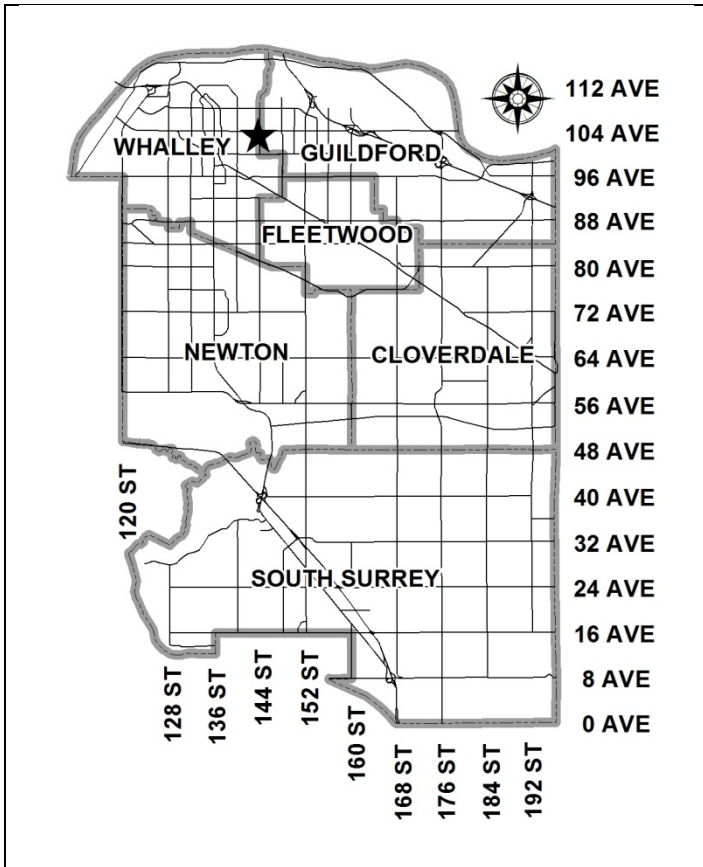


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0015-00

Planning Report Date: July 8, 2013



PROPOSAL:

- Rezoning from RF to RM-30
- Development Permit
- Development Variance Permit

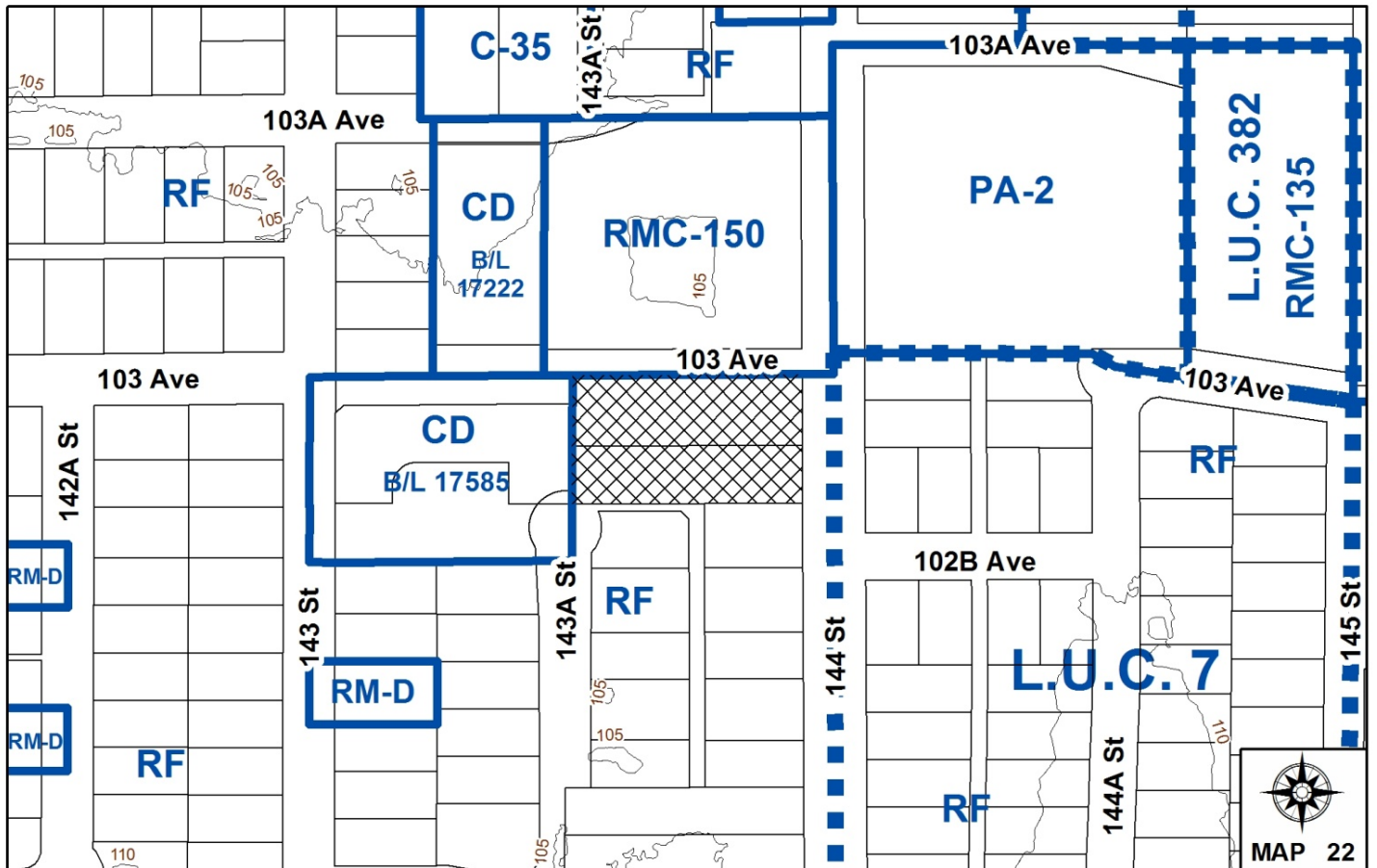
in order to permit the development of 23 townhouse units.

LOCATION: 10275 and 10293/95 - 144 Street

OWNERS: Randall P. Dyck
 Ronald J. Reid
 Marcus Braun

ZONING: RF

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to eliminate outdoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxations to the RM-30 Zone to permit:
 - reduced setbacks along all lot lines;
 - visitor parking within the required setbacks; and
 - unenclosed tandem parking spaces.

RATIONALE OF RECOMMENDATION

- Complies with Multiple Residential designation in the OCP.
- The proposed density and building form are compatible with the recently approved townhouse project to the immediate west (Application No. 7911-0215-00).
- The proposed variances do not impact adjoining residential properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "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 eliminate the required indoor amenity space.
3. Council approve the applicant's request to eliminate the required outdoor amenity space.
4. Council authorize staff to draft Development Permit No. 7913-0015-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0015-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
 - (d) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
 - (e) to vary the parking requirements of the RM-30 Zone, to allow one visitor parking space within the required setbacks; and
 - (f) to vary the tandem parking requirements of the RM-30 Zone to allow one (1) tandem parking space to be unenclosed for each of the 11 units with tandem parking.
6. 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) 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) cancellation of the existing strata plan regulating the existing duplex;
- (h) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) 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;
- (j) 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;
- (k) the applicant adequately address the impact of no indoor amenity space;
- (l) the applicant adequately address the impact of no outdoor amenity space;
- (m) registration of a right-of-way for public access along the west property line to accommodate a pedestrian walkway and in the northeast corner of the property to accommodate a small public corner plaza; and
- (n) support of Development Variance Permit No. 7913-0015-00.

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:**

5 Elementary students at Lena Shaw Elementary School
2 Secondary students at Guildford Park Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

Parks has some concerns with respect to the pressure the project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and non-conforming stratified duplex to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 103 Avenue):	Four-storey apartment building.	Multiple Residential	RMC-150
East (Across 144 Street):	Single family dwellings.	Multiple Residential	L.U.C. 7 (underlying zone is RF)
South:	Single family dwelling and duplex.	Urban	RF
West:	Townhouses.	Multiple Residential	CD (By-law No. 17585)

DEVELOPMENT CONSIDERATIONS

Proposal

- The 0.44-hectare (1.1 ac.) subject site consists of two lots at the southwest corner of 144 Street and 103 Avenue along the Whalley / Guildford border. The site is designated Multiple Residential in the Official Community Plan (OCP).
- The applicant proposes rezoning the site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" in order to permit the development of a 23-unit townhouse development consisting of four buildings.
- The applicant proposes setback and parking relaxations (see By-Law Variance section). All other aspects of the proposed development, including the density, comply with the RM-30 Zone.
- The proposed project will achieve a floor area ratio (FAR) of 0.81, which is less than the maximum 0.9 FAR permitted in the RM-30 Zone.
- As part of the application, 11.0 metres (36 ft.) of road will be dedicated along the north property line to permit the construction of the remaining portion of 103 Avenue flanking the subject site.

- A 3.0-metre (10 ft.) wide lane exists along the western half of the south property line of the subject site. As part of the subject proposal, the applicant will be required to dedicate and construct an additional 3.0 metres (10 ft.) of lane which will result in the lane achieving its ultimate 6.0-metre (20 ft.) width.
- A stratified duplex occupies the northern subject lot. The applicant will be required to cancel the strata plan in accordance with the *Strata Property Act*. The duplex and the single family dwelling and all accessory buildings on the subject site will be required to be removed.

PRE-NOTIFICATION

Pre-notification letters were mailed on February 18, 2013 and staff received four responses:

- Two residents were opposed to the development, as they feel the area is too dense, there is not enough parking, and are concerned about tree retention and light pollution. One of the residents resides in a single family home to the immediate south of the proposed development, and opposes the proposed setback relaxations.

(The proposed townhouse project is consistent with the Multiple Residential designation in the Official Community Plan, and complies with the density requirements of the RM-30 Zone. The proposed FAR of 0.81, is less than the 1.0 FAR achieved by the recently approved townhouse project immediately to the west, which was approved under development application no. 7911-0215-00.

The proposed setback relaxations are compatible with the setbacks approved for the adjoining townhouse project to the west, including the south yard setback, which is 2.7 metres (9 ft.) for the townhouse project to the west, and 2.8 metres (9 ft.) for the subject application.

The adjoining project to the west abuts single family homes along the southern property line of the development. However, the western portion of the subject townhouse development is separated from the adjoining single family lot by a 3-metre (10 ft.) wide lane which the applicant will be required to widen to 6.0 metres (20 ft.), and will provide added separation between the proposed townhouses and the single family home to the immediate south.)

- Two residents support the proposed development, however, one respondent is concerned about the disturbances from dust and noise caused during the construction phase.

(City By-law No. 4682 permits construction noise between the hours of 7:00 am and 10:00 pm, Monday through Saturday, including statutory holidays. No construction is permitted on Sunday.)

DESIGN PROPOSAL AND REVIEW

Overall Design Considerations

- The proposed development contains 23, three-storey townhouses that are housed within four buildings.
- Exterior cladding materials include the extensive use of plank and shingle vinyl siding in green and beige tones, with white trim for all façades. The roof includes pitched roofs with gables to increase the roof line articulation and will be clad in composite asphalt shingles.
- Units range in size from 101 square metres (1,100 sq.ft.) to 123 square metres (1,300 sq.ft.). Sixteen (16) of the units will have three bedrooms and 7 units will have two bedrooms.
- The majority of the living areas are proposed on the upper floors, with the exception of a den that is proposed on the ground floor of each unit. The ground floor dens are approximately 2.5 metres (8 ft.) deep to ensure they are useable for purposes other than storage.

Landscaping

- A 7.0-metre (23 ft.) wide pedestrian pathway is proposed to provide pedestrian access from the end of the cul-de-sac bulb on 134A Street to 103 Avenue.
- 3.0 metres (10 ft.) of this 7.0-metre (23 ft.) wide pathway was provided and constructed by the developer of the townhouse project to the west.
- The proposed project will provide a 3.0-metre (10 ft.) statutory right-of-way along the western boundary of the site, to facilitate the development of a 7.0-metre (23 ft.) wide public pathway for pedestrians. The pedestrian pathway will consist of two separate north/south paths, that are separated by a landscaping strip.
- A row of trees will be planted along the west property line to provide a buffer between the townhouse development and the public pathway along the west property line.
- On-site landscaping on the subject lot will consist of trees such as Japanese Maple, Dogwood, Locust, Cedar and Ironwood trees interspersed with shrubs such as Dogwood, Azaleas, Rhododendrons, Yew and others, and perennials such as Roses, Daylily, and Hostas.
- Each townhouse unit has access to a front patio, which provides private outdoor space for the residents.
- Units that front onto a public road or public pathway will have direct pedestrian access from the public sidewalk by way of a walkway through a wood gate.

Amenity Space and Corner Plaza

- The RM-30 Zone requires that 69 square metres (743 sq.ft.) each for indoor and outdoor amenity spaces be provided (3.0 sq.m. / 32 sq.ft. per dwelling unit). However, no indoor or outdoor amenity spaces are proposed for this townhouse development.

- The applicant will be required provide amenity contributions to mitigate the elimination of required indoor and outdoor amenity spaces in accordance with Council policy.
- A small corner feature is proposed in the northeast corner of the site. It is designed in honour of Hawthorne Park. Hawthorne Park is a large natural park with a playground, water park and nature trails, situated one block north on 104 Avenue. Foliage imprints are proposed in the concrete paving in recognition of the natural look and number of trees within this park. The foliage imprints are of Hawthorne and Maple leaves; Hawthorne leaves in honour of the name of the park and Maple leaves in honour of the Vine Maples and Big Leaf Maples found within the park.

Arborist Report and Tree Protection

- Norman Hol of Arbortech Consulting prepared the Arborist Report and Tree Preservation/Replacement Plans. They are currently under review by the City Landscape Architect. An acceptable finalized Arborist Report and Tree Preservation/Replacement Plan is required to be submitted prior to consideration of final adoption.
- The chart below provides a preliminary summary of the on-site tree retention and removal by species:

Tree Species	Total No. Trees	Total Proposed for Retention	Total Proposed for Removal
Alder	6	0	6
Cottonwood	3	0	3
Douglas-fir	1	0	1
Western red cedar	3	1	2
Western hemlock	1	0	1
Total	14	1	13

- All 13 trees proposed for removal are located within, or near the building envelope or road dedication areas or are hazardous.
- A large cedar tree is proposed to be retained along the southern property line next to the lane. Although a visitor parking space and internal pedestrian pathway encroaches slightly into the tree protection zone, the applicant's Arborist has indicated that the project design will accommodate the successful retention and protection of the cedar tree. Retaining this cedar tree will provide additional screening between the proposed development and the existing single family home to the immediate south of the property.

Parking and Circulation

- Access to the site is proposed from 103 Avenue. All units will have vehicular access from the internal driveway.
- All units will have two parking spaces (i.e. side-by-side or tandem).
- A total of 46 resident parking spaces are to be provided on-site. The parking spaces to be provided meet the minimum number and dimensional requirements in Surrey Zoning By-law No. 12000.

- The off-street resident parking spaces will be provided as follows:
 - For 11 of the townhouse units, tandem parking will be provided where one parking space will be located inside the garage, and the second space located outside on the driveway (See By-law Variances section); and
 - For 12 units, double garages will be provided, where both parking spaces are to be located side-by-side within the garage.
- The RM-30 Zone states that tandem parking spaces must be enclosed and attached to each unit if the units are ground-oriented. Approximately 48% of the proposed tandem parking spaces are located outside on the driveway. Therefore, a variance is required to address this unenclosed tandem parking arrangement (see By-law Variances section).
- A total of five visitor parking spaces will be provided. One of the visitor parking spaces will be located within the north yard setback and will require a variance (see By-law Variances section).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 5, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Complies with Multiple Residential designation in the Official Community Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Contains a range of unit sizes.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Proposes absorbent soil and permeable pavement / surfaces • Recycling pickup will be made available.
4. Sustainable Transport & Mobility (D1-D2)	
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • CPTED principles applied by having habitable rooms on the ground floor of each unit.
6. Green Certification (F1)	
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Sustainable features document will be provided for new occupants.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum setbacks in the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 7.0 metres (23 ft.) along the west property line;
 - 4.5 metres (15 ft.) along the north property line;
 - 3.7 metres (12 ft.) along the east property line; and
 - 2.8 metres (9 ft.) along the south property line.

Applicant's Reasons:

- The subject site is the last remaining underdeveloped site in this block. Due to the road dedication requirements, the subject site is constrained and therefore variances are required in order to create a viably developable site.
- The reduced setbacks along north, east, and west property lines allow the buildings to engage well with the streets and public walkway by bringing them closer to the public realm, providing eyes on the street for natural CPTED surveillance.
- Minimal glazing is proposed along the south elevation of Building Nos. 2 and 4 to ensure privacy for neighbouring residents.

Staff Comments:

- The setback variances are acceptable as they allow for better public realm-oriented units along all property lines.
- The reduced south yard setback is for a side yard condition for Building Nos. 2 and 4 and is appropriate for this specific context. Building No. 3, which fronts the south property line, is set back 4.5 metres (15 ft.) and has less of an impact on the neighbouring single family home immediately to the south, across the 6.0-metre (20 ft.) wide lane.
- The site is significantly constrained by the amount of required road dedication and the required public pathway along the west property line.
- Staff support the requested variances.

(b) Requested Variance:

- To vary the parking requirements of the RM-30 Zone to allow one visitor parking space within the required setbacks.

Applicant's Reasons:

- Only one of the five required visitor parking stalls is proposed within the setback. This is consistent with the townhouse project (Application No. 7911-0215-00) to the immediate west, which has one out of six visitor parking stalls located within the setback.

Staff Comments:

- The visitor parking stall will be adequately screened from the adjoining street and sidewalk with a low brick wall and landscaping.
- Staff support the requested variance.

(c) Requested Variance:

- To vary the enclosed tandem parking space requirements of the RM-30 Zone to allow one (1) outside parking space for each of the eleven (11) units with tandem parking.

Applicant's Reasons:

- The proposed variance will provide future owners additional liveable space in each of the tandem units and include ground level rooms that provide better interaction with the street and public pathway.

Staff Comments:

- The RM-30 Zone requires that tandem parking spaces for townhouse developments be enclosed and attached to each dwelling unit.
- In the RM-30 Zone, up to 50% of all required resident parking is permitted outside (except for tandem parking). The applicant is proposing outside tandem parking spaces for 48% of the total resident parking.
- Based on the geometry of the site and configuration of the proposed townhouse units, having on outside parking space for each tandem unit allows for a more efficient use of the site compared to townhouse units with fully enclosed tandem parking garages.
- The proposed variance does not impact adjacent properties.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7913-0015-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/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		4,424 sq. m.
Road Widening area		1,174 sq. m.
Undevelopable area		
Net Total		3,250 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45	38
Paved & Hard Surfaced Areas		34
Total Site Coverage		72
SETBACKS (in metres)		
East	7.5 m.	3.7 m.*
West	7.5 m.	7.0 m.*
North	7.5 m.	4.5 m.*
South	7.5 m.	2.8 m.*
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m.	10.26 m.
Accessory	4.5 m.	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		7
Three Bedroom +		16
Total	23 maximum	23
FLOOR AREA: Residential	2,925 sq. m.	2,674 sq. m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,541 sq. m. (incl. garages)

* **Variance requested**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		53 upha / 22 upa
# of units/ha /# units/acre (net)	73 upha / 30 upa	72 upha / 29 upa
FAR (gross)		0.60
FAR (net)	0.90	0.81
AMENITY SPACE (area in square metres)		
Indoor	69 sq. m.	0*
Outdoor	69 sq. m.	0*
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		14
3-Bed		32
Residential Visitors		5
Institutional		
Total Number of Parking Spaces		51
Number of disabled stalls		1
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units		11 / 48%*
Size of Tandem Parking Spaces width/length		3.3 m. / 10.8 m.

* *Variance requested*

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Building #1	Building #2	Building #3	Building #4
SETBACK (in metres)				
East		3.7 m.		
West				7.0 m.
North	4.5 m.	5.4 m.		4.6 m.
South		2.8 m.	4.5 m.	3.1 m.
BUILDING HEIGHT (in metres/storeys)	9.64 m. / 3	10.26 m. / 3	9.64 m. / 3	9.8 m. / 3
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE				
Bachelor				
One Bedroom				
Two Bedroom		3		4
Three Bedroom +	5	4	4	2
TOTAL FLOOR AREA (excluding garages)	610 sq. m.	740 sq. m.	610 sq. m.	664 sq. m.
(including garages)	793 sq. m.	1,076 sq. m.	793 sq. m.	879 sq. m.



PROPOSED TOWNHOME DEVELOPMENT 10273, 10283, 10293 144 St. Surrey, BC

2019.01.16
STREETSCAPES
 FOCUS

<p>Nov 02, 2013 General Revisions</p> <p>Apr 25, 2013 Site Plan Revisions - Planning</p> <p>Mar 05, 2013 Site Plan Revisions - Planning</p> <p>March 6, 2013 Site Plan Revisions - Increased road dedication</p> <p>Feb 22, 2013 DP Revisions - Planning</p> <p>Jan 16, 2013 Issued for RZ/C Application</p>
<p>REVISIONS:</p>
<p>CONSULTANTS</p>

PROPOSED TOWNHOME DEVELOPMENT

MARCUS BRAUN

10275 10293, 10295 144 St.
Surrey, BC

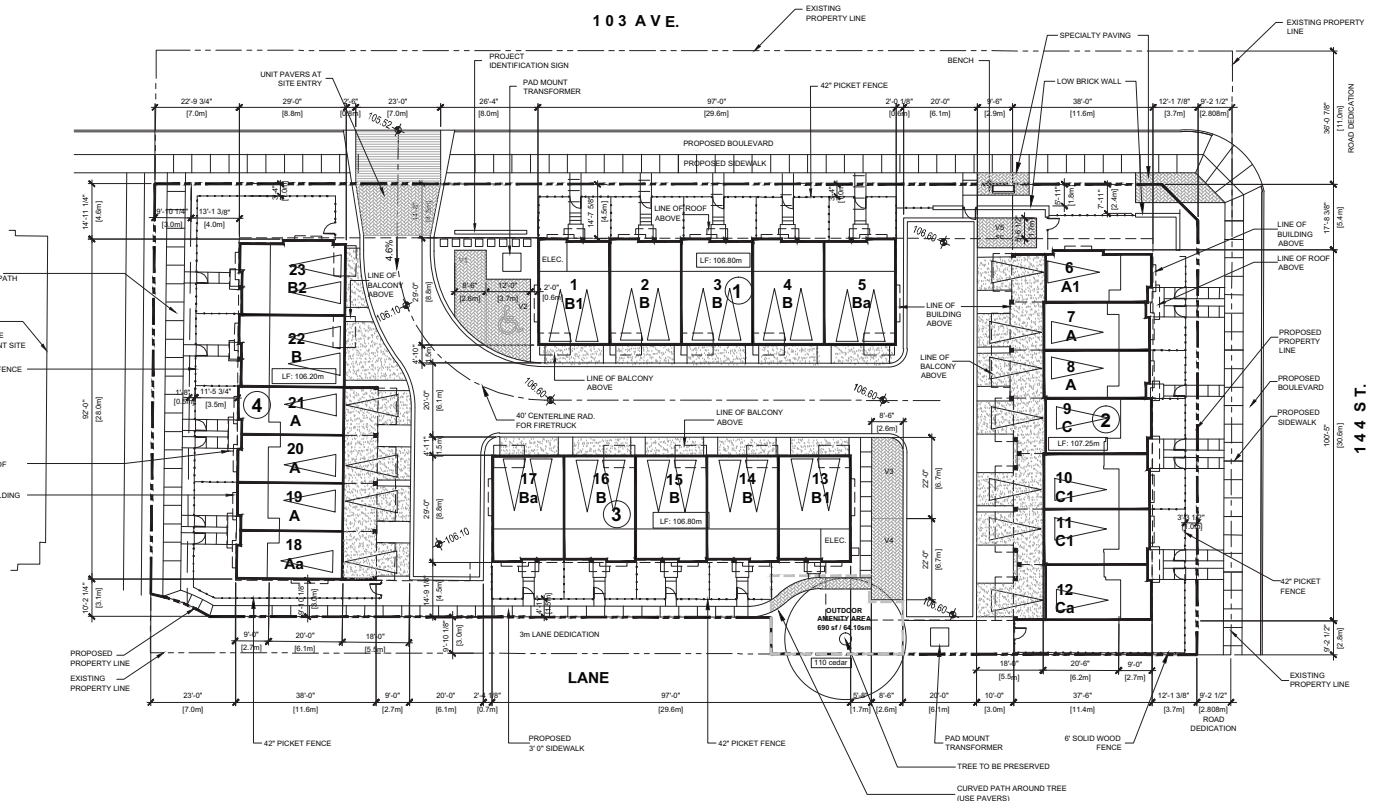
SITE PLAN

<p>DRAWN CH/VVN</p>	<p>CHECKED CH</p>
<p>SCALE 1/16" = 1'-0"</p>	<p>DATE Jan 16, 2013</p>
<p>SHEET NO. DP-01</p>	<p>FILE NO. 1210</p>



109 - 1529 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jannie J. Kasuppli Architect AIBC, M.A.A.C.
Dave Boswell B.O.A.I.B.C. A.S.C.T



SITE RECONCILIATION

LEGAL DESCRIPTION:
STRATA PLAN W19586 AND PARCEL "A" OF LOT 3 PLAN 10256, BOTH OF SECTION 25, BLOCK 5 NORTH, RANGE 2 WEST, N.W.D

CIVIC ADDRESS:
10293, 10295, 10275 - 144th St.
SURREY, BC

ZONING INFORMATION:

ZONE:	EXISTING: RF	PROPOSED: CD (BASED ON RM-30)	
LOT AREA:	GROSS SITE AREA = 47,627 sq.ft. (4,424.05 m ²) = 1.093 ac. (0.442 Ha.)	ROAD DEDICATION = 13,447 sq.ft. (1,249.23 m ²) = 0.309 ac. (0.125 Ha.)	NET SITE AREA = 34,180 sq.ft. (3,175.32 m ²) = 0.784 ac. (0.317 Ha.)
SETBACKS:	REQUIRED: 7.5m all sides (BASED ON RM-30)	PROPOSED: SOUTH (LANE): 3.6m (BUILDING 4) 4.5m (BUILDING 3) 2.8m (BUILDING 2) NORTH (103 AVE): 4.4m (BUILDING 4) 4.5m (BUILDING 1) 5.4m (BUILDING 2) EAST (FRONT-144 St): 3.7m (BUILDING 2) WEST (REAR): 7.6m (BUILDING 4)	

LOT DENSITY:

FAR: ALLOWABLE: 0.90
PROPOSED (GROSS): 2,579.92 m² / 4,424.05 m² = 0.58
PROPOSED (NET): 2,579.92 m² / 3,175.32 m² = 0.81
(EXCLUDES GARAGES, "PARKING WITHIN THE BUILDING ENVELOPE")

UPH: ALLOWABLE: 75 UPH (30 upts)
PROPOSED (GROSS): 23 du / 0.442 ha (1.093ac) = 52 upts (21 upts)
PROPOSED (NET): 23 du / 0.317 ha (0.784ac) = 73 upts (29 upts)

LOT COVERAGE: ALLOWABLE: 45.0%
PROPOSED: 1,237.10 m² / 3,175.32 m² = 38.96%

BUILDING HEIGHT: ALLOWABLE: 13.00 m (43 ft.)
PROPOSED: 16.26 m (53.67 ft.) (BUILDING 2)
9.64 m (31.63 ft.) (BUILDINGS 1 & 3)
9.82 m (32.21 ft.) (BUILDING 4)

OUTDOOR AMENITY SPACE: REQUIRED: 3m² (32 sq.ft.) / du x 23 du = 69m² (742.71 sq.ft.)
PROPOSED: 64.10m² (690 sq.ft.) (CASH IN-LIEU TO BE PROVIDED FOR AMENITY SHORTFALL)

INDOOR AMENITY SPACE: REQUIRED: 3m² (32 sq.ft.) / du x 23 du = 69m² (742.71 sq.ft.)
PROPOSED: 0m² (CASH IN-LIEU)

PARKING: RESIDENT: REQUIRED: 2 STALLS PER UNIT = 46 STALLS
PROVIDED: 46 STALLS (INCLUDES 6 SMALL CAR SPACES)

VISITOR: REQUIRED: 0.2 STALLS PER UNIT = 4.6 STALLS
PROVIDED: 5.8 STALLS (INCLUDES 1 STALL FOR DISABLED PERSONS AND 1 SMALL CAR SPACE)

TOTAL PARKING PROVIDED: 51 STALLS

FLOOR AREA SUMMARY

UNIT TYPE	# of UNITS	# of BEDS	LOWER	MAIN	UPPER	UNIT TOTALS	SITE TOTALS
A	5	2	99 sq.ft.	494 sq.ft.	494 sq.ft.	1,087 sq.ft.	5,435 sq.ft.
A1	1	2	100 sq.ft.	514 sq.ft.	500 sq.ft.	1,114 sq.ft.	103.49 m ²
Aa	1	2	100 sq.ft.	510 sq.ft.	500 sq.ft.	1,110 sq.ft.	103.12 m ²
B	7	3	132 sq.ft.	527 sq.ft.	581 sq.ft.	1,240 sq.ft.	6,860 sq.ft.
B1	2	3	65 sq.ft.	541 sq.ft.	586 sq.ft.	1,192 sq.ft.	2,384 sq.ft.
Ba	2	3	133 sq.ft.	542 sq.ft.	586 sq.ft.	1,261 sq.ft.	2,522 sq.ft.
B2	1	3	131 sq.ft.	546 sq.ft.	587 sq.ft.	1,264 sq.ft.	1,264 sq.ft.
C	1	3	147 sq.ft.	559 sq.ft.	606 sq.ft.	1,312 sq.ft.	1,312 sq.ft.
C1	2	3	146 sq.ft.	561 sq.ft.	602 sq.ft.	1,311 sq.ft.	2,622 sq.ft.
Ca	1	3	149 sq.ft.	565 sq.ft.	613 sq.ft.	1,327 sq.ft.	1,327 sq.ft.
TOTAL	23						EXCLUDING GARAGES: 27,770 sq.ft. INCLUDING GARAGES: 35,959 sq.ft. 3340,699 m²

LOT COVERAGE SUMMARY

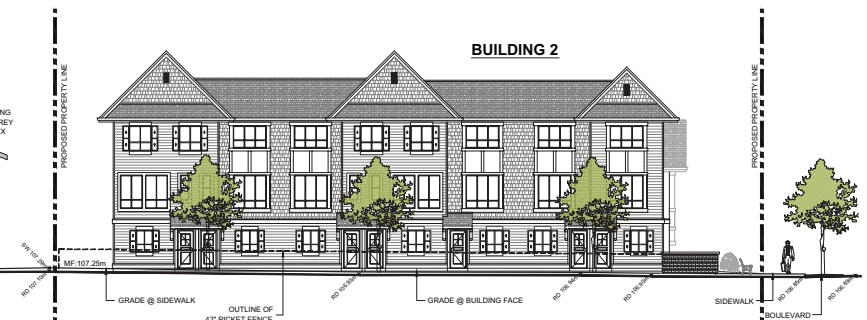
BUILDING #	# of UNITS	LOT COVERAGE
1	5	3,026 sq.ft.
2	7	3,987 sq.ft.
3	5	3,026 sq.ft.
4	6	3,277 sq.ft.
TOTAL	23	13,316 sq.ft.



PROJECT: 20120720-PROPOSED TOWNHOME DEVELOPMENT, 10295 144 ST. SURREY, BC V2S 8A3
 DRAWING: 20120720-PROPOSED TOWNHOME DEVELOPMENT, 10295 144 ST. SURREY, BC V2S 8A3 - STREETScape
 DATE: 20120720
 THE DRAWING IS THE PROPERTY OF FOCUS ARCHITECTURE INCORPORATED AND SHOULD NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FOCUS ARCHITECTURE INCORPORATED.



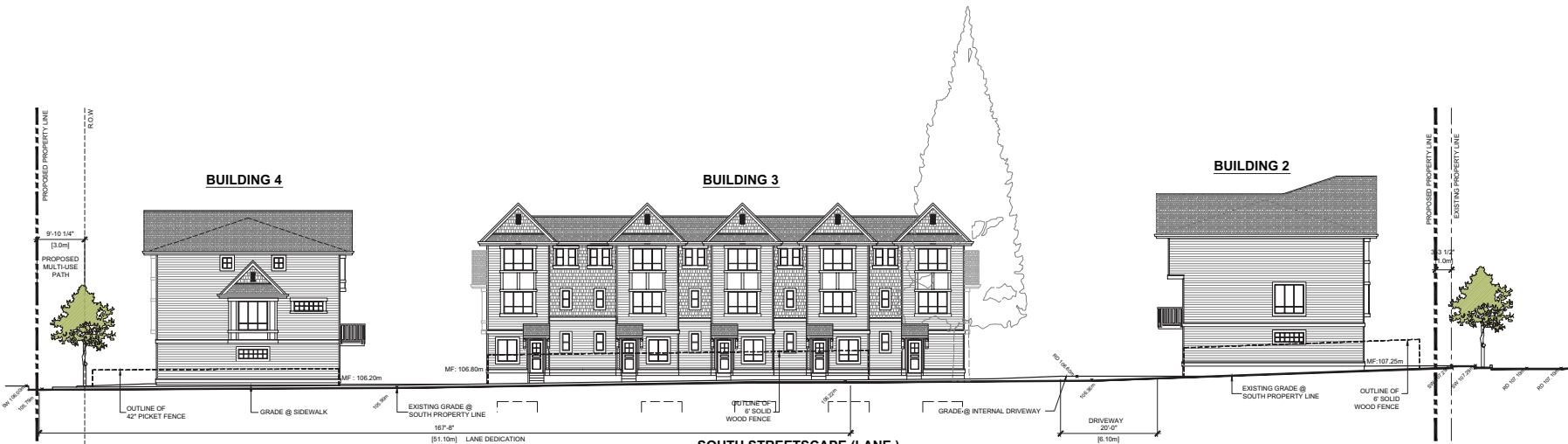
NORTH STREETScape (103 AVE)
SCALE: 3/32" = 1'-0"



EAST STREETScape (144 st.)
SCALE: 3/32" = 1'-0"



WEST STREETScape (AT MULTI-USE PATH)
SCALE: 3/32" = 1'-0"



SOUTH STREETScape (LANE)
SCALE: 3/32" = 1'-0"

City of Surrey file number
7913-0015-00

May 02, 2013	General Revision
Apr 25, 2013	Site Plan Revisions - Planning
Mar 25, 2013	Site Plan Revisions - Planning
March 6, 2013	Site Plan Revisions - Planning
Feb 22, 2013	Site Plan Revisions - Increased road dedication
Jan 16, 2013	DP Revisions - Planning
Jan 16, 2013	Issue for R2/DP Application

REVISIONS

CONSULTANTS

PROJECT
PROPOSED TOWNHOME DEVELOPMENT
MARCUS BRAUN

LOCATION
10275, 10293, 10295 144 St.
Surrey, BC

DRAWING TITLE
STREETSCAPES

DRAWN VN	CHECKED CH
SCALE 3/32" = 1'-0"	DATE Jan 16, 2013

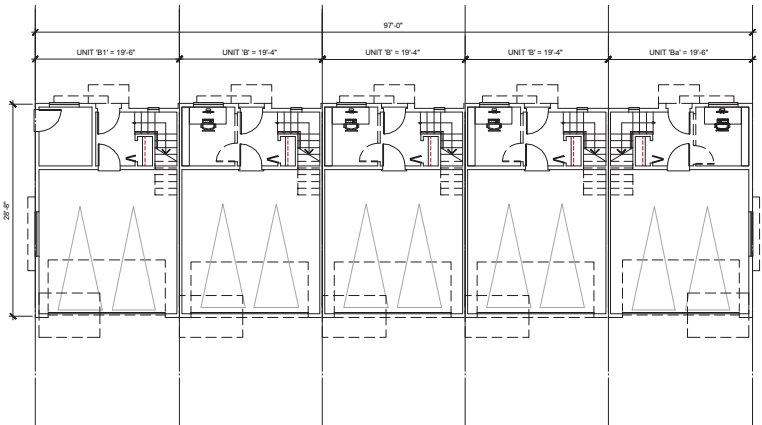
SHEET NO. FILE NO.
DP-01b 1210



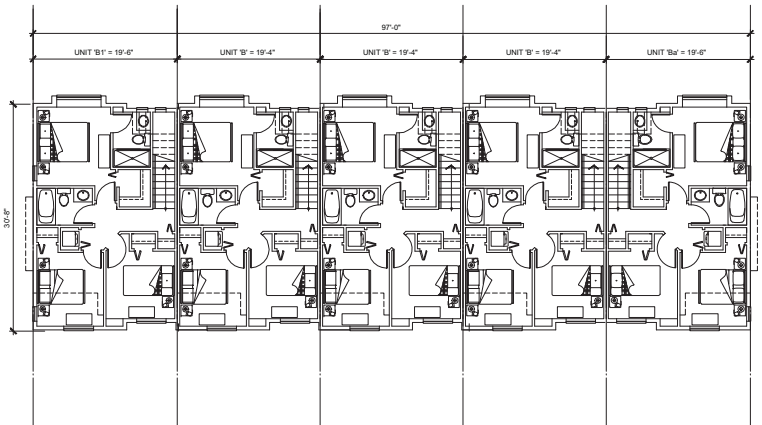
109 - 1528 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jennie K. Kappela Architect AIBC, WRAC
Dave Brownell BD AIBC, AISC I

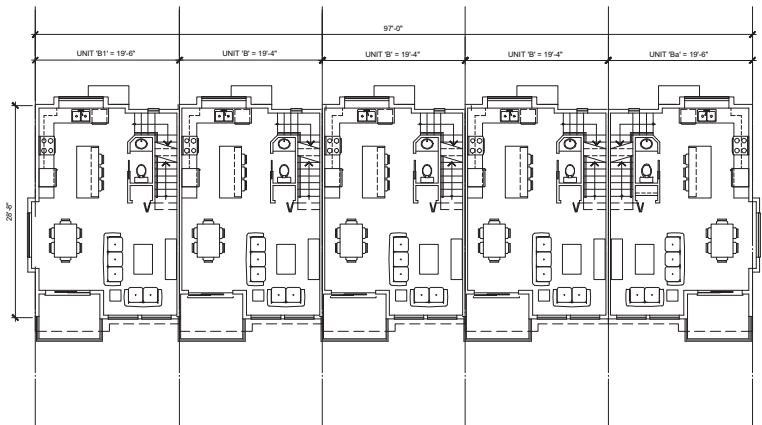
Project No: 2013-04-0014-4-ARCHITECTURE, CIVIL
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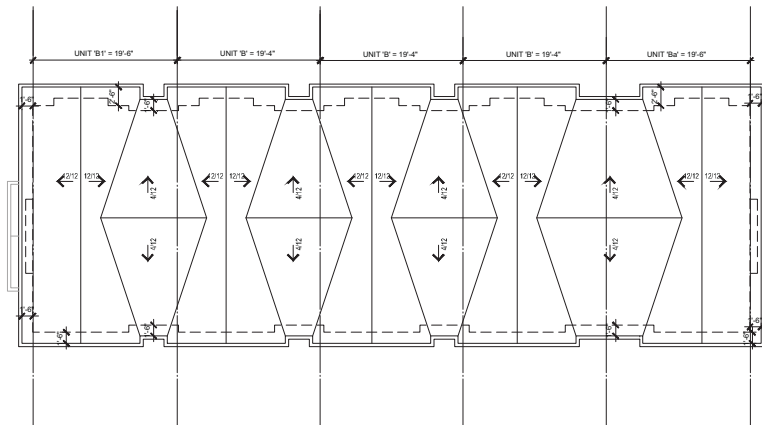
BASEMENT PLAN
SCALE: 1/8"=1'-0"



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



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



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



City of Surrey file number
7913-0015-00

May 02, 2013 General Revision
Apr 25, 2013 Site Plan Revisions - Planning
Mar 25, 2013 Site Plan Revisions - Planning
March 6, 2013 Site Plan Revisions - Increased road dedication
Feb 22, 2013 DP Revisions - Planning
Jan 16, 2013 Issued for RZ/DP Application

REVISIONS

CONSULTANTS

PROJECT
PROPOSED TOWNHOME DEVELOPMENT
MARCUS BRAUN

LOCATION
10275 10293, 10295 144St
Surrey, BC

DRAWING TITLE
BUILDING 1 PLAN

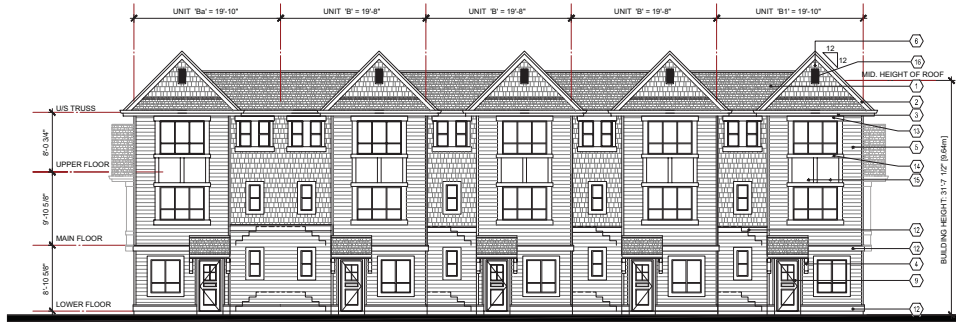
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SHEET NO. DP-02	FILE NO. 1210



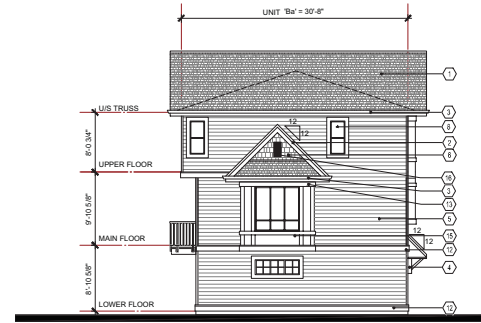
109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jaimie J. Kaupple Architect AIBC, MRAC
Dave Brown RD AIBC, AS-CI

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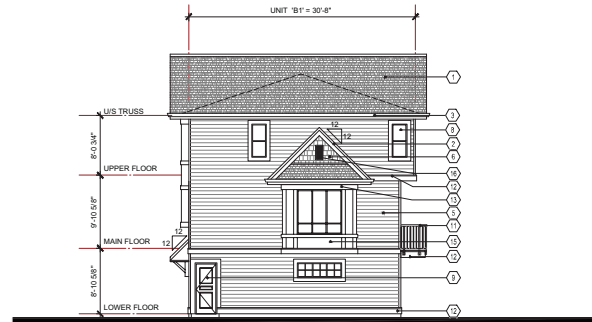
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- 1 COMPOSITE ASPHALT SHINGLES
- 2 2X10 PAINTED WOOD FASCIA C/W METAL FLASHING
- 3 2\"/>

City of Surrey file number
7913-0015-00

May 02, 2013	General Revision
Apr 12, 2013	Site Plan Revisions - Planning
Mar 25, 2013	Site Plan Revisions - Planning
March 6, 2013	Site Plan Revisions - increased road elevation
Feb 22, 2013	DP Revisions - Planning
Jan 16, 2013	Issued for RZQP Application

REVISIONS

CONSULTANTS

PROJECT
PROPOSED TOWNHOME DEVELOPMENT
MARCUS BRAUN

LOCATION
10275-10293, 10295-144St.
Surrey, BC

DRAWING TITLE
BUILDING 1 ELEVATIONS

DRAWN VN	CHECKED CH
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SCALE AS NOTED	DATE Jan 16, 2013
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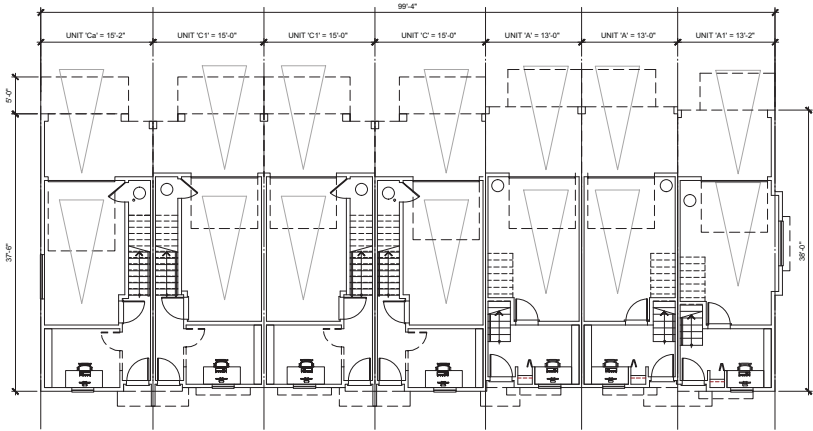
SHEET NO. DP-03	FILE NO. 1210
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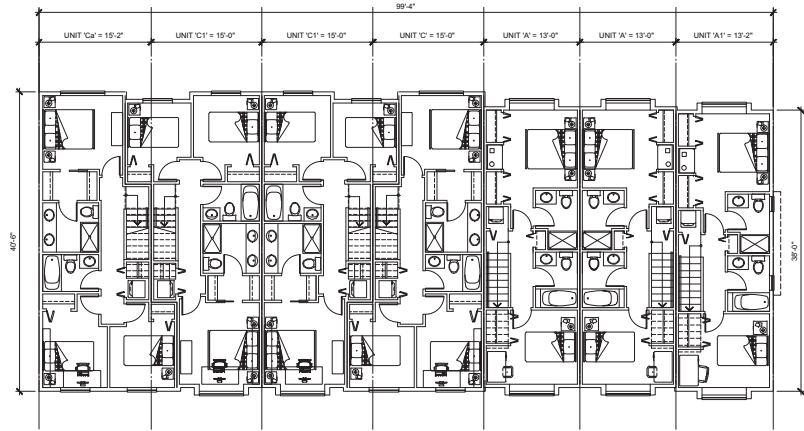
109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jaimie J. Kuppeli Architect AIBC, MRAAC
Dave Boswell B.O.A.I.B.C. A.S.C.T

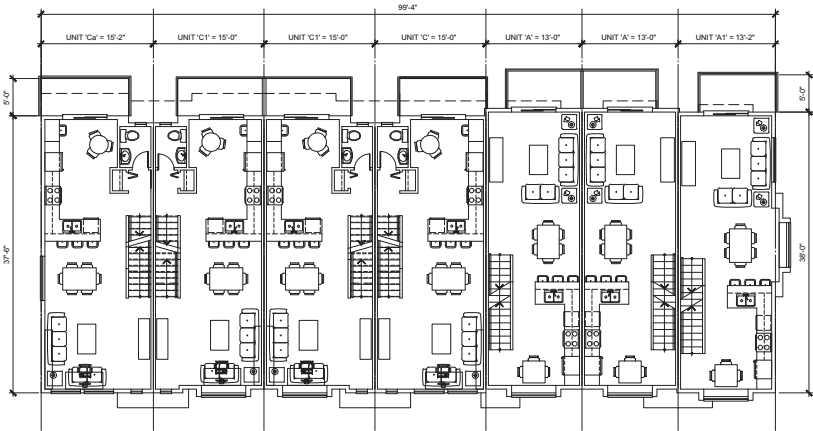
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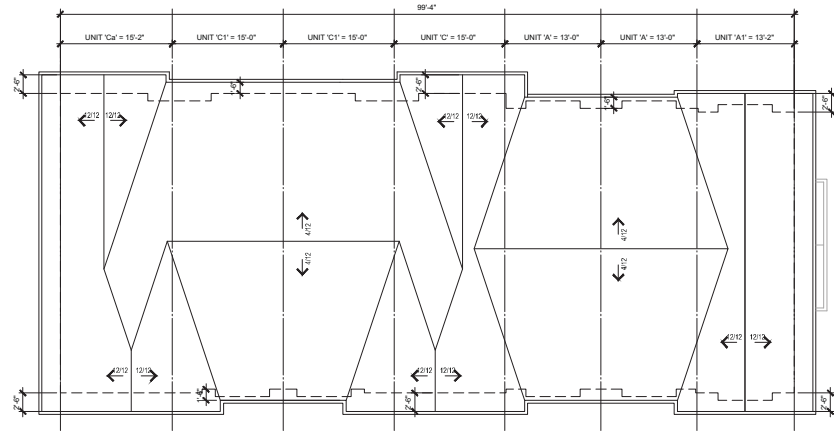
BASEMENT PLAN
SCALE: 1/8"=1'-0"



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



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



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



City of Surrey file number
7913-0015-00

May 02, 2013	General Revision
Apr 25, 2013	Site Plan Revisions - Planning
Mar 28, 2013	Site Plan Revisions - Planning
March 6, 2013	Site Plan Revisions - Increased road dedication
Feb 22, 2013	DP Revisions - Planning
Jan 16, 2013	Issued for R2/DP Application

REVISIONS
CONSULTANTS

PROJECT
PROPOSED TOWNHOME DEVELOPMENT
MARCUS BRAUN

LOCATION
10275, 10293, 10295 144St
Surrey, BC

DRAWING TITLE
BUILDING 2 PLAN

DRAWN	CHECKED
PH	
SCALE	DATE
AS NOTED	Jan 16, 2013
SHEET NO.	FILE NO.
DP-04	1210



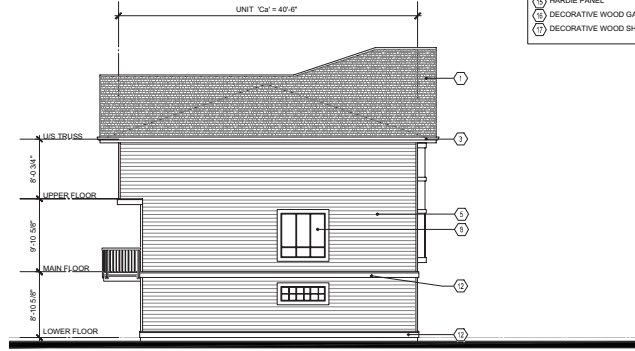
109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jannie J. Kaupfla Architect AIBC, MRAC
Dave Brownell BD AIBC ASc 1

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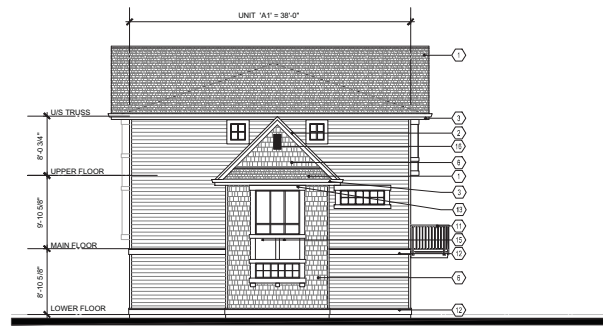
WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- 1 COMPOSITE ASPHALT SHINGLES
- 2 2X10 PAINTED WOOD FASCIA C/W METAL FLASHING
- 3 2" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
- 4 DECORATIVE KNEE-BRACE
- 5 HORIZONTAL VINYL SIDING
- 6 VINYL SHINGLE SIDING
- 7 SEALED DOUBLE GLAZED PVC SLIDING DOOR C/W 2X6 WOOD TRIM AROUND
- 8 SEALED DOUBLE GLAZED P.V.C. WINDOW C/W 2X6 WOOD TRIM AROUND
- 9 ENTRY DOOR C/W 2X6 WOOD TRIM AROUND
- 10 OVERHEAD GARAGE DOORS
- 11 42" HEIGHT PREFINISHED ALUMINUM RAILING
- 12 2X10 PAINTED WOOD TRIM C/W PREFINISHED METAL FLASHING
- 13 2X6 PAINTED WOOD TRIM
- 14 2X6 PAINTED WOOD TRIM
- 15 HARDIE PANEL
- 16 DECORATIVE WOOD GABLE VENT.
- 17 DECORATIVE WOOD SHUTTERS

City of Surrey file number
7913-0015-00

May 02, 2013	General Revisions
Apr 12, 2013	Site Plan Revisions - Planning
Mar 25, 2013	Site Plan Revisions - Planning
March 6, 2013	Site Plan Revisions - increased road width
Feb 22, 2013	DP Revisions - Planning
Jan 16, 2013	Issued for RZQP Application

REVISIONS:

CONSULTANTS

PROJECT
PROPOSED TOWNHOME DEVELOPMENT
MARCUS BRAUN

LOCATION
10275-10293, 10295-144 St.
Surrey, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

DRAWN: VN
CHECKED: CH

SCALE: AS NOTED
DATE: Jan 16, 2013

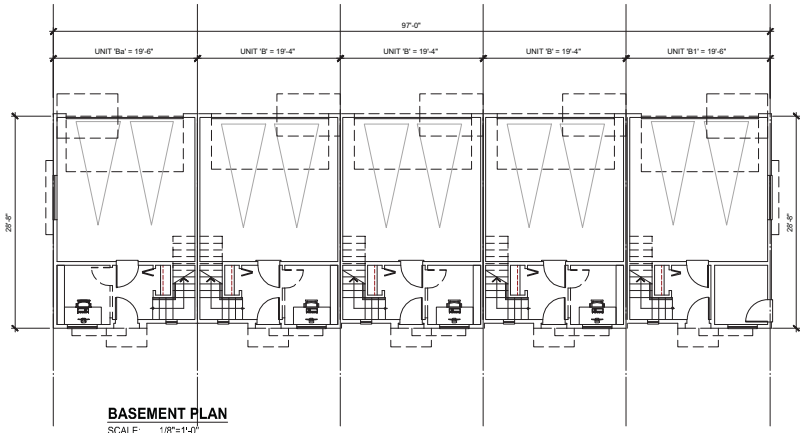
SHEET NO.: DP-05
FILE NO.: 1210



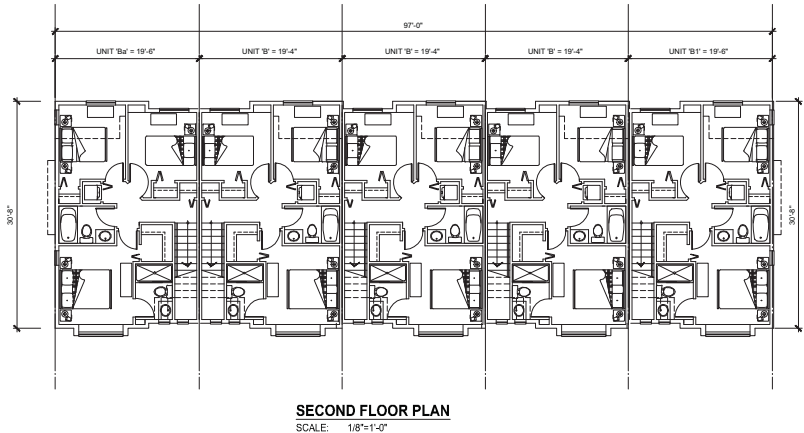
109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jaimie - Kaspri Architect AIBC, WAAIC
Dave Boswell B.O.AIBC, A.S.C.T

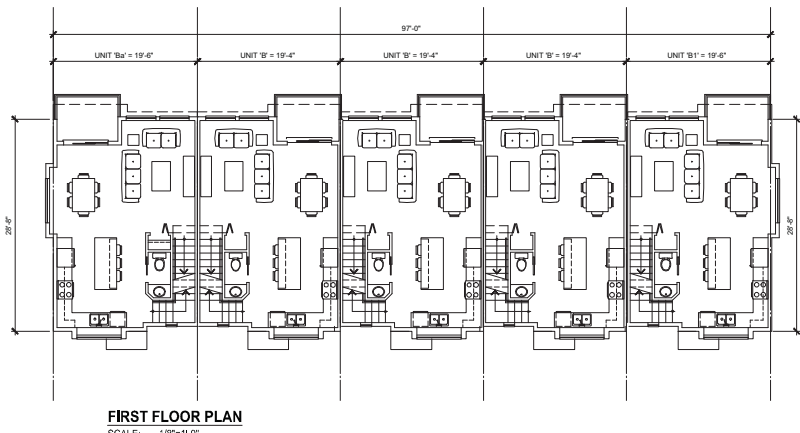
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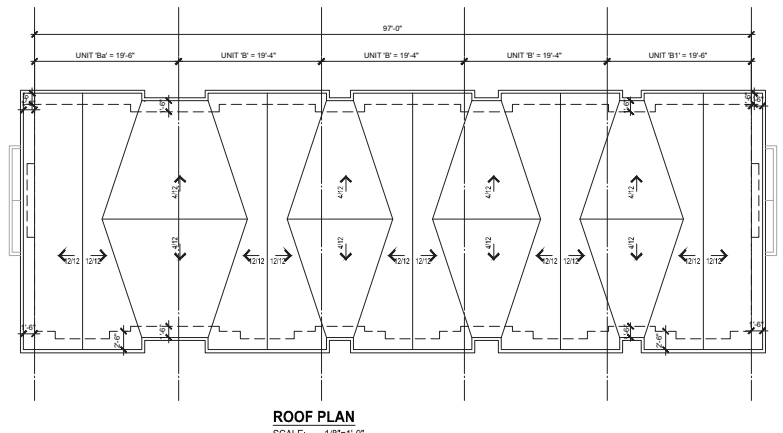
BASEMENT PLAN
SCALE: 1/8"=1'-0"



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



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



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



City of Surrey file number
7913-0015-00

May 02, 2013	General Revision
Apr 25, 2013	Site Plan Revisions - Planning
Mar 28, 2013	Site Plan Revisions - Planning
March 8, 2013	Site Plan Revisions - Increased road dedication
Feb 22, 2013	DP Revisions - Planning
Jan 16, 2013	Issued for RZ/DP Application

REVISIONS

CONSULTANTS

PROJECT
PROPOSED TOWNHOME DEVELOPMENT
MARCUS BRAUN

LOCATION
10275, 10293, 10295 144St.
Surrey, BC

DRAWING TITLE
BUILDING 3 PLAN

DRAWN	CHECKED
PH	
SCALE	DATE
AS NOTED	Jan 16, 2013
SHEET NO.	FILE NO.
DP-06	1210



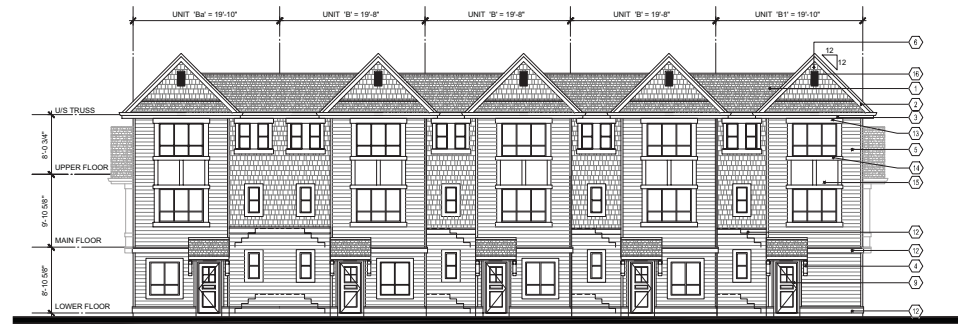
109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jennie J. Kuppala Architect AIBC, MRAIC
Dave Brown BCI AIBC, AIA-CI

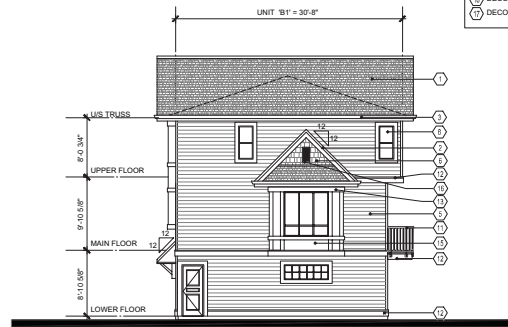
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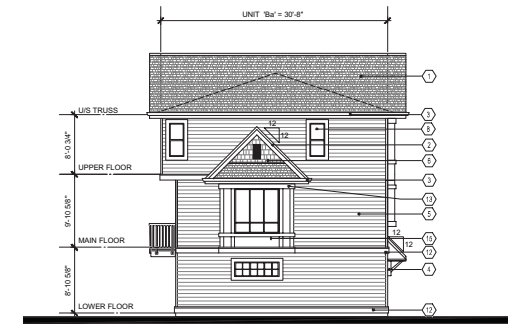
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SCALE: 1/8"=1'-0"



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



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



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

ELEVATION MATERIAL LEGEND

- 1 COMPOSITE ASPHALT SHINGLES
- 2 2X10 PAINTED WOOD FASCIA C/W METAL FLASHING
- 3 2" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
- 4 DECORATIVE KNEE-BRACE
- 5 HORIZONTAL VINYL SIDING
- 6 VINYL SHINGLE SIDING
- 7 SEALED DOUBLE GLAZED PVC SLIDING DOOR C/W 2X6 WOOD TRIM AROUND
- 8 SEALED DOUBLE GLAZED P.V.C. WINDOW C/W 2X6 WOOD TRIM AROUND
- 9 ENTRY DOOR C/W 2X6 WOOD TRIM AROUND
- 10 OVERHEAD GARAGE DOORS
- 11 42" HEIGHT PREFINISHED ALUMINUM RAILING
- 12 2X18 PAINTED WOOD TRIM C/W PREFINISHED METAL FLASHING
- 13 2X6 PAINTED WOOD TRIM
- 14 2X6 PAINTED WOOD TRIM
- 15 HARDIE PANEL
- 16 DECORATIVE WOOD GABLE VENT.
- 17 DECORATIVE WOOD SHUTTERS

City of Surrey file number
7913-0015-00

May 02, 2013	General Revisions
Apr 12, 2013	Site Plan Revisions - Planning
Mar 25, 2013	Site Plan Revisions - Planning
March 6, 2013	Site Plan Revisions - increased road width
Feb 22, 2013	DP Revisions - Planning
Jan 16, 2013	Issued for RZDP Application

REVISIONS

CONSULTANTS

PROJECT
PROPOSED TOWNHOME DEVELOPMENT
MARCUS BRAUN

LOCATION
10275-10293, 10295-144St.
Surrey, BC

DRAWING TITLE
BUILDING 3 ELEVATIONS

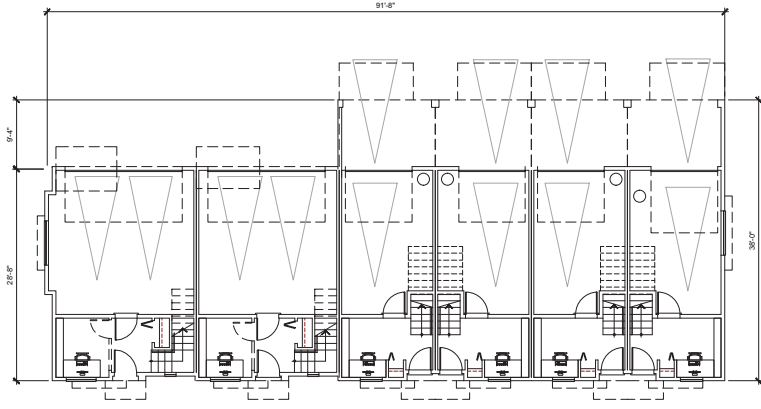
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SCALE AS NOTED	DATE Jan 16, 2013
SHEET NO. DP-07	FILE NO. 1210

FOCUS ARCHITECTURE INCORPORATED

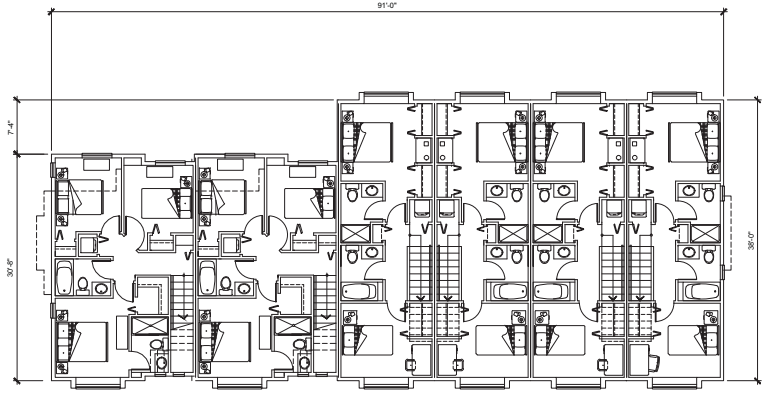
109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jennie - Kaspich Architect AIBC, WAAIC
Dave Boswell B.O.AIBC, A.S.C.T

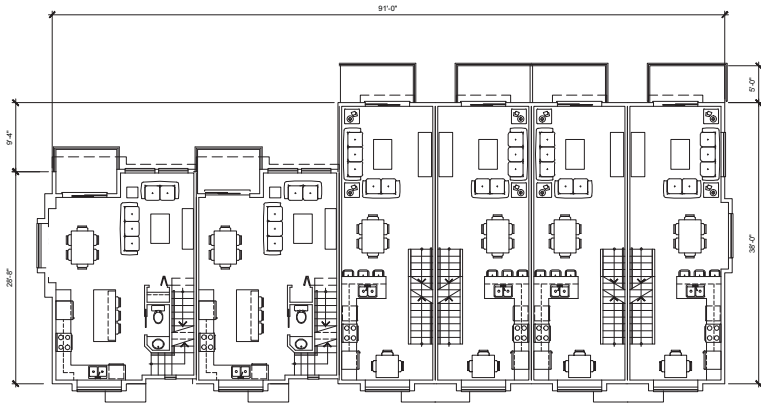
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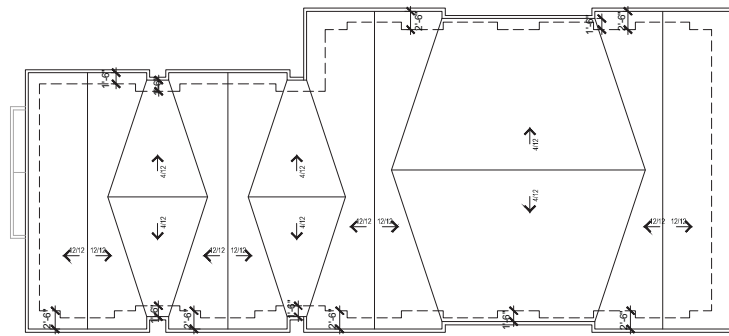
BASEMENT PLAN
SCALE: 1/8"=1'-0"



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



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



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



City of Surrey file number
7913-0015-00

May 02, 2013 General Revisions
April 25, 2013 Site Plan Revisions - Planning
Mar 25, 2013 Site Plan Revisions - Planning
March 6, 2013 Site Plan Revisions - increased road reclamation
Feb 22, 2013 DP Revisions - Planning
Jan 16, 2013 Issued for RZDP Application

REVISIONS

CONSULTANTS

PROJECT
PROPOSED TOWNHOME DEVELOPMENT
MARCUS BRAUN

LOCATION
10275, 10293, 10295 144St.
Surrey, BC

DRAWING TITLE
BUILDING 4 PLAN

DRAWN VN	CHECKED CH
SCALE AS NOTED	DATE Jan 16, 2013
SHEET NO. DP-08	FILE NO. 1210



109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jaimie J. Kauppli Architect AIBC, M.A.R.C.
Dave Boswell B.O.A.I.B.C. A.S.C.T

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City of Surrey file number
7913-0015-00

ELEVATION MATERIAL LEGEND	
1	COMPOSITE ASPHALT SHINGLES
2	2X10 PAINTED WOOD FASCIA C/W METAL FLASHING
3	2X10 PAINTED WOOD GUTTER ON 2X8 PAINTED WOOD FASCIA
4	DECORATIVE KNEE-BRACE
5	HORIZONTAL VINYL SIDING
6	VINYL SHINGLE SIDING
7	SEALED DOUBLE GLAZED PVC SLIDING DOOR C/W 2X6 WOOD TRIM AROUND
8	SEALED DOUBLE GLAZED P.V.C. WINDOW C/W 2X6 WOOD TRIM AROUND
9	ENTRY DOOR C/W 2X6 WOOD TRIM AROUND
10	OVERHEAD GARAGE DOORS
11	42" HEIGHT PREFINISHED ALUMINUM RAILING
12	2X10 PAINTED WOOD TRIM C/W PREFINISHED METAL FLASHING
13	2X6 PAINTED WOOD TRIM
14	2X6 PAINTED WOOD TRIM
15	HARDIE PANEL
16	DECORATIVE WOOD GABLE VENT.
17	DECORATIVE WOOD SHUTTERS

May 02, 2013	General Revisions
Apr 125, 2013	Site Plan Revisions - Planning
Mar 25, 2013	Site Plan Revisions - Planning
March 6, 2013	Site Plan Revisions - increased road elevation
Feb 22, 2013	DP Revisions - Planning
Jan 16, 2013	Issued for RZQP Application

REVISIONS

CONSULTANTS

PROJECT
PROPOSED TOWNHOME DEVELOPMENT
MARCUS BRAUN

LOCATION
10275-10293, 10295 144St.
Surrey, BC

DRAWING TITLE
BUILDING 4 ELEVATIONS

DRAWN	CHECKED
VN	CH
SCALE	DATE
AS NOTED	Jan 16, 2013

SHEET NO. FILE NO.
DP-09 1210

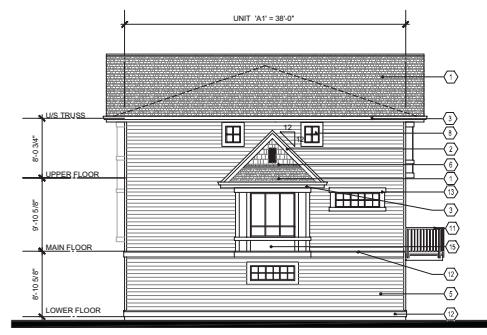


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Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect AIBC
Jaimie J. Kuppich Architect AIBC, WRAAC
Dave Boswell B.O.AIBC, A.S.C.T



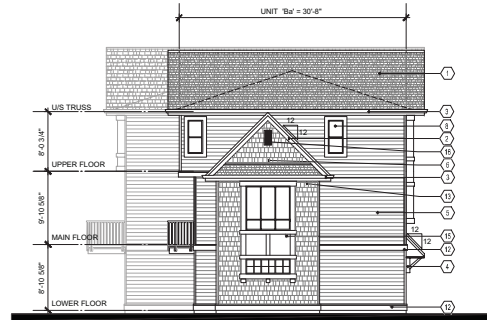
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

SEAL:

2	13 MAY 14	NEW SITE PLAN	RM
1	13 JAN 15	ADD SIGNAGE AND BRICK WALL	RM

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

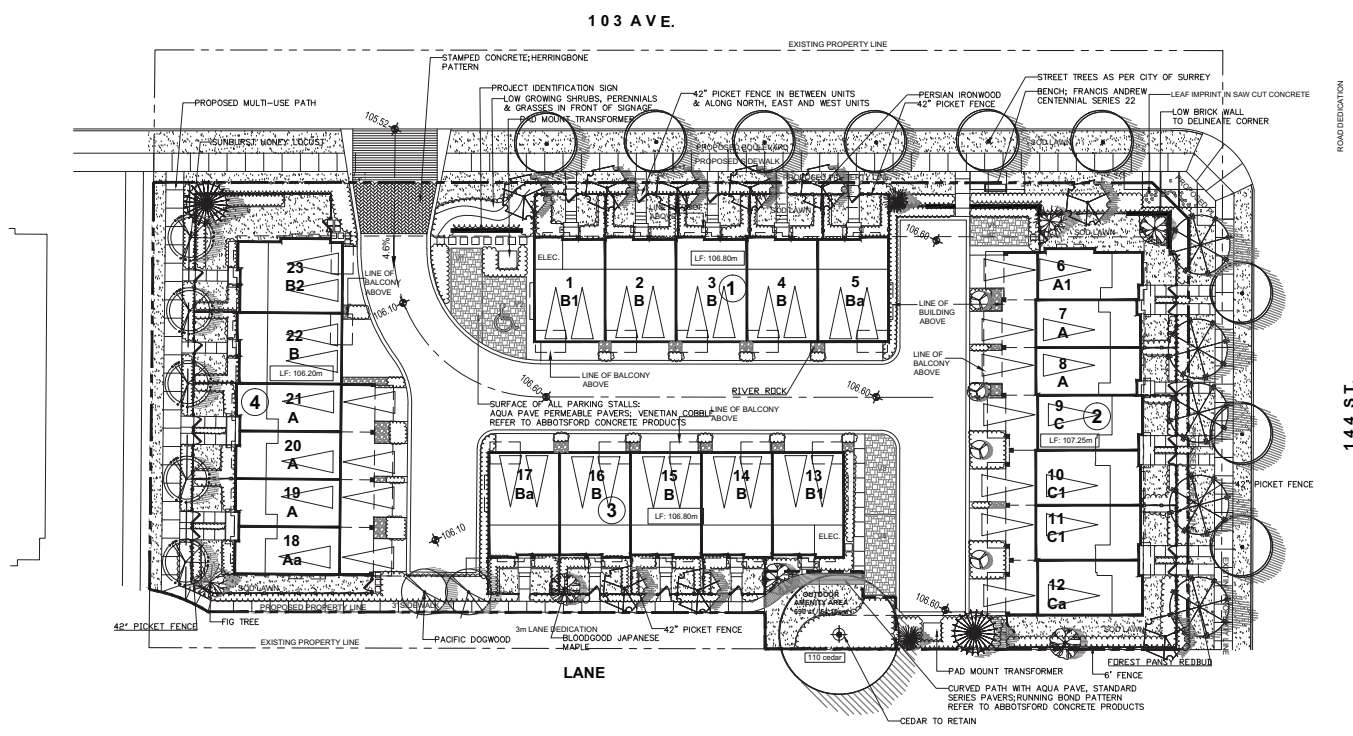
103 AVENUE & 144TH STREET SURREY

LANDSCAPE PLAN

DATE: 13 JAN 09 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: RH
 DESIGN: RH
 CHECK: MCY

L1

OF 3

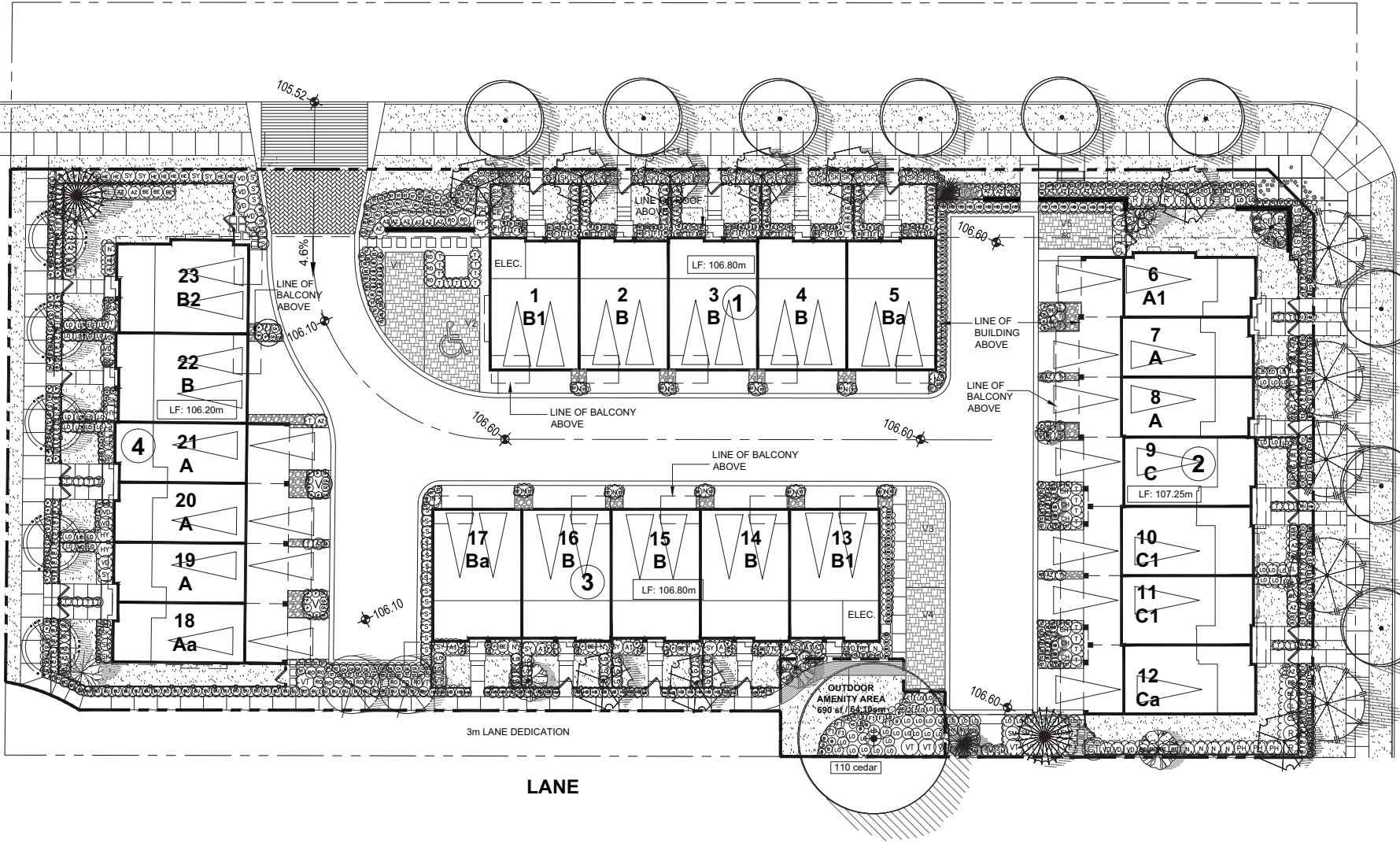


PLANT SCHEDULE	SYMBOL	COMMON NAME	PMG JOB NUMBER	12221
1	[Symbol]	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	2.3M H7- 88B; UPRIGHT FORM
2	[Symbol]	CELANIA DECORATA BURGERS ELECTRA	BURGERS ELECTRA CEDAR	#3 POT
3	[Symbol]	CERISIA CANDIDULA 'TODD'S PINKY'	TODD'S PINKY REDBUD	60CM CAL. BAB
4	[Symbol]	CHAMAELIRIUM BICOLORIUM 'VENUSULA'	PACIFIC DOGWOOD	50CM CAL. BAB
5	[Symbol]	COENICEA NUTTALLII 'KODIE'	COENICEA	60CM CAL. 1.8M STC BAB
6	[Symbol]	FAUCIA CONCHATA	SUNBURST HONEY LOCUST	60CM CAL. 1.8M STC BAB; 50CM CAL. 1.8M STC BAB
7	[Symbol]	GLEDITSIA T. 'BERNARD SUNBURST'	PANORAMA PERSICA	#3 POT
8	[Symbol]	GLEDITSIA T. 'BERNARD SUNBURST'	PANORAMA PERSICA	#3 POT
9	[Symbol]	GLEDITSIA T. 'BERNARD SUNBURST'	GREEN PEARL PINK AX	#3 POT
10	[Symbol]	TRISTIS TREES	TRISTIS TREES	#3 POT
11	[Symbol]	ADONIS VASCULUM 'ARRIPE'	ADONIS VASCULUM	#3 POT; 30CM
12	[Symbol]	AZALEA JAPONICA 'PURPLE GEMDOUT'	AZALEA RED-VIOLET	#3 POT; 30CM
13	[Symbol]	BESSENERA THUNDERBERRY 'KUBUKA'	KUBUKA BERRERY- YELLOW	#3 POT; 30CM
14	[Symbol]	BULGUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT; 40CM
15	[Symbol]	CALICANTHEMUM INODORUM	BEAUTYBERBERRY	#3 POT; 30CM
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NOTES:
 1. PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZE SPECIFIED AS PER CITY BY-LAWS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR OTHER CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 2. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SQUARE OF COST. 3. A FIRM OF SEARCH FOR PLANT MATERIAL SHOULD BE ADVISED OF ALL PLANT MATERIAL REQUIREMENTS. 4. SPECIFICATIONS, OTHER DRAWINGS AND NOTES SHALL TAKE PRECEDENCE OVER THIS DRAWING. 5. ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE SUBJECT TO THE APPROVAL AND APPROVED PRIOR TO MAKING ANY SUBSTITUTIONS. 6. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON RECEIPT.

103 AVE.



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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 S81 Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604-294-0011 | f: 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	13 MAY 14	NEW SITE PLAN	RH
1	13 JAN 15	ADD SIGNAGE AND BRICK WALL	RH

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

103 AVENUE & 144TH STREET
SURREY

DRAWING TITLE:
SHRUB PLAN

DATE: 13 JAN 09
SCALE: 1"=30'-0"
DRAWN: RH
DESIGN: RH
CHKD: MCY

DRAWING NUMBER:
L2
OF 3

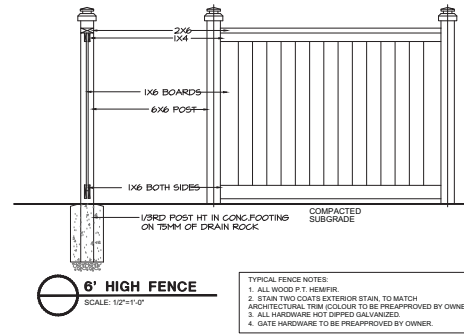
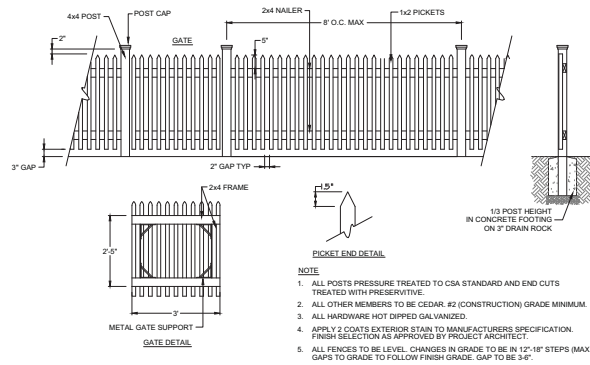


12221-3.2P

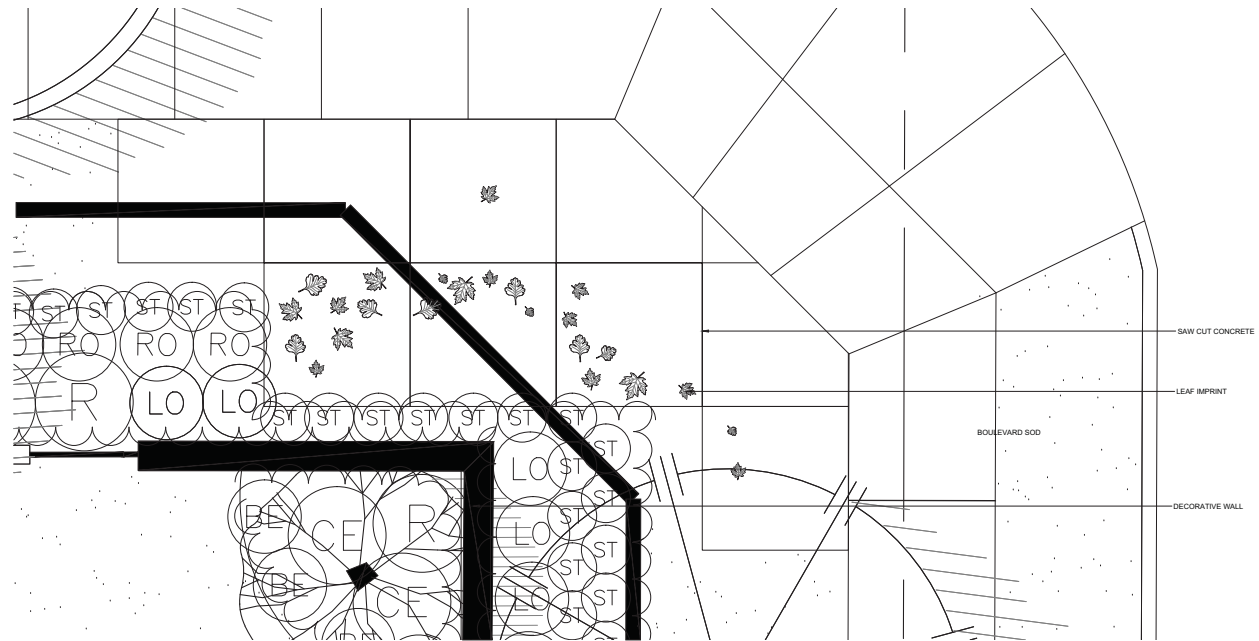
PMG PROJECT NUMBER:

12-221

SEAL:



1 42" HEIGHT PICKET FENCE & GATE
SCALE: 1/2"=1'-0"



CONNER PLAZA ENLARGEMENT
SCALE: 1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	13 MAY 14	NEW SITE PLAN	RH
1	13 JAN 13	ADDED SIGNAGE AND BRICK WALL	RH

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
103 AVENUE & 144TH STREET
SURREY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 13 JAN 09 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RH
DESIGN: RH
CHKD: MCV

L3

OF 3

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

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

DATE: **July 3, 2013** PROJECT FILE: **7813-0015-00**

RE: **Engineering Requirements
Location: 10275 144 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 metres on 144 Street for a total of 30.000 metres (arterial standard).
- Dedicate 11.000 metres on 103 Avenue for a total of 22.000 metres (previous collector std).
- Dedicate 5.0 metre x 5.0 metre corner cut at the intersection of 144 Street and 103 Avenue.
- Dedicate 3.000 metres wide lane.
- Dedicate 14.000 metre radius for portion of 143A Street cul-de-sac.
- Provide 0.500 metre wide SROW along 144 Street and 103 Avenue.
- Provide 3.000 metre wide SROW along west property line.

Works and Services

- Construct south side of 103 Avenue to Collector standard.
- Construct portion of 143A Street cul-de-sac bulb.
- Construct east-west lane to full standard along south property line.
- Construct 3.0-metre wide walkway along west property line.
- Construct portion of 143A Street cul-de-sac and road under Development Coordinated Works (DCW).
- Construct 300mm water main on 144 Street.
- Provide restrictive covenant for water quality/sediment control facility.

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

HB



Friday, May 03, 2013

Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

13 0015 00

SUMMARY

The proposed 23 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2012 Enrolment/School Capacity

Lena Shaw Elementary	
Enrolment (K/1-7):	72 K + 449
Capacity (K/1-7):	60 K + 550
Guildford Park Secondary	
Enrolment (8-12):	1282
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

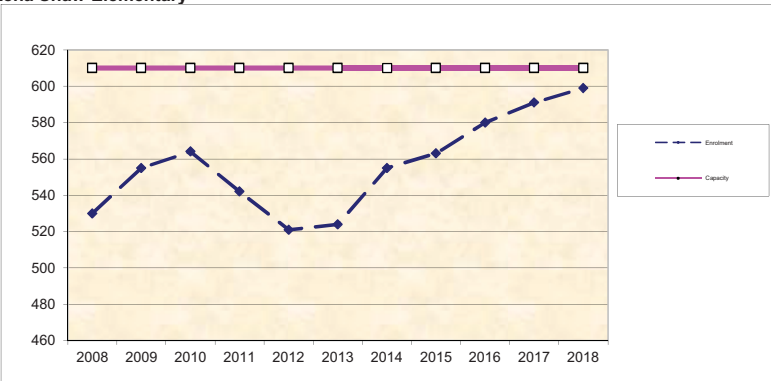
School Enrolment Projections and Planning Update:

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

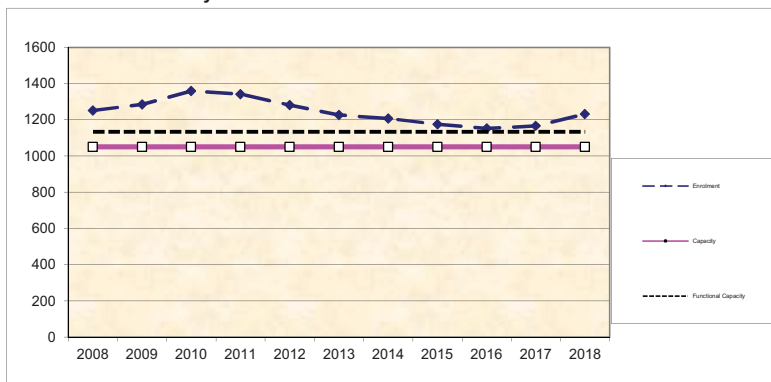
There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary has been adjusted for full day Kindergarten implementation and a "Strongstart" program oriented to preschool children and their parents. The proposed application in this report will not have an impact on these projections.

Although there is current space surplus at Lena Shaw Elementary, the schools catchment is in an area with a densification with numerous applications in process for higher residential densities (including low rise and high rise apartments) and other residential infill development, which are projected in the graph below to result in enrolment growth at Lena Shaw Elementary. The timing of enrolment growth is dependent upon the rate of migration of new residents to the catchment, which may be impacted by housing market factors.

Lena Shaw Elementary



Guildford Park 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.



OFF-SITE PRIVATE TREES:

During our review we have noted two off-site trees located in close proximity to the site, and described as follows.

Codominant cedar trees located 2.2 m from the southwest corner of the site. A protection setback of 2.0m within the subject site is required to be implemented for the duration of the demolition, site preparation, construction and landscape finishing phases of work.

No other off-site trees were noted to be potentially impacted.

TREE REPLACEMENT

Pursuant to Surrey Tree Protection Bylaw No. 16100 for On-Site and City Boulevard Removal Trees, following are the Tree Replacement Calculations:

Table 2. Tree Retention and Replacement Summary

<u>Tree Retention:</u>	On-Site	City	Total
Trees to be Retained	1	0	1
Trees to be Removed	13	0	13
Total Trees Considered	14	0	14

<u>Tree Replacement:</u>	Quan	Subtotal	Quan	Subtotal	Total
2:1 Replacement Quota	4 X2	8	0 X2	0	8
1:1 Replacement Quota	9 X1	9	0 X1	0	9
Total Replacement Trees Required		17		0	17

Based on bylaw criteria, 17 trees are required to be planted. The tree replacement design is specified by the project landscape architect. If the required quantity of replacement trees cannot be achieved within the site, then the owner may seek approval for planting in other locations, and/or the city may seek cash-in-lieu contribution to the Green Fund for use in the Parks Department Tree Planting Programme.

SUMMARY RECOMMENDATIONS

It should be noted that tree retention will only be successful if the trees can be protected to meet and respect the alignments and restrictions within the Tree Protection Zones (TPZ) as detailed on the Tree Management Drawing attached. Since our plan is based on designs that were available at the time of writing, and those designs may be subject to revision, the advancement of those designs to "Issued for Construction" status will require coordination with our findings.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0015-00

Issued To: RANDALL P DYCK
RONALD J REID

("the Owner")

Address of Owner: 10275 - 144 Street
Surrey, BC V3T 4V2

Issued To: MARCUS BRAUN

("the Owner")

Address of Owner: #502, 310 - Water Street
Vancouver, BC V6B 1B6

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: 009-293-639

Parcel "A" (Explanatory Plan 16784) Lot 3 Section 25 Block 5 North Range 2 West New Westminster District Plan 10258

10275 - 144 Street

Parcel Identifier: 001-640-038

Strata Lot 1 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan NW1068 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

10295 - 144 Street

Parcel Identifier: 001-640-046
Strata Lot 2 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan
NW1068 Together with an Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form 1

10293 - 144 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(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, Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum west yard setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
- (b) In Section F, Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum north yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (c) In Section F, Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum east yard setback is reduced from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
- (d) In Section F, Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum south yard setback is reduced from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
- (e) Section H.3 of Part 22 Multiple Residential 30 Zone (RM-30), is varied to allow one visitor parking space within the required setbacks, as shown on Schedule A; and
- (f) Sub-section H.5 (b) of Part 22 Multiple Residential 30 Zone (RM-30), is varied to allow one tandem parking space to be unenclosed for each of the eleven (11) units with tandem parking, as shown on Schedule A.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

<p>Nov 02, 2013 General Revisions</p> <p>Apr 25, 2013 Site Plan Revisions - Planning</p> <p>Mar 05, 2013 Site Plan Revisions - Planning</p> <p>March 6, 2013 Site Plan Revisions - Increased road dedication</p> <p>Feb 22, 2013 DP Revisions - Planning</p> <p>Jan 16, 2013 Issued for RZ/CP Application</p>

REVISIONS:

CONSULTANTS

PROJECT
PROPOSED TOWNHC DEVELOPMENT

LOCATION
MARCUS BIR
10275-10293, 10295
Surrey, BC

DRAWING TITLE
SCHEDULE A

SITE PLAN

DRAWN CH/VN
SCALE 1/16" = 1'-0"

SHEET NO. FILE
DP-01 12.13

3



109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442

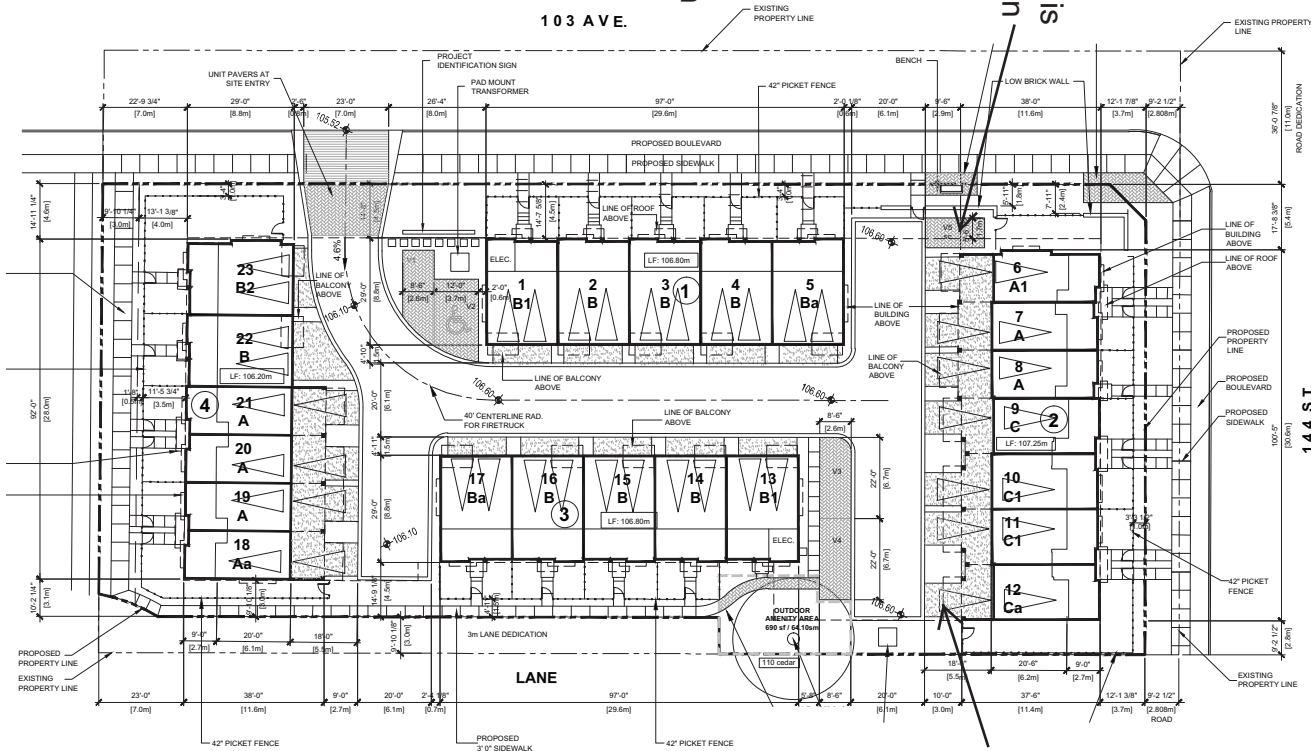
Colin A. Hogan Architect AIBC
Jennie J. Kappeler Architect AIBC, W.A.A.C.
Dave Boswell B.O.A.B.C. A.S.C.T

Reduced east yard setback
to 3.7 metres (12 ft.).

One visitor parking space is permitted within the setbacks.

Reduced north yard setback to 4.5 metres (15 ft.).

Reduced west yard setback to 7.0 metres (23 ft.).



One unenclosed tandem parking space is permitted for each of the eleven tandem units.

Reduced south yard setback to 2.8 metres (9 ft.).

SITE RECONCILIATION	
LEGAL DESCRIPTION: STRATA PLAN W11066 AND PARCEL "A" OF LOT 3 PLAN 10256, BOTH OF SECTION 25, BLOCK 5 NORTH, RANGE 2 WEST, N.W.D	
CIVIC ADDRESS: 10293, 10295, 10275 - 144th St. SURREY, BC	
ZONING INFORMATION:	
ZONE:	EXISTING: RF PROPOSED: CD (BASED ON RM-30)
LOT AREA:	GROSS SITE AREA = 47,627 sq. ft. (4.4245 ac) = 1.093 ac (0.442 Ha) ROAD DEDICATION = 13,447 sq. ft. (1,249.23 m ²) = 0.309 ac (0.125 Ha) NET SITE AREA = 34,180 sq. ft. (3,175.32 m ²) = 0.784 ac (0.317 Ha)
SETBACKS:	REQUIRED: 7.5m all sides (BASED ON RM-30) PROPOSED: SOUTH (LANE): 3.6m (BUILDING 4) 4.5m (BUILDING 3) 2.8m (BUILDING 2) NORTH (103 Ave): 4.4m (BUILDING 4) 4.5m (BUILDING 1) 5.4m (BUILDING 2) EAST (FRONT-144 St): 3.7m (BUILDING 2) WEST (REAR): 7.5m (BUILDING 4)

LOT DENSITY:	
FAR:	ALLOWABLE: 0.90 PROPOSED (GROSS): 2,579.92 m ² / 4,424.51 PROPOSED (NET): 2,579.92 m ² / 3,175.32 EXCLUDES GARAGE
UPH:	ALLOWABLE: 75 UPH (30 units) PROPOSED (GROSS): 23 du / 0.442 ha (1,093) PROPOSED (NET): 23 du / 0.317 ha (0.784)
LOT COVERAGE:	ALLOWABLE: 45.0% PROPOSED: 1,237.10 m ² / 3,175.32 m ² = 38
BUILDING HEIGHT:	ALLOWABLE: 13.00 m (43 ft.) PROPOSED: 10.26 m (33.67 ft.) (BUILDING 1) 9.64 m (31.63 ft.) (BUILDING 2) 9.82 m (32.21 ft.) (BUILDING 3)
OUTDOOR AMENITY SPACE:	REQUIRED: 3m ² (32 sq.ft.) / du x 23 du = 69m ² (742.71 sq.ft.) PROPOSED: 64.10m ² (690 sq.ft.) (CASH IN-LIEU TO BE PROVIDED FOR AMENITY SHORTFALL)
INDOOR AMENITY SPACE:	REQUIRED: 3m ² (32 sq.ft.) / du x 23 du = 69m ² (742.71 sq.ft.) PROPOSED: 0m ² (CASH IN-LIEU)
PARKING:	RESIDENT: REQUIRED: 2 STALLS PER UNIT 46 STALLS PROVIDED: 46 STALLS (INCLUDES 6 SMALL CAR SPACES)
VISITOR:	REQUIRED: 0.2 STALLS PER UNIT 4.6 STALLS PROVIDED: 5.8 STALLS (INCLUDES 1 STALL FOR DISABLED PERSONS AND 1 SMALL CAR SPACE)
TOTAL PARKING PROVIDED:	51 STALLS

3	5	5,069 sq.ft.	281.12 m ²
4	6	3,277 sq.ft.	304.44 m ²
TOTAL	23	13,316 sq.ft.	1,237.10 m²



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