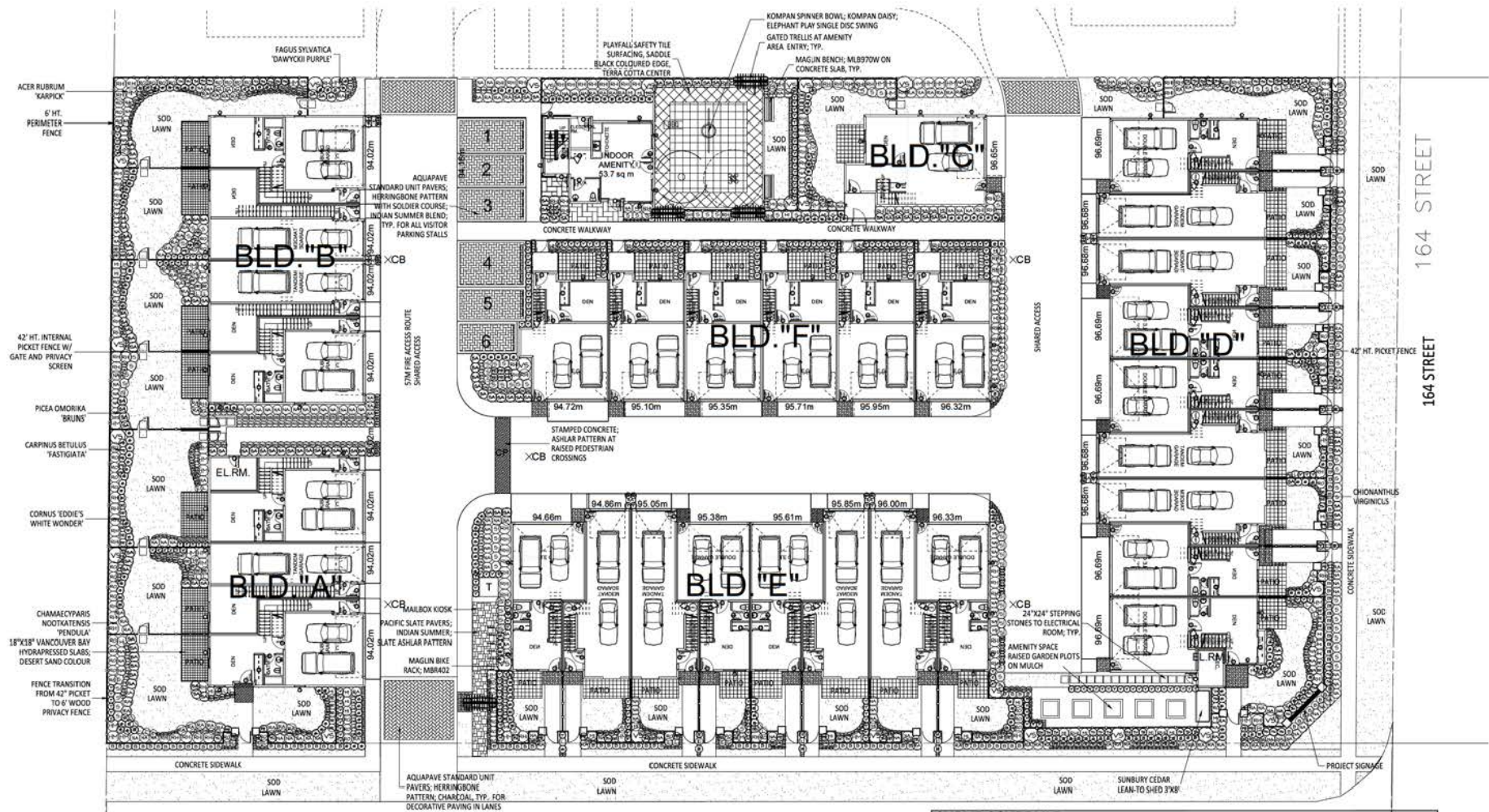


23 AVENUE

TREE SCHEDULE					PMG JOB NUMBER: 12-208
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
3	ACER	ACER GROSEUM	PAPERBARK MAPLE	60H CAL, 1.5M STD, B4B	
1	ACER	PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	2.5M HT, B4B, UPRIGHT FORM	
1	ACER	RUBRUM 'KARPICK'	GOLDFARB KARPICK MAPLE	60H CAL, 2H STD, B4B	
5	CARPINUS	BETULUS FASTIGIATA	PYRAMIDAL EUROPEAN HORNBEECH	60H CAL, B4B	
1	CERCIS	CANADENSIS 'FOREST PANIC'	FOREST PANIC REDBUD	50H CAL, B4B	
2	CHAMAECYPARIS	NOOTKATENSIS 'YENDLA'	HEEPING NOOKSA CYPRESS	3H HT	
1	CHONETOPUS	VIRGATUS	PRINCE TREE	2.5M HT, B4B	
4	CORNUS	EDDIES 'WHITE WONDER'	WHITE WONDER DOGWOOD	50H CAL, STD FORM, B4B	
14	FAGUS	SYLVATICA 'DANYKGI' 'PURPLE'	PURPLE FASTIGIATE BEECH	60H CAL, B4B	
1	MAGNOLIA	KOZUBI 'STELLATA' 'ROYAL STAR'	ROYAL STAR MAGNOLIA	2H HT, B4B	
10	PICEA	CHOROKA 'TRIMB'	BRING BERRYMAN SPRUCE	3H HT	
13	PRUNUS	SEMPRELLATA 'AMANDAWA'	AMANDAWA FLOWERING CHERRY	60H CAL, 1.5M STD, B4B	
5	STYRAX	JAPONICUS 'PINK GARDEN'	JAPANESE SMOKEBELL	50H CAL	

NOTE: \*\* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \*\* CHECK AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HALL AND TRAILER VALLEY. A SUBSTITUTION, OTHER UNWRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604-294-0011 • f: 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.NOV.23	REV. CITY COMMENTS	EC
2	13.FEB.24	REV. SHADE AND DETAIL PLANS	EC
3	13.FEB.24	REV. NEW 3/PS PLAN	EC
T	13.OCT.23	REV. AS PER NEW 3/PS PLAN	EC
7	12.OCT.23	REV. AS PER AMENDED REPORT	EC
1	12.NOV.23	NEW SITE PLAN	HT

CLIENT:

PROJECT:

**31 UNIT TOWNHOME**  
164TH ST. & 23RD AVE.  
SURREY, BC

DRAWING TITLE:

**SHRUB PLAN**

DATE: 12 NOV 23 DRAWING NUMBER:

SCALE: 1:50

DRAWN: CW

DESIGN: CW

CHKD: FCM

**L3**

OF 5

12206-L-2P PMG PROJECT NUMBER: 12-208

23 AVENUE

REF.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED REF / REFSOURCE	PMG JOB NUMBER: 12-208
SHRUB	45	BERRBERG THAMNIFERUS ROSE GILSH	BARRBERG	42 POT	
	12	BUNO; ZIMPHUBERUS	GORPON BOYHOOD	45 POT; 40GH	
	31	HYDRANGEA HAZARDIFELLA BILUNO ENBERG	GLANNE ENBERS BIRLEAF HYDRANGEA	45 POT; 40GH	
	171	WIKONIA DOMESTICA WAKI	SHARP BENTON'S BARBDO	45 POT; 20GH	
	15	RHODODENDRON AWAY KROSHKE	RHODODENDRON BLUE	45 POT; 30GH	
	34	ROSA SONOGA MEDLAND	ROSCA MEDLAND ROSE; PINK	42 POT; 40GH	
	100	ROSA FLUMEN GARTER WHITE	FLORENCE GARTER ROSE	45 POT	
	11	SARGOLCOCCA HOCORERANA 'MABLE'	INHALATIAN SHEET BOX	42 POT; 25GH	
	120	SPREBIA X BENDOLA LINDHARD	LINDHARD'S SPREIA	42 POT; 40GH	
	26-0	TAXUS X MEDIA 'NICKY'	NICKY'S TAX	45 POT; 40GH	
	54	TILIA OCCIDENTALIS 'SHARADE'	EMERALD GREEN CEDAR	44 HT; 40GH	
	28	VERBENA P.L. 'SUNNER BROWNELAND'	SUNNER BROWNELAND VERBENA	45 POT; 40GH	
GRASS	21	CAREX HORRISOWI 'ICE DANCE'	VANDATED JAPANESE SEDGE	45 POT	
	32	HISYANTHUS SHENIGS VARI PUMBRASCENS	FLAKE GRASS	42 POT; 30GH	
	38	OPHIOPOSSON PLANICARPUS 'MARGESCENS'	BLACK HORCO GRASS	45 POT	
	54	PENASCLOM ALPINOGRASS	FOURFAN GRASS	42 POT; HEAVY	
PERENNIAL	6	SCHIZOPHRAGA HYDRANGEODES 'MOONLIGHT'	MOONLIGHT HYDRANGEA VIE	45 POT; 20GH STAKED	
	206	HEPERICALUS 'STELLA D'ORO'	STELLA D'ORO DANVILLE	42 POT	
	37	LANCENOLA ANOSTICOLA 'NIGROE BLUE'	ENGLISH LAVENDER	45 POT	
	131	ALBIDA 'REPTANS' ANOGRAPHERA'	GARRET BULL	45 POT; 20GH	
	242	GALLTERRA SWALLOW	SWALLOW	45 POT	
	104	POLYSTICHUM HEMLOCK	HEMLOCK SWARD FERN	45 POT; 20GH	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW TRADE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SCOPE OF SERVICE. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: ORIGIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

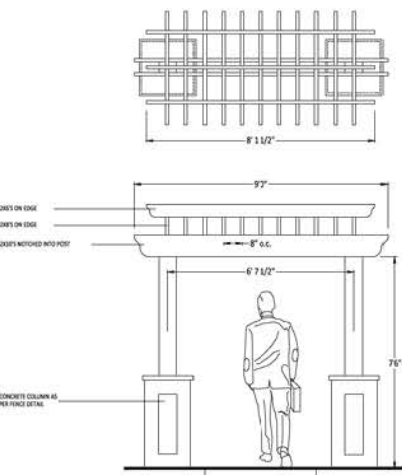
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



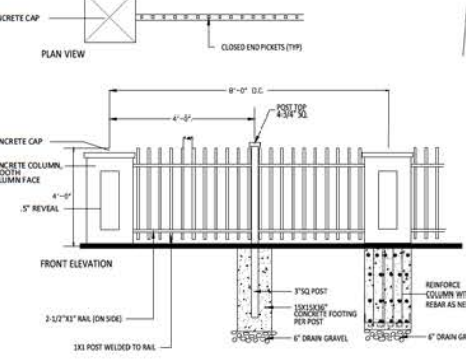
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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0011 f. 604 294-0022

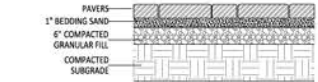
SEAL:



1 TRELLIS AT OUTDOOR AMENITY ENTRY  
1/25



2 42" HT. PICKET FENCE  
1/25



3 PAVERS ON GRADE  
1/25



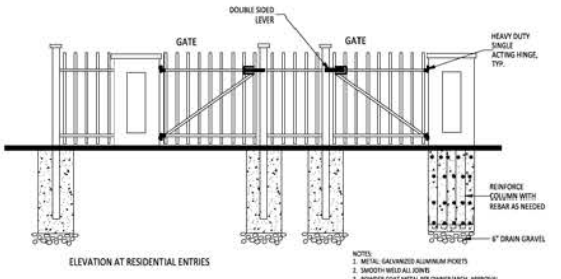
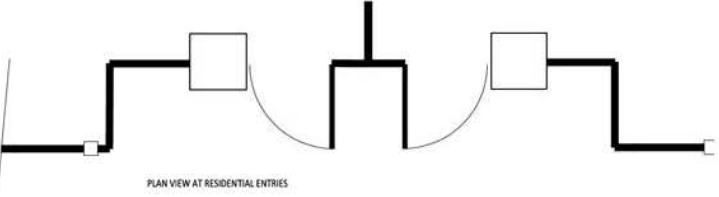
4 BIKE RACK; MAGLIN MBR402



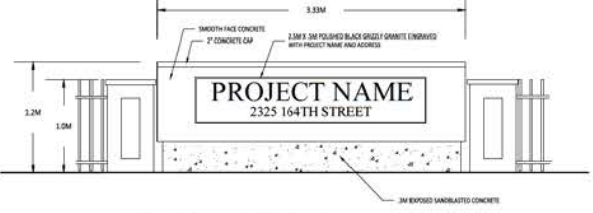
5 BENCH; MAGLIN MLB970W



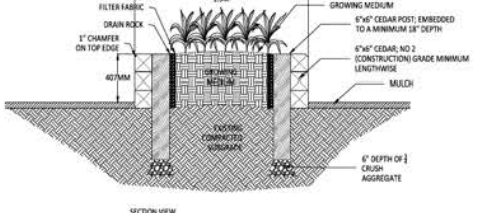
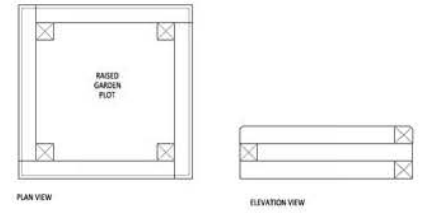
6 SUNBURY CEDAR GARDEN SHED



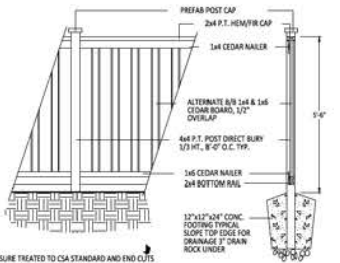
ELEVATION AT RESIDENTIAL ENTRIES



8 42" HT. PICKET FENCE  
1/25



7 RAISED GARDEN PLOT  
1/20



9 6" HT. PERIMETER FENCE AND PRIVACY SCREEN  
1/25

- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-24" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FROM GRADE. GAP TO BE 1/4".

NO.	DATE	REVISION DESCRIPTION	DR.
6	13.FEB.23	REV CITY CHAIRS	BC
5	13.FEB.14	REV SHUB AND DETAIL PLAN	BC
4	13.FEB.20	REV NEW LIFE PLAN	BC
3	13.APR.20	REV AS PER NEW LIFE PLAN	CW
2	13.SEP.20	REV AS PER AEROSOL REPORT	CW
1	12.NOV.23	NEW SITE PLAN	BT

CLIENT:

PROJECT:

**31 UNIT TOWNHOUSE**  
164TH ST. & 23RD AVE.  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 12.NOV.23 DRAWING NUMBER:  
SCALE: AS SHOWN **L4**  
DRAWN: CW  
DESIGN: CW  
CHK'D: PCM **QF 5**

---

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

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

DATE: **March 4, 2013** PROJECT FILE: **7812-0224-00**

---

RE: **Engineering Requirements  
Location: 2325 164 Street**

### **OCP AMENDMENT**

Engineering requirements relative to the OCP Amendment are contained within the Rezoning requirements below.

### **REZONE**

#### ***Property and Right-of-Way Requirements***

- Dedicate 5.042 metre width on 164 Street for unique ultimate 30.20 road allowance;
- Dedicate 10.00 metre width for 23 Avenue, with a minimum 1.50 metre offsite SRW for the half road standard;
- Provide 0.50 metre Statutory Rights-of-Way (SRWs) on 164 Street, and 23 Avenue;
- Secure SRW for offsite servicing corridor, if required; and
- Register a reciprocal access easement with the adjacent property to the north (2345/49 164 Street) to provide interim access should the property at 2345/49 164 Street develop in advance of the full 23A Avenue completion.

#### ***Works and Services***

- Construct the west side of 164 Street to the Collector standard;
- Construct the north side of 23 Avenue to the half road standard;
- Construct storm systems for the frontage roads and to service the proposed development.
- Construct drainage corridors on 23 Avenue and 164 Street;
- Provide onsite sustainable drainage system, including onsite detention, onsite infiltration system and onsite best management practices;
- Construct sanitary system to service the proposed development;
- Construct a 300mm dia water main on 167 Street; the City will fund the upsizing costs from 250mm dia to 300mm dia main;
- Construct water main, sanitary and storm sewer mains on 23 Avenue;
- Construct sanitary sewer to provide gravity servicing to the proposed development.
- Provide approximately \$48,000.00 cash contribution for the works and services associated with the site to the north (2345/49 164 Street) in lieu of consolidation as required in NCP.

NOTE: Detailed Land Development Engineering Review available on file

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.

A handwritten signature in black ink, appearing to read 'Rémi Dubé', is written over the text of the signature block.

Rémi Dubé, P.Eng.  
Development Services Manager

IKi

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0224-00

Issued To: o788828 Bc Ltd

("the Owner")

Address of Owner: 10400 Buttermere Drive  
Richmond, BC  
V7A 1R8

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: 011-101-741

South 207 Feet North Half Lot 7 Section 13 Township 1 New Westminster District  
Plan 5524

2325 164 St

(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) the minimum northerly setback of the RM-30 Zone is reduced from from 7.5 metres (25 ft.) to 3.1 metres (10 ft.);
  - (b) the minimum easterly setback (164 Street) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 5.6 metres (18 ft.); and
  - (c) the minimum southerly setback (23 Avenue) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
5. The the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0224-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

**PROJECT STATISTICS**

**CIVIC ADDRESS**  
2325 - 164th STREET  
SURREY, B.C.

**PROPOSED ZONING** RM-30

**LOT AREA**  
GROSS 6,471.03 m<sup>2</sup>  
ROAD WIDENING 1,326.43 m<sup>2</sup>  
NET TOTAL 5,144.60 m<sup>2</sup>

**LOT COVERAGE** 42%

**BUILDING SITE COVERAGE**  
TOTAL 2,179.63 m<sup>2</sup>

**SETBACKS**  
NORTH - 3.0 m  
EAST - 4.5 m  
SOUTH - 4.5 m  
WEST - 7.5 m

**BUILDING HEIGHT**  
12.5m / 3 STOREYS

**NUMBER OF UNITS - 31**  
BUILDING A - 6  
BUILDING B - 1  
BUILDING C - 11  
BUILDING D - 9  
BUILDING E - 6  
BUILDING F - 6  
TOTAL 31

**BUILDING FLOOR AREA**  
BUILDING A - 1,055.27 m<sup>2</sup>  
BUILDING B - 194.94 m<sup>2</sup>  
BUILDING C - 175.77 m<sup>2</sup>  
BUILDING D - 1,272.93 m<sup>2</sup>  
BUILDING E - 1,095.65 m<sup>2</sup>  
BUILDING F - 885.48 m<sup>2</sup>  
TOTAL 4,686.02 m<sup>2</sup>

**DENSITY**  
GROSS: 31 UNITS + 1.60 ACRES = 19.39 UNITS/ACRE  
NET: 31 UNITS + 1.27 ACRES = 24.39 UNITS/ACRE

**FAR**  
GROSS: 0.72  
NET: 0.50

**OUTDOOR AMENITY SPACE**  
**INDOOR**  
- REQUIRED: 93.00 m<sup>2</sup>  
- PROVIDED: 53.70 m<sup>2</sup>  
**OUTDOOR**  
- REQUIRED: 93.00 m<sup>2</sup>  
- PROVIDED: 95.60 m<sup>2</sup>

**OFF-STREET PARKING**  
**RESIDENCE**  
PROVIDED: 62 PARKING SPACES IN GARAGES  
**VISITORS**  
REQUIRED: 31 + 0.2 = #2  
PROVIDED: 6 (INCLUDING 1 HIA)



PLAN 5524

- LEGEND**
- EXISTING GRADING
  - FINISH GRADE
  - SURFACE DRAINAGE
  - AP ASPHALT PARKING
  - BR BIKE RACKS
  - CB CATCH BASIN
  - CC CURB CUT
  - CR CONCRETE CURB
  - CP CONCRETE PAVERS
  - CW CONCRETE SIDEWALK
  - DF DECORATIVE FENCE
  - HA HANDICAPPED ACCESSIBLE PARKING
  - LA LANDSCAPED AREA
  - MB MAIL BOX
  - SM SMALL CAR PARKING
  - T TRANSFORMER
  - WS WHEEL STOP

**NOTES**

- FENCE, GATES, SITE CLOSURES AND PRIVACY SCREEN DETAILS REFER TO LANDSCAPE DWG
- CONCRETE PAVEMENT TYPES, COLOURS AND DETAILS REFER TO LANDSCAPE DWG



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No.	Date	Revision Details
1	12/12/20	Revised FAR to 0.90
2	12/12/20	Reduced building floor area

**W G ARCHITECTURE INC**

1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:  
31 UNIT TOWNHOUSE PROJECT  
2325 - 164 St. SURREY, B.C.

Drawing Title: **SITE PLAN**

Date	Project Number
May 2012	1217

Scale: 1" = 16' - 0"

Drawn By: BM, NC  
Approved By: WG

**DP101**

Schedule A

7912-0224-00 (A)



Wednesday, February 20, 2013  
Planning

## THE IMPACT ON SCHOOLS

APPLICATION #: 12.0224.00

### SUMMARY

The proposed 1 to house units are estimated to have the following impact on the following schools:

### Projected # of students for this development:

Elementary Students	6
Secondary Students	0

### September 2012 enrolment School capacity

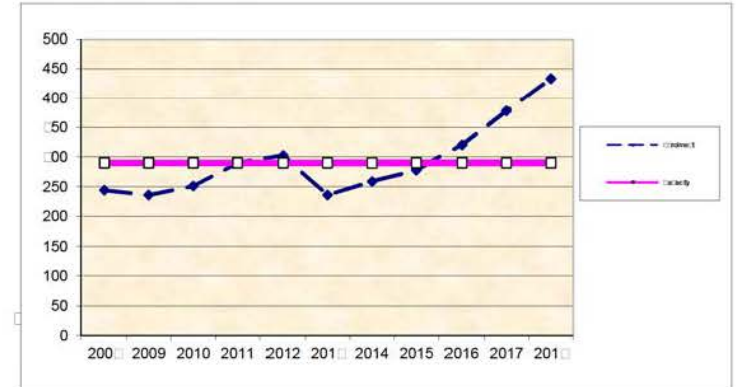
<b>Pacific Heights Elementary</b>	
Enrolment (K-7)	400/259
Capacity (K-7)	400/250
<b>Earl Marriott Secondary</b>	
Enrolment (K-12)	1944
Compl. Capacity (K-12)	1500
Functional Capacity (K-12)	1620

### School Enrolment Projections and Planning Update:

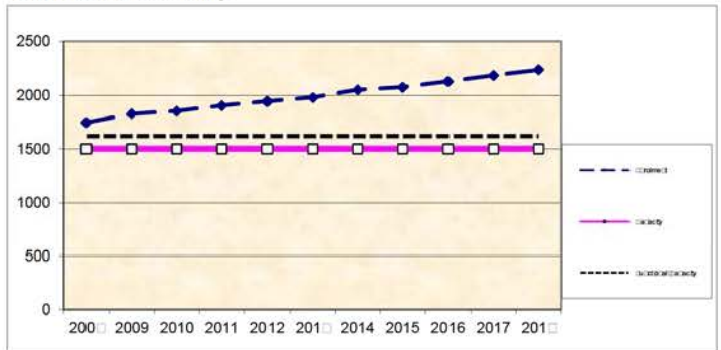
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A replacement elementary school (Sunnyside Elementary) is under construction on 28th Avenue near 160th Street and is expected to open in September 2013. The School District has also approved boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has also been purchased south of 24th Avenue - Site #206 on Edgewood Drive. The school district has also completed purchase of land for a new secondary school site in the Grandview Area adjoining the City of Surrey land assembly for a future Aquatic Centre and Recreation facilities. The School District has submitted a proposal for a new Grandview Area secondary school as a high priority project to the Ministry of Education. The proposed secondary school is #5 priority (funding year is 2014 - yr. 3) in the districts 2012-2016 Five Year Capital Plan. A proposed addition to Pacific Heights Elementary is also included in the capital plan, currently as priority #13 (year 4) but is not scheduled to be considered in the funding year of the submitted plan. The provision of services and residential growth expectations of the NCP #2 are included in the enrolment projections below. The projections may be affected by timing of development approvals, housing growth, demographic changes and market factors.

### Pacific Heights Elementary

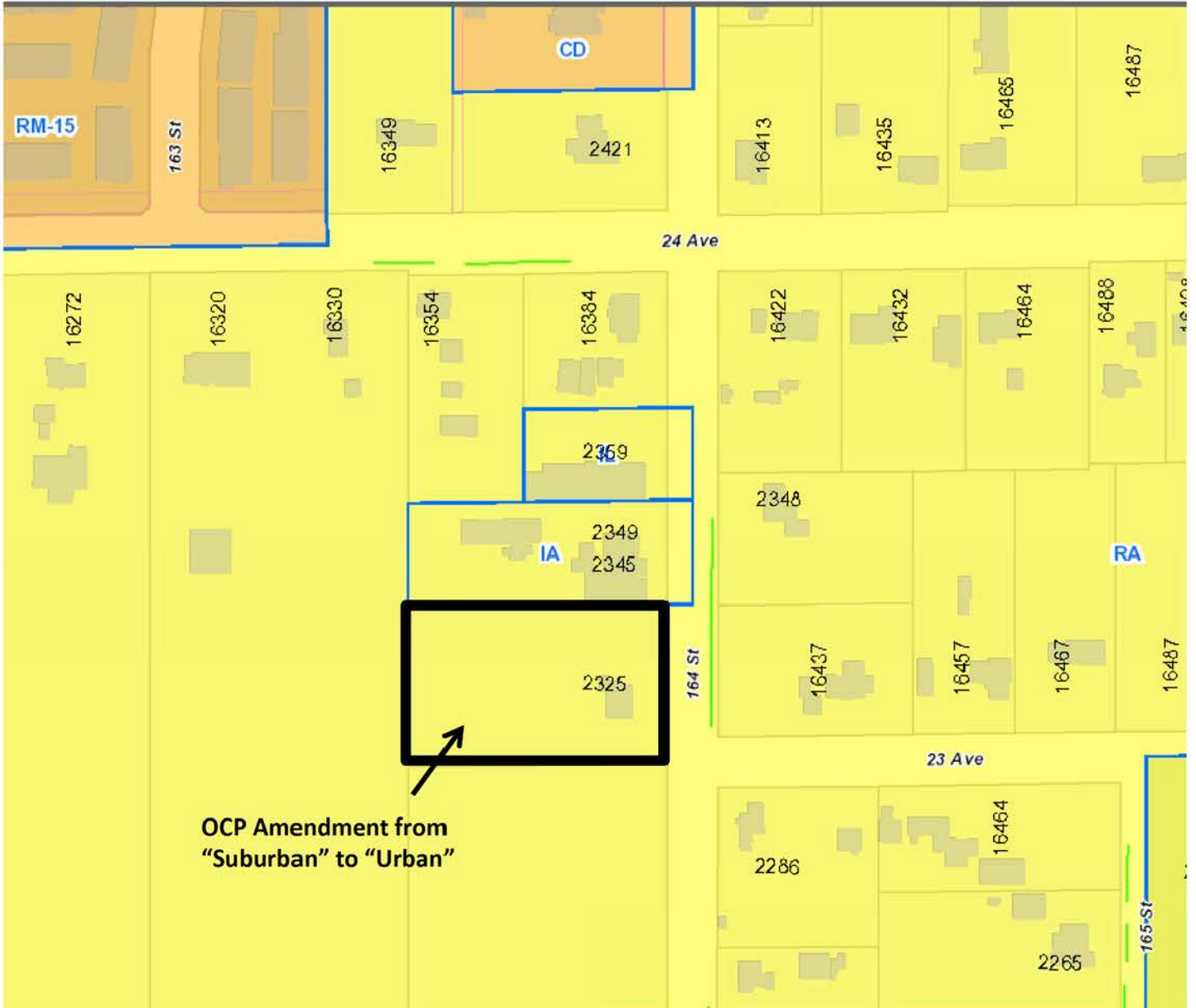


### Earl Marriott Secondary



\*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.

7912-0224-00  
OCP Redesignation Map







POTENTIAL FOR FUTURE DEVELOPMENT  
16 TOWNHOUSE UNITS

6  
PLAN 5524



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Project Title  
31 UNIT TOWNHOUSE PROJECT  
2325 - 164 St.  
SURREY, B.C.

Drawing Title  
CONTEXT PLAN

Date	Project No.
May 2012	1
Scale	Drawn By
1" = 16' - 0"	BM, NC
Approved By	DF
WG	

Subject Site

Appendix VII