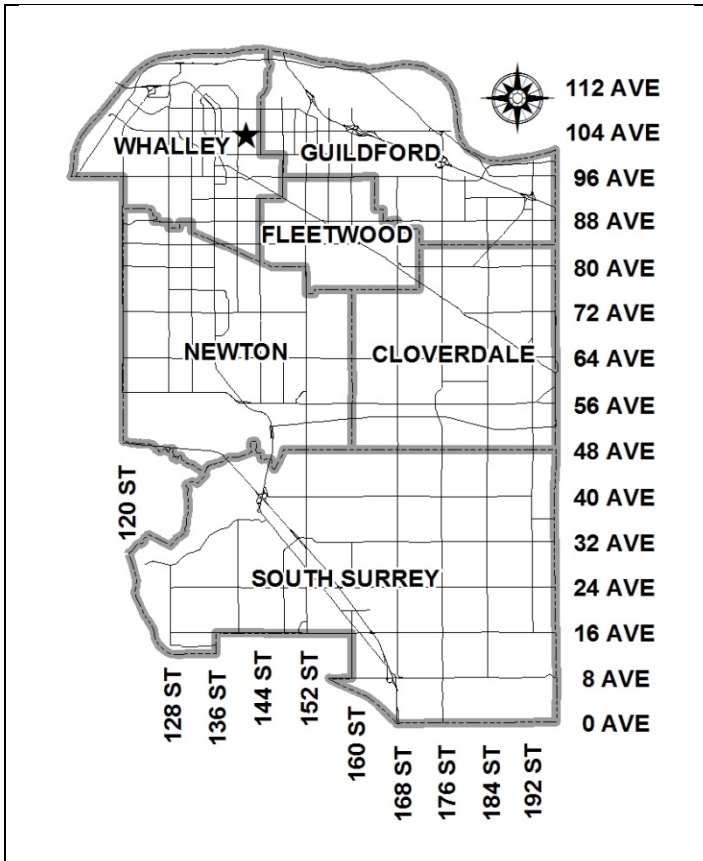


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0183-00

Planning Report Date: January 13, 2014



**PROPOSAL:**

- **Rezoning** from RM-30 and RF to CD (based on RM-30)
- **Development Permit**

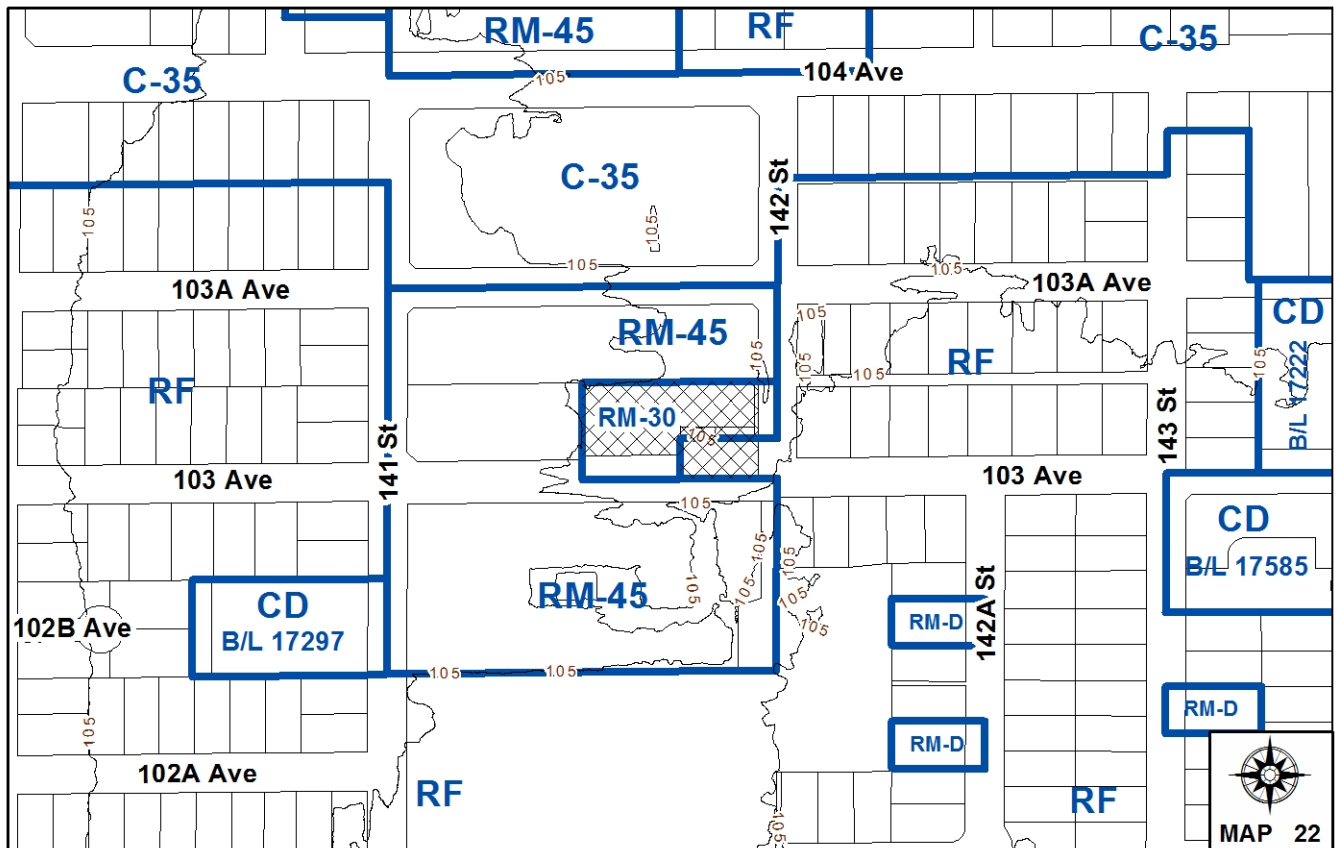
in order to permit the development of 21 townhouse units.

**LOCATION:** 14177 - 103 Avenue  
 10315 & 10321 - 142 Street

**OWNER:** o885838 BC Ltd., et al.

**ZONING:** RM-30 & 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 reduce outdoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the OCP.
- The proposed density and building form are appropriate for this part of east Whalley and complement existing townhouse developments in the neighbourhood.
- Development Application No. 7911-0095-00, rezoning two of the subject properties (formerly 10325 – 142 Street) from RF to RM-30 to permit the development of sixteen (16) townhouse units, received Final Adoption on July 8, 2013.
- The proposed development is generally consistent with the concept prepared when the RM-30-zoned portion of the subject site was considered for rezoning (Application No. 7911-0095-00).
- Proposed setbacks achieve a more urban, pedestrian streetscape and are consistent with the townhouse development recently approved on the RM-30-zoned portion of the subject site.
- The proposed development will complete the necessary widening of 103 Avenue and the associated sidewalk, west of 142 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 63 square metres (678 sq. ft.) to 60 square metres (646 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7913-0183-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) the applicant address the concern that the 5 additional townhouse units will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (h) 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;
  - (i) the applicant adequately address the impact of no indoor amenity space;
  - (j) the applicant adequately address the impact of reduced outdoor amenity space;  
and

- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect.

### 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:**

4 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 5 additional units will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

### SITE CHARACTERISTICS

Existing Land Use: Vacant lots.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Townhouse development.	Multiple Residential	RM-45
East (Across 142 Street):	Single family dwellings.	Multiple Residential	RF
South (Across 103 Avenue):	Townhouse development.	Multiple Residential	RM-45
West:	Townhouse development.	Multiple Residential	RM-45

### DEVELOPMENT CONSIDERATIONS

#### Background

- On April 11, 2011, a developer submitted Development Application No. 7911-0095-00 for two of the subject properties at 14177 – 103 Avenue and 10321 – 142 Street (formerly 10325 - 142 Street).



- Under Development Application No. 7911-0095-00, the applicant proposed to rezone the lots at 14177 – 103 Avenue and 10321 – 142 Street from RF to RM-30 in order to permit the development of 16, ground-oriented townhouse units.
- However, Development Application No. 7911-0095-00 covered only three-quarters of the block in which the proposal was located and did not include the lot at the southeast corner of the block.
- Although numerous attempts were made to incorporate the adjoining lot at 10315 - 142 Street into the development, no agreement was achieved and Application No. 7911-0095-00 proceeded independently, leaving the lot at 10315 - 142 Street to develop as a separate application at some time in the future.
- As part of Application No. 7911-0095-00, the applicant conveyed, to the City, a small (229.58 sq. m.) portion of the site at 10321 – 142 Street, that could be consolidated with the property at 10315 - 142 Street in order to create a larger and more economical development site, once the necessary road widenings are dedicated.
- On July 8, 2013, Council granted Final Adoption to rezoning By-law No. 17518 rezoning the site at 14177 – 103 Avenue and 10321 – 142 Street from RF to RM-30, and issued Development Permit No. 7911-0095-00 to permit the development of 16 townhouse units on the lot at 14177 - 103 Avenue.
- Recently, the property at 10315 – 142 Street was acquired by new owners who have indicated that they wish to be included as part of the 16-unit townhouse development on the adjoining properties at 14177 – 103 Avenue and 10321 – 142 Street, approved under Development Application No. 7911-0095-00.
- As a result, a new land development application (No. 7913-0183-00) has been submitted to consolidate the three subject lots, and to rezone the subject lots to a Comprehensive Development (CD) Zone that will accommodate an integrated townhouse project comprised of 21 townhouse units.

#### Current Proposal

- The subject site, at 10315 – 142 Street, 10321 – 142 Street and 14177 – 103 Avenue, located in the east Whalley area, is designated Multiple Residential in the Official Community Plan (OCP).
- The lot at 10315 – 142 Street is currently zoned Single Family Residential Zone (RF) and the lots at 10321 – 142 Street and 14177 – 103 Avenue are zoned Multiple Residential 30 Zone (RM-30).
- The applicant is requesting that the three lots be consolidated and rezoned from RF and RM-30 to a CD Zone (based on the RM-30 Zone) to permit the development of 21 townhouse units.
- The three subject lots have a total gross site area of 0.45 hectare (1.11 acres).
- A total of 0.29 acre (0.12 ha.) of land will be dedicated as road along the south and east sides of the subject site to facilitate the widening of 103 Avenue and 142 Street, leaving a net site area of 3,330.7 square metres (0.82 acre).

- The net density for the proposed 21-unit development is 63.05 units per hectare/25.52 units per acre, with a floor area ratio (FAR) of 1.02. Although the proposed density is below the maximum FAR of 1.5 permitted in the Multiple Residential designation in the OCP, the proposed density exceeds the maximum density permitted in the RM-30 Zone and, as a result, the applicant is proposing to rezone the site to a CD Zone that can accommodate the proposed density.

### Proposed CD Zone

- The proposed Comprehensive Development Zone (CD) is based on the Multiple Residential 30 Zone (RM-30) with minor modifications to the maximum density permitted and to the minimum setback requirements.
- The proposed CD Zone provides for some modifications to the densities and setbacks prescribed in the RM-30 Zone as shown below:

<b>Zone</b>	<b>FAR</b>	<b>North Setback</b>	<b>South Setback</b>	<b>East Setback</b>	<b>West Setback</b>
Proposed CD Zone	1.02	5.0 m (16 ft.)	4.7 m (15 ft.)	4.5 m (15 ft.)	3.7 m (12 ft.)
RM-30	0.9	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)

- The proposed CD By-law will permit a net floor area ratio (FAR) of 1.02, which will accommodate the proposed project density, but which is higher than the 0.90 FAR permitted under the RM-30 Zone.
- The approved FAR for the 16 townhouses at 10321 – 142 Street and 14177 – 103 Avenue (Development Application No. 7911-0095-00) is 0.87, which is allowed under the RM-30 Zone. It was expected that the properties at 10315 - 142 Street and 10321 – 142 Street would develop separately from the development at 14177 – 103 Avenue and that the FAR would be within the density prescribed under the RM-30 Zone. However, the property at 10315 – 142 Street has since come under new ownership and will be developed with the properties at 10321 - 142 Street and 14177 – 103 Avenue, and the resulting FAR of the three properties exceeds the permitted density of the RM-30 Zone, making it necessary for a CD Zone.
- The proposed setbacks are reduced from the standard 7.5-metre (25-ft.) setbacks of the RM-30 Zone in order to create a more urban development with a more pedestrian-friendly streetscape. The reduced setbacks were previously approved by Development Variance Permit No. 7911-0095-00 for Buildings A, B and C.
- All other aspects of the proposed CD Zone are consistent with the RM-30 Zone.

### PRE-NOTIFICATION

Pre-notification letters were mailed on September 23, 2013, and staff received two phone calls from property owners within the pre-notification area.

- Both callers expressed concern that there is already too much density in the area.

*(Staff indicated that the subject site is designated Multiple Residential in the Official Community Plan and that the proposed form of development conforms to this designation.)*

- Both callers also expressed concern that the portion of 103 Avenue that is adjacent to the subject site is a one-way street and that it would not provide adequate access to the site.

*(Staff indicated that the north half of 103 Avenue will be dedicated as part of this application to meet the collector road standard. Once complete, 103 Avenue will be a two-way street with sidewalks on both sides and will provide adequate access to the subject site.)*

- One caller expressed concern that the applicant was already cutting down trees on the site.

*(Staff indicated that the applicant was granted Final Approval for Development Application No. 7911-0095-00 for the RM-30-zoned portion of the site and have begun the installation of services. The applicant was granted a temporary tree cutting permit in order to remove two (2) trees that were obstructing the installation.)*

## DESIGN PROPOSAL AND REVIEW

### Overall Design Considerations

- The proposed development contains 21, three-storey townhouse units that are housed within four buildings (Buildings A, B, C and D).
- Development Permit No. 7911-0095-00, which was approved by Council on June 26, 2013, applies to Buildings A, B and C only. Proposed Development Permit No. 7913-0183-00 will apply to all 21 townhouse units within Buildings A through D inclusive.
- All of the units in Buildings A through D will have 3 bedrooms and a two-car, side by side, garage.
- Units range in size from 146 square metres (1,572 sq. ft.) to 182 square metres (1,959 sq. ft.).
- 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 2.7 metres (9 ft.) deep and have direct access to a front patio to ensure they are usable for purposes other than storage.
- The proposed building materials for Buildings A through D are consistent with those approved under Development Permit No. 7911-0095-00, and include roof fiberglass shingles in a grey/brown, vinyl siding in mocha, grey and deep red, and hardie-board panels in deep red. The entry doors and balcony guards are proposed to be stained in a natural wood colour. Trim will be white. Stone veneer is proposed at the base of Buildings A and D.

### Landscaping

- Each unit facing 103 Avenue (Buildings A and D) will have a small patio and front yard enclosed by a 1.07-metre (3.5-ft.) tall black aluminum rail fence, behind which will be layered plantings consisting of English Lavender, Sedum and Little-Leaf Box with alternating Purple Fastigiata Beech and Ivory Silk Trees. Each front yard will have direct access to the sidewalk along 103 Avenue with each pedestrian entry defined by a rail gate and stone columns.
- Each unit with yards facing north (Buildings B and C) will have a small patio and yard which will be screened by a 1.8-metre (6-ft.) wood fence and Hosta and Deer Fern.
- Existing developments to the west and north will be buffered from the proposed development through a 1.8-metre (6-ft.) high wood perimeter fence with a row of cedar hedging and bamboo and a row of Green Vase Zelkova, Forest Pansy Rebud and Serbian Spruce trees.
- The perimeter along 142 Street will be enclosed by a 1.07-metre (3.5-ft) tall black aluminum rail fence with a variety of shrubs and grasses, including English Lavender, Little-Leaf Box, Blue Oat Grass, Sedum, Mountain Laurel and Spring Bouquet, as well as a row of Ivory Silk Trees. There will be a pedestrian entrance off of 142 Street, defined by a rail gate and stone columns.
- The entry to the complex off of 103 Avenue will be marked by a decorative fence feature containing the project name and address. The sign will be made of black metal lettering bolted onto a black aluminum fence, and defined by stone columns.
- Stamped concrete will be used at the driveway access and decorative pavers will be used at all unit entrances.
- Visitor parking will consist of permeable pavers and will be screened with Spring Bouquet, Lingonberry and Blue Oat Grass.
- A Forest Pansy Rebud tree will be at the west end of the drive aisle to soften the appearance of the hardscape of the drive aisle.
- The hydro kiosk will be screened from public view by a 1.8-metre (6-ft.) high wooden fence as well as small scale shrubs and layered plantings.

### Amenity Space

- The CD Zone, which is based on the RM-30 Zone, requires that 63 square metres (207 sq. ft.) of indoor amenity space be provided (3.0 sq.m. / 32 sq.ft. per dwelling unit). The applicant proposes no indoor amenity space as the site is small. The applicant will be required to provide amenity contributions to mitigate the elimination of the required indoor amenity space in accordance with City policy.

- Like the RM-30 Zone, the CD Zone requires that 63 square metres (207 sq. ft.) of outdoor amenity space be provided (3.0 sq.m. / 32 sq.ft. per dwelling unit). The applicant proposes 60 square metres (646 sq. ft.) of outdoor amenity space and will be required to provide amenity contributions to mitigate the shortfall of required outdoor amenity space in accordance with City policy.
- An outdoor amenity area that is intended serve the three buildings in the first phase of development (Development Application No. 7911-0095-00) as well the fourth building in the last phase (Application No. 7913-0183-00) is located along the north property line at the centre of the site, and will include a children's play area and seating. The outdoor amenity area is located next to the visitor parking spaces.

### Arborist Report and Tree Protection

- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by Mike Fadum and Associates Ltd (Tree Summary in Appendix VI). The report and plans have been reviewed by the City Landscape Architect and deemed generally acceptable.
- The following chart provides a summary of the tree retention and removal by species:

TREE CHART	ON-SITE TREES				OFF-SITE TREES		
	Total Trees	Retention	Removal	Already Removed	Total Trees	Retention	Removal
Western Redcedar	19	0	17	2	1	1	0
Red Alder and Black Cottonwood	35	0	35	0	0	0	0
Paper Birch	1	0	1	0	1	1	0
Apple	1	0	1	0	0	0	0
Bitter Cherry	2	0	2	0	0	0	0
Honeylocust	0	0	0	0	3	3	0
<b>TOTAL</b>	<b>58</b>	<b>0</b>	<b>56</b>	<b>2</b>	<b>5</b>	<b>5</b>	<b>0</b>

- The report identifies fifty-eight (58) protected trees on-site, and five (5) off-site trees, including two (2) on the abutting property to the north, and three (3) City trees along 142 Street.
- None of the on-site trees are proposed to be retained, because they are either poor quality or conflict with construction. However, the 5 off-site trees, located along the north and east property lines able to be retained.
- Two on-site trees have already been removed after being granted a temporary tree removal permit for the installation of services.
- The applicant is required to plant 81 replacement trees to compensate for the trees being removed.
- The applicant is proposing to plant 17 replacement trees and will be required to pay cash-in-lieu for the 64 tree deficit.

Parking and Circulation

- Access to the site is proposed from 103 Avenue. All units will have vehicular access to the ground-level garages from the internal 6.0-metre (20-ft.) wide east/west drive aisle, which bisects the site.
- According to the Zoning By-law, the proposed 21-unit townhouse development is required to provide 42 residential parking spaces and 4 visitor parking spaces. The development proposes 42 residential parking spaces and 4 visitor parking spaces.

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel (ADP), but was reviewed by staff and found to be generally acceptable.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• Complies with Multiple Residential designation in the Official Community Plan.
2. Density & Diversity (B1-B7)	• Provides for opportunities for private backyard gardens.
3. Ecology & Stewardship (C1-C4)	• Recycling pickup will be made available.
4. Sustainable Transport & Mobility (D1-D2)	• Bike racks will be made available.
5. Accessibility & Safety (E1-E3)	• CPTED principles applied by having habitable rooms on the ground floor of each unit.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

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.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by W G Architecture Inc. and PMG Landscape Architects Ltd., respectively, dated November 1, 2013 and November 8, 2013.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Wojciech Grzybowior  
WG Architecture Inc.  
Address: 470 - Granville Street, Suite 1030  
Vancouver, BC V6C 1V5  
  
Tel: 604-331-2378 - Work  
604-331-2378 - Home

2. Properties involved in the Application

- (a) Civic Address: 14177 – 103 Avenue  
10321 – 142 Street  
10315 - 142 Street
- (b) Civic Address: 14177 – 103 Avenue  
Owner: 0885838 BC Ltd.  
Director Information:  
Berinderpal Singh Dhaliwal  
  
PID: 029-218-951  
Lot 1 Section 25 Block 5 North Range 2 West New Westminster District Plan 24558
- (c) Civic Address: 10321 - 142 Street  
Owner: City of Surrey  
PID: 029-218-969  
Lot 2 Section 25 Block 5 North Range 2 West New Westminster District Plan 24558
- (d) Civic Address: 10315 - 142 Street  
Owner: Iqbal S Dhaliwal  
PID: 004-805-755  
Lot 258 Section 25 Block 5 North Range 2 West New Westminster District Plan 53045

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Remove notation from title regarding Development Permit No. 7911-0095-00.



## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,491.2
Road Widening area		1,160.5
Undevelopable area		
Net Total		3,330.7
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	44%
Paved & Hard Surfaced Areas		34%
Total Site Coverage		78%
SETBACKS ( in metres)		
North	7.5	5.0
South	7.5	4.7
East	7.5	4.5
West	7.5	3.7
BUILDING HEIGHT (in metres/storeys)		
Principal	13	12.25
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		21
Total	25	21
FLOOR AREA: Residential		3,409.57
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,409.57

*\* 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)		46.76 upha / 18.92 upa
# of units/ha /# units/acre (net)	75 upha / 30 upa	63.05 upha /25.52 upa
FAR (gross)		0.76
FAR (net)	0.90	1.02
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	63	0
Outdoor	63	60
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	42	42
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces	46	46
Number of disabled stalls		1
Number of small cars		2
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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## MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (Based on RM-30)

Required Development Data	Building A	Building B	Building C	Building D
SETBACK (in metres)				
Front (North)	23.3	5.0	5.0	23.3
Rear (South)	4.7	23.0	23.0	4.7
Side #1 (East)	47.9	43.5	4.8	4.5
Side #2 (West)	3.4	2.9	55.4	59.5
Building Height (in metres/storeys)	11.47 / 3	12.25 / 3	11.97 / 3	11.43 / 3
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE (square metres)	145.78	172.76	172.76	157.4
Bachelor				
One Bedroom				
Two Bedroom				
Three Bedroom +	6	6	4	5
TOTAL FLOOR AREA	885.06	1,046.01	705.60	772.9

**PROJECT STATISTICS**

**CIVIC ADDRESS**  
10325 - 142nd STREET  
SURREY, B.C.

**PROPOSED REZONING:** from RM-30 to CD

**LOT AREA**  
GROSS : 4,491.2 m<sup>2</sup>  
ROAD WIDENING: 1,160.5 m<sup>2</sup>  
NET TOTAL : 3,330.7 m<sup>2</sup>

**LOT COVERAGE:** 44%

**BUILDING SITE COVERAGE**  
TOTAL: 1,471.05 m<sup>2</sup>

**SETBACKS**  
NORTH - 5.0 m  
SOUTH - 4.7 m  
EAST - 4.5 m  
WEST - 3.7 m

**NUMBER OF UNITS**  
BUILDING A : 6  
BUILDING B : 6  
BUILDING C : 4  
BUILDING D : 5  
TOTAL : 21

**BUILDING FLOOR AREA**  
BUILDING A : 885.06 m<sup>2</sup>  
BUILDING B : 1,046.01 m<sup>2</sup>  
BUILDING C : 705.36 m<sup>2</sup>  
BUILDING D : 772.90 m<sup>2</sup>  
TOTAL : 3,409.57 m<sup>2</sup>

**DENSITY**  
GROSS: 21 UNITS ± 1.11 ACRES = 18.92 UNITS/ACRE  
NET : 21 UNITS ± 0.82 ACRES = 25.52 UNITS/ACRE

**FAR**  
GROSS : 0.76  
NET : 1.02

**OUTDOOR AMENITY SPACE**

**INDOOR**  
- REQUIRED: 63 m<sup>2</sup>  
- PROVIDED: 0 m<sup>2</sup>  
**OUTDOOR**  
- REQUIRED: 63 m<sup>2</sup>  
- PROVIDED: 60 m<sup>2</sup>

**OFF - STREET PARKING**

**RESIDENCE**  
PROVIDED: 42 PARKING SPACES IN GARAGES  
**VISITORS**  
REQUIRED: 21 x 0.2 = 4  
PROVIDED: 4 (INCLUDING 1 H/A)

**LEGEND**

- EXISTING GRADING
- FINISH GRADE
- SURFACE DRAINAGE
- AP ASPHALT PAVING
- BL BOLLARD LIGHT
- BR BICYCLE RACK
- CB CATCH BASIN
- CC CURB CUT
- CP CONCRETE PAVERS
- CR CONCRETE ROLL-OVER CURB
- CW CONCRETE SIDEWALK
- FDA FIRE DEPT. ACCESS
- LA LANDSCAPED AREA
- MB MAIL BOX
- PS3 PRIVACY SCREEN 3'
- PS5 PRIVACY SCREEN 5'
- SM SMALL CAR PARKING
- T TRANSFORMER

TOPOGRAPHIC PLAN OF LOT 3 EXCEPT PART SUBDIVIDED BY PLAN 53045, PLAN 10236  
AND LOT 258 PLAN 53045, BOTH OF SECTION 25 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT

Current Civic Address:  
10325 142nd Street  
Surrey, B.C.

SCALE : 1:250

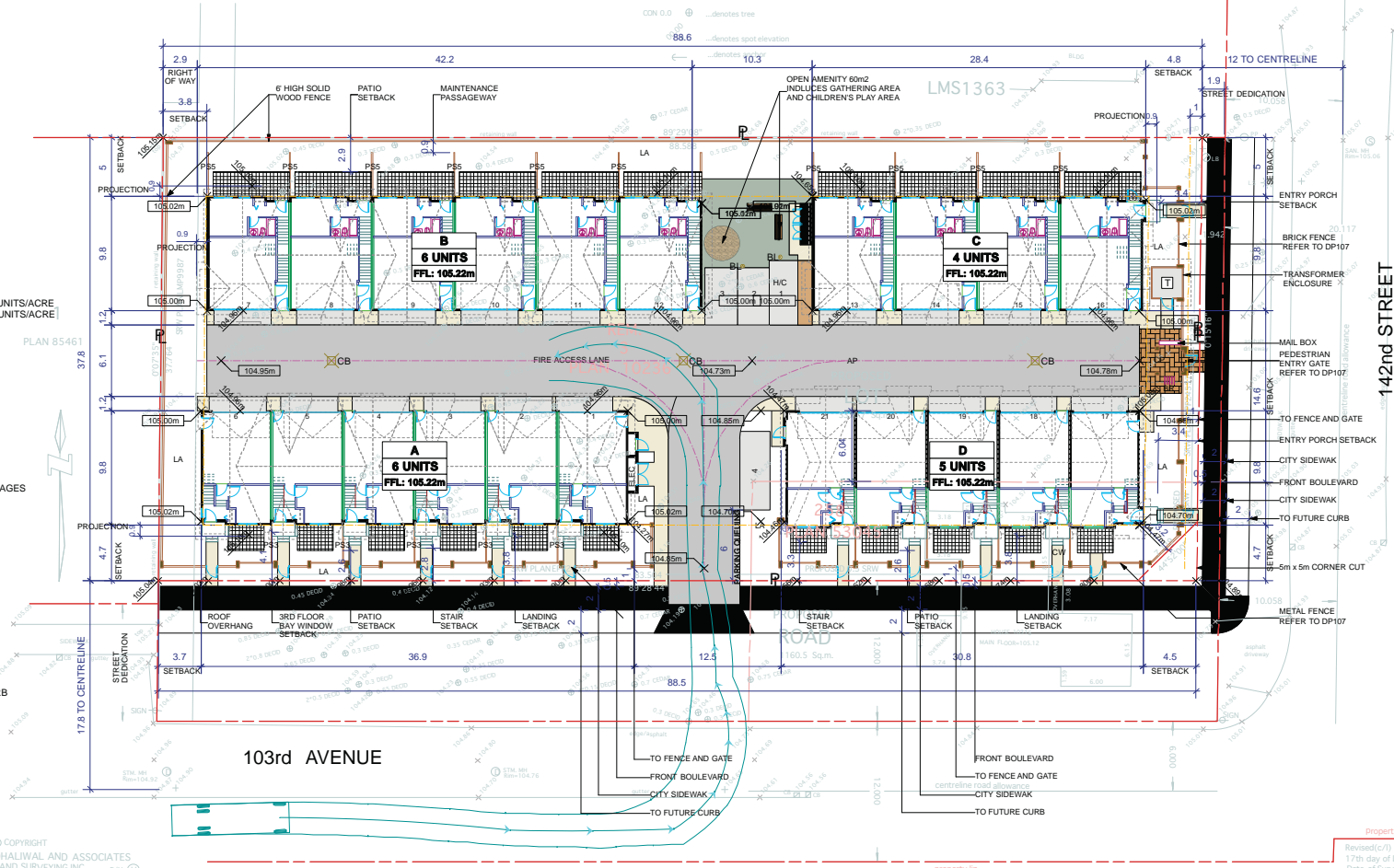


**LEGEND**

- SAN MH (circle with S) denotes sanitary manhole
- STM MH (circle with S) denotes storm manhole
- LB (circle with L) denotes lawn basin
- CB (circle with C) denotes catch basin
- LS (circle with S) denotes lamp standard
- PP (circle with P) denotes power pole
- (circle with H) denotes hydrant
- SIGN (circle with S) denotes sign
- CON 0.0 (circle with 0) denotes tree
- 88.6 (circle with 88.6) denotes spot elevation

**Note:**

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of Surrey Geodetic Datum, Monument No. 8663
- Elevation = 100.217m
- Only trees with a diameter of at least 0.25m are shown
- This plan does not show non-plan changes, lines of view.
- Property dimensions are derived from field survey.



**SITE PLAN**

© COPYRIGHT  
DHALIJAL AND ASSOCIATES  
LAND SURVEYING INC. F/N  
121-13140 80th Avenue  
Surrey, B.C. V3W 3B2  
Phone: 604 501-6189  
Fax: 604 501-6189  
File: 1007002-105.DWG

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

Revised:  
16th day of August, 2013  
Revised (proposed lot lines):  
9th day of October, 2013

Revised (G/7)  
17th day of December, 2010  
Date of Survey:  
15th day of July, 2010

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#	Date	Revision Details

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

21 UNIT TOWNHOUSE  
DEVELOPMENT  
14177 103 AVE  
SURREY, B.C.

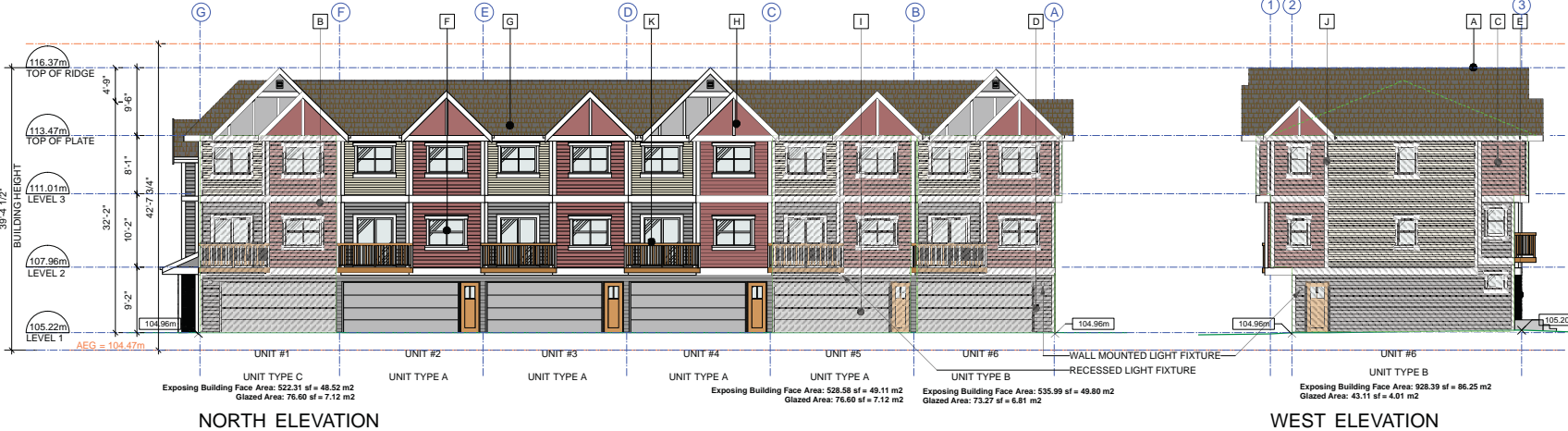
Drawing Title: **SITE PLAN**

Date:	Project Number:
April 2011	1216
Scale:	Drawn No.:
1/16" = 1' - 0"	
Drawn By:	Approved By:
NC, NS	WG

**A103**

GENE PAUL NIKULA B.C.L.S. 803

APPENDIX II



**BUILDING A**

**COLOUR SCHEME**

- A.** BP 'STONE WOOD' by Harmony series  
- Roof fiberglass shingles
- B.** 66 'MOCHA' Timberlake by Kaycan  
- 4" Vinyl siding, (light)
- C.** 'BRICK' Timbercrest/Richmond by Kaycan  
- 4" Vinyl siding
- D.** 'CHARCOAL' Timbercrest/Richmond by Kaycan  
- 4" Vinyl siding (grey)
- E.** T8020 - Easyfit Ledgesstone by Pacific Art Stone Inc  
- Stone veneer base of Building 'A' & 'D' only
- F.** 'CREAM WHITE' by Euro Line Windows  
- Vinyl windows
- G.** GP-836N 'CEDAR ROSE' by General Paint  
- Hardie board panels, painted
- H.** GP-8784D 'BLACKTHORN' by General Paint  
- Hardie board panels, painted
- I.** GP-8783 M 'STONEWALL' by General Paint  
- Hardie board panels + O/H doors, painted
- J.** GP-CW054 W 'NATURAL ECHO' by General Paint  
- Facia and corner & window trims, painted
- K.** C-4-L - 'CINNAMON' Semi Transparent Stain  
- Balcony guards & entry doors, stained

**NOTE:**  
AEG = AVERAGE EXISTING GRADE

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#	Date	Revision Details
1	Oct.24/11	CRIBBING DELETED, HAND-RAILS ADDED AT ENTRY



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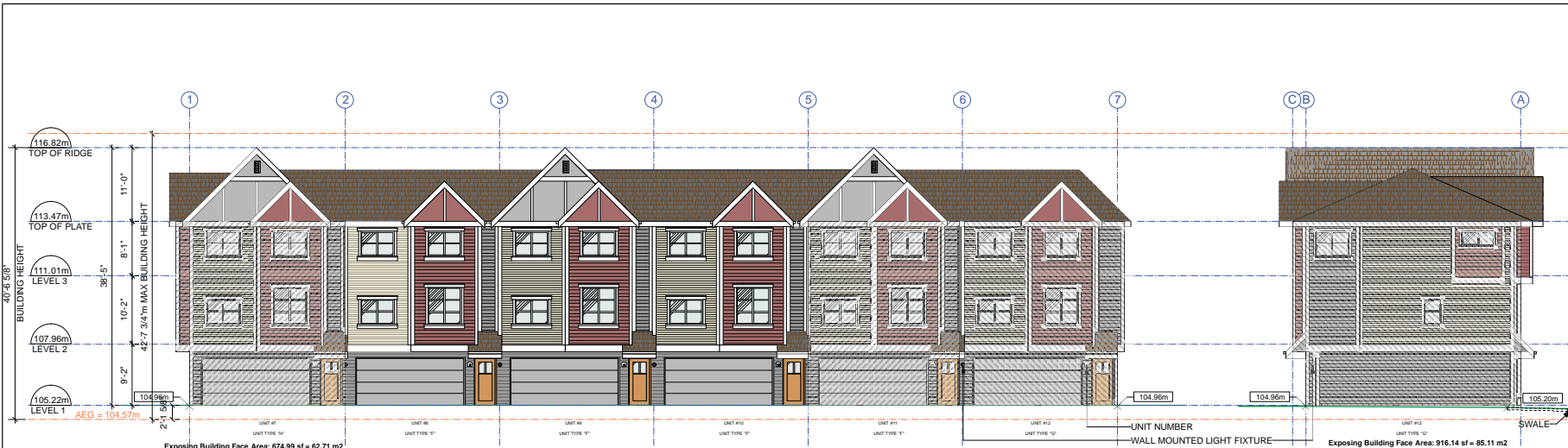
**Project Title:**  
 16 UNIT TOWNHOUSE DEVELOPMENT  
 14177 103rd Avenue  
 SURREY, B.C.

Drawing Title:

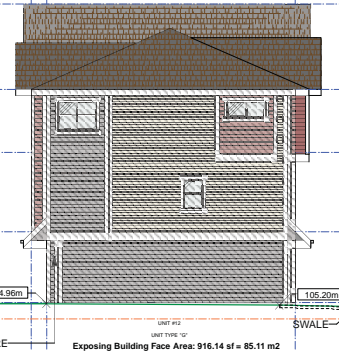
**BUILDING A ELEVATIONS**

Date: April 2011	Project Number: 1204
Scale: 1/8" = 1' - 0"	Sheet No. <b>A301</b>
Drawn By: NC, NS	Approved By: WG

Drawn: AUGUST 6, 2013  
 Time: 3:11:13 PM



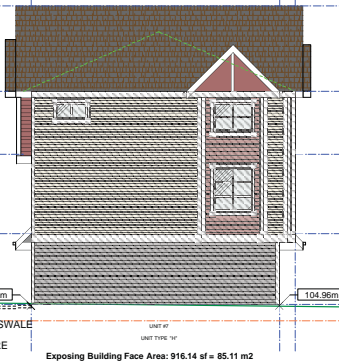
**SOUTH ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**

**BUILDING B**

**NOTE:**  
AEG = AVERAGE EXISTING GRADE

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#	Date	Revision Details
1	Oct 24/11	CRIBBING DELETED, HAND-RAILS ADDED AT ENTRY



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

Project Title:  
**16 UNIT TOWNHOUSE DEVELOPMENT**  
14177 103rd Avenue  
SURREY, B.C.

Drawing Title:  
**BUILDING B ELEVATIONS**

Date: April 2011	Project Number: 1204
Scale: 1/8" = 1' - 0"	Draw No.:
Drawn By: NC, NS	<b>A302</b>
Approved By: WG	

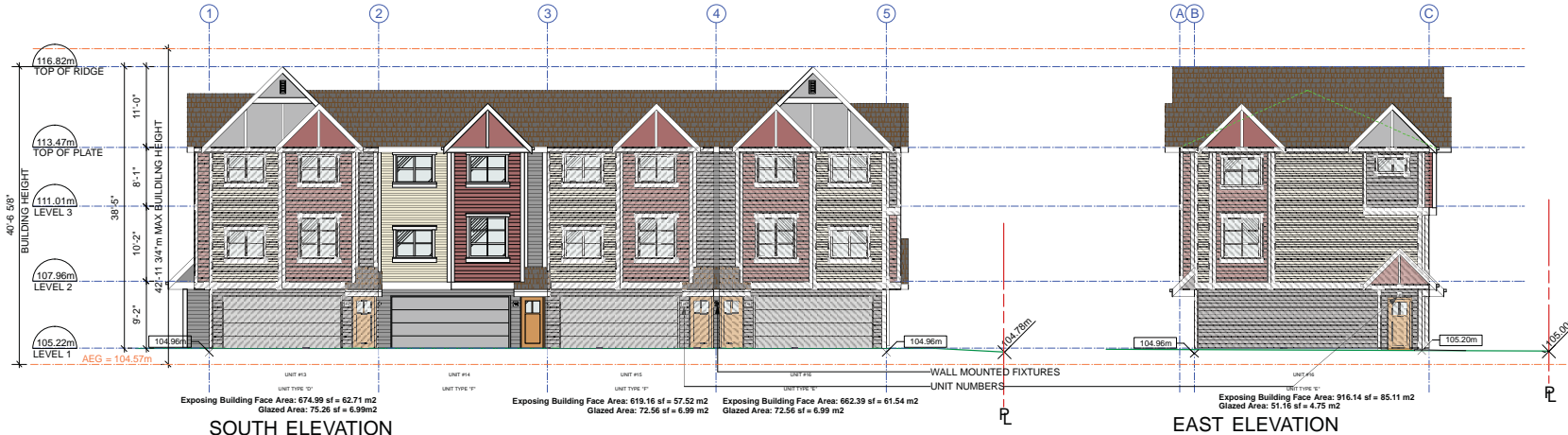
Draw: AUGUST 9, 2013  
Time: 3:28:49 PM



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#	Date	Revision Details
1	Oct 24/11	CRIBBING DELETED, HAND-RAILS ADDED AT ENTRY



**NOTE:**  
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VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

**Project Title**  
16 UNIT TOWNHOUSE DEVELOPMENT  
14177 103rd Avenue  
SURREY, B.C.

**Drawing Title**  
BUILDING C  
ELEVATIONS

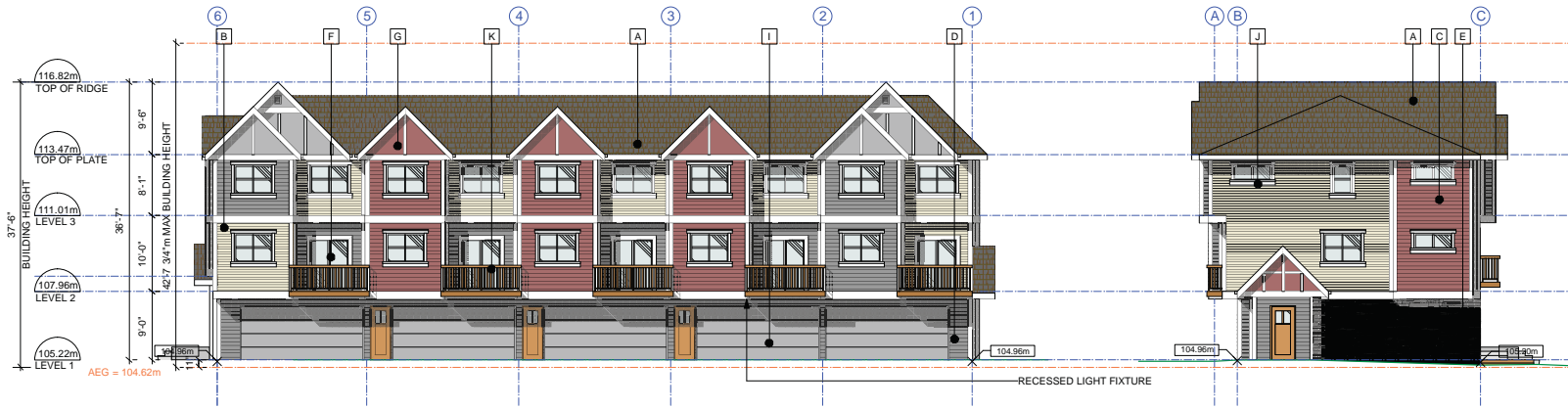
Date: April 2011	Project Number: 1204
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: NC, NS	<b>A303</b>
Approved By: WG	

Date: AUGUST 6, 2013  
 Time: 4:02:24 PM



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

## BUILDING D - PHASE 2

### COLOUR SCHEME

- A. BP 'STONE WOOD'** by Harmony series  
- Roof fiberglass shingles
- B. 66 'MOCHA'** Timberlake by Kaycan  
- 4" Vinyl siding, (light)
- C. 'BRICK'** Timbercrest/Richmond by Kaycan  
- 4" Vinyl siding
- D. 'CHARCOAL'** Timbercrest/Richmond by Kaycan  
- 4" Vinyl siding (grey)
- E. T8020 - Easyfit LedgeStone** by Pacific Art Stone Inc  
- Stone veneer base of Building 'A' + 'D' only

- F. 'CREAM WHITE'** by Euro Line Windows  
- Vinyl windows

- G. GP-6306N 'CEDAR ROSE'** by General Paint  
- Hardie board panels, painted

- H. GP-5784D 'BLACKTHORN'** by General Paint  
- Hardie board panels, painted

- I. GP-6783 N 'STONEWALL'** by General Paint  
- Hardie board panels + OH doors, painted

- J. GP-CW064 W 'NATURAL ECHO'** by General Paint  
- Facia and corner & window trims, painted

- K. C-L-L - 'CINNAMON'** Semi Transparent Stain  
- Balcony guards & entry doors, stained

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#	Date	Revision Details



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TEL: (604) 331 2378  
FAX: (604) 683 7494

**Project Title:**  
21 UNIT TOWNHOUSE DEVELOPMENT  
14177 103rd AVENUE  
SURREY, B.C.

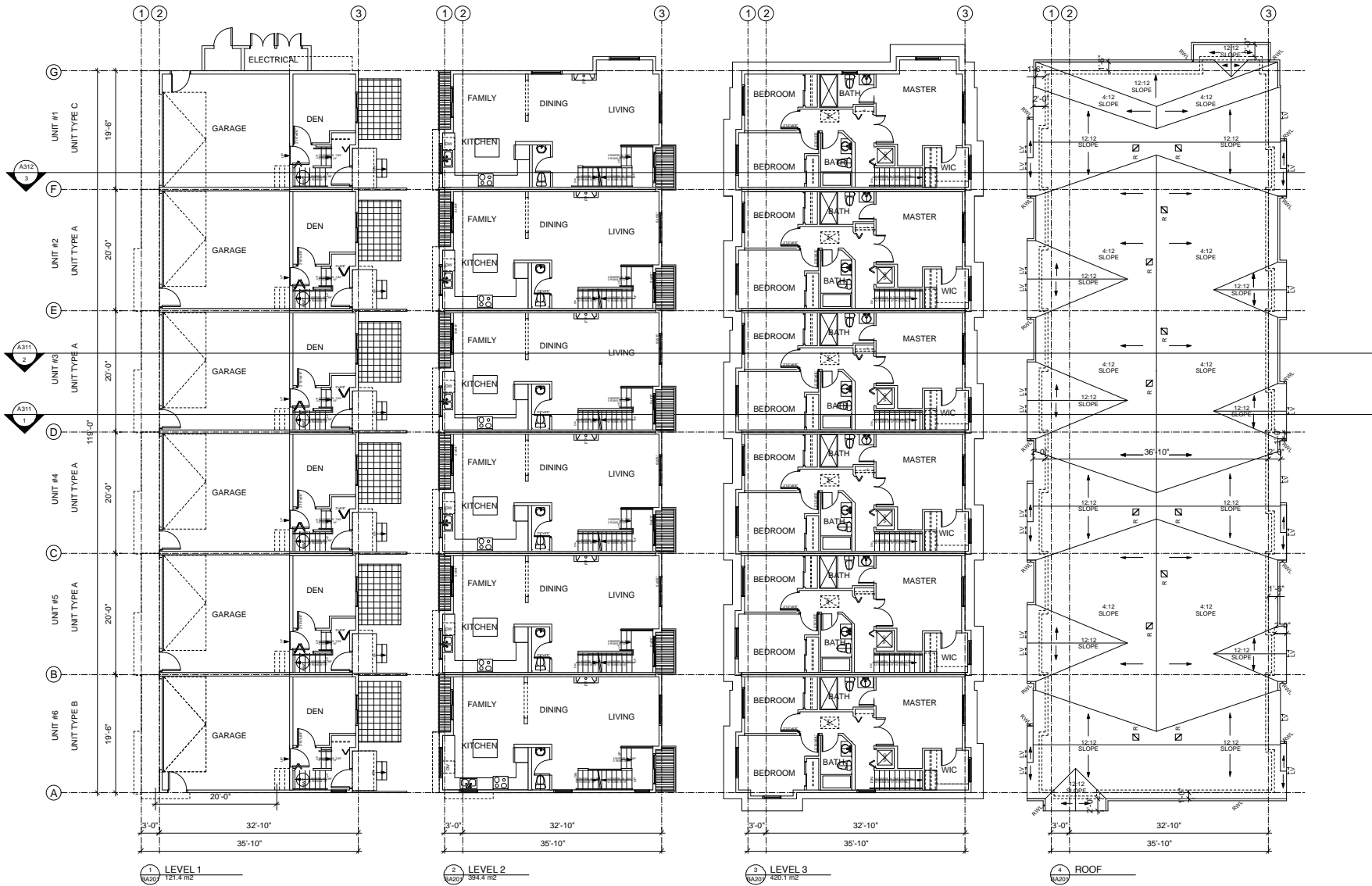
Drawing Title:

ELEVATION  
BUILDING D

Date:	Project Number:
April 2011	1216
Scale:	Sheet No.:
1/4" = 1' - 0"	
Drawn By:	Approved By:
NC, NS	
	WG

DP304





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#	Date	Revision Details

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 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

**Project Title**  
 16 UNIT TOWNHOUSE DEVELOPMENT  
 14177 103rd Avenue  
 SURREY, B.C.

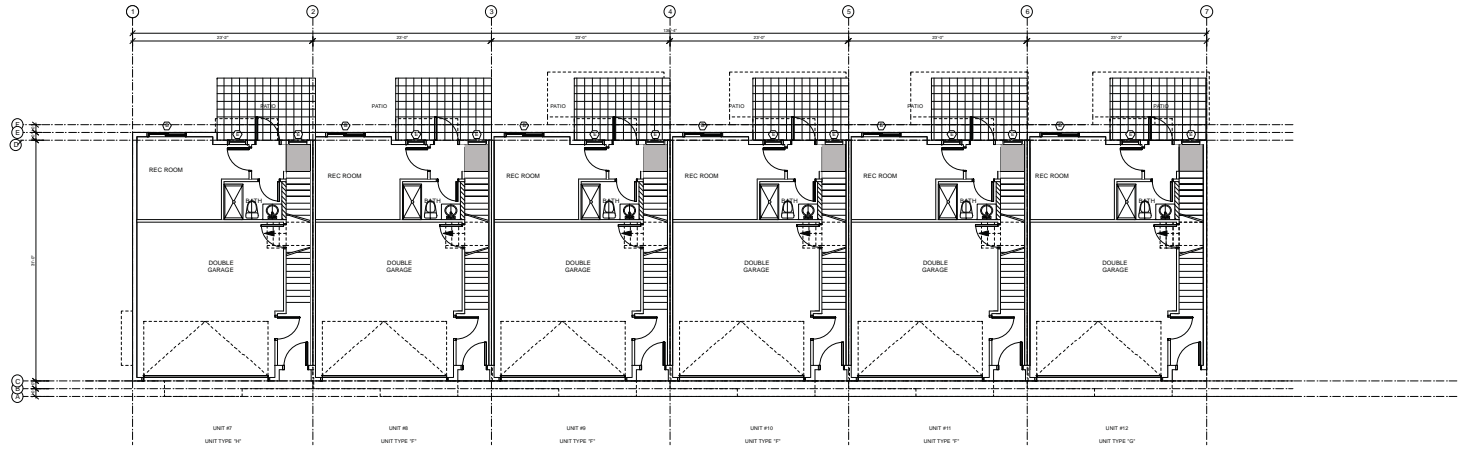
**Drawing Title**  
 BUILDING A FLOOR PLANS

Date: April 2011	Project Number: 1204
Scale: 1/8" = 1' - 0"	Drawn By: NC, NS
Approved By: WG	<b>A201</b>

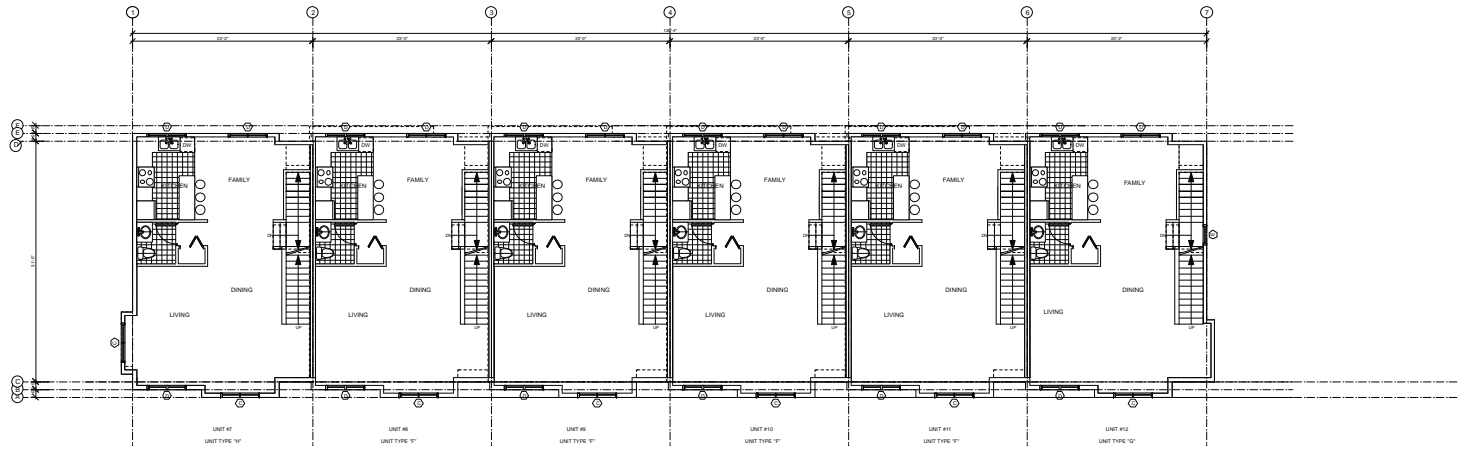


**BUILDING 'A' FLOOR PLANS**  
 FLOOR AREA = 885.06 m<sup>2</sup> 9,526.71 sf  
 GARAGES = 227.28 m<sup>2</sup> 2,446.42 sf  
 BUILDING AREA = 389.68 m<sup>2</sup> 4,119.48 sf

DATE: AUGUST 8, 2013



LEVEL 1  
FLOOR AREA = 222.48 m<sup>2</sup> (2,384.8 sf)  
176.43 m<sup>2</sup> (1,920.6 sf) LEVEL 1



LEVEL 2  
FLOOR AREA = 426.8 m<sup>2</sup> (4,594.0 sf)

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#	Date	Revision Details



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INC**

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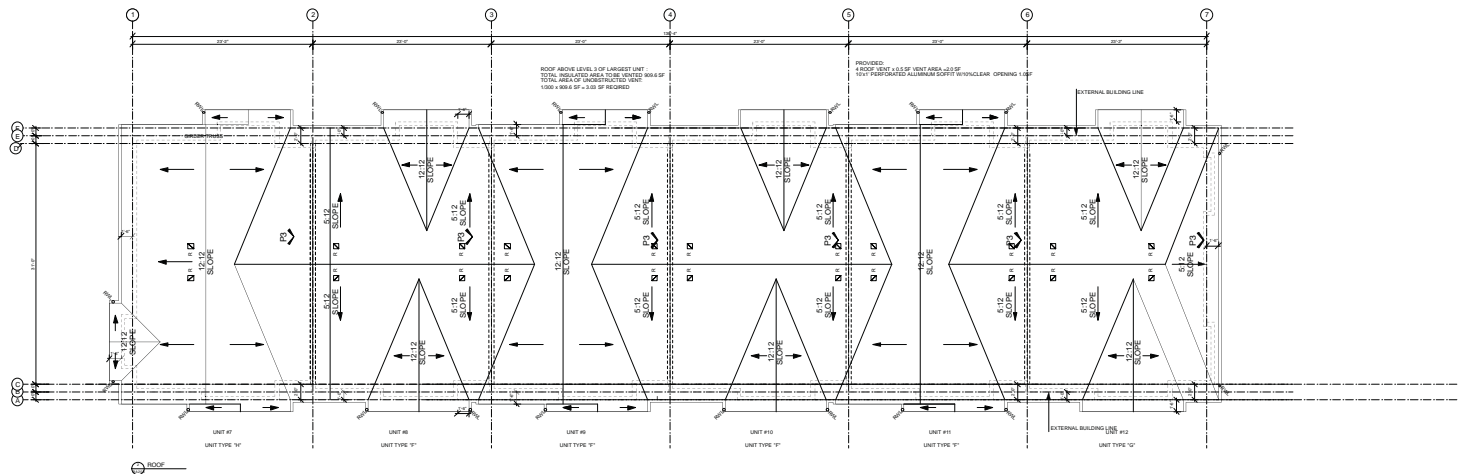
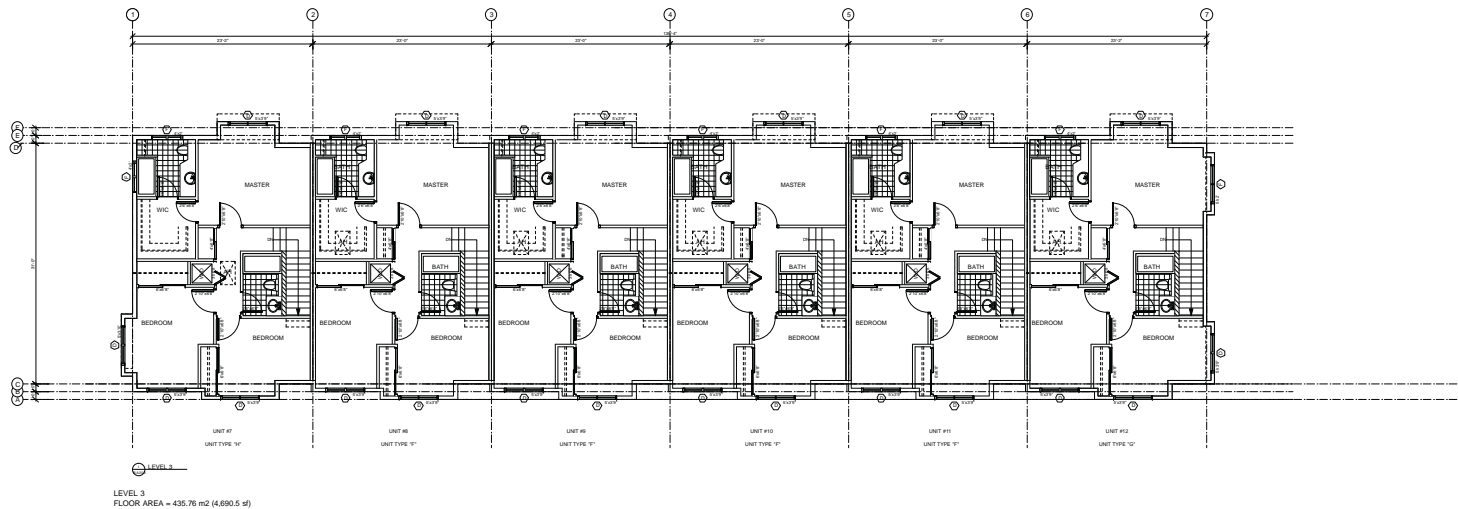
**Project Title**  
16 UNIT TOWNHOUSE  
DEVELOPMENT  
14177 103rd Avenue  
SURREY, B.C.

**Drawing Title**  
BUILDING B  
FLOOR PLANS  
LEVEL 1 + 2

Date:	April 2011	Project Number:	1204
Scale:	1/4" = 1' - 0"	Drawn By:	NC, NS
Approved By:	WG		

**A202**

Draw: AUGUST 6, 2013  
Time: 2:52:19 PM



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#	Date	Revision Details

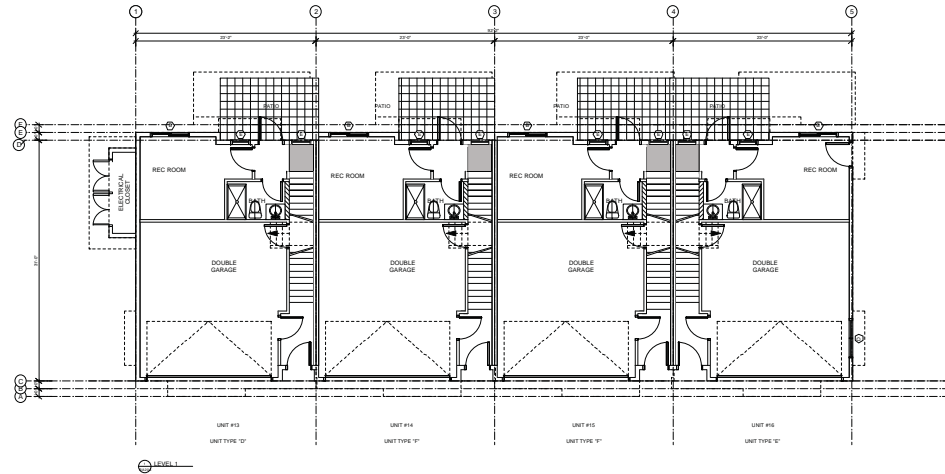
**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title  
**16 UNIT TOWNHOUSE DEVELOPMENT**  
 14177 103rd Avenue  
 SURREY, B.C.

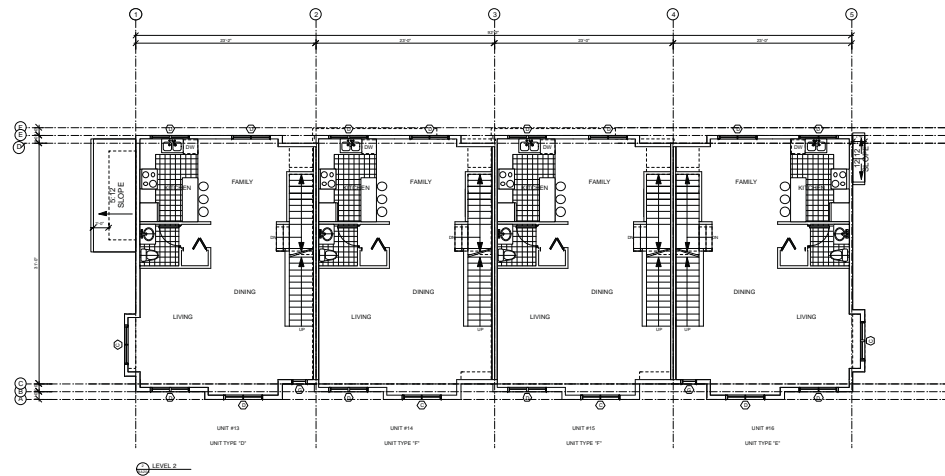
Drawing Title  
**BUILDING B FLOOR PLANS LEVEL 3 + ROOF**

Date: April 2011	Project Number: 1204
Scale: 1/4" = 1' - 0"	Drawn By: NC, NS
Approved By: WG	<b>A203</b>

Date: January 30, 2013  
 Time: 11:38:15 AM



LEVEL 1  
FLOOR AREA = 148.30 m<sup>2</sup> (1,596.3 sf) GARAGES  
119.26 m<sup>2</sup> (1,283.7 sf) LEVEL 1



LEVEL 2  
FLOOR AREA = 285.86 m<sup>2</sup> (3,077.0 sf)

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#	Date	Revision Details



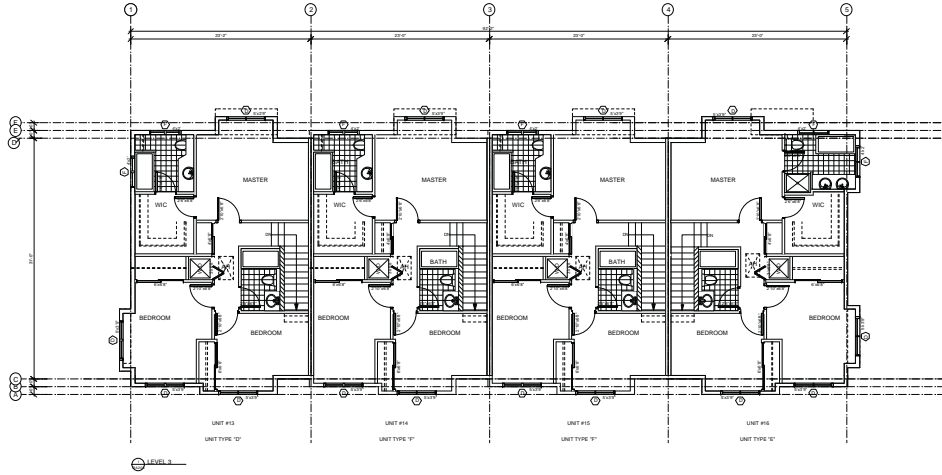
**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title  
**16 UNIT TOWNHOUSE DEVELOPMENT**  
14177 103rd Avenue  
SURREY, B.C.

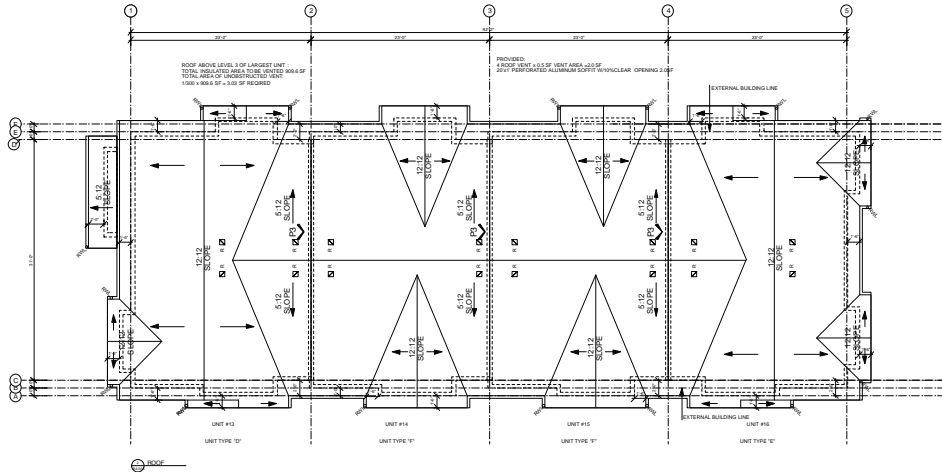
Drawing Title  
**BUILDING C FLOOR PLANS LEVEL 1 + 2**

Date: April 2011	Project Number: 1204
Scale: 1/8" = 1' - 0"	Drawn By: NC, NS
Approved By: WG	<b>A204</b>

Drawn: AUGUST 6, 2013  
Time: 2:53:55 PM



LEVEL 3  
 FLOOR AREA = 292.45 m<sup>2</sup> (3,147.9 sf)



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#	Date	Revision Details



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 FAX: (604) 683 7494

Project Title  
**16 UNIT TOWNHOUSE DEVELOPMENT**  
 14177 103rd Avenue  
 SURREY, B.C.

Drawing Title  
**BUILDING C  
 FLOOR PLANS  
 LEVEL 3 + ROOF**

Date: April 2011	Project Number: 1204
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: NC, NS	<b>A205</b>
Approved By: WG	



**BUILDING 'D' FLOOR PLANS**  
 FLOOR AREA = 772.90 m2 8,319.43 sf  
 GARAGES = 197.50 m2 2,125.87 sf  
 BUILDING AREA = 350.10 m2 3,767.48 sf

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#	Date	Revision Details



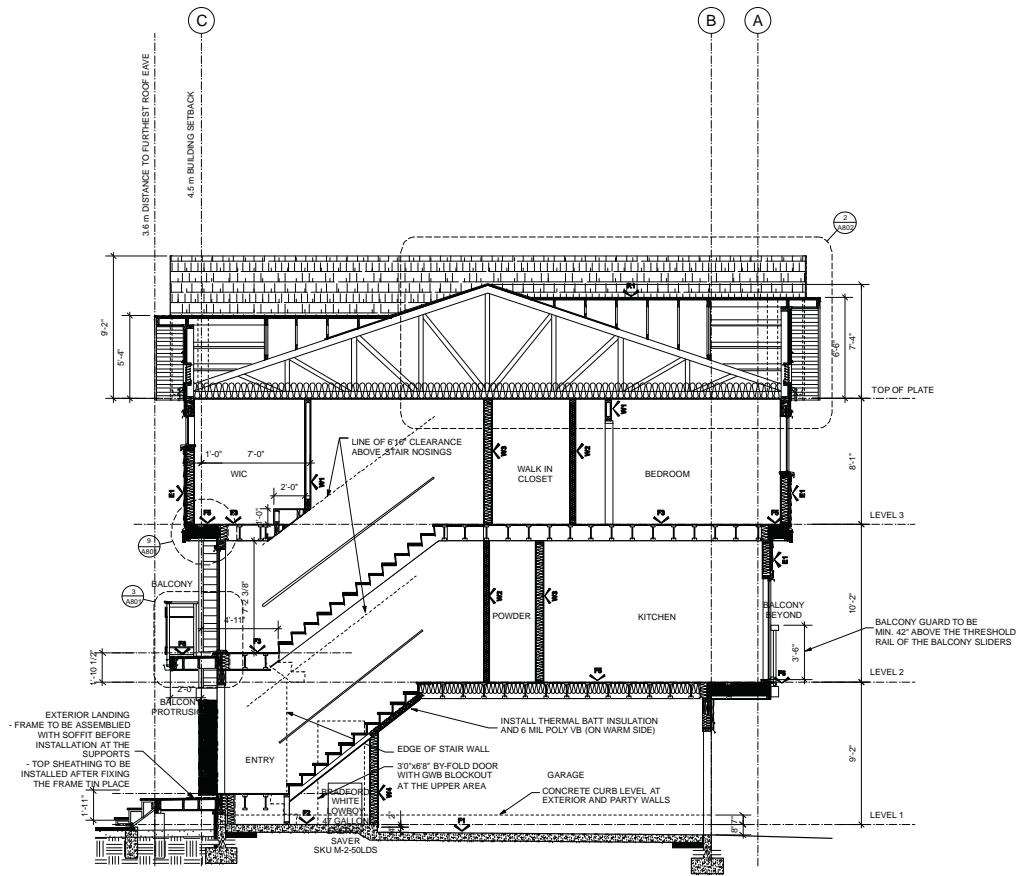
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 FAX: (604) 683 7494

**Project Title**  
 21 UNIT TOWNHOUSE DEVELOPMENT  
 14177 103rd Ave  
 SURREY, B.C.

**Drawing Title**  
 BUILDING D  
 FLOOR PLANS

Date: April 2011	Project Number: 1216
Scale: 1/4" = 1' - 0"	Drawn By: NC, NS
Approved By: WG	<b>A204</b>

Date: November 1, 2013



1 BUILDING A CROSS SECTION  
 BA311 Scale: 1/4" = 1'-0"

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 FAX: (604) 683 7494

Project Title  
**16 UNIT TOWNHOUSE DEVELOPMENT**  
 14177 103rd Avenue  
 SURREY, B.C.

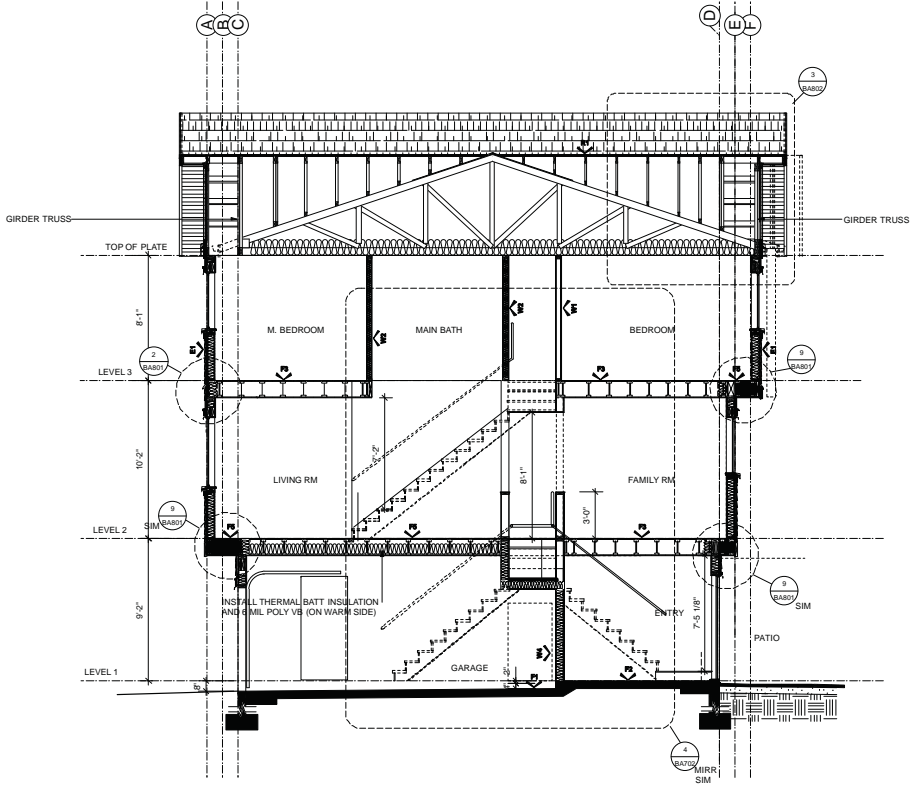
Drawing Title  
**CROSS SECTION BUILDING A**

Date: April 2011	Project Number: 1204
Scale: 1/8" = 1' - 0"	Draw No. <b>BA311</b>
Drawn By: NC, NS	Approved By: WG

Drawn: AUGUST 9, 2013  
 Time: 5:02:34 PM

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#	Date	Revision Details



**2 BUILDING B + C CROSS SECTIONS**  
 Scale: 1/4" = 1'-0"

PLEASE NOTE:  
 1. BUILDINGS HAVE BEEN DESIGNED UNDER PART 9 OF B.C.B.C. 2012  
 2. STRUCTURE TO BE CONSTRUCTED ACCORDING TO STRUCTURAL DRAWINGS

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 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title  
**16 UNIT TOWNHOUSE DEVELOPMENT**  
 14177 103rd Avenue  
 SURREY, B.C.

Drawing Title  
**CROSS SECTION BUILDING B + C**

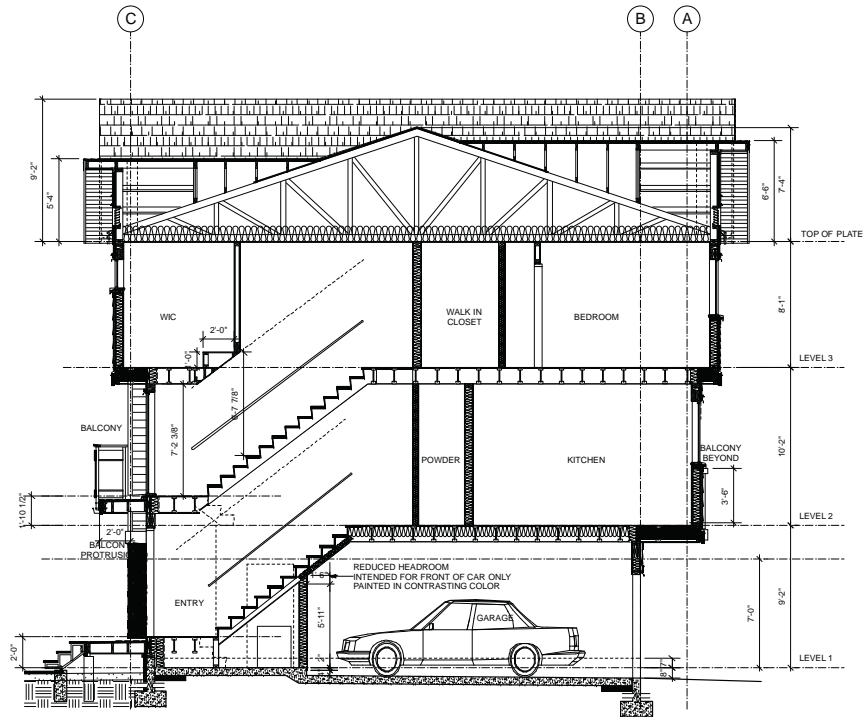
Date: April 2011	Project Number: 1204
Scale: 1/8" = 1'-0"	Sheet No. <b>BA312</b>
Drawn By: NC, NS	Approved By: WG

Drawn: AUGUST 9, 2013  
 Time: 5:03:39 PM



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#	Date	Revision Details



**1** BUILDING D CROSS SECTION  
 BA311 Scale: 1/4" = 1'-0"

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 FAX: (604) 683 7494

**Project Title**  
 21 UNIT TOWNHOUSE DEVELOPMENT  
 14177 103rd AVENUE  
 SURREY, B.C.

**Drawing Title**  
 CROSS SECTION  
 BUILDING D

Date: April 2011	Project Number: 1216
Scale: 1/4" = 1'-0"	Drawn By: NC, NS
Approved By: WG	DP311

Date: October 30, 2013



SEAL:




4	13 DEC 18	CITY COMMENTS	DD
3	13 NOV 18	REVISION AS PER NEW IRIE REPORT	DD
2	13 NOV 08	NEW SITE PLAN	DD
1	13 OCT 17	CITY COMMENTS	DD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

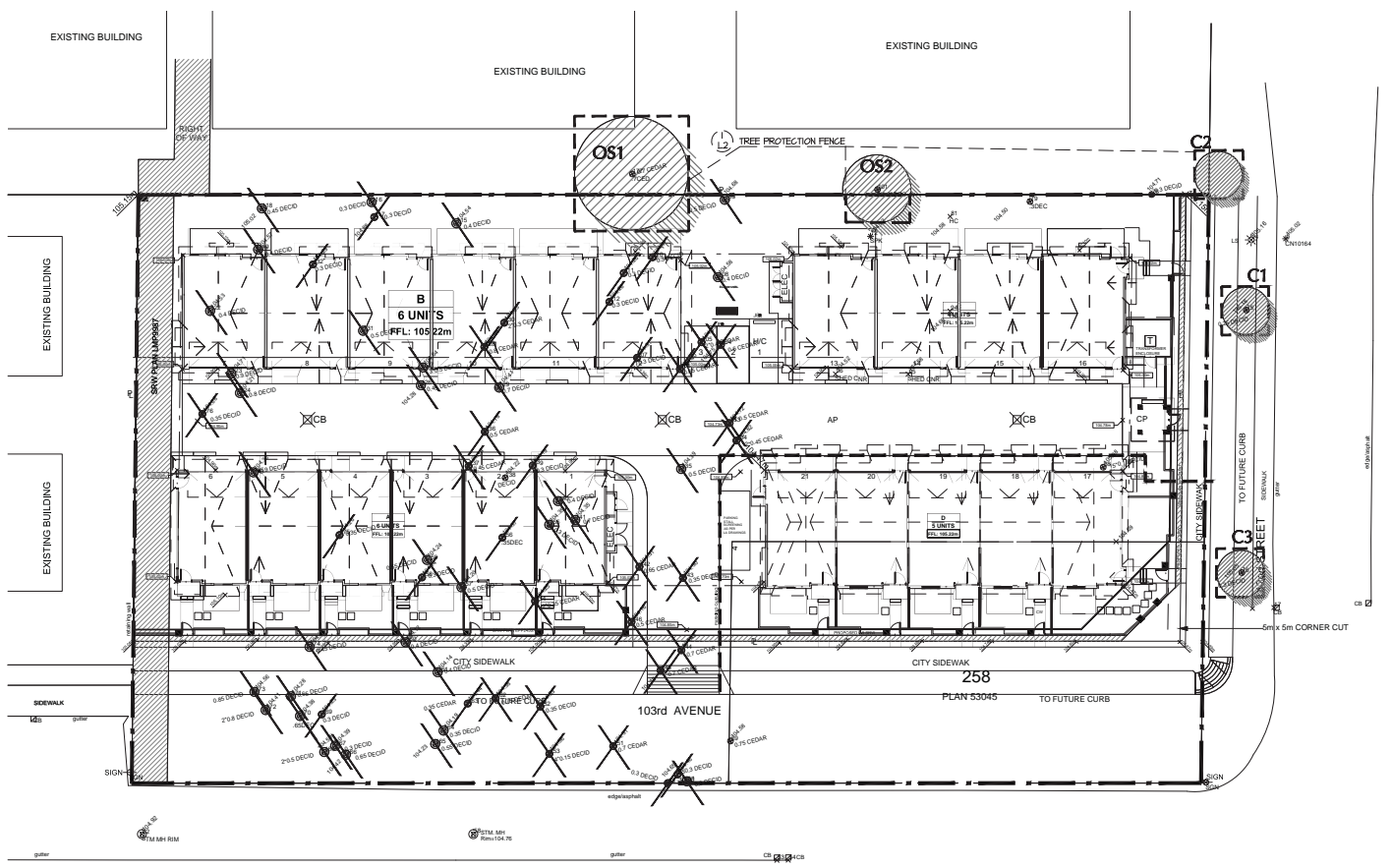
**21 UNIT TOWNHOUSE DEVELOPMENT**  
14177 - 103 Avenue  
SURREY, B.C.

**WG ARCHITECTURE INC.**  
DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: September 20, 2013 DRAWING NUMBER:  
SCALE: 1/16" = 1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

**L2**

OF 4

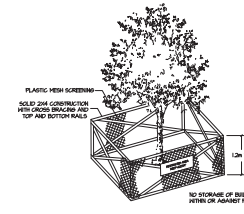
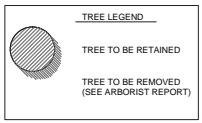


NOTE: ALL TREES REMOVED OR CUT ARE PROHIBITED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

**TREE PROTECTION DISTANCE TABLE**

TRUNK DIAMETER (DBH) IN INCHES	MINIMUM PROTECTION DISTANCE (M) IN METERS
10	1.2
12	1.5
15	1.8
18	2.1
21	2.4
24	2.7
27	3.0
30	3.3
33	3.6
36	3.9
39	4.2
42	4.5
45	4.8
48	5.1
51	5.4
54	5.7
57	6.0
60	6.3

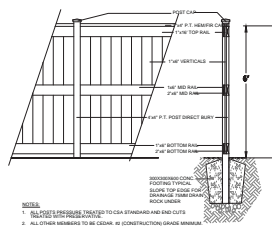
EXTRAPOLATE PROTECTION RADIUS FOR TREE LARGER THAN 60CM DBH TO NEAREST AT BREAK HEIGHT OR 1.4M FROM GRACE.



**1A TREE PROTECTION BARRIER**

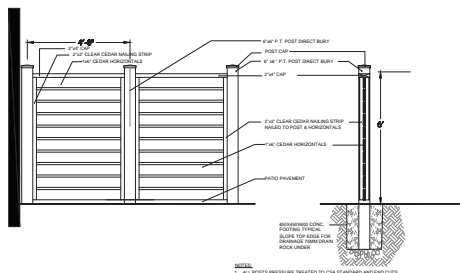
NO STORAGE OF BUILDING MATERIALS INTERIOR OR ADJACENT PROTECTION BARRIER

SEAL:



- NOTE:
1. ALL PILES TREATED TO CSA STANDARD AND END CUTS
  2. ALL OTHER MEMBERS TO BE GRAD IN CONSTRUCTION GRADE MINIMUM
  3. ALL MEMBERS NOT TO BE GRAD IN CONSTRUCTION GRADE MINIMUM
  4. ALL MEMBERS NOT TO BE GRAD IN CONSTRUCTION GRADE MINIMUM
  5. ALL MEMBERS NOT TO BE GRAD IN CONSTRUCTION GRADE MINIMUM
  6. ALL MEMBERS NOT TO BE GRAD IN CONSTRUCTION GRADE MINIMUM

**2** 6' HT. PERIMETER WOOD FENCE  
3/8" = 1'-0"



- NOTE:
1. ALL PILES TREATED TO CSA STANDARD AND END CUTS
  2. ALL OTHER MEMBERS TO BE GRAD IN CONSTRUCTION GRADE MINIMUM
  3. ALL MEMBERS NOT TO BE GRAD IN CONSTRUCTION GRADE MINIMUM
  4. ALL MEMBERS NOT TO BE GRAD IN CONSTRUCTION GRADE MINIMUM
  5. ALL MEMBERS NOT TO BE GRAD IN CONSTRUCTION GRADE MINIMUM
  6. ALL MEMBERS NOT TO BE GRAD IN CONSTRUCTION GRADE MINIMUM

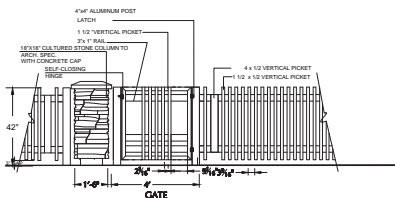
**3** 6' HT WOOD FENCE @ PATIOS  
3/8" = 1'-0"



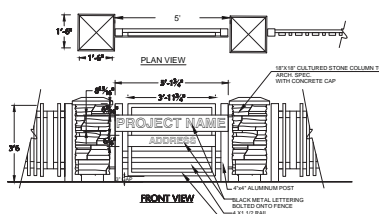
KOMPAN,  
ELE 400129, PIT STOP



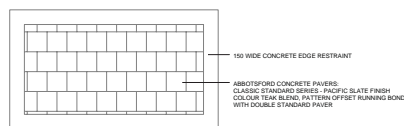
BENCH - FRANCIS ANDREW  
STANDARD SERIES - S4-62A  
BLACK



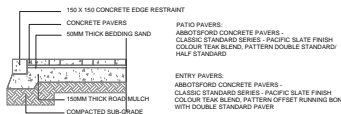
**4** 42\"/>



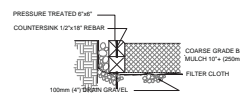
**5** ENTRANCE SIGN  
3/8" = 1'-0"



**6** PAVERS @ UNIT ENTRY  
1/2" = 1'-0"

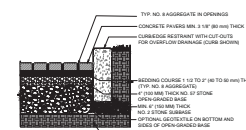


**7** TYPICAL PAVER SECTION  
1/2" = 1'-0"



**8** PLAY EDGE  
1/2" = 1'-0"

**9** SF RIMA PERMEABLE PAVER EXFILTRATION TO SOIL SUBGRADE



- NOTE:
1. 1 1/2\"/>

NOTE: Design to be determined on site.  
Curbheight (restraint) will not interfere with achieving minimum drive aisle widths of 6.1m or 6.7m (20ft).

NO.	DATE	REVISION DESCRIPTION	DR.
4	13 DEC 13	CITY COMMENTS	DD
3	13 NOV 13	REVISION AS PER NEW AND IMPROV	DD
2	13 NOV 08	NEW SITE PLAN	DD
1	13 OCT 17	CITY COMMENTS	DD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**21 UNIT TOWNHOUSE DEVELOPMENT**  
14177 - 103 Avenue  
SURREY, B.C.

WG ARCHITECTURE INC.  
DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: September 20, 2013 DRAWING NUMBER:  
SCALE:  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

**L3**

OF 4





Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p. 604-294-0111 / f. 604-294-0022

SCALE:

Revision table with columns: No., Date, Revision Description, DR.

CLIENT:

PROJECT:

21 UNIT TOWNHOUSE DEVELOPMENT

14177 - 103 Avenue SURREY, B.C.

WG ARCHITECTURE INC. DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: September 20, 2013 DRAWING NUMBER:

SCALE:

DRAWN: DD

DESIGN: DD

CHECK: PCM

OF 4

13137-4.2P PMG PROJECT NUMBER: 13-137

PART ONE GENERAL REQUIREMENTS

- 1.1 INTENTIONS
1.2 SITE DATA
1.3 DESIGN CONCEPTS
1.4 MATERIALS
1.5 PLANTING
1.6 LIGHTING
1.7 FURNITURE
1.8 SIGNAGE
1.9 MAINTENANCE
1.10 ACCESSIBILITY

PART TWO SCOPE OF WORK

- 2.1 GENERAL
2.2 PLANTING
2.3 LIGHTING
2.4 FURNITURE
2.5 SIGNAGE
2.6 MAINTENANCE
2.7 ACCESSIBILITY

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 INTENTIONS
3.2 SITE DATA
3.3 DESIGN CONCEPTS
3.4 MATERIALS
3.5 PLANTING
3.6 LIGHTING
3.7 FURNITURE
3.8 SIGNAGE
3.9 MAINTENANCE
3.10 ACCESSIBILITY

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.11 INTENTIONS
3.12 SITE DATA
3.13 DESIGN CONCEPTS
3.14 MATERIALS
3.15 PLANTING
3.16 LIGHTING
3.17 FURNITURE
3.18 SIGNAGE
3.19 MAINTENANCE
3.20 ACCESSIBILITY

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.21 INTENTIONS
3.22 SITE DATA
3.23 DESIGN CONCEPTS
3.24 MATERIALS
3.25 PLANTING
3.26 LIGHTING
3.27 FURNITURE
3.28 SIGNAGE
3.29 MAINTENANCE
3.30 ACCESSIBILITY

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.31 INTENTIONS
3.32 SITE DATA
3.33 DESIGN CONCEPTS
3.34 MATERIALS
3.35 PLANTING
3.36 LIGHTING
3.37 FURNITURE
3.38 SIGNAGE
3.39 MAINTENANCE
3.40 ACCESSIBILITY

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.41 INTENTIONS
3.42 SITE DATA
3.43 DESIGN CONCEPTS
3.44 MATERIALS
3.45 PLANTING
3.46 LIGHTING
3.47 FURNITURE
3.48 SIGNAGE
3.49 MAINTENANCE
3.50 ACCESSIBILITY

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.51 INTENTIONS
3.52 SITE DATA
3.53 DESIGN CONCEPTS
3.54 MATERIALS
3.55 PLANTING
3.56 LIGHTING
3.57 FURNITURE
3.58 SIGNAGE
3.59 MAINTENANCE
3.60 ACCESSIBILITY

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.61 INTENTIONS
3.62 SITE DATA
3.63 DESIGN CONCEPTS
3.64 MATERIALS
3.65 PLANTING
3.66 LIGHTING
3.67 FURNITURE
3.68 SIGNAGE
3.69 MAINTENANCE
3.70 ACCESSIBILITY

---

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

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

DATE: **November 5, 2013** PROJECT FILE: **7813-0183-00**

---

RE: **Engineering Requirements for a Multi-Family Development located at 10315  
and 10325 - 142 Street.**

#### REZONE/SUBDIVISION

##### *Property and Right-of-Way Requirements ( 10315 - 142 Street )*

- dedicate 12.0 metres along 103 Avenue for a 24.0-metre collector road standard;
- dedicate 1.942 metres along 142 Street for a 24.0-metre collector road standard;
- dedicate a 5.0 x 5.0-metre corner cut at the 103 Avenue and 142 Street intersection; and
- provide a 0.5-metre Statutory Right-of-Way along 103 Avenue and 142 Street.

##### *Works and Services*

- The required frontage works for 103 Avenue and 142 Street are being constructed through Project 7811-0095-00; 10325 - 142 Street. This project received final adoption on July 8, 2013.

A Servicing Agreement will not be required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT

The Engineering Department has no concerns regarding issuance of this Development Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

SSA



Monday, September 16, 2013  
**Planning**

## THE IMPACT ON SCHOOLS

**APPLICATION #:** 13 0183 00

### SUMMARY

The proposed 21 townhouse units are estimated to have the following impact on the following schools:

### Projected # of students for this development:

Elementary Students:	4
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

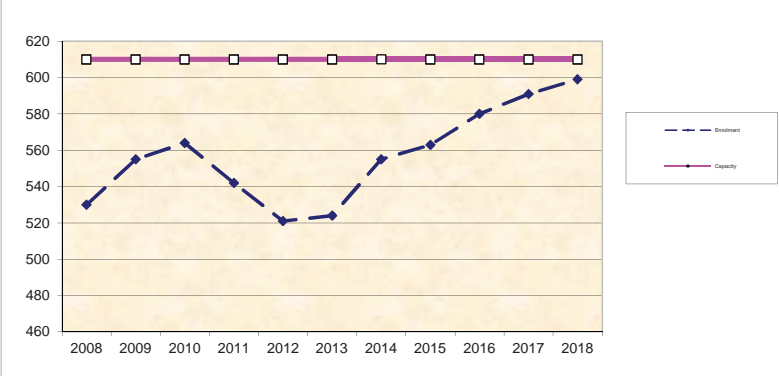
### School Enrolment Projections and Planning Update:

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

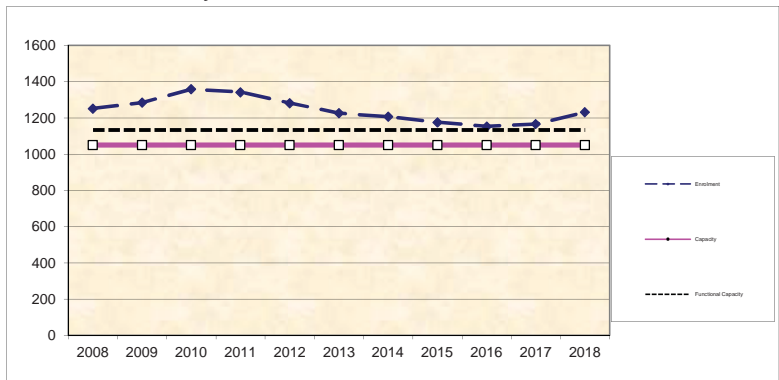
There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary 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. The September 2013 enrolment is not yet finalized as of the date of this report, but the preliminary count indicates that there are 71 Kindergarten + 441 grade 1-7 students = 520 K-12 students at Lena Shaw Elementary which is consistent with projections and 1,267 secondary students at Guildford Park Secondary which is higher than projected. Official headcount for September 2013 will be available on October 1, 2013.

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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 7911-0095-00 and 13-0183-00

Project Location: 10315 / 25 - 142 Street

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.  
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Poor quality alder, cottonwood and western redcedar. Many of the cedar are in decline as a result of poor drainage and many more have been vandalized.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 61
Number of Protected Trees declared hazardous due to natural causes	(B) 1
Number of Protected Trees to be removed	(C) 58
Number of Protected Trees to be retained (A-C)	(D) 3
Number of Replacement Trees required (35 alder and cottonwood X 1 and 23 X 2)	(E) 81
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be provided by others.

This plan will be available before final adoption

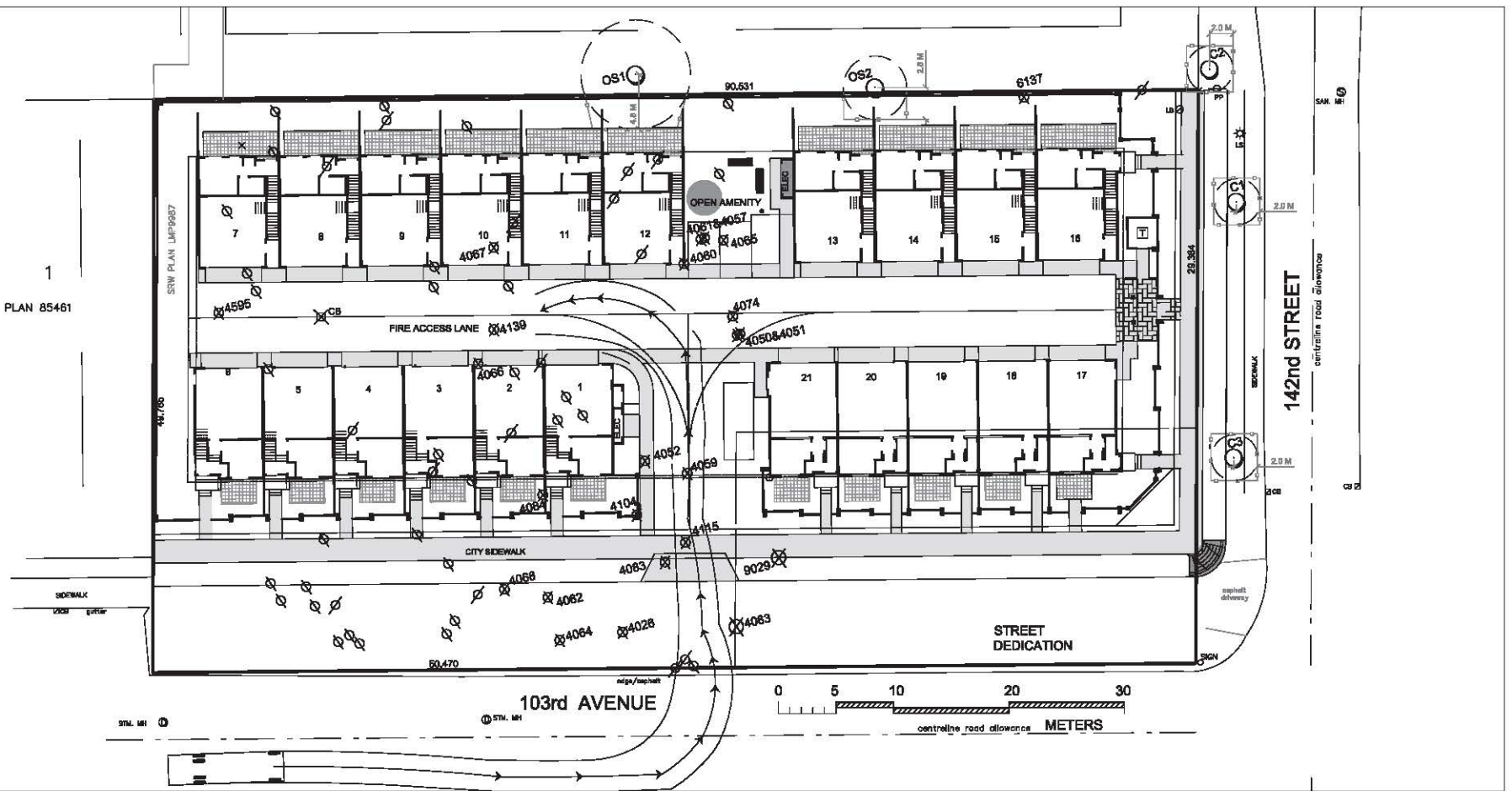
Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: November 12, 2013





1  
PLAN 85461



- LEGEND**
- TREE TO BE RETAINED
  - TREE TO BE REMOVED
  - ALDER/COTTONWOOD TO BE REMOVED
  - UNDERSIZE OR DEAD TREE - NO CUTTING PERMIT REQUIRED
  - MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
  - TREE PROTECTION FENCING

**NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.**

NO.	DATE	BY	RECORD OF REVISION
1	AUG 08/12	BL	NEW SURVEY
2	SEPT18/13	BL	NEW SITE PLAN
3	NOV12/13	BL	NEW SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD  
VEGETATION CONSULTANTS**

8105, 8277 128 ST.  
Surrey, British Columbia  
V3W 0A8  
Ph: (778) 583-0300  
Fax: (778) 583-0302  
Mobile: (804) 240-0308  
Email: mrfadum@fadum.ca

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PROJECT TITLE  
**14177 103 AVE.  
SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT

DRAWN  
SCL

SCALE  
AS SHOWN

DATE  
AUGUST 8, 2012

**T-1**  
SHEET 1 OF 1

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

- (a) FROM:     MULTIPLE RESIDENTIAL 30 ZONE (RM-30)
- TO:     COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 029-218-951  
 Lot 1 Section 25 Block 5 North Range 2 West New Westminster District Plan 24558  
 14177 – 103 Avenue

Parcel Identifier: 029-218-969  
 Lot 2 Section 25 Block 5 North Range 2 West New Westminster District Plan 24558  
 10321 – 142 Street

- (b) FROM:     SINGLE FAMILY RESIDENTIAL ZONE (RF)
- TO:     COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 004-805-755  
 Lot 258 Section 25 Block 5 North Range 2 West New Westminster District Plan 53045  
 10315 – 142 Street

(hereinafter both (a) and (b) shall be referred to as the "*Lands*")

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

**A. Intent**

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

**B. Permitted Uses**

The *Lands* and *structures* shall be used for *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 1.02.
2. The *unit density* shall not exceed 75 *dwelling units* per hectare [30 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>North Yard</b>	<b>South Yard</b>	<b>East Yard</b>	<b>West Yard</b>
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>		5.0 m. [16 ft.]	4.7 m. [15 ft.]	4.5 m. [15 ft.]	3.7 m. [12 ft.]

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

## G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 13 metres [43 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

## H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. All required resident *parking spaces* shall be provided as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
  - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
  - (b) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
  - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
  - (d) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,330 sq.m. [0.82 acre]	90 metres [295 ft]	40 metres [131 ft.]

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

**L. Other Regulations**

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

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge By-law, 2013, No. 17856", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in "Surrey Tree Protection By-law, 2006, No. 16100", as amended.
10. Development permits may be required in accordance with the "Surrey Official Community Plan, 1996, By-law No. 12900", as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK