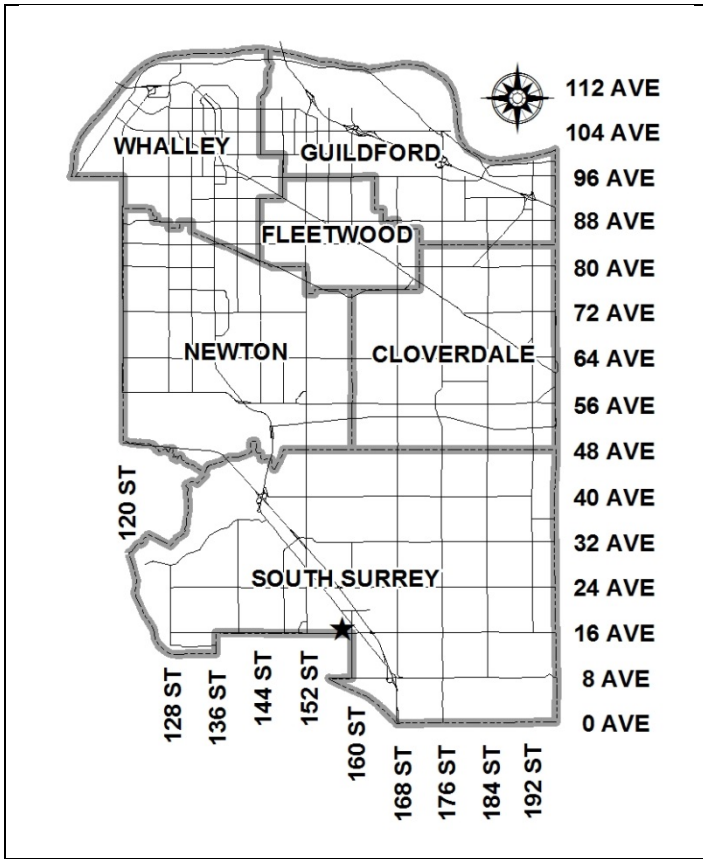


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0119-00

Planning Report Date: November 3, 2014

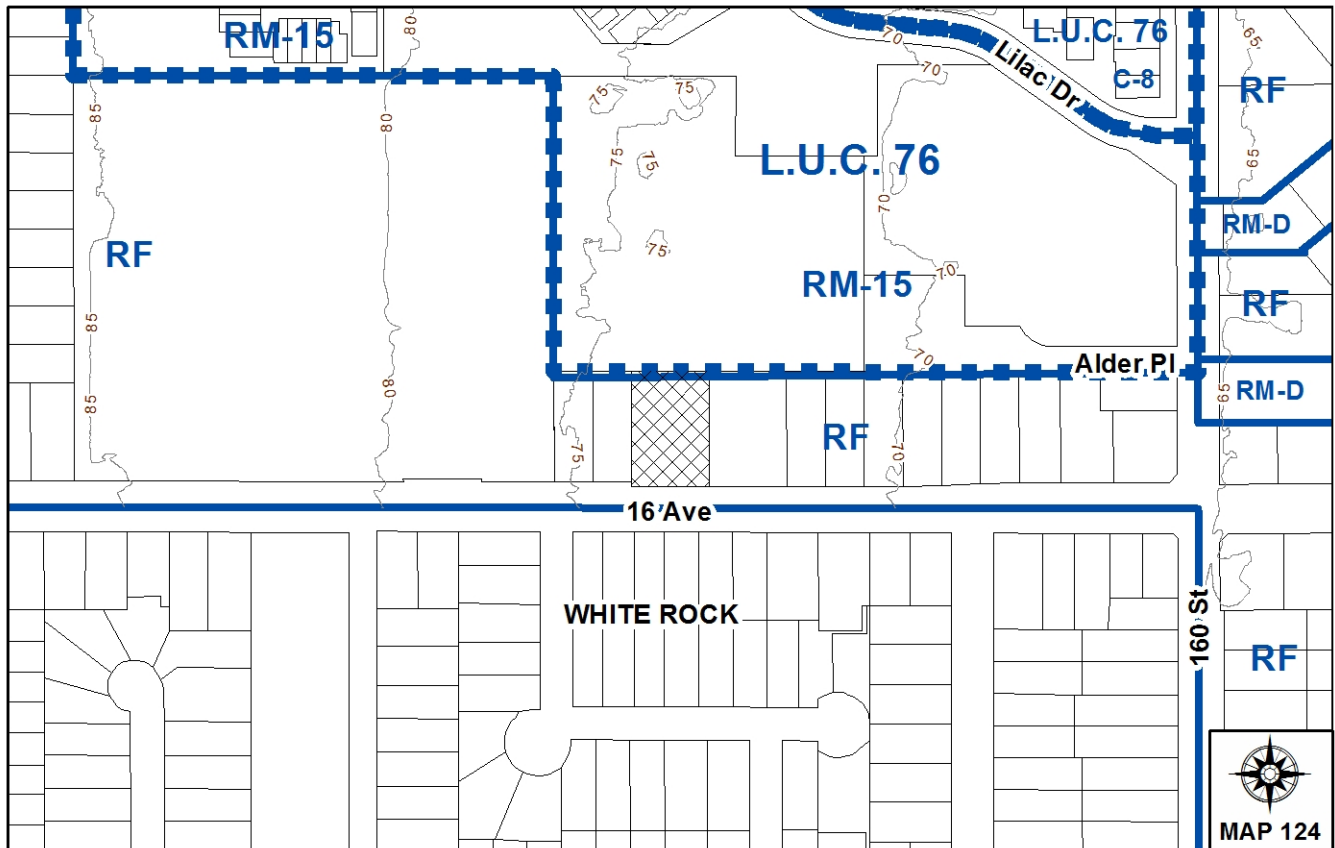


**PROPOSAL:**

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

in order to permit an 11 unit townhouse development.

**LOCATION:** 15877 - 16 Avenue  
**OWNER:** Sirtaj Homes & Development Ltd  
**ZONING:** RF  
**OCF DESIGNATION:** Urban  
**LAP DESIGNATION:** Low Density Multiple Residential (10 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to amend the Official Community Plan (OCP) designation from Urban to Multiple Residential.
- An amendment to the King George Highway Corridor Plan is required in order to increase the permissible density from 10 u.p.a to 24 u.p.a.
- Development Variance Permits are required for reduced front, rear and side yard building setbacks.
- The applicant is seeking to eliminate the required indoor amenity space.

### RATIONALE OF RECOMMENDATION

- The proposal to amend the Official Community Plan and King George Highway Corridor Plan in order to increase the allowable density is supportable given the fact that the proposed density of 24 u.p.a is reflective of recent townhouse projects in south Surrey, including the property immediately to the east, which is proposed to be consolidated with the subject site.
- The project requires Development Variance Permits to reduce the front, rear and side yard setback requirements under the RM-30 Zone. These setbacks are supportable and allow for a more functional site plan. Furthermore, it is anticipated that townhouse buildings on adjacent lands will be sited at similar setbacks when development occurs in the future, as illustrated on the applicant's concept plan for the block.
- Appropriate landscaping and fencing will provide visual separation and privacy between the subject site and future development to the west.
- The proposal to eliminate the indoor amenity space is based on the small number (11) of townhouse units being proposed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set (Appendix VII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "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.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7914-0119-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7914-0119-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft);
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.); and
  - (c) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft).
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) consolidation of the subject property with the adjacent property to the east (15895 16 Avenue);
  - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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) registration of a reciprocal access easement to provide access to the properties east and west of the subject site;
  - (j) the applicant adequately address the impact of no indoor amenity space; and
  - (k) submission of an acoustical report for the units adjacent to 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
8. Council pass a resolution to amend the King George Highway Local Area Plan to redesignate the subject site from Low Density Multiple Residential (10 u.p.a) to Townhouse 24 u.p.a when the project is considered for final adoption.

### 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:**
- 2 Elementary students at Peace Arch Elementary School  
1 Secondary students at Earl Marriott 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 Spring, 2015.
- Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff representatives as soon as possible to discuss an appropriate park amenity contribution.
- Surrey Fire Department: No concerns.

City of White Rock                      No concerns.

### SITE CHARACTERISTICS

Existing Land Use:    Single family dwelling.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Townhouse development.	Urban/Multiple Residential (Townhouse)	LUC No. 76
East:	Single family dwelling. In-stream application for townhouse development (No. 7913-0191-00).	Urban/Low Density Multiple Residential (10 u.p.a.)	RF
South (Across 16 <sup>th</sup> Avenue):	Single family dwellings. City of White Rock.	City of White Rock.	City of White Rock.
West:	Single family dwelling.	Urban/Low Density Multiple Residential (10 u.p.a.)	RF

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Urban" in the Official Community Plan (OCP) and "Low Density Multiple Residential (10 u.p.a)" in the King George Highway Corridor Plan.
- The application requires an amendment to the OCP from "Urban" to "Multiple Residential" and the King George Highway Corridor Plan in order to allow for the proposed density of 24 u.p.a.
- The King George Highway Corridor Plan was prepared in 1995 and unit densities for townhouse projects in south Surrey have generally increased over and above 10 units per acre. Since the plan was implemented, the development trend and market demand has moved away from a lower density multi-family product towards a more dense form of townhouse development.
- The proposed unit density is reflective of many recent townhouse developments in south Surrey, including the project immediately to the east of the subject site at 15895 16 Avenue, which received conditional approval for 11 townhouse units at a density of 23.5 u.p.a and a floor area ratio (FAR) of 0.85 in January, 2013 (7913-0191-00).
- The location of the subject site on 16 Avenue and the potential for increased bus service further supports the increase in density.

## DEVELOPMENT CONSIDERATIONS

### Background and Site Context

- The subject site is currently zoned "Single Family Residential Zone (RF)" and designated Urban in the OCP. It is also designated "Low Density Multiple Residential (10 u.p.a.)" in the King George Highway Corridor Plan.
- The subject site is one of 14 properties designated "Low Density Multiple Residential (10 u.p.a.)" in the King George Highway Corridor Plan, within the block located on the north side of 16 Avenue, between Earl Marriott Secondary School and 160<sup>th</sup> Street.
- This property is the second "module" to develop under the concept plan for the development of this block, established through application no. 7913-0191-00, which provides for a total of two (2) access points off of 16 Avenue and multi-party access easements for east west movement. The concept plan has been further refined under this application to provide for more meaningful and functional outdoor amenity areas and to provide an equitable number of units for each module (Appendix V).
- A joint access easement will be registered over the subject site to facilitate future access to the properties to the east and west, through the subject site. The east portion of the block will have access to Alder Place as access to 16 Avenue will not be permitted.

### Proposal

- The applicant proposes an amendment to the OCP from "Urban" to "Multiple Residential" and the King George Highway Corridor Plan in order to allow for the proposed density of 24 u.p.a.
- The applicant proposes to rezone to RM-30 to permit 11 townhouse units on the subject property and to consolidate with the property immediately east at 15895 16 Avenue.
- The applicant proposes to reduce the front, rear and west side yard setback requirements under the RM-30 Zone, which requires a Development Variance Permit.
- The overall unit density for the site is 24 u.p.a and the floor area ratio (FAR) is 0.90, which is in compliance with the RM-30 Zone.

### Amenity Space

- The Zoning By-law requires 33 sq. m (355 sq.ft) of outdoor amenity space and 33 sq. m (355 sq.ft) of indoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 54 sq. m (581 sq. ft) of outdoor amenity space.
- No indoor amenity space is proposed as the number of units proposed, eleven (11), does not warrant an indoor amenity. The shortfall will be addressed through a cash-in-lieu arrangement.

## PRE-NOTIFICATION

Pre-notification letters were sent on June 20, 2014 to 124 households within 100 metres (328 feet) of the subject site. Staff received three (3) emails in response to pre-notification from area residents expressing the following concerns:

- The proposed density is too high.

*This property is the second “module” to develop under the concept plan for the development of this block, established through application no. 7913-0191-00. The proposed unit density is reflective of many recent townhouse developments in south Surrey, including the project immediately to the east of the subject site at 15895 16 Avenue, which received conditional approval for 11 townhouse units at a density of 23.5 u.p.a and a floor area ratio (FAR) of 0.85 in January, 2013 (7913-0191-00).*

- Increased traffic as a result of the proposal.

*The amount of traffic generated by 11 townhouse units is minor. Engineering Staff noted that the 11 townhouse units are anticipated to generate 4-5 additional vehicle trips during the PM peak hour based on industry standard trip generation rates. This represents less than 1% of the existing two way PM peak hour traffic of approximately 1000 vehicles.*

- The area is primarily single family. The proposal is out of context with its surroundings.

*The south side of 16<sup>th</sup> Avenue (White Rock) is characterized by single family residential homes; however to the north of the development site is a low-density townhouse development. The properties to the east and west of the subject site are also designated "Low-Density Multiple Residential (10 u.p.a.)" in the King George Highway Corridor Plan and are likely to be developed into townhouses in the future.*

- The impact of the development on parking availability.

*As per the City's Zoning Bylaw No. 12000, all townhouse units are required to accommodate two on-site parking stalls and 0.2 stalls/unit of visitor's parking. The proposed development includes a total of 24 on-site parking spaces, consisting of 22 resident parking spaces and 2 spaces for visitors, which is in compliance with the zoning By-law. All units are proposed to be constructed with double car garages.*

- The impact of the development on pedestrian safety (especially given its proximity to the school) and traffic safety on this busy stretch of 16<sup>th</sup> Avenue.

*As 16 Avenue is classified as an Arterial Road within the City's road network the road will ultimately be widened to accommodate a centre median, which will restrict some of the existing left turning movements along 16 Avenue. As a result, the ultimate road design will increase traffic safety and reduce the probability of collisions by reducing the amount of left turning traffic crossing 16 Avenue. The development is providing the necessary lands to accommodate the ultimate road cross section and median.*

*In 2011 Earl Marriott Secondary was a part of the City's review to identify road safety issues both on the school site and adjacent roads. The majority of the recommended improvements to increase student safety were on the school property itself. As such the modest increase in traffic is not anticipated to reduce student safety at Earl Marriott.*

## TREES

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Mountain Ash	2	2	0
Pacific Dogwood	2	2	0
Holly	2	1	1
Magnolia	1	1	0
European Hornbeam	3	0	3
<b>Coniferous Trees</b>			
Western Red Cedar	3	3	0
False Cypress	8	5	3
Douglas Fir	7	7	0
Scots Pine	1	1	0
Norway Spruce	2	0	2
Serbian Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>32</b>	<b>23</b>	<b>9</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>17</b>	
<b>Total Retained and Replacement Trees</b>		<b>26</b>	
<b>Contribution to the Green City Fund</b>		<b>\$8,700</b>	

- The Arborist Assessment states that there are a total of 32 protected trees on the site, excluding Alder and Cottonwood trees. There are no existing Alder and Cottonwood trees on the site. It was determined that 9 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.



- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 64 replacement trees on the site. Since only 17 replacement trees can be accommodated on the site, the deficit of 29 replacement trees will require a cash-in-lieu payment of \$8,700, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Maple, Beech, Cherry, and Japanese Snowbell.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site with a contribution of \$8,700 to the Green City Fund.

### DESIGN PROPOSAL AND REVIEW

- The proposed eleven (11) unit townhouse project consists of three storey buildings and a small outdoor amenity area.
- An acoustical engineer will be engaged by the applicant to determine appropriate sound mitigation measures to address the traffic noise from 16<sup>th</sup> Avenue.
- The units include design details, such as entry features and façade and roof articulation.
- Exterior building cladding consist of Hardie board panels, vinyl siding, vinyl windows, cedar doors and entry canopy fascia, and cultured stone.

### Road Dedication

- The applicant is required to dedicate 4.5 metres (14.8 ft.) for the widening of 16 Avenue.
- The applicant is required to provide a 0.5 metre (1.6 ft.) Statutory Right-of-Way along 16 Avenue.

### Vehicular Access and Parking

- Access to the site is via the townhouse project to the east, under development application No. 7913-0191-00, which is proposed to be consolidated with the subject site.
- All of the proposed units have double garage parking configurations.
- Two (2) visitor parking stalls are proposed, which meets the parking requirements for the RM-30 zone.
- An access easement, to allow access for a future townhouse development to the east and west of the subject site, is required as a condition of approval.

ADVISORY DESIGN PANEL

- The project was not referred to the ADP and was reviewed by City staff. Staff feel that the design and intent of the project is acceptable.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 28, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Located within the King George Highway Corridor Plan area</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• 22 upa net density</li> <li>• 0.90 net FAR</li> <li>• 100% residential land use</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils</li> <li>• Dry swales</li> <li>• Sediment control devices</li> <li>• Permeable surfaces</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Connected to off-site pedestrian path (sidewalk)</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Low fencing between buildings and along 16 Avenue</li> <li>• Passive surveillance of the street through glazing along 16 Avenue</li> <li>• Exposed entrances with clear sightlines</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft).

## Applicant's Reasons:

- Units fronting the street directly address the public realm of the sidewalk encouraging neighborhood interaction and "eyes on the street".

## Staff Comments:

- The proposed front yard setback of 4.5 m (14.8 ft) provides a reasonable setback from the road and sidewalk, which help provide a more urban, pedestrian streetscape, and is consistent with the setbacks approved for the project to the east.
- The applicant is providing 4.5 metres (14.8 ft.) of road dedication along 16 Avenue.
- Staff support the proposed variance.

## (b) Requested Variance:

- To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.);

## Applicant's Reasons:

- The proposed setbacks allow for a more functional site plan.

## Staff Comments:

- The proposed setback is consistent with the setback approved for the project to the east. Furthermore, it is anticipated that future townhouse buildings will be sited at similar setbacks on the adjacent lands to the east and west, as illustrated in the applicant's concept plan for the block.
- Landscaping including fencing and shrubs will provide visual separation and privacy between this development and the property to the west.
- Staff support the proposed variance.

## (c) Requested Variance:

- To reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft);

## Applicant's Reasons:

- The proposed setbacks allow for a more functional site plan.

Staff Comments:

- The setback relates to the side yard condition of the end units in Buildings 4 and 5. The side yard facades of these buildings interface with a private drive aisle within the townhouse development to the north.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Concept Plan for Development of Surrounding Properties
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7914-0119-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/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:               Baljit Johal  
  Mortise Construction Ltd.  
  Address:         12639 - 80 Avenue, Unit 207  
  Surrey, BC V3W 3A6  
  
  Tel:                 778-552-1661 - Work  
  778-552-1661 - Home
  
2.       Properties involved in the Application
  - (a)      Civic Address:         15877 - 16 Avenue
  
  - (b)      Civic Address:         15877 - 16 Avenue  
          Owner:                 Sirtaj Homes & Development Ltd  
          PID:                  009-747-575  
          Lot 4 Section 14 Township 1 New Westminster District Plan 12851
  
3.       Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
  - (b)      Introduce a By-law to rezone the property.
  
  - (c)      Proceed with Public Notification for Development Variance Permit No. 7914-0119-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		2023.99 m <sup>2</sup>
Gross Total		
Road Widening area		166.01 m <sup>2</sup>
Undevelopable area		
Net Total		1857.98 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		41%
Paved & Hard Surfaced Areas		46%
Total Site Coverage		87%
SETBACKS ( in metres)		
North	7.5 m	2.0 m
South	7.5 m	4.5 m
East	7.5 m	5.0 m
West	7.5 m	5.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		11
Total		11
FLOOR AREA: Residential		1663.62 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1663.62 m <sup>2</sup>

*\* 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)	30 upa / 74.13 uph	22 upa / 54.36 uph
# of units/ha /# units/acre (net)	30 upa / 74.13 uph	23.96 upa / 59.20 uph
FAR (gross)		0.82
FAR (net)		0.9
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	33	0
Outdoor	33	54.7
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	22	22
Residential Visitors	2	2
Institutional		
Total Number of Parking Spaces	24	24
Number of disabled stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

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

Proposed Zoning RM-30

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front (South)	22.9	30.2	4.5
Rear (North)	2.0	2.0	36.6
Side #1 (East)	5.0	22.6	1.4
Side #2 (West)	22.6	5.0	8.4
Building Height (in metres/storeys)	11	11	11
	3	3	3
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	4	3	4
TOTAL FLOOR AREA	578.51	450.95	634.16



**Project Statistics**

CHIEF ADDRESS: 15777 16th Ave, Surrey, B.C.  
 ZONING: R24-02 ZONING

**LOT AREA CALCULATION**

BRIDGE LOT AREA: 2528.99 m<sup>2</sup>  
 ROAD DEDICATION: -360.01 m<sup>2</sup>  
 NET LOT AREA: 2167.98 m<sup>2</sup>

**BUILDING AREA:**

STRUCTURES: 495  
 HARD SURFACES: 495  
 TOTAL: 990

**RETRACTOR**

NORTH: -2.0m  
 EAST: -1.4m  
 SOUTH: -4.0m  
 NORTH INSET: -0.0m  
 SOUTH INSET: -1.4m

**BUILDING HEIGHT**

3 STOREYS: 12.20m

**NUMBER OF UNITS & BUILDING AREA**

BUILDING 4: 4  
 BUILDING 5: 3  
 BUILDING 6: 4  
 TOTAL: 11

**BUILDING FLOOR AREA**

BUILDING 4: 645.39 m<sup>2</sup>  
 BUILDING 5: 495.00 m<sup>2</sup>  
 BUILDING 6: 645.07 m<sup>2</sup>  
 TOTAL: 1785.46 m<sup>2</sup>

**FAR**

ALLOWABLE: 0.40  
 PROPOSED: 0.40

**PROPOSED AMENITY SPACE**

OUTDOOR - REQUIRED: 88m<sup>2</sup>  
 PROPOSED: 64.3m<sup>2</sup>

**MOOSE**

REQUIRED: 88m<sup>2</sup>  
 PROPOSED: 64.3m<sup>2</sup>

**DENSITY**

MOOSE:  
 11 UNITS + 0.80 ACRES = 22.00 UNITS/ACRE  
 11 UNITS + 0.47 ACRES = 23.40 UNITS/ACRE

**OFF-STREET PARKING**

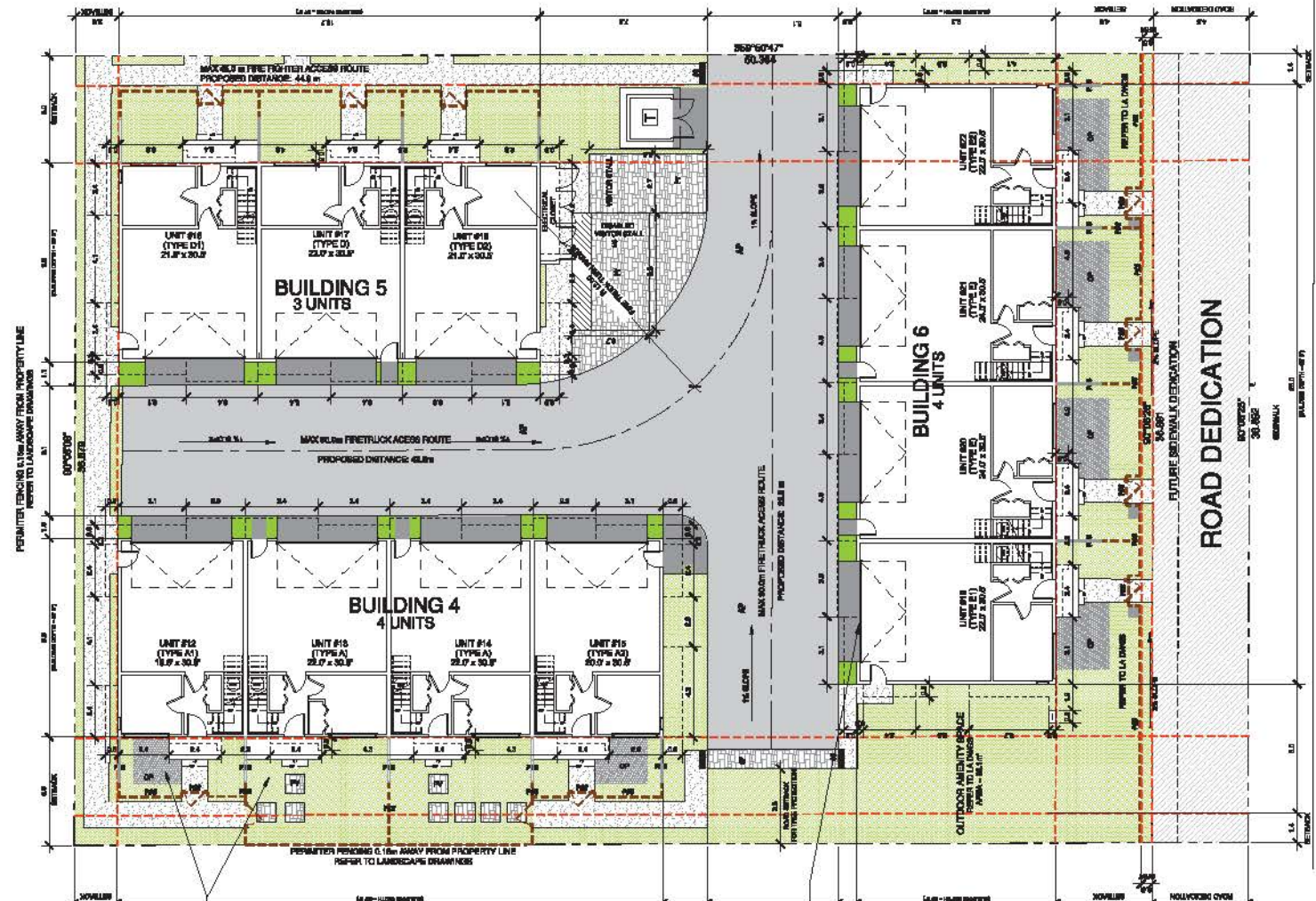
RESIDENT BATHS: 2 units/unit  
 REQUIRED SPACES: 2 x 11 units = 22 units  
 PROVIDED: 22 RESIDENT PARKING SPACES

**VISITOR BATHS**

REQUIRED SPACES: 0.2 units x 11 units = 2.2 units  
 PROVIDED: 2 PARKING SPACES

**LEGEND**

- EXISTING GRADING
- FINISH GRADE
- SURFACE DRAINAGE
- ASPHALT PAVING
- BOLLARD LIGHT
- BICYCLE RACK
- CATCH BASIN
- CLIFF CUT
- CONCRETE PAVERS
- CONCRETE ROLL-OVER CURBS
- CITY RIGHT OF WAY
- CONCRETE SIDEWALK
- PAVERS
- FIRE HYDRANT
- LANDSCAPED AREA
- MAIL BOX
- PRIVACY SCREEN 3'
- PRIVACY SCREEN 5'
- RETAINING WALL
- SMALL CAR PARKING
- HANDICAP PARKING
- TRANSFORMER



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

**Marquee Design Build**

Office Location  
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No.	Description	Date
04	REVISED FOR PERMIT	09-24-14
03	REVISED FOR PERMIT	06-30-14
02	REVISED FOR PERMIT	05-28-14
01	ISSUED FOR CLIENT REVIEW	03-19-14

PROJECT TITLE  
**15777 16th Ave, SURREY, BC**

SHEET TITLE  
**SITE PLAN**

PROJECT NO. 1808  
 DATE OCTOBER 02, 2014  
 DESIGNED BY JK  
 CHECKED BY GD  
 SHEET NO. **DP102**

SCALE 1/8" = 1'-0"





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05	09-04-14	REVISED FOR REVIEW
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03	04-14-14	REVISED FOR REVIEW
02	04-08-14	REVISED FOR REVIEW
01	04-03-14	ISSUED FOR REVIEW

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**INC**

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 FAX: (604) 683 7494

Project Title:

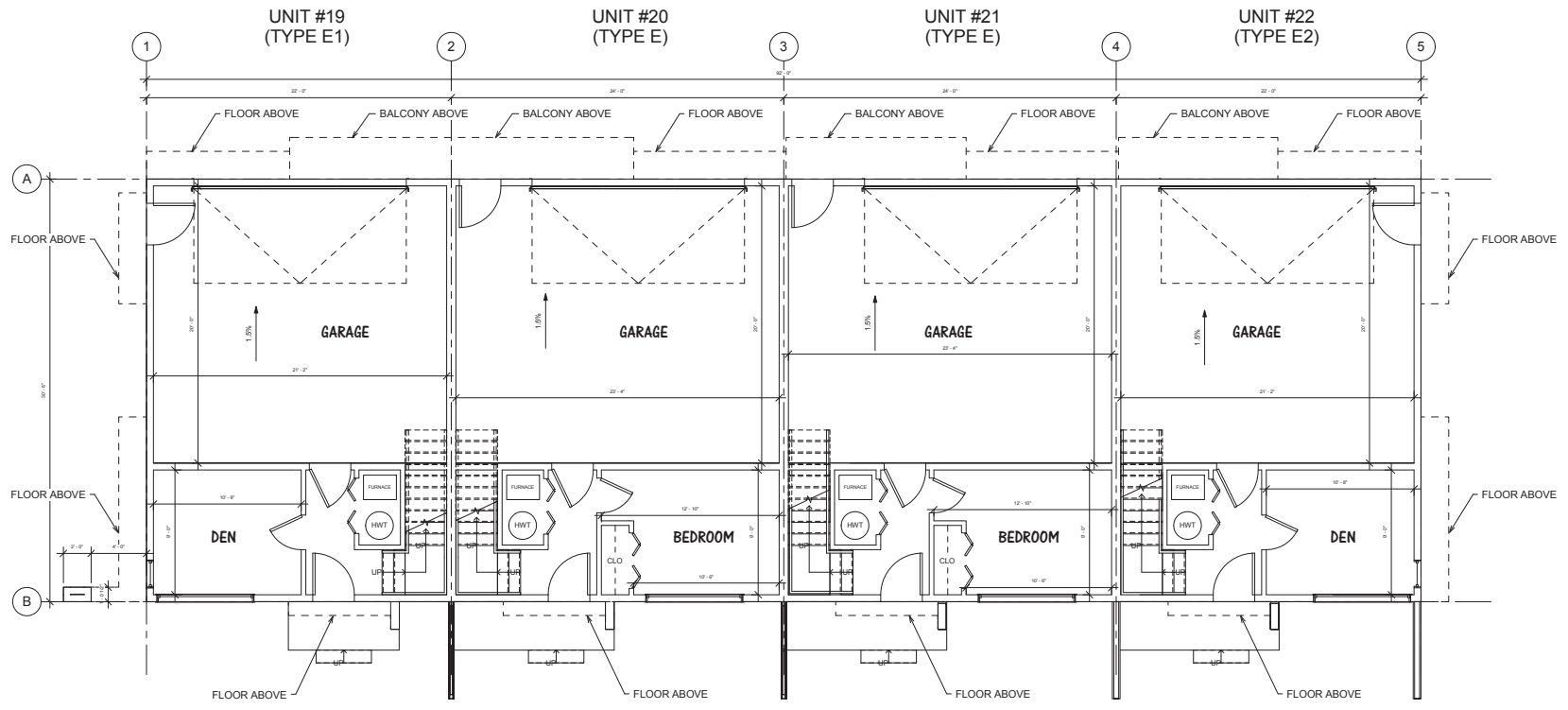
15877 16th Ave,  
 Surrey, BC

Project Title:

**BUILDING 6 -  
 LEVEL 1 FLOOR  
 PLAN**

Date:	2014-10-01	Project Number:	1308
Scale:	1/4" = 1'-0"	Sheet No.:	DP261
Drawn By:	JK, GD		
Approved By:	WG		

BUILDING 6 FLOOR PLANS		
FLOOR AREA	= 634.16m2	6826.0 SF
GARAGES	= 175.22m2	1886.0 SF
BUILDING AREA	= 277.41m2	2986.0 SF

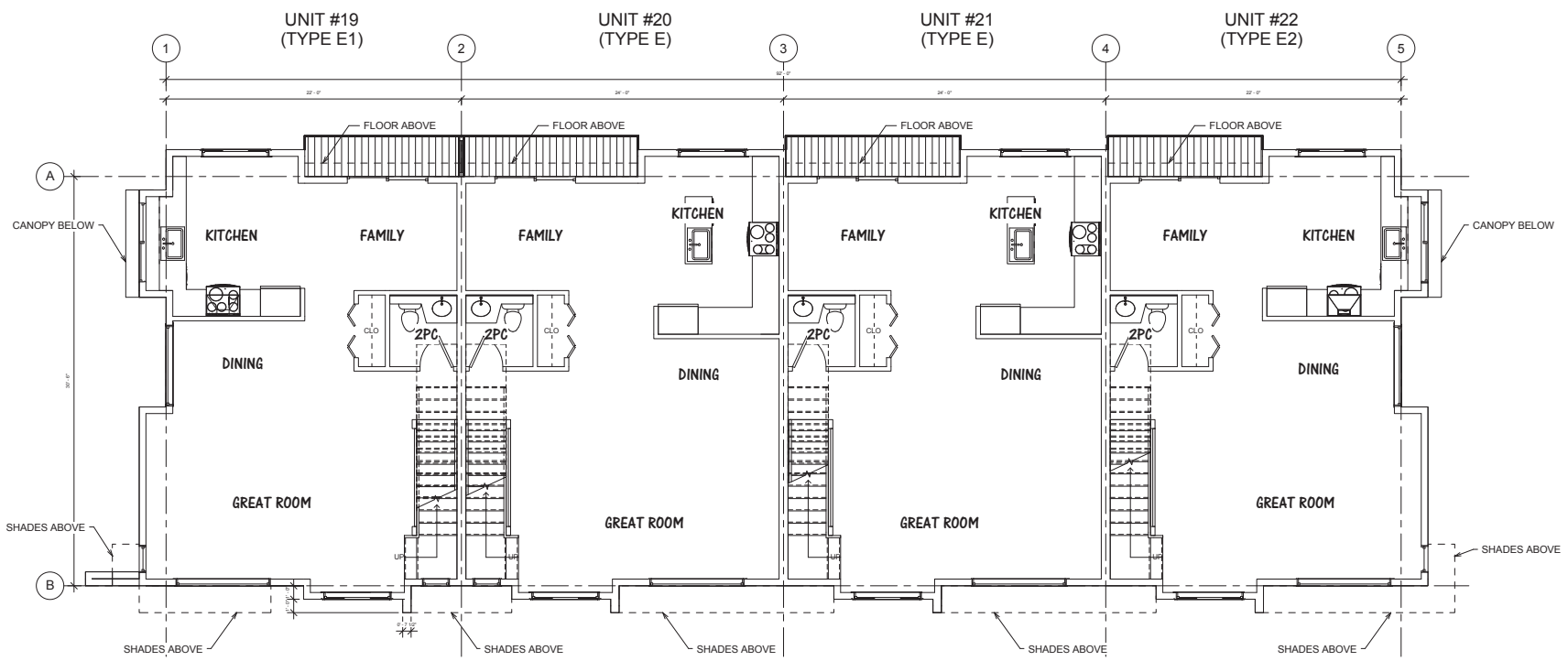


1 LEVEL 1  
 1/4" = 1'-0"



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02	04-08-14	REVISED FOR REVIEW
01	04-03-14	ISSUED FOR REVIEW



1 LEVEL 2  
 1/4" = 1'-0"

BUILDING 6 FLOOR PLANS		
FLOOR AREA	= 634.16m <sup>2</sup>	6826.0 SF
GARAGES	= 175.22m <sup>2</sup>	1886.0 SF
BUILDING AREA	= 277.41m <sup>2</sup>	2986.0 SF

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Project Title:

15877 16th Ave,  
 Surrey, BC

Project Title:

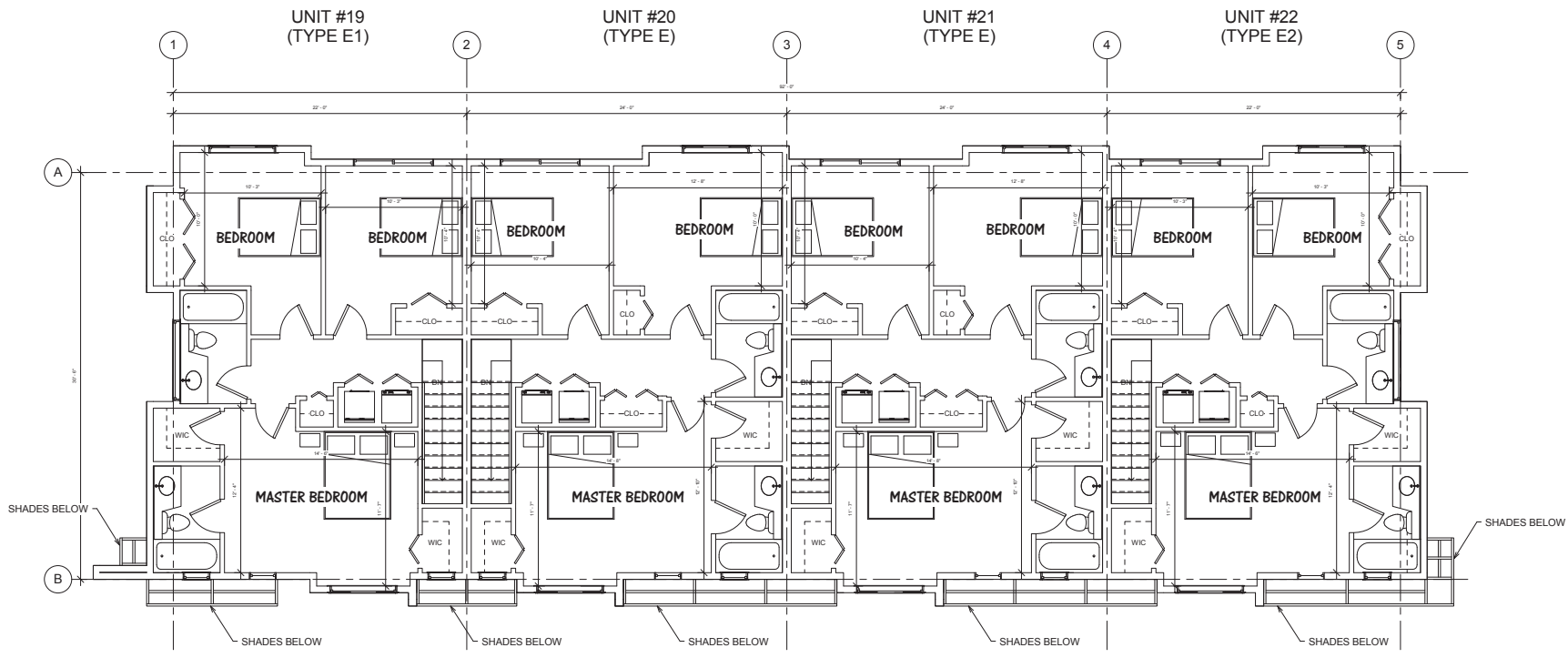
**BUILDING 6 -  
 LEVEL 2 FLOOR  
 PLAN**

Date:	2014-10-01	Project Number:	1308
Scale:	1/4" = 1'-0"	Sheet No.:	DP262
Drawn By:	JK, GD	Approved By:	WG



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01	04-03-14	ISSUED FOR REVIEW



**1 LEVEL 3**  
 1/4" = 1'-0"

<b>BUILDING 6 FLOOR PLANS</b>		
FLOOR AREA	= 634.16m2	6826.0 SF
GARAGES	= 175.22m2	1886.0 SF
BUILDING AREA	= 277.41m2	2986.0 SF



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 FAX: (604) 683 7494

**Project Title:**  
 15877 16th Ave,  
 Surrey, BC

**Project Title:**  
 BUILDING 6 -  
 LEVEL 3 FLOOR  
 PLAN

Date:	2014-10-01	Project Number:	1308
Scale:	1/4" = 1'-0"	Sheet No.:	DP263
Drawn By:	JK, GD		
Approved By:	WG		

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Project Title:

15877 16th Ave,  
 Surrey, BC

Project Title:

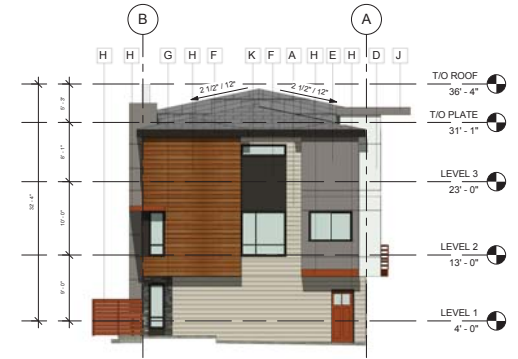
**BUILDING 6 - ELEVATIONS**

Date:	2014-10-01	Project Number:	1308
Scale:	1/8" = 1'-0"	Sheet No.:	DP264
Drawn By:	JK, GD	Approved By:	WG



1 South Elevation  
 1/8" = 1'-0"

UNITS TO BE STEPPED 8" DOWN



2 East Elevation  
 1/8" = 1'-0"



3 North Elevation  
 1/8" = 1'-0"

UNITS TO BE STEPPED 8" DOWN



4 West Elevation  
 1/8" = 1'-0"

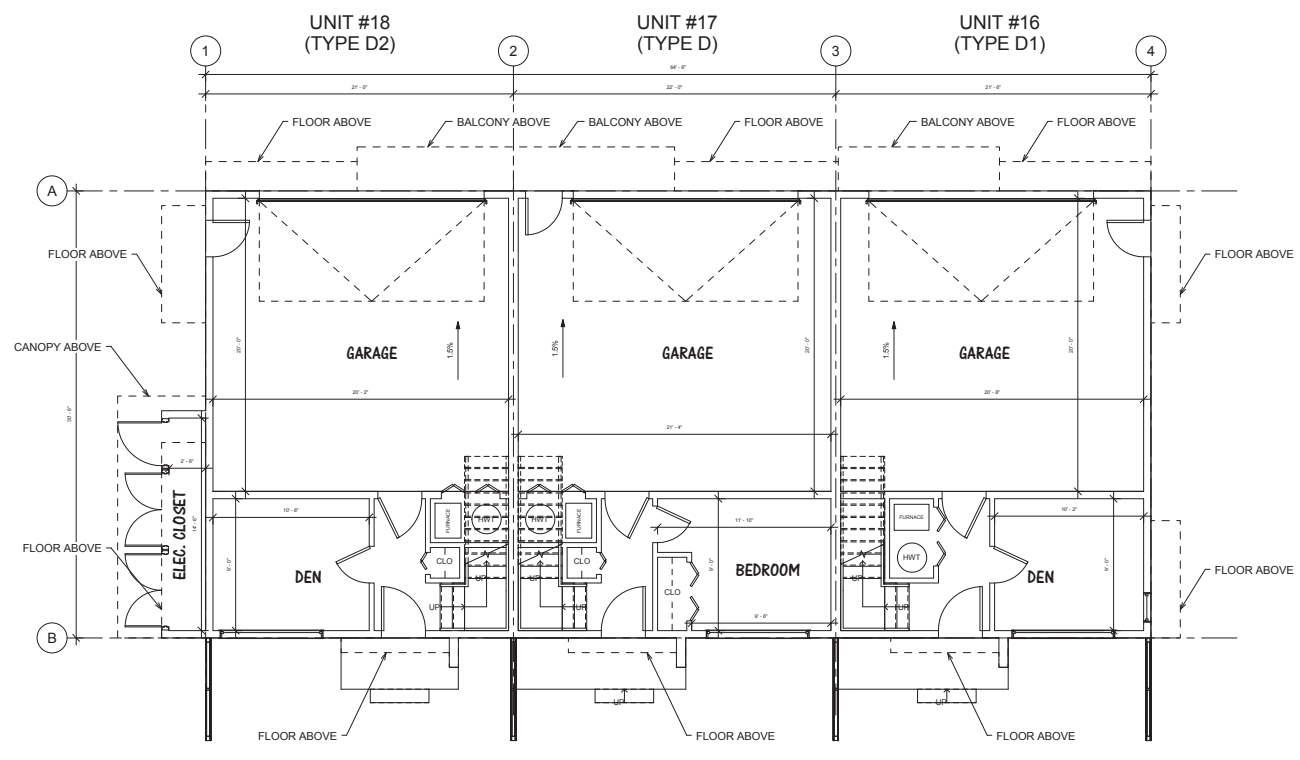
**COLOUR SCHEME**

- A. OC-14 "Natural Cream" by Benjamin Moore or similar  
 - 6" Hardie Plank siding, painted
- B. OC-62 "Sundried Tomato" by Benjamin Moore or similar  
 - 6" Hardie Plank siding, painted
- C. 2127-40 "Wolf Gray" by Benjamin Moore or similar  
 - 6" Hardie Plank siding, painted
- D. HC-171 "Wickham Gray" by Benjamin Moore or similar  
 - Hardie Panel, painted
- E. SW7019 "Guantlet Gray" by Sherwin-Williams or similar  
 - Hardie Panel, painted
- F. SW7675 "Seal Skin" by Sherwin-Williams or similar  
 - Hardie Panel, painted, Fascia
- G. Erie LedgeStone Dry-stack by Pacific Art Stone  
 - Cultured Stone cladding
- H. "NATURAL REDWOOD" semi-transparent stain by CIL  
 - Entry doors, balcony guards, privacy screens, posts, Cedar Siding
- J. SW7019 "Quantlet Gray" by Sherwin-Williams or similar  
 - Garage doors, Fascia
- K. SW7675 "Seal Skin" by Sherwin-Williams or similar  
 - Vinyl window frames & Exterior Door Frames



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01	04-03-14	ISSUED FOR REVIEW



① LEVEL 1  
 1/4" = 1'-0"

BUILDING 5 FLOOR PLANS		
FLOOR AREA	= 450.95m <sup>2</sup>	4854.0 SF
GARAGES	= 122.91m <sup>2</sup>	1323.0 SF
BUILDING AREA	= 195.38m <sup>2</sup>	2103.0 SF

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 FAX: (604) 683 7494

Project Title:  
**15877 16th Ave,  
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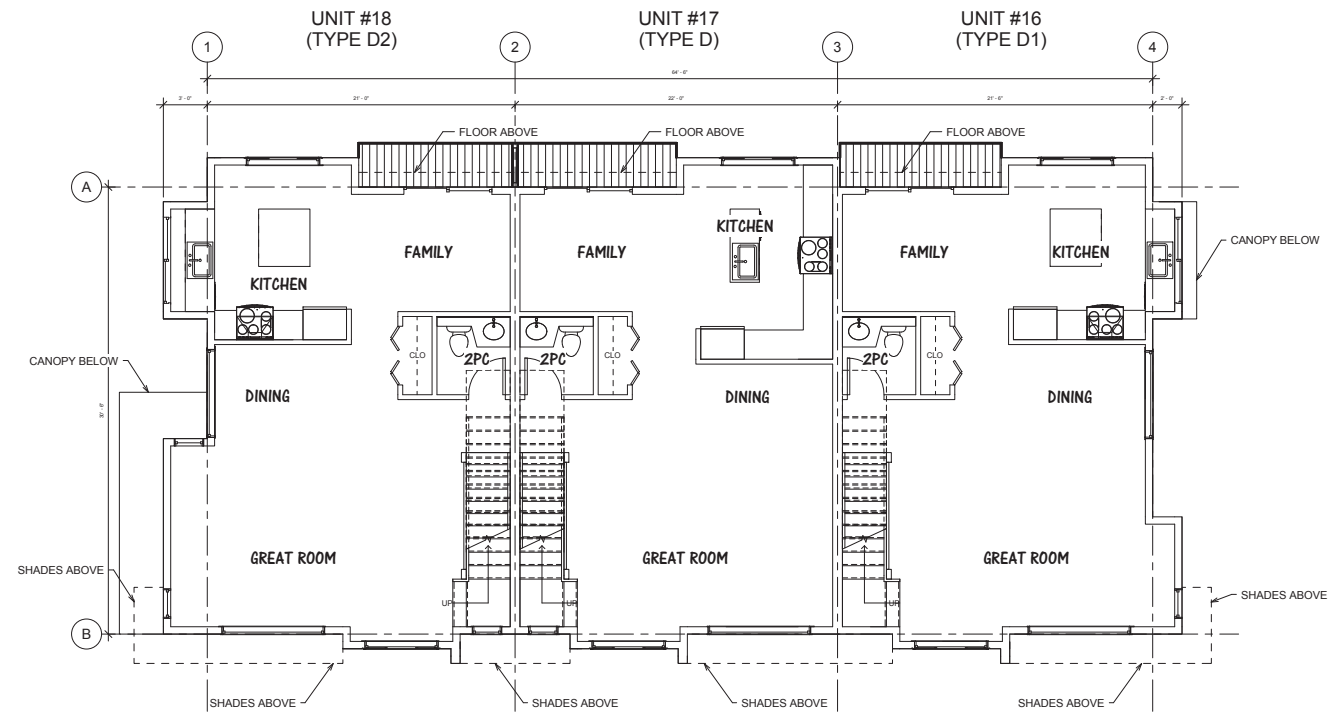
Project Title:  
**BUILDING 5 -  
 LEVEL 1 FLOOR  
 PLAN**

Date:	2014-10-01	Project Number:	1308
Scale:	1/4" = 1'-0"	Sheet No.:	DP251
Drawn By:	JK, GD		
Approved By:	WG		



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02	04-08-14	REVISED FOR REVIEW
01	04-03-14	ISSUED FOR REVIEW



1 LEVEL 2  
 1/4" = 1'-0"

BUILDING 5 FLOOR PLANS		
FLOOR AREA	= 450.95m <sup>2</sup>	4854.0 SF
GARAGES	= 122.91m <sup>2</sup>	1323.0 SF
BUILDING AREA	= 195.38m <sup>2</sup>	2103.0 SF

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 FAX: (604) 683 7494

Project Title:

15877 16th Ave,  
 Surrey, BC

Project Title:

**BUILDING 5 -  
 LEVEL 2 FLOOR  
 PLAN**

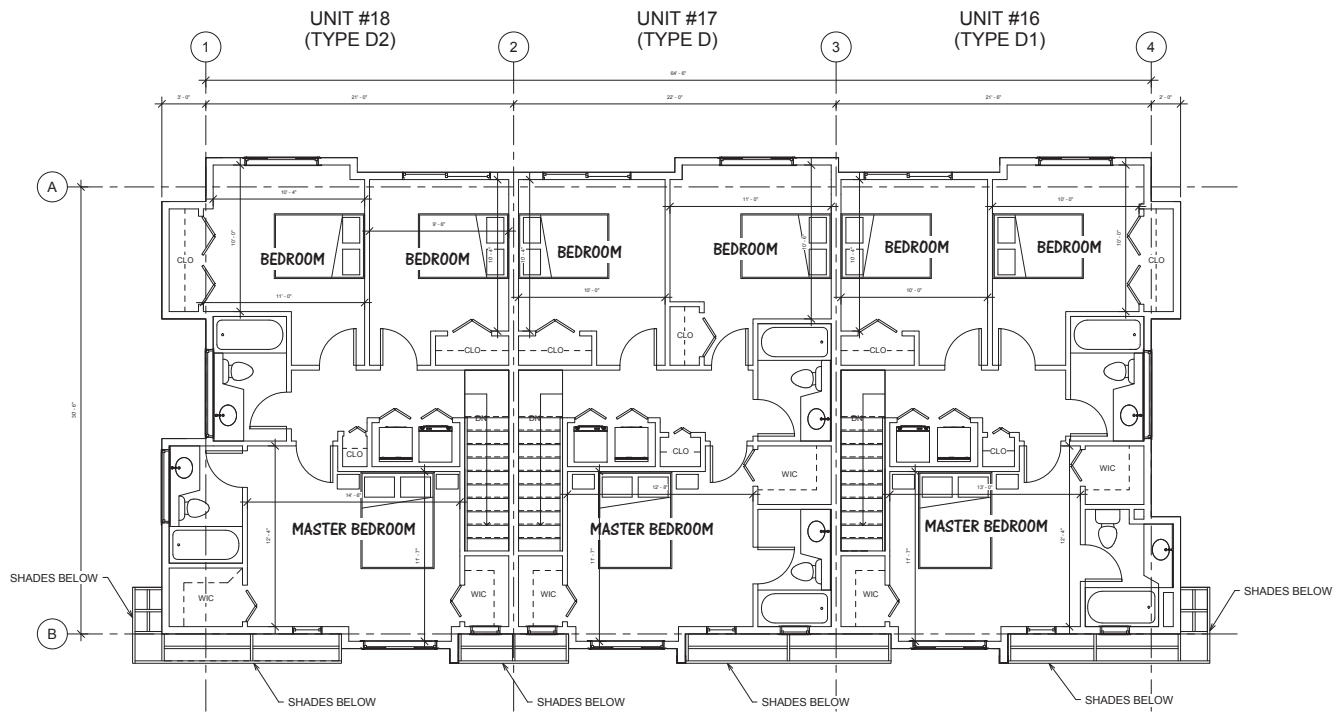
Date:	2014-10-01	Project Number:	1308
Scale:	1/4" = 1'-0"	Sheet No.:	DP252
Drawn By:	JK, GD	Approved By:	WG





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1 LEVEL 3  
 1/4" = 1'-0"

BUILDING 5 FLOOR PLANS		
FLOOR AREA	= 450.95m <sup>2</sup>	4854.0 SF
GARAGES	= 122.91m <sup>2</sup>	1323.0 SF
BUILDING AREA	= 195.38m <sup>2</sup>	2103.0 SF

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Project Title:

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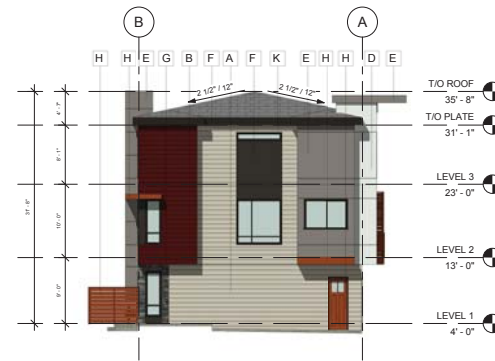
Project Title:

**BUILDING 5 -  
 LEVEL 3 FLOOR  
 PLAN**

Date:	2014-10-01	Project Number:	1308
Scale:	1/4" = 1'-0"	Sheet No.:	DP253
Drawn By:	JK, GD	Approved By:	WG



1 East Elevation  
1/8" = 1'-0"



2 North Elevation  
1/8" = 1'-0"



3 West Elevation  
1/8" = 1'-0"



4 South Elevation  
1/8" = 1'-0"

**COLOUR SCHEME**

- A. OC-14 "Natural Cream" by Benjamin Moore or similar  
- 6" Hardie Plank siding, painted
- B. OC-62 "Sundried Tomato" by Benjamin Moore or similar  
- 6" Hardie Plank siding, painted
- C. 2127-40 "Wolf Gray" by Benjamin Moore or similar  
- 6" Hardie Plank siding, painted
- D. HC-171 "Wickham Gray" by Benjamin Moore or similar  
- Hardie Panel, painted
- E. SW7019 "Guantlet Gray" by Sherwin-Williams or similar  
- Hardie Panel, painted
- F. SW7675 "Seal Skin" by Sherwin-Williams or similar  
- Hardie Panel, painted, Fascia
- G. Erie LedgeStone Dry-stack by Pacific Art Stone  
- Cultured Stone cladding
- H. "NATURAL REDWOOD" semi-transparent stain by CIL  
- Entry doors, balcony guards, privacy screens, posts, Cedar Siding
- J. SW7019 "Guantlet Gray" by Sherwin-Williams or similar  
- Garage doors, Fascia
- K. SW7675 "Seal Skin" by Sherwin-Williams or similar  
- Vinyl window frames & Exterior Door Frames

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03	04-14-14	REVISED FOR REVIEW
02	04-08-14	REVISED FOR REVIEW
01	04-03-14	ISSUED FOR REVIEW

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FAX: (604) 683 7494

Project Title:

15877 16th Ave,  
Surrey, BC

Project Title:

**BUILDING 5 - ELEVATIONS**

Date:	2014-10-01	Project Number:	1308
Scale:	1/8" = 1'-0"	Sheet No.:	
Drawn By:	JK, GD		
Approved By:	WG		

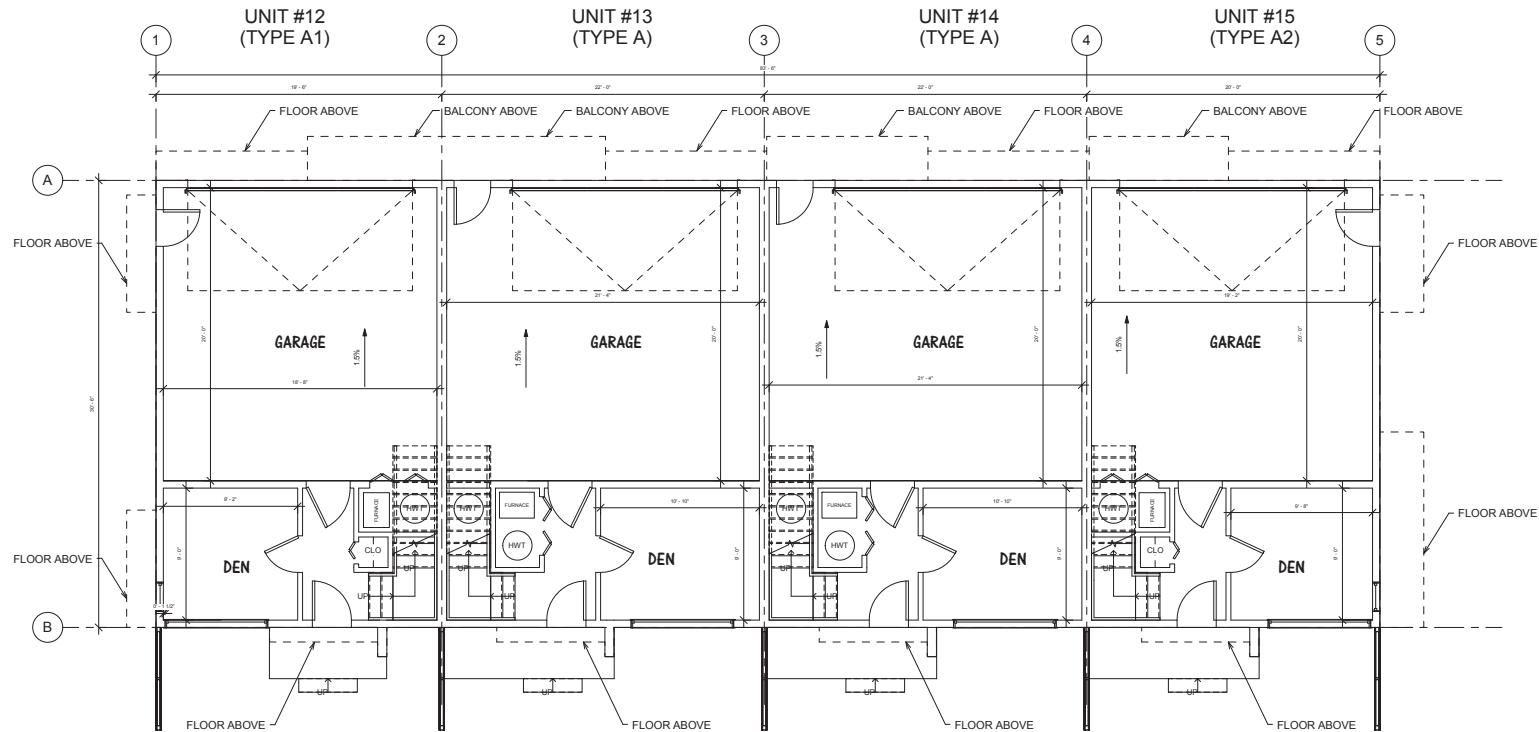
DP254



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01	04-03-14	ISSUED FOR REVIEW



① LEVEL 1  
 1/4" = 1'-0"

**BUILDING 4 FLOOR PLANS**

FLOOR AREA	= 578.51m <sup>2</sup>	6227.0 SF
GARAGES	= 159.05m <sup>2</sup>	1712.0 SF
BUILDING AREA	= 253.35m <sup>2</sup>	2727.0 SF

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Project Title:

15877 16th Ave,  
 Surrey, BC

Project Title:

**BUILDING 4 -  
 LEVEL 1 FLOOR  
 PLAN**

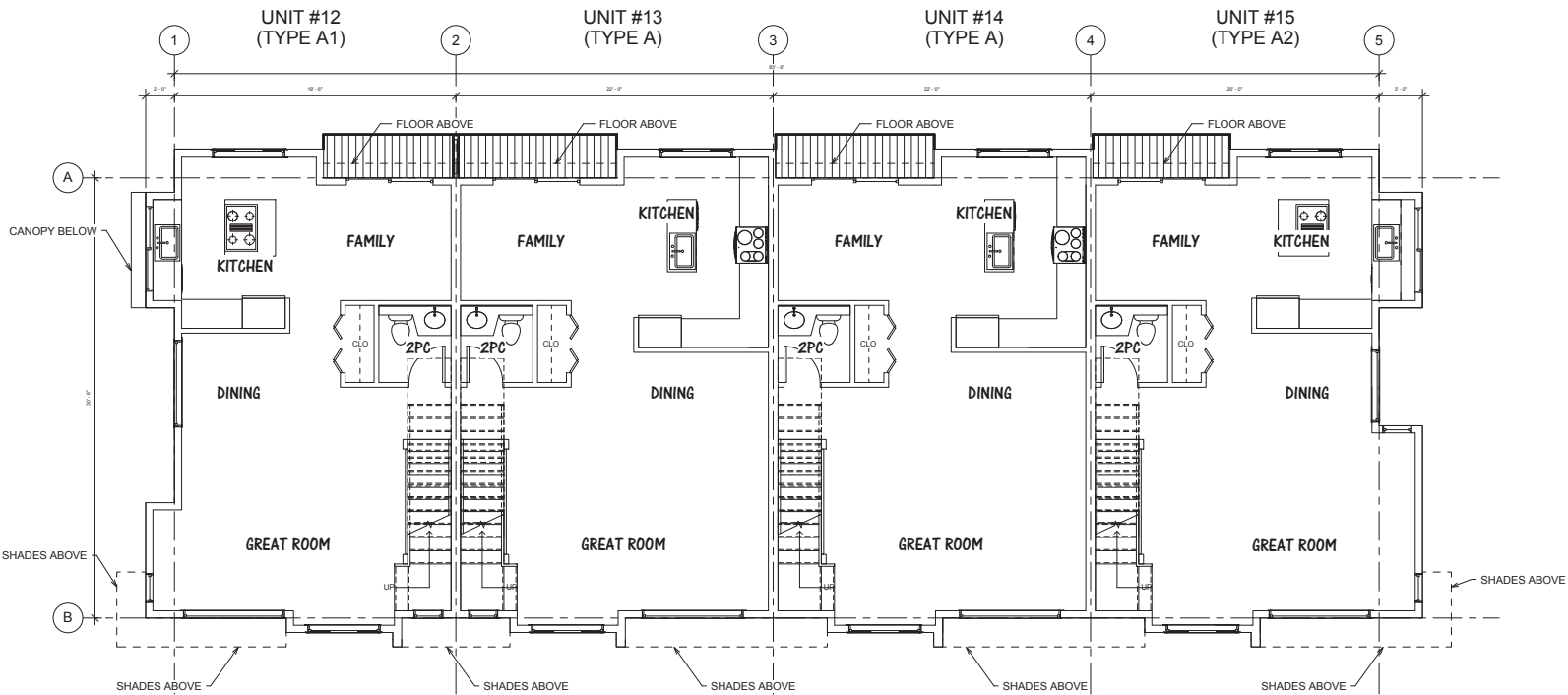
Date:	2014-10-01	Project Number:	1308
Scale:	1/4" = 1'-0"	Sheet No.:	DP241
Drawn By:	JK, GD	Approved By:	WG



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1 LEVEL 2  
 1/4" = 1'-0"

**BUILDING 4 FLOOR PLANS**

FLOOR AREA = 578.51m<sup>2</sup> 6227.0 SF  
 GARAGES = 159.05m<sup>2</sup> 1712.0 SF  
 BUILDING AREA = 253.35m<sup>2</sup> 2727.0 SF

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

Project Title:

15877 16th Ave,  
 Surrey, BC

Project Title:

**BUILDING 4 -  
 LEVEL 2 FLOOR  
 PLAN**

Date:

2014-10-01

Project Number:

1308

Scale:

1/4" = 1'-0"

Sheet No.:

DP242

Drawn By:

JK, GD

Approved By:

WG



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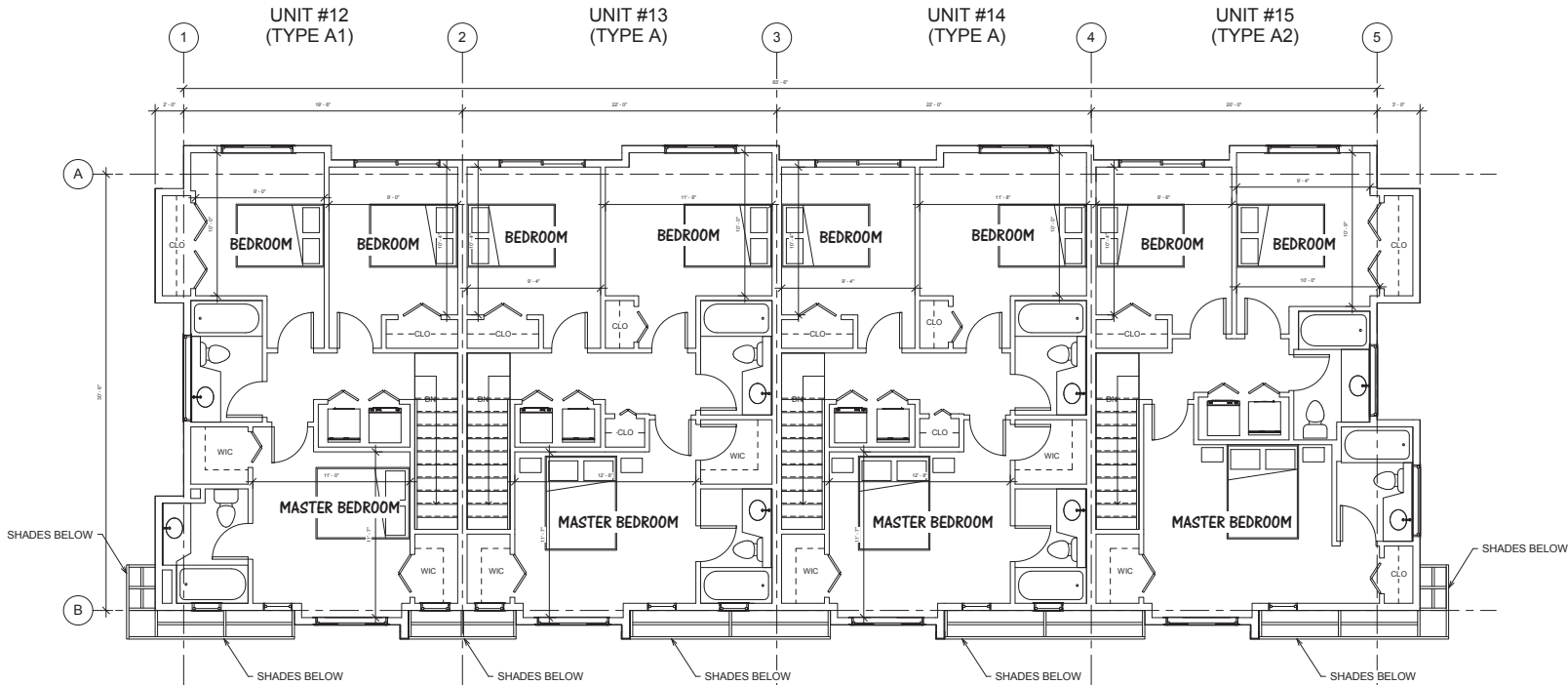
Project Title:

15877 16th Ave,  
 Surrey, BC

Project Title:

**BUILDING 4 -  
 LEVEL 3 FLOOR  
 PLAN**

Date:	Project Number:
2014-10-01	1308
Scale:	Sheet No.:
1/4" = 1'-0"	DP243
Drawn By:	Approved By:
JK, GD	WG



① LEVEL 3  
 1/4" = 1'-0"

**BUILDING 4 FLOOR PLANS**

FLOOR AREA	= 578.51m <sup>2</sup>	6227.0 SF
GARAGES	= 159.05m <sup>2</sup>	1712.0 SF
BUILDING AREA	= 253.35m <sup>2</sup>	2727.0 SF



1 West Elevation  
1/8" = 1'-0"



2 South Elevation  
1/8" = 1'-0"



3 East Elevation  
1/8" = 1'-0"



4 North Elevation  
1/8" = 1'-0"

**COLOUR SCHEME**

- A. OC-14 "Natural Cream" by Benjamin Moore or similar  
- 6" Hardie Plank siding, painted
- B. OC-62 "Sundried Tomato" by Benjamin Moore or similar  
- 6" Hardie Plank siding, painted
- C. 2127-40 "Wolf Gray" by Benjamin Moore or similar  
- 6" Hardie Plank siding, painted
- D. HC-171 "Wickham Gray" by Benjamin Moore or similar  
- Hardie Panel, painted
- E. SW7019 "Guantlet Gray" by Sherwin-Williams or similar  
- Hardie Panel, painted
- F. SW7675 "Seal Skin" by Sherwin-Williams or similar  
- Hardie Panel, painted, Fascia
- G. Erie LedgeStone Dry-stack by Pacific Art Stone  
- Cultured Stone cladding
- H. "NATURAL REDWOOD" semi-transparent stain by CIL  
- Entry doors, balcony guards, privacy screens, posts, Cedar Siding
- J. SW7019 "Guantlet Gray" by Sherwin-Williams or similar  
- Garage doors, Fascia
- K. SW7675 "Seal Skin" by Sherwin-Williams or similar  
- Vinyl window frames & Exterior Door Frames

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

Project Title:

15877 16th Ave,  
Surrey, BC

Project Title:

**BUILDING 4 -  
ELEVATIONS**

Date:	2014-10-01	Project Number:	1308
Scale:	1/8" = 1'-0"	Sheet No.:	DP244
Drawn By:	JK, GD		
Approved By:	WG		

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

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

DATE: **October 29, 2014** PROJECT FILE: **7814-0119-00**

---

RE: **Engineering Requirements  
Location: 15877 16 Avenue**

#### OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

#### REZONE

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

- dedicate 4.50 metres along 16 Avenue for the ultimate 30.00 m Arterial Road allowance;
- register 0.50 m statutory right-of-way on 16 Avenue for Service Connections and Maintenance.
- Provide reciprocal access easement to properties to the east (15895, 15911, 15919, 15927 and 15933 – 16 Ave) and to the west (15853 and 15861 16 Ave) for the ultimate full movement access to Alder Pl.

##### *Works and Services*

- construct adequately sized storm, sanitary, and water service connections to the site, complete with inspection chambers;
- abandon all existing service connections no longer required;
- provide sustainable drainage features onsite, as required;
- ensure lot grading to +/- 300mm of road centreline is required to avoid future grading issues with road widening; and
- Note that frontage works and driveway access are to be completed through Project 7813-0191-00. Should that project not proceed to final approval this current project will require reconfiguration, amendments and review

A Servicing Agreement is required prior to Rezone.

#### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

- Signs indicating "Future Shared Access Lane" must be placed at both ends of the drive aisle as a requirement of the Development Permit.

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



Rémi Dubé, P.Eng.  
Development Services Manager

MS

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, June 24, 2014  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14-00119-00

**SUMMARY**

The proposed 11 townhouse units and 0 townhouse units are estimated to have the following impact on the following schools:

**Projected # of students for this development**

Elementary Students:	2
Secondary Students:	1

September 2013 Enrolment/School Capacity

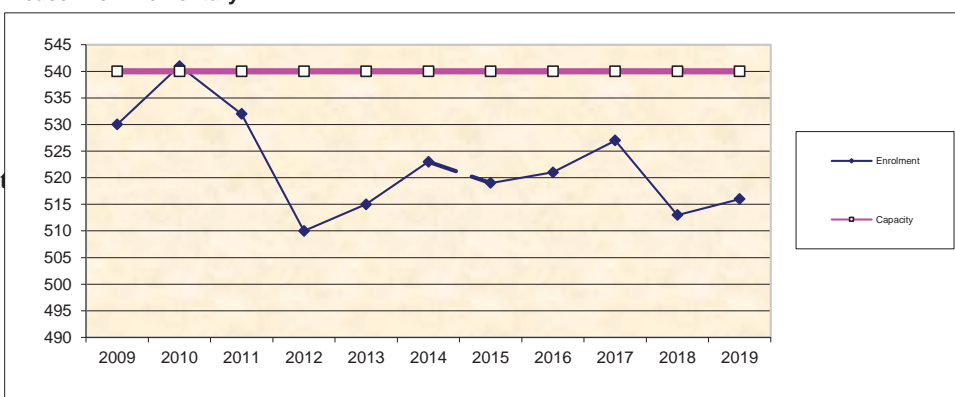
<b>Peace Arch Elementary</b>	
Enrolment (K/1-7):	62 K + 453
Capacity (K/1-7):	40 K + 500
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1927
Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

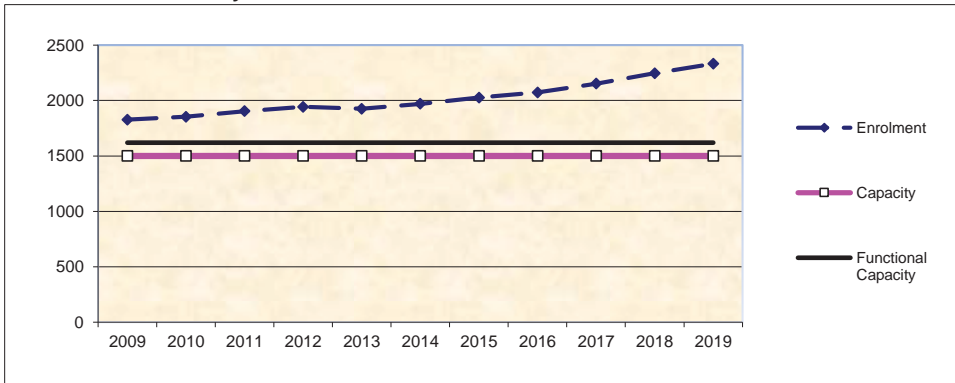
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity in the table below includes a modular complex at Peace Arch with capacity of 200. There are no projects identified at Peace Arch in the Capital Plan. The Capital Plan proposes the construction of a new secondary school in the Grandview Heights area, as a high priority in the capital plan (Priority #3). The new secondary will relieve projected secondary capacity shortfall in South Surrey for the long term. Any enrolment growth from this proposed development can easily be accommodated in current elementary schools and will not result in overcrowding at Peace Arch Elementary, which has some surplus space due to a maturing trend of the elementary school age cohort in the neighbourhood school catchment.

**Peace Arch Elementary**



**Earl Marriott Secondary**



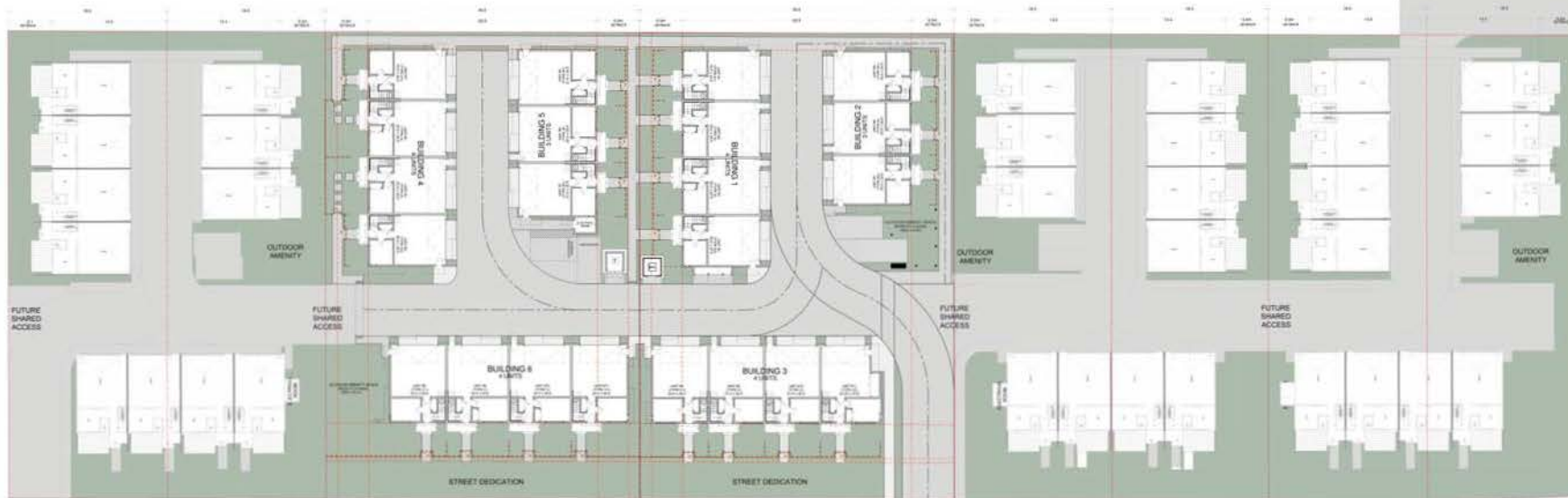
\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



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No:    Date:    Revision Details:

01	04/14/14	REVISED FOR REVIEW
02	04/24/14	REVISED FOR REVIEW
03	04/23/14	REVISED FOR REVIEW



16th AVENUE  
 SUBJECT SITE

16th AVENUE

16th AVENUE



Office Location

Unit 207 - 12639 80th Ave  
 Surrey, BC V3W 3A6

<http://Marquee-db.com>



**WG  
 ARCHITECTURE  
 INC**

1630 - 475 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V8  
 TEL: (604) 331 2318  
 FAX: (604) 463 7494

Project File:

15877 16th Ave,  
 Surrey

Project File:

CONTEXT PLAN

Date: 2014-10-28

Project Number: 1306

Scale: NTS

Drawn By: JK, GD

Approved By: WG

Sheet No: DP104

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: 14-0119-00

Address: 15877 - 16 Avenue, Surrey, BC

Registered Arborist: Colin Rombough

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	32
<b>Protected Trees to be Removed</b>	23
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	9
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 23 X two (2) = 46</li> </ul>	46
<b>Replacement Trees Proposed</b>	17
<b>Replacement Trees in Deficit</b>	29
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

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

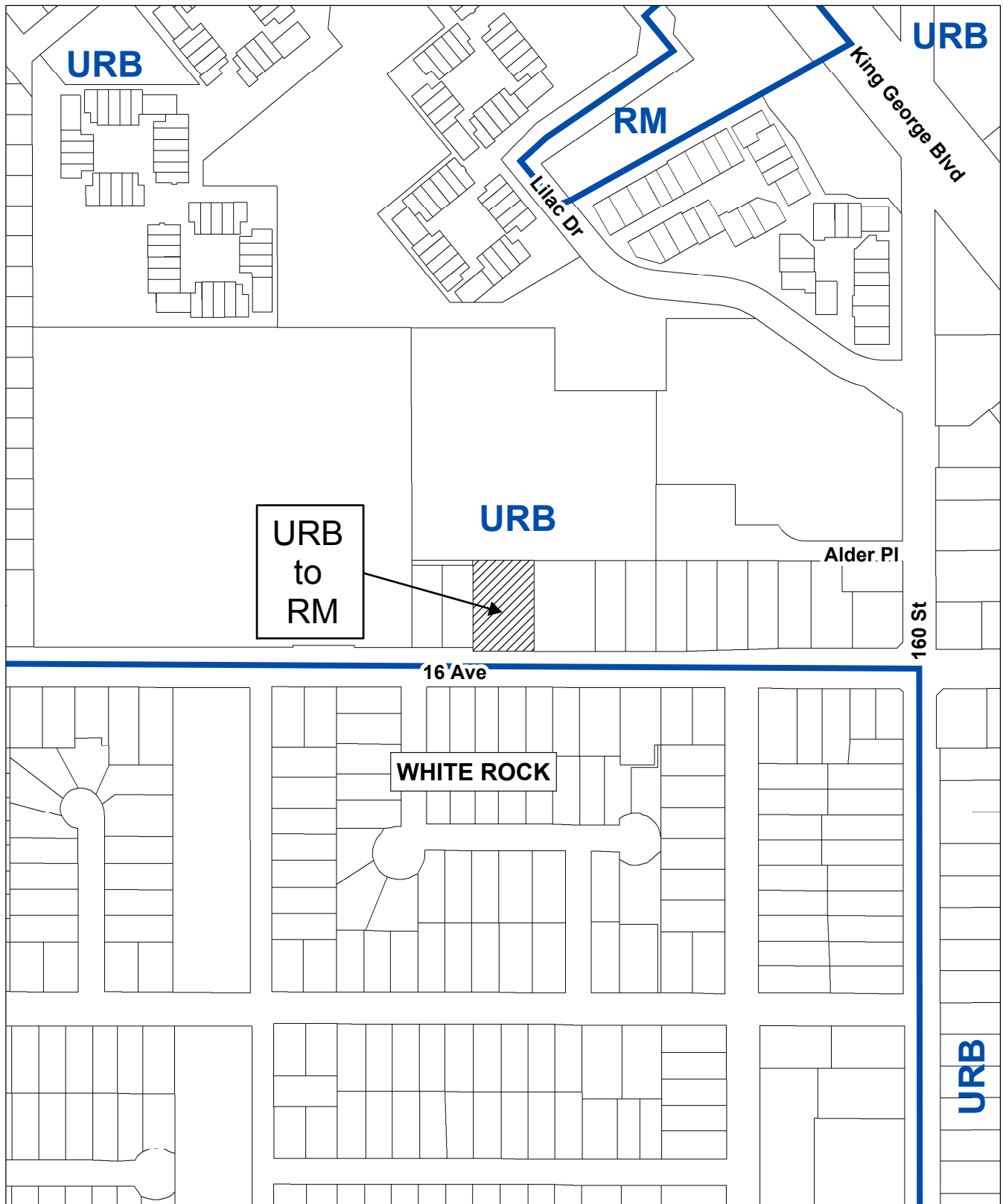
Signature of Arborist:

Date: October 29, 2014



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





### OCP Amendment 7914-0119-00

Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0119-00

Issued To: SIRTAJ HOMES & DEVELOPMENT LTD

("the Owner")

Address of Owner: 206, 13049 - 76 Avenue  
Surrey, BC V3W 2V7

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: 009-747-575  
 Lot 4 Section 14 Township 1 New Westminster District Plan 12851  
 15877- 16 Avenue

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum setback from the property line is varied:
    - i. from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft) for the south property line;
    - ii. from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for the west property line;  
and
    - iii. from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft) for the north property line.
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7914-0119-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
6. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development variance permit is not a building permit.

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

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

Table Statistics

RD ADDRESS: 2677 16th Ave, Surrey, B.C.  
 PHONE: 604-883-2288

T AREA CALCULATION  
 DIST UNIT AREA: 22228 sq ft  
 NO PERMITTED: 40421 sq ft  
 NET UNIT AREA: 18197 sq ft

RESEARCH AREA: 704,444 sq ft  
 ATTACHMENTS: 475  
 HARD OPERATIONS: 4973  
 TOTAL: 6468

ESTIMATE: 2.0m  
 EAST: 1.2m  
 SOUTH: 1.4m  
 NORTH WEST: 1.4m  
 SOUTH WEST: 1.4m

RESEARCH FLOOR AREA:  
 BUILDING 4: 44,828 sq ft  
 BUILDING 5: 44,828 sq ft  
 BUILDING 6: 44,828 sq ft  
 TOTAL: 134,484 sq ft

PERMITTED UNIT TYPES:  
 UNIT 401 (TYPE A) 21.7 x 20.2  
 UNIT 402 (TYPE B) 21.7 x 20.2  
 UNIT 403 (TYPE C) 21.7 x 20.2  
 UNIT 404 (TYPE D) 21.7 x 20.2

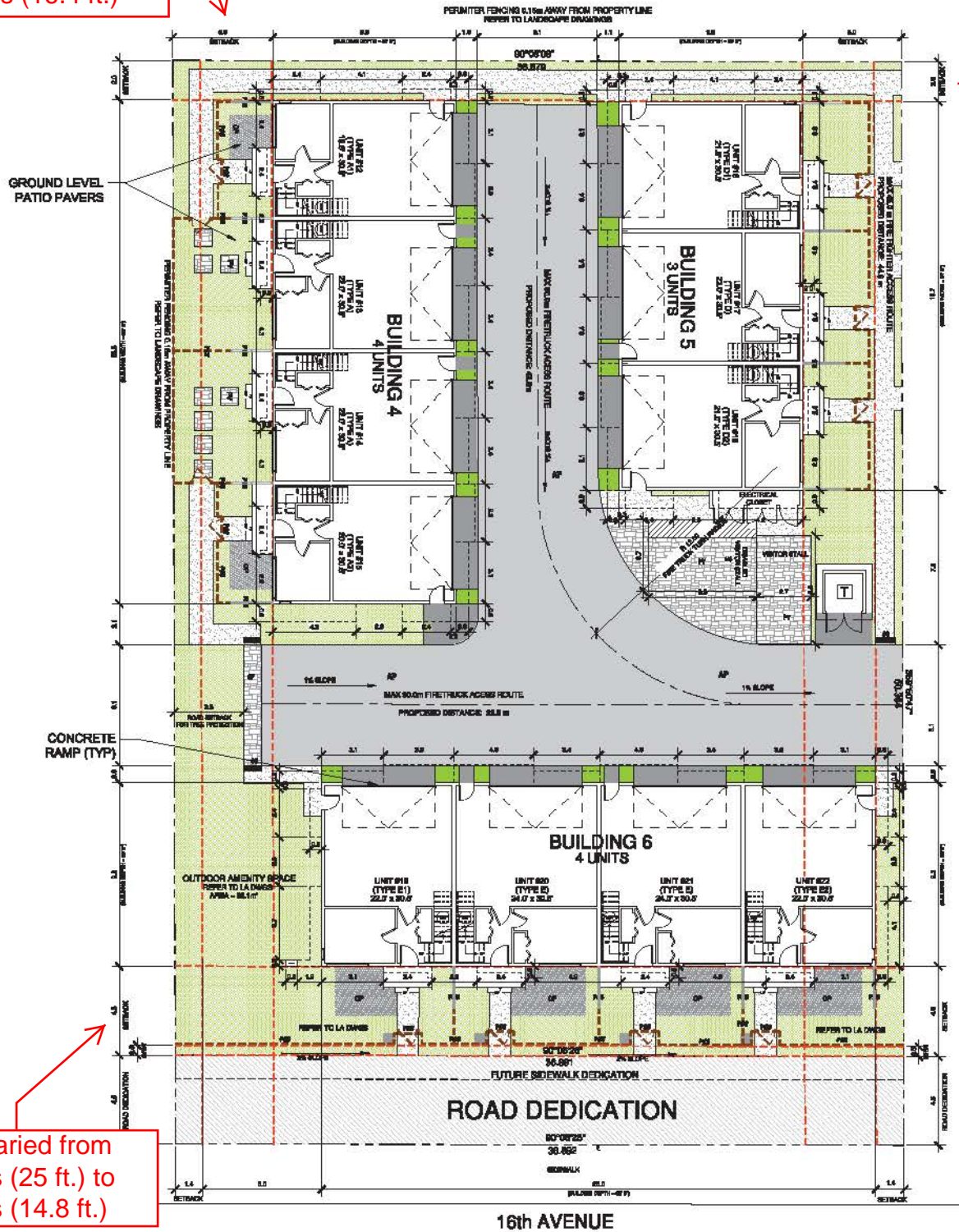
PERMITTED UNIT TYPES:  
 UNIT 501 (TYPE A) 21.7 x 20.2  
 UNIT 502 (TYPE B) 21.7 x 20.2  
 UNIT 503 (TYPE C) 21.7 x 20.2  
 UNIT 504 (TYPE D) 21.7 x 20.2

LEGEND

1	EXISTING OPERATING
2	EXISTING OPERATING
3	EXISTING OPERATING
4	EXISTING OPERATING
5	EXISTING OPERATING
6	EXISTING OPERATING
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98	EXISTING OPERATING
99	EXISTING OPERATING
100	EXISTING OPERATING

Setback varied from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.)

Setback varied from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.)



Setback varied from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.)

<p>SCALE: 1/8" = 1'-0"</p>	<p>SHEET TITLE: SITE PLAN</p> <p>PROJECT NO: 15877 16th Ave, SURREY, BC</p> <p>DATE: OCTOBER 02, 2014</p> <p>DESIGNED BY: JK</p> <p>CHECKED BY: JK</p> <p>SHEET NO: DP102</p>	<p>PROJECT TITLE: 15877 16th Ave, SURREY, BC</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>01</td> <td>ISSUED FOR CLIENT REVIEW</td> <td>05-13-14</td> </tr> <tr> <td>02</td> <td>REVISION FOR PERMIT</td> <td>05-13-14</td> </tr> <tr> <td>03</td> <td>REVISION FOR PERMIT</td> <td>05-13-14</td> </tr> <tr> <td>04</td> <td>REVISION FOR PERMIT</td> <td>05-13-14</td> </tr> </table>	No.	Description	Date	01	ISSUED FOR CLIENT REVIEW	05-13-14	02	REVISION FOR PERMIT	05-13-14	03	REVISION FOR PERMIT	05-13-14	04	REVISION FOR PERMIT	05-13-14	<p>DRAFTED BY: Marquee Design Build</p> <p>Unit 207 - 12839 80th Ave          Surrey, BC V3W 3A6          http://marquee-db.com</p> <p>Online Location</p> <p>W/G ARCHITECTURE INC          1000 GRANVILLE STREET          VANCOUVER, BC V6C 1S8          TEL: (604) 231 2278          FAX: (604) 683 7458</p>
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