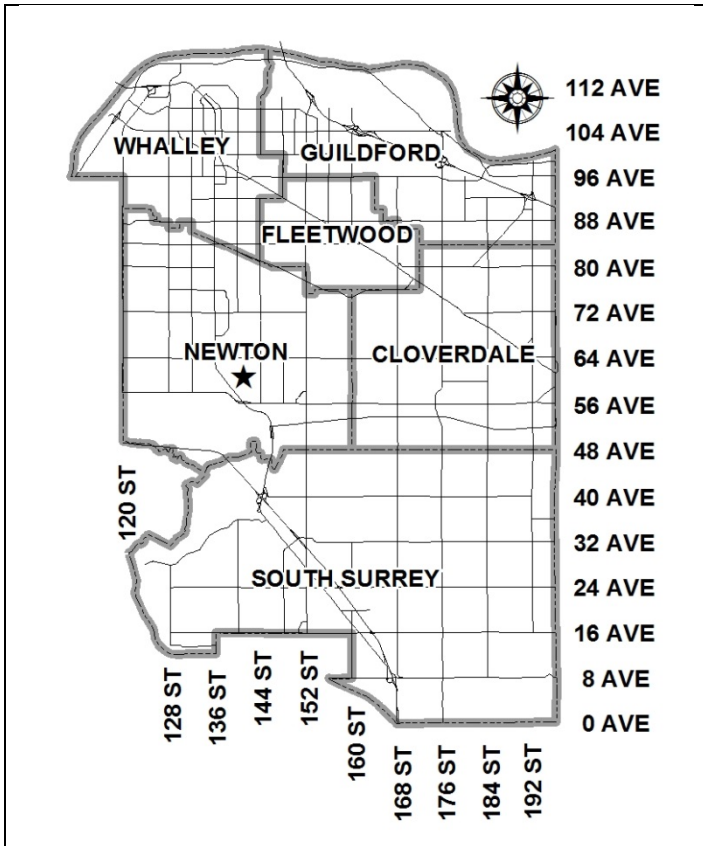


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0245-00

Planning Report Date: October 20, 2014



PROPOSAL:

- Development Permit
- Development Variance Permit

to permit a 93 unit townhouse development

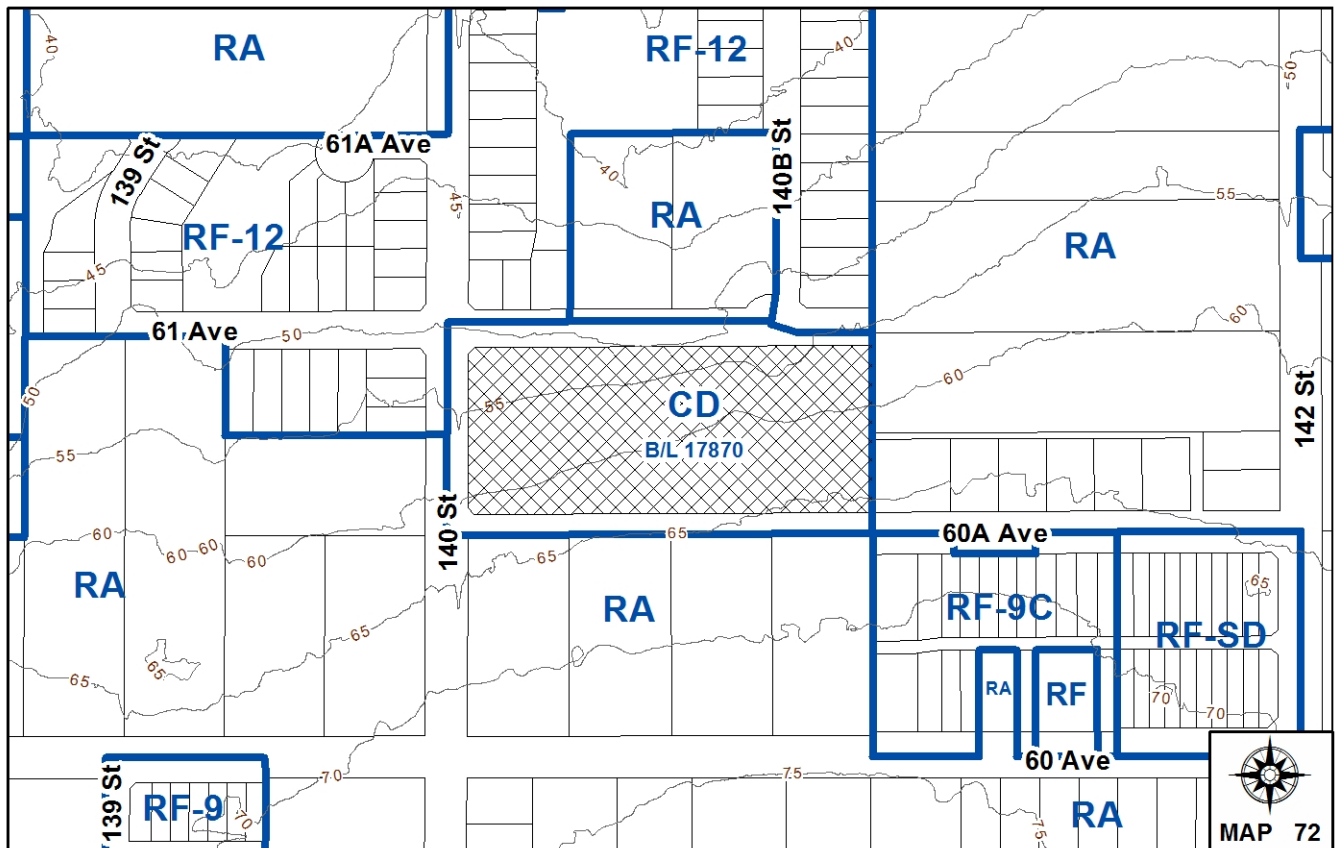
LOCATION: 14057 - 60A Avenue and
 14058 - 61 Avenue

OWNER: Porte Developments (Henley) Ltd

ZONING: CD (By-law No. 17870)

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses 25 upa max



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to reduce indoor amenity space.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is required to vary CD Bylaw No. 17870 to permit on-site surface parking.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP), the South Newton Neighbourhood Concept (NCP) Plan and the CD Zoning adopted for the site.
- The project has received a reasonable level of support from the community and makes efficient use of a difficult site by using a comprehensive approach to hillside development.
- In lieu of underground parking, the applicant has committed to construct the project to a BUILT GREEN® Gold standard and will also implement a sustainable comprehensive storm water management strategy ensuring that close to 90% of the water on site is either absorbed into the ground or used to replenish local watercourses.
- The DVP to permit surface parking on site is required as the project will no longer provide for an underground parking structure.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0245-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0245-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) that all required resident and visitor parking spaces shall be provided as underground parking.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 279 square metres (3,035 square feet) to 137 square metres (1,464 square feet).
4. Council instruct staff to resolve the following issues prior to final approval:
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department including the grading and landscaping issues identified by staff;
 - (d) registration of a Section 219 Restrictive Covenant identifying tandem parking arrangements and prohibiting the conversion of the tandem parking spaces into livable space;
 - (e) registration of a Section 219 Restrictive Covenant to ensure all buildings are certified as having met the BUILT GREEN® Gold standard prior to final occupancy;
 - (f) registration of a Section 219 Restrictive Covenant to ensure the site is developed to include a comprehensive stormwater management strategy as required by the City of Surrey;
 - (g) the applicant adequately address the impact of reduced indoor amenity space; and
 - (h) registration of a revised Section 219 Restrictive Covenant/SROW over the on-site riparian area.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: The site has been cleared in preparation for development

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 61 Avenue):	Combination of older homes on larger properties and smaller new residential lots	Urban/Single Family Residential Flex 6 to 14.5/Creeks and Riparian Setbacks	RA/RF-12
East:	Hydro Corridor	Urban/ Utility R/W/Greenway/ Single Family Residential Flex 6 to 14.5	RA
South:	Residential homes	Urban/ Single Family Residential Flex 6 to 14.5	RA
West (Across 140 Street)	Residential homes	Urban/ Single Family Residential Flex 6 to 14.5	RA/RF-12

DEVELOPMENT CONSIDERATIONS

Background

- This is the second development permit application Council has reviewed on this site.
- On July 29, 2013, Council approved development application 7911-0247-00. That application amended the South Newton NCP designation from "Single Family Residential Flex 6 to 14.5" to "Townhouse 25 upa max" and rezoned the site from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" to permit the development of 93 townhomes with full underground parking.
- The CD zone for the site was based on the RM-30 zone, but provided for a higher density (an FAR of 1.02) given the desire to support the underground parking structure on-site.

- The proposed density was also supported as the project made efficient use of a difficult development site with a substantive grade change, in an area with close proximity to King George Boulevard, a future frequent transit service corridor.
- In lieu of the additional density, the applicant provided the City with a voluntary cash contribution of \$93,000 (\$ 1,000 per unit) for local parkland acquisition.
- The application also involved relocating the yellow coded watercourse from the shoulder of 140 Street to the site and enhancing the surrounding riparian habitat in exchange for a reduced environmental setback.
- While most of the off-site works and services associated with development application 7911-0247-00 are already underway or are now complete, the developer has chosen not to pursue the approved townhouse plans. The applicant advises that the cost of providing an underground parking structure has proven too expensive and is no longer economically viable.

The Proposal

- The applicant has now submitted a new development permit application for the site which, if approved, will replace Development Permit No. 7911-0247-00 registered on title.
- The new application will continue to provide for 93 townhouse units and a relocated and enhanced on-site watercourse/riparian corridor, but will now provide for surface parking stalls throughout the site.
- The proposal will continue to conform to the OCP and the South Newton NCP designations (Urban/Townhouse 25 upa max) for the site and the adopted CD Bylaw. A DVP will however be required to vary the provision in the CD zone which stipulates all required site parking be provided as underground parking.

Density

- While the present application will generally conform to the CD zoning on the site, it will have a lower FAR and lot coverage than the previous application.
- Under the present application the site's FAR has decreased from 1.02 to 0.925 as a result of overall reductions in the size of units and changes to the form and massing of the buildings. By eliminating the underground parking structure, the lot coverage on the site has also decreased from 68% to 45%, which is in keeping with the RM-30 zone.
- Despite this reduction in density, the project's proposed FAR of 0.925 is still relatively high for this area of Newton. While the RM-30 zone permits a maximum FAR of 0.90, most townhouse developments in the area, considering tree retention, setbacks and riparian areas have been developed at an average FAR of 0.82.

- In lieu of the additional density, the City will retain the original voluntary cash contribution provide by the applicant - \$93,000 (\$ 1,000 per unit) - for local parkland acquisition. In addition, the applicant has agreed to build the project to the BUILT GREEN® Gold standard and implement a comprehensive, sustainable stormwater management plan for the site.
- Together, the latter two commitments will ensure the proposed project achieves a higher standard of environmental performance and sustainability which will set the bar for subsequent townhouse applications wishing to achieve higher density projects in this area.

Built Green Gold

- Like LEED, BUILT GREEN® developments are 3rd party certified, energy efficient and environmentally responsible homes. The Natural Resources Canada EnerGuide Rating System is part of the BUILT GREEN® certification process and all developments benchmark their energy efficiency against the EnerGuide System.
- The applicant has agreed to certify the project to the BUILT GREEN® Gold standard prior to final occupancy. The applicant has already registered as a member of the BUILT GREEN® program and engaged a qualified Energy Advisor who will work to complete the checklist and ultimately certify the project as having met the program's gold standard requirements.
- A Section 219 Restrictive Covenant prohibiting final occupancy of each of the townhouse phases in the project, until the BUILT GREEN® Gold standard is achieved, will be a condition of DP issuance. The preliminary work already done to date will help to ensure the project is on track to achieve the certification prior to applying for a Building Permit.

Comprehensive Storm Water Management Strategy

- In addition to the above certification, the applicant has developed a comprehensive storm water management plan for the site which reflects current best practices. The plan, developed in concert with City staff, showcases a number of green technologies that will help set the bar for future higher density townhouse projects.
- In particular, the development site will use pervious paving to ensure that close to 90% of the water on site is either absorbed into the ground or used to replenish local watercourses. Less than 10% of the site's storm water in peak events will be directed into the municipal storm water system.
- This is significant as the average townhouse development now directs approximately 60-80% of on-site stormwater straight into the municipal system; only 20-40% of all rain and storm water has the opportunity to be absorbed on-site.

- Specifically, the development will use pervious concrete pavement and pervious paving (on all drive aisles and visitor parking pads) to enable water on the site to drain directly into the ground. Rain water leaders from the rooftops will direct water to perforated drain pipes to allow the water to soak into the ground, while patio areas will be sloped to drain to landscaped areas. A minimum of 450 mm of topsoil will be used throughout the site, where appropriate, in all landscaped areas. Boulevard infiltration will also be installed along 61 Avenue to infiltrate road drainage into boulevard topsoil layer.
- During low flow and high flow periods, an on-site infiltration system consisting of perforated pipe under the drive aisles will collect water that cannot be absorbed in the ground. This collected water will be directed to the yellow coded watercourse on-site along 140 Street and the red coded creek (a headwater of Archibald Creek) on the north side of 61 to contribute to flows.
- During higher storm flows, excess water will be directed to the community detention pond.

PRE-NOTIFICATION

- On August 19, 2014, pre-notification letters were sent out for the application and development signs were erected on the site. To date, the Planning Department has not received any objections to the new application.

DESIGN PROPOSAL AND REVIEW

Site Design and Layout

- The new DP for the site will still provide for four linear rows of townhouse clusters oriented on an east-west basis. However, instead of facing interior landscaped courtyards, each townhouse will now face one of two internal drive aisles composed of pervious paving.
- Unlike the previous proposal which had only one vehicular access off 60A Avenue, the current layout proposes access to the upper part of site via 60A Avenue, and a second access to the lower portion from 61 Avenue. A 6 metre (20 foot) retaining wall will continue to effectively divide and terrace the upper and lower portions of the site on the hillside slope.
- The site will be comprised of 21 buildings in all containing 93 townhouse units ranging in size from 185 – 233 sq.m. (1,990 – 2,508 sq.ft). Eighty one of the townhouse units will provide three bedrooms, while 12 townhouse units will provide 4 bedrooms.
- Collectively, a mix of nine 3-storey duplexes and triplexes with patios and entry ways fronting 61 Avenue will create an attractive urban residential street edge, while four 2 storey sixplexes will front 60 A Avenue.

- Care has been taken to ensure both the east and west elevations of the townhomes are designed with additional windows and living areas to provide eyes on 140 Street and the BC Hydro right-of-way. These project facades will provide an attractive frontage to the future City greenway and a real presence on the street.
- Two enclosed parking stalls will be provided for each townhouse unit, along with 17 visitor spaces, for a total of 203 on-site parking spaces in compliance with the CD By-law. Eighty two or 88% of the site's townhouse units will provide side- by-side parking stalls, while 11 (12%) of townhouse units will provide tandem parking stalls. A Section 219 Restrictive Covenant prohibiting the conversion of tandem parking stalls into habitable space will be registered on title.
- The indoor amenity building for the complex will be centrally located on site and placed along the 6 metre (22 foot) retaining wall that will effectively divide the sloping site into two tiers or banks of townhomes. Overall the applicant is proposing to vary to the CD By-law by reducing the indoor amenity space from 279 square metres (3,035 square feet) to 137 square metres (1,464 square feet).
- The two-storey amenity building will be comprised of two multi-purpose rooms which can be accessed at the ground level on the lower portion of the site. An extensive outdoor roof deck atop of the amenity building will then extend over to, and provide access for residents living on, the upper portion of the site. A total of 279 m² (3,003 ft²) of outdoor amenity space is attached to the indoor amenity area in keeping with the CD By-law.
- Finally the project will continue to use a contemporary west coast style. The project will be finished in hardi panel, gray southern limestone ledging, wood and metal accents. Each home will be enhanced by vertical stone chimneys integrated with horizontal roofed lines finished with soffits and door, patio and defined gate entries.
- The townhomes will be further finished in two complementary colour schemes using palettes of cream, taupe, light gray and dark gray and black.

TREES

- On July 23, 2013, the City approved the arborist report, prepared by Michael Mills, submitted for the site under development application 7911-0247-00. That report recommended the 44 mature trees identified on-site be removed as a result of site grading and servicing. In August 2013, tree cutting permits were issued. Consequently the site is now devoid of trees.
- Initially, the site's extreme grades resulted in a need to clear, cut and fill the site to create level platforms to accommodate an on-site underground parking structure. It should be noted however that under the present application, no changes to tree preservation could have been made. As a result of the site's extreme grades and the continued need to cut and fill the site to provide for two tiers of townhouses, no trees could have been saved.

- A total of 85 replacement trees are still required to compensate for the 44 trees which have been removed from the development site, however the proposed new landscaping plan for the site will provide for 138 new trees. As contribution to the City's Green fund will therefore not be required.

SUSTAINABLE DEVELOPMENT CHECKLIST

On August 25, 2014, the applicant prepared and submitted a sustainable development checklist for the development site. The table below summarizes the features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The development application is consistent with the prescribed use (Land Use Designations and Zoning)
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The project density is in keeping with the CD By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The project will incorporate an on-site integrated storm water management plan and include the protected enhanced riparian corridor.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The site will utilize CPTED (Crime Prevention through Environmental Design) principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The building will be designed to BUILT GREEN® Gold standards.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None

ADVISORY DESIGN PANEL

The project was not referred to the Advisory Design Panel (ADP), but was reviewed internally by the City's design staff. While staff support the proposed project in principle, there are a few outstanding design issues yet to be resolved. These include, but are not limited to:

- Changing the civil grades on-site to ensure:
 - Homes on 60A Avenue (with the possible exception of the home 24) will sit flush with the sidewalk at grade; and
 - Homes on 61 Avenue will sit no more than 1.5 metres above the sidewalk grade.
- Providing addition cross sections and treatments.

- Eliminating fire accesses through the Environmental area and eastern setback in accordance with the Fire Department's review and approval.
- Landscaping:
 - Screening and relocating PMTs at the entry from fronting streets;
 - Adding screening between the Amenity Building and the adjacent townhomes;
 - Replacing Allen block walls fronting streets with architectural walls; and
 - Providing landscaping, fencing and detailed streetscape treatments.

The applicant has provided a letter and is committed to working with staff to address all of the above issues prior to DP issuance.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the provision in the site's CD Zone to allow all required resident and visitor parking to be provided in an underground structure.

Applicant's Reasons:

- The underground parking structure proved unsuitable for this area of Newton. In addition to the expense, the livability of the homes was comprised as the Building Code prohibited private enclosed garages within the underground structure.
- The applicant's market feedback also indicated that homeowners would prefer ground oriented townhomes versus an underground parkade resembling an apartment building.

Staff Comments:

- An underground parking structure will no longer be provided on this site. Therefore the provision requiring all residential and visitor parking within an underground structure is no longer valid.
- The new DP for the site will ensure that 100% of all required residential parking spaces (164 side by side stalls and 22 tandem stalls) will be enclosed within the building envelope.
- 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
Appendix II	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	Development Variance Permit No. 7914-0245-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

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DRV 10/16/14 10:14 AM

Information for City Clerk

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

1. (a) Agent: Name: Victor Setton
 Henley Limited Partnership
 Address: 380, 1665 - West Broadway
 Vancouver, BC V6J 1X1

 Tel: 604-732-7651 - Work
 604-732-7651 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 14057 - 60A Avenue and 14058 - 61 Avenue

 - (b) Civic Address: 14057 - 60A Avenue and 14058 - 61 Avenue
 Owner: Porte Developments (Henley) Ltd
 PID: 029-207-495
 Lot 1 Section 9 Township 2 New Westminster District Plan EPP31623

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7914-0245-00 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 approval of the associated DP.

 - (b) Remove Notice of Development Permit No. 7911-0247-00 from title.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	3.78 acres	3.78 acres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	68%	45%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	9.0 m	9.0 m
Rear	3.0 m	3.0 m
Side #1 (N,S,E, or W)	4.0 m	4.0 m
Side #2 (N,S,E, or W)	4.0 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	13.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	93	93
Total		
FLOOR AREA: Residential	-	19,295.21 m ²
FLOOR AREA: Commercial	-	-
Retail	-	-
Office	-	-
Total		
FLOOR AREA: Industrial	-	-
FLOOR AREA: Institutional	-	-
TOTAL BUILDING FLOOR AREA	-	19,295.21 m ²

**** If the development site consists of more than one lot, lot dimensions pertain to the entire site.***

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (net)	62/25	62/25
FAR	1.02	.925
AMENITY SPACE (area in square metres)		
Indoor	279	137
Outdoor	279	279
PARKING (number of stalls)		
Commercial	-	-
Industrial	-	-
Residential Bachelor + 1 Bedroom	186	186
2-Bed		
3-Bed		
Residential Visitors	17	17
Institutional	-	-
Total Number of Parking Spaces	203	203
Number of disabled stalls	-	-
Number of small cars	-	-
Tandem Parking Spaces: Number / % of Total Number of Units	-	11 (12%)

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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GBL ARCHITECTS
 139 WEST 8TH AVENUE
 VANCOUVER, CANADA V6T 1R6
 T 604 736 1155 P 604 731 5278
 GBLARCHITECTS.COM

NOTES
 NO. 02/09/20

REVISIONS

NO.	DATE	DESCRIPTION
1.	09-08-2009	PRELIMINARY PLAN
2.	09-08-2009	REVISIONS TO PRELIMINARY PLAN
3.	09-08-2009	REVISIONS TO PRELIMINARY PLAN
4.	09-08-2009	REVISIONS TO PRELIMINARY PLAN
5.	09-08-2009	REVISIONS TO PRELIMINARY PLAN

DESIGN RATIONALE

93 Unit Townhouse Development
 14066 61st Avenue, Surrey, B.C.

Site
 This 3.78 net acre site at the corner of 61st Avenue and 140th Street has been designed to provide a high quality of living for its residents, along with a new contemporary look for the neighbourhood.

Set into the benched/sloped site from 60A Ave to 61st Avenue the three storey townhomes have been arranged linearly along the site in 4 rows with vehicle access from both 60A and 61st Avenues. This creates two separate groupings of homes which facilitates the grading challenges of the site.

From 60A Avenue the townhomes are expressed as two storey structures as fronting character with front yards and individual gated entries. From 61st Avenue, the townhomes are expressed as three storeys with fronting character yards and gates as well.

The center of the site has a visual break in the townhome rows where a central amenity is located, accessed from both the lower and upper parts of the site.

Along the West site (140th Street) of the site is a setback open space designated as a habitat area, within which is located a daylight watercourse which forms a part of the water runoff control for the neighbourhood.

Here at the west side of the site the units stepping down the hill have been given fronting character as a backdrop to the open area located there.

The East side of the site along the utility corridor receives similar character treatment on this visible edge.

Homes range in size from 1600 Ft2 to 2400Ft2, with predominately double garage with a small portion of tandem garages located at the center interior of the site.

Sustainability

The development is aiming for Built Green Gold designation. The block arrangements and sloped site allow for a high level of daylighting in the units as well as views. The Open Space Habitat area will be a demonstrative example of onsite water control, which will express the outflow of water collected from the site through an innovative use of a new product called permeable paving. This product allows the passage of water through its structure and into the soil below, which is then collected and directed through large spigots into a dry bed that feeds the habitat area and watercourse in rainy weather, enhancing the landscape concept. This space will be a natural habitat for water life, birds and insects.

These features along with the achievement of the equivalent of Silver designation makes the project a truly sustainable contribution to the neighbourhood.

Architectural Character

The architectural character is west coast modern typified by a strong horizontal expression and material palette which reinforces the contemporary nature of the design. Horizontal hardie plank siding and hardie panels in a composition bisected by vertical stone chimney elements.

LIST OF DWGS

DESCRIPTION	SCALE
A-0.00 COVER	
A-1.00 SITE DATA	N.T.S.
A-1.01 SITE SURVEY	1/32" = 1'-0"
A-1.02 CONTEXT PHOTOS	1/20" = 1'-0"
A-1.1 SITE PLAN	N/A
A-1.2a - A-1.2e SITE SECTIONS	1/20" = 1'-0"
A-1.3a - A-1.3b STREETS CAPES	1/20" = 1'-0"
Bldg PLANS, ELEVATIONS, SECTIONS	
A-3.1a - 3.1c A BUILDINGS # 1-4	1/8" = 1'-0"
A-3.2a - 3.2d B BUILDINGS # 5-8	1/8" = 1'-0"
A-3.3a - 3.3b C BUILDINGS # 9-12	1/8" = 1'-0"
A-3.4a - 3.4b D BUILDINGS ELEVATIONS # 13-21	1/8" = 1'-0"
A-3.5 AMENITY BUILDING	1/8" = 1'-0"
Unit FLOOR PLANS	
A-5.1a - 5.1c UNITS A-A1-A2	1/4" = 1'-0"
A-5.2a - 5.2d UNITS B-B1-B2-B3	1/4" = 1'-0"
A-5.3a - 5.3e UNITS C1-C2-C3-C4-C6	1/4" = 1'-0"
A-5.4a - 5.4c UNITS D-D1-D2	1/4" = 1'-0"
FAR CALCULATION	
A-6.1 BLDGS A - #1, 2, 3 & 4	1/16" = 1'-0"
A-6.2 BLDGS B - #5, 6, 7 & 8	1/16" = 1'-0"
A-6.3 BLDGS C - #9, 10, 11 & 12	1/16" = 1'-0"
A-6.4 BLDGS D - #13 - 21	1/16" = 1'-0"
TOTAL NUMBER OF SHEETS: 52	
LANDSCAPE DESIGN	
PRELIMINARY GRADING PLAN	
FIRE DEPARTMENT ACCESS PLAN	

PROJECT STATISTICS - DP

Henley - Townhouse Development

LEGAL DESCRIPTION:
 Lot Section 9 Township 2 New Westminster District EPP 31623

CIVIC ADDRESS: 14066 and 14064 61st Ave, Surrey, BC **ZONING:** CD

HEIGHT	ALLOWED	PROPOSED	3 STOREY	13.00 M	42.65 FT
SETBACKS	NORTH	4.00 M	13.12 FT		
(PROPOSED)	EAST	3.00 M	9.84 FT		
	SOUTH	4.00 M	13.12 FT		
	WEST	8.00 M	26.53 FT		

SITE AREA - NET 15,305.80 m² 164,750.3 SF 3.78 AC

FAR ALLOWED	FAR PROPOSED	FAR PROPOSED (SF)	LCT COVERAGE ALLOWED	LOT COVERAGE PROPOSED	LOT COVERAGE PROPOSED (SF)	DENSITY ALLOWED (LPA)	DENSITY PROPOSED (LPA)	DENSITY ALLOWED (LPH)	DENSITY PROPOSED (LPH)
1.620	0.925	152,430.00	0.68	0.45	74,137.61	25	25	62	61

UNIT NAME	UNIT TYPE	NUMBER OF UNITS	LOWER LEVEL (NOT INCL. IN FAR)	LOWER LEVEL (INCLUDED IN FAR)	GARAGE	MAIN LEVEL	UPPER LEVEL	GROSS AREA	FAR AREA/UNIT	FAR UNIT TYPE
A	3 bedroom	16	283	0	431	711	750	2,175	1,461	23,376
A1	3 bedroom	4	283	0	431	704	750	2,168	1,454	5,816
A2	4 bedroom	4	283	0	431	773	814	2,501	1,597	8,348
B	3 bedroom	6	0	383	419	741	784	2,200	1,095	13,242
B1	3 bedroom	4	0	295	406	748	785	2,234	1,828	7,312
B2	4 bedroom	4	0	295	406	763	785	2,276	1,870	7,489
B3	3 bedroom	5	0	392	405	807	855	2,459	2,054	10,270
C1	3 bedroom	4	295	0	406	759	785	2,245	1,544	6,178
C2	3 bedroom	3	295	0	406	782	801	2,284	1,583	4,743
C3	3 bedroom	2	341	0	406	769	769	2,333	1,586	3,174
D	3 bedroom	11	0	79	561	834	873	1,947	1,386	15,248
D1	3 bedroom	7	306	58	409	698	698	2,171	1,454	10,178
D2	3 bedroom	3	0	283	431	712	752	2,178	1,747	5,241
D3	3 bedroom	14	0	283	431	712	752	2,178	1,747	24,458
D4	4 bedroom	4	0	283	431	772	820	2,306	1,875	7,505
CD (BLDG 5 & 8)	3 bedroom	2	0	366	409	698	698	2,171	1,762	3,514
BL CLOSETS		6	0	40				40	40	242
TOTAL		93	11,695	14,900	40,634	67,177	76,453	294,739	152,430	152,430

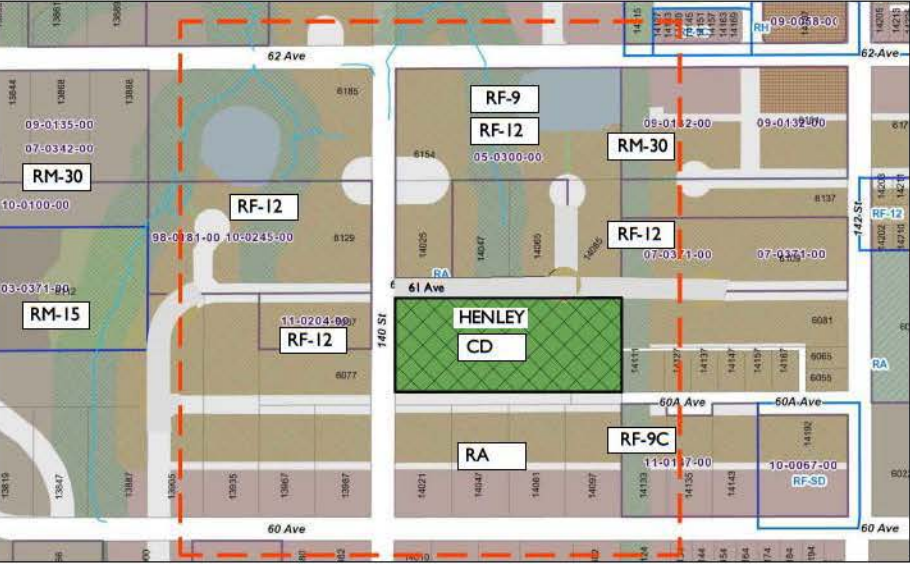
BUILDING NUMBER	UNIT TYPES WITHIN	TOTAL NUMBER OF BUILDINGS	LOWER LEVEL (NOT INCL. IN FAR)	LOWER LEVEL (INCLUDED IN FAR)	GARAGE	MAIN LEVEL	UPPER LEVEL	GROSS AREA (PER BUILDING)	FAR AREA (PER BUILDING)	FAR AREA (TOTAL BUILDINGS)
BLDG 1	2 A2+4A	1	1,698	0	2,568	4,390	4,626	13,302	9,018	9,018
BLDG 2 & 4	A1+A2+4A	2	1,698	0	2,568	4,321	4,564	13,169	8,865	17,770
BLDG 3	2A1+4A	1	1,698	0	2,568	4,252	4,500	13,036	8,752	8,752
BLDG 5 & 8	B1+B2+B3-C4	2	0	1,792	2,961	4,391	4,607	13,387	10,790	21,580
BLDG 7	B1+0 B2+B3	1	0	1,712	2,037	3,800	4,020	11,569	9,532	9,532
BLDG 8	2 B+B1+B2+0 B3	1	0	2,104	2,442	4,607	4,875	14,028	11,586	11,586
BLDG 9, 10 & 11	C1+C2+C4+0	3	1,206	274	2,752	4,205	4,328	12,765	8,807	26,421
BLDG 12	C1+2 C3+3 C4+0	1	1,285	395	3,310	4,897	5,040	14,927	10,332	10,332
BLDG 13, 14 & 21	D1+0	3	0	966	862	1,484	1,572	4,484	3,622	10,809
BLDG 15	D1+0+0	1	0	849	1,293	2,196	2,324	6,662	5,389	5,389
BLDG 16, 18 & 20	2 D1	3	0	566	862	1,424	1,504	4,356	3,494	10,482
BLDG 17 & 19	D+2 D1	2	0	849	1,293	2,156	2,256	6,534	5,241	10,482
BL CLOSETS		6	0	40				40	40	242
TOTAL		21	11,695	14,900	40,634	67,177	76,453	294,559	152,430	152,430

AMENITY TYPE	REQUIRED (m ²)	PROPOSED (m ²)	REQUIRED (SF)	PROPOSED (SF)
OUTDOOR AMENITY	179	280	3,003	3,815
INDOOR AMENITY	136	137	1,464	1,472

PARKING CALCULATION:

TOTAL PARKING:	REQUIRED/ALLOWED	PROPOSED	TYPE
RESIDENTS	166	166	2 PARKING SPACES PER UNIT
VISITORS	16.74	17	0.18 PARKING SPACES PER UNIT
TOTAL PARKING	202.74	203	

SITE CONTEXT

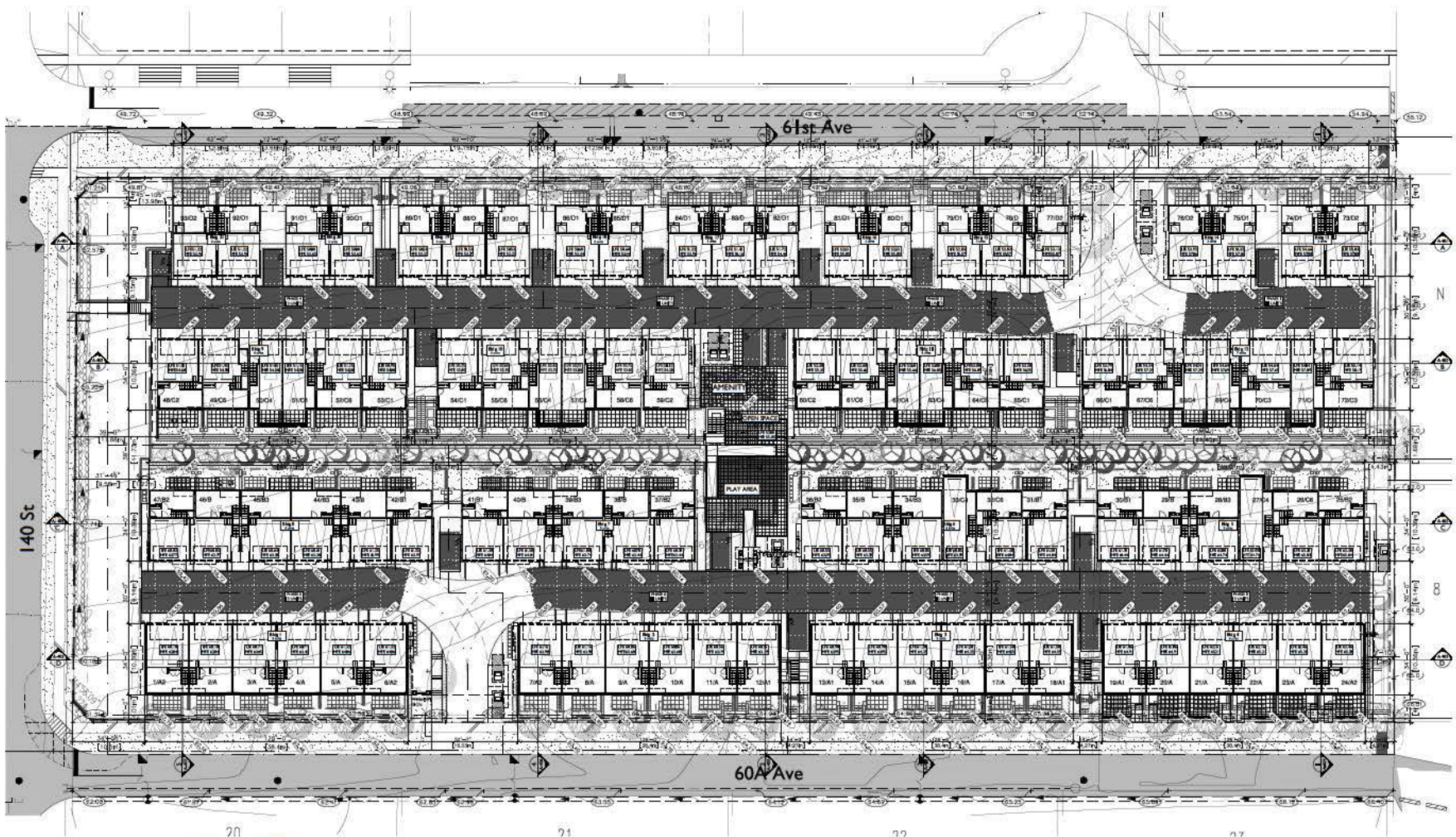


DP # 7914-0245-00
HENLEY
 93 Unit Town House Development
 14057 60A Ave & 14058 61 Ave
 SURREY, BC
 FOR HENLEY LIMITED PARTNERSHIP

SITE DATA

DATE: 11/24
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: [Scale]
 JOB NUMBER: 1124

Page size - E1(30x42) to cut down to 24x42 & fold in set



LOT 1 - SITE PLAN
Scale: 1/20"=1'-0"

NOTE:
THE PROPOSED NUMBER OF EXTERIOR STEPS FOR ACCESS TO THE UNITS FACING 60A AND 61ST AVENUE WILL COMPLY TO THE PARAMETERS OF THE ORIGINAL DP APPLICATION AND WILL REFLECT THE DETAILED GRADING PLAN PREPARED BY THE CIVIL ENGINEER.



GBL ARCHITECTS
138 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1A8
T 604 736 1155 F 604 731 5279
M LARCHITECTS.COM

NOTES
1. 2018
2. 2018



GENERAL NOTES

1. FOR SITE DETAILS, REFER TO HARD SURFACES AND FENCES. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS. ALL RETAINING WALLS AND SLOPES ARE TO BE CONSTRUCTED WITH LANDSCAPE ARCHITECT'S DESIGN.
2. SEE IF PARKING SPACES AND AREAS AS PER THE CITY OF SURREY ZONING BYLAW AND SUPPLEMENTARY PARKING AND LOADING REQUIREMENTS. SPACE GARAGE (PARALLEL) PARKING 5.0' x 8.5' (OR 6' x 20.0') DOUBLE GARAGE (PERPENDICULAR) PARKING SPACE 5.0' x 8.5' (OR 6' x 20.0').
3. ADDITIONAL REQUIREMENTS: UNITS FACING 61ST AVENUE SHALL BE PROVIDED WITH PER CITY OF SURREY ZONING BYLAW AND SUPPLEMENTARY PARKING AND LOADING REQUIREMENTS. SPACE NUMBERS, SOCIAL CAR AND MOTORCYCLE PARKING ARE NOT TO BE CONSIDERED.
4. FOR LIFE, GARAGE AND OTHER USE, SEE CITY OF SURREY ZONING BYLAW AND SUPPLEMENTARY PARKING AND LOADING REQUIREMENTS. REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS.

REVISIONS
1. DATE: 2018-08-15
2. BY: GBL
3. DESCRIPTION: REVISIONS TO THE ORIGINAL DP APPLICATION
4. APPROVED BY: GBL ARCHITECTS PARTNERSHIP

DP # 7914-0245-00
HENLEY
93 Unit Town House Development
14057 60A Ave & 14058 61 Ave
SURREY, BC
FOR HENLEY LIMITED PARTNERSHIP

LOT 1
SITE PLAN

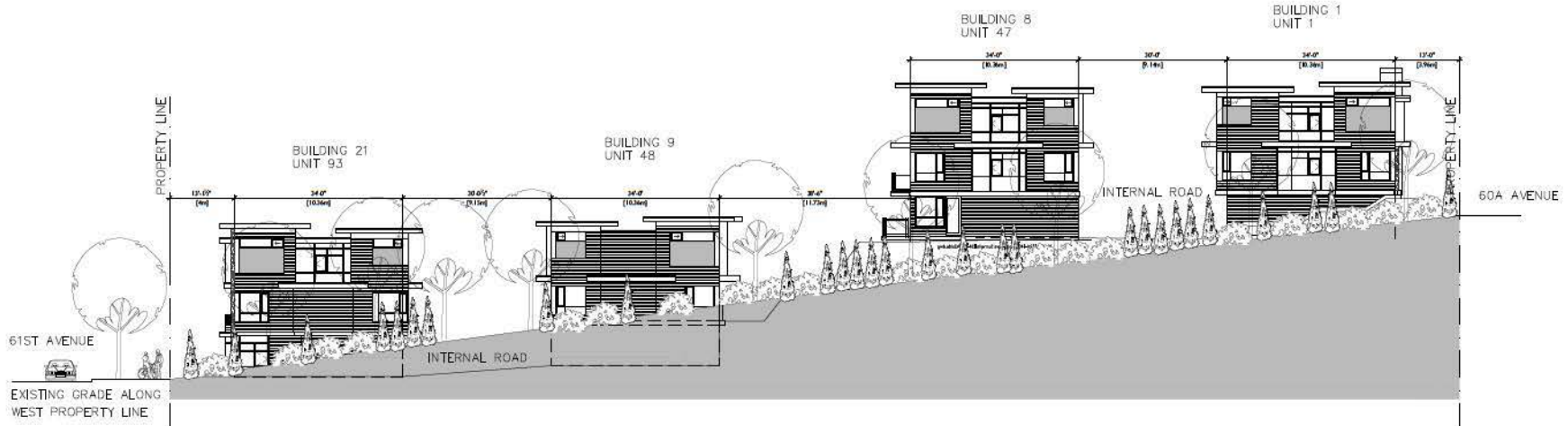
DATE	BY
DRAWN BY	RG/DC
CHECKED BY	IN
SCALE	1/20"=1'-0"
JOB NO.	1124

GENERAL NOTES

- FOR SITE DETAILS SUCH AS HARD SURFACES AND FENCES, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS. ALL RETAINING WALLS AND SLOPES ARE TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
- SIZE OF PARKING SPACES AND AISLES AS PER THE CITY OF SURREY ZONING BYLAW-PART 5-C-OFF-STREET PARKING AND LOADING REQUIREMENTS.
 STANDARD STALL: 9'-0" (2.79m) x 18'-0" (5.5m)
 H/V STALL: 12'-0" (3.70m) x 18'-0" (5.5m)
- ADDITIONAL REQUIREMENTS:
 PROVIDE PAINTED SPEED BUMPS/ Humps AS PER CIVIL ENGINEER'S DRAWING.
 PARKING SPACE TRAILING LINES, PARKING SPACE NUMBERS, SMALL CAR AND VISITOR DESIGNATIONS (DATE).
- FOR USE, GARAGE AND OTHER SITE ELEVATIONS, REFER TO CIVIL ENGINEER'S DRAWING.
- PATH OF TRAVEL TO THE AMENITY BLDG. TO COMPLY TO BCBC 2012, ARTICLE 2.3.3.2.

REVISIONS

NO.	DATE	DESCRIPTION
1.	11/16/19	PRELIMINARY CONCEPT
2.	11/16/19	CONCEPT DEVELOPMENT PHASE
3.	11/16/19	CONCEPT DEVELOPMENT PHASE
4.	11/16/19	CONCEPT DEVELOPMENT PHASE
5.	11/16/19	CONCEPT DEVELOPMENT PHASE



1 LOT 1 - STREETSCAPE ALONG 140th Street
 Scale: 3/32"=1'-0"



2 LOT 1 - STREETSCAPE ALONG ROW
 Scale: 3/32"=1'-0"

DP # 7914-0245-00
HENLEY
 93 Unit Town House Development
 14057 60A Ave & 14058 61 Ave
 SURREY, BC
 FOR HENLEY LIMITED PARTNERSHIP

LOT 1 STREETSCAPES

DATE	DATE
DRAWN BY	REV/DC
CHECKED BY	TB
SCALE	1/8"=1'-0"
JOB NUMBER	1124

Page size - E1(30x42) to cut down to 24x42 & fold in set



GBL ARCHITECTS
 139 WEST 4TH AVENUE
 VANCOUVER, CANADA V5T 1A8
 T 604 735 1155 F 604 731 5279
 WWW.GBLARCHITECTS.COM

NOTES
 01 - 01-18

GENERAL NOTES

1. FOR SITE DETAILS SUCH AS PAVED SURFACES AND FENCES, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS. ALL RETAINING WALLS AND SLOPE ARE TO BE CONSULTED WITH LANDSCAPE ARCHITECT.
2. SITE OF PARKING SPACES AND WHEELS AS PER THE CITY OF SURREY ZONING (SURREY) ACT, CORRECT PAVING AND LANDING REQUIREMENTS.
 TRUCKING STALL: 5'-0" (1.52m) x 16'-0" (4.88m)
 W/O STALL: 12'-0" (3.70m) x 18'-0" (5.49m)
3. ADDITIONAL REQUIREMENTS:
 PROVIDE PAINTED SPED SQUARE MARKING AS PER CITY OF SURREY ZONING (SURREY) ACT, CORRECT PAVING AND LANDING REQUIREMENTS. PROVIDE SPACE ELEMENTS, SIGNAL CANT AND MOTOR (RESERVING CANTED).
4. FOR LIFE, GARAGE AND OTHER LIFE ELEMENTS, REFER TO THE ARCHITECT'S PLAN TO COMPLETE THE ROAD, UTILITY, AND SITE.

REVISIONS
 1. DATE: 02/08/2024
 2. BY: JG/DC
 3. REASON: REVISIONS TO SITE PLAN
 4. APPROVED BY: JG/DC

DP # 7914-0245-00
HENLEY
 93 Unit Town House Development
 14057 60A Ave & 14058 61 Ave
 SURREY, BC
 FOR HENLEY LIMITED PARTNERSHIP

LOT I
 STREETSCAPES

DATE	DATE
DRAWN BY	KG/DC
CHECKED BY	JK
SCALE	DATE P.P.
1/20"=1'-0"	1124

A-1.3a



LOT I - STREETSCAPE ALONG 60A Ave
 Scale: 1/20"=1'-0"



LOT I - STREETSCAPE ALONG 61st Ave
 Scale: 1/20"=1'-0"

- | | |
|----|---|
| 1 | CLAYED STONE
Dry-Stacked Ledger or
Dry-Stacked Ledger Stone |
| 2 | FINE CEMENT PLANK SIDING |
| 3 | FINE CEMENT PANEL SIDING |
| 4 | EASY TRIM HINGED SYSTEM |
| 5 | WIND WINDOWS |
| 6 | DYE BROW ROOF
FINE CEMENT FASCIA |
| 7 | FINE CEMENT CLAD POST |
| 8 | ALUMINUM RAILING WITH GLASS PANEL |
| 9 | DECK SURFACE - BURSHEN
WOOD SITTLE, GOLF OVER ENTRY &
LOW RISE EXTERIOR PERIMETER
FRONT THE STREET |
| 10 | |
| 11 | CONCRETE FINISH CAP |

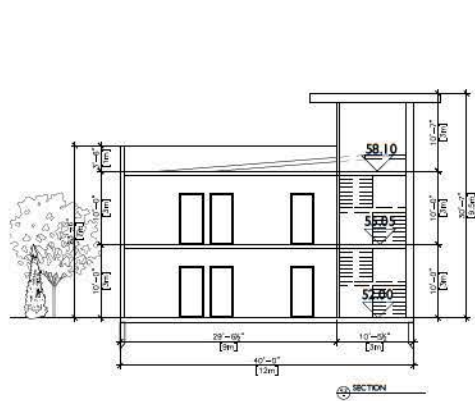
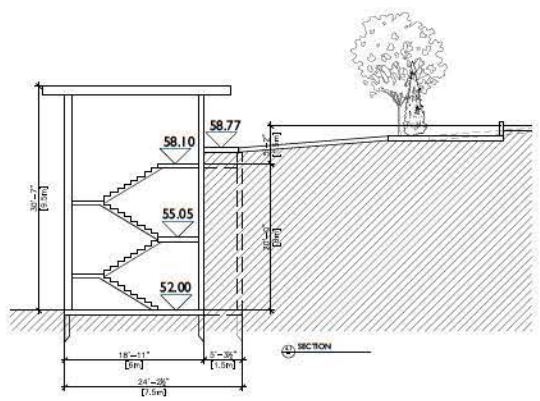
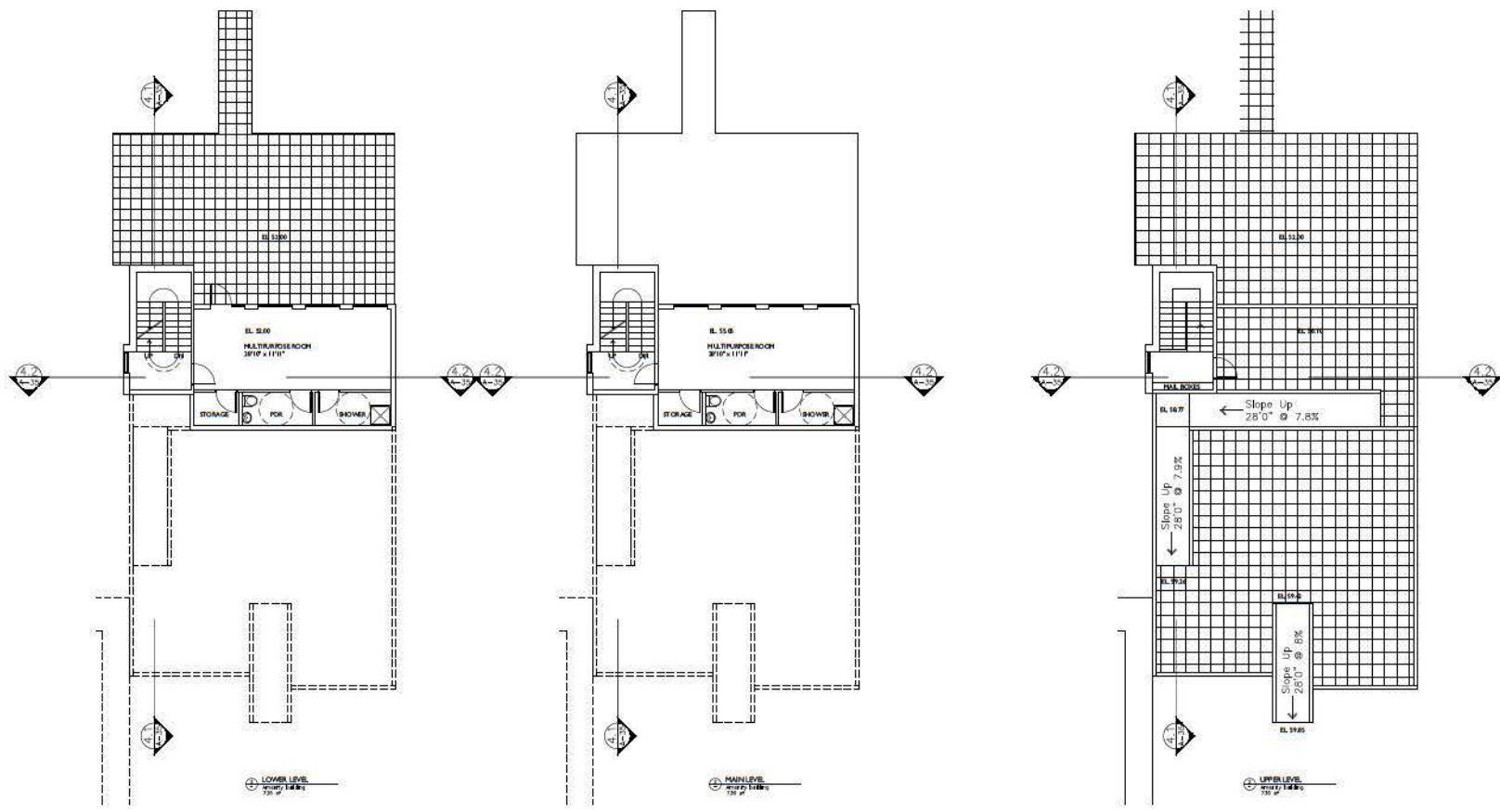
- REVISIONS
- | NO. | DATE | REVISION |
|-----|---------|-----------|
| 1 | 10/1/14 | REVISIONS |
| 2 | 10/1/14 | REVISIONS |
| 3 | 10/1/14 | REVISIONS |
| 4 | 10/1/14 | REVISIONS |
| 5 | 10/1/14 | REVISIONS |

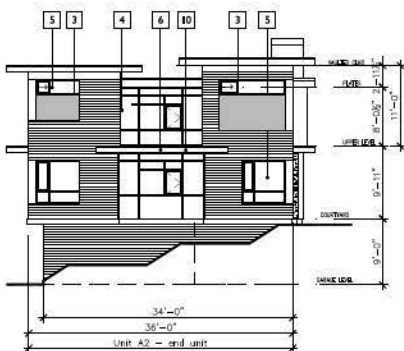
DP # 7914-0245-00

HENLEY
 93 Unit Town House Development
 14057 60A Ave & 14058 61 Ave
 SURREY, BC
 FOR HENLEY LIMITED PARTNERSHIP

Amenity building
 PLAN, SEC & ELEV.

DATE	DATE
DRAWN BY	INTSAS
CHECKED BY	INTSAS
SCALE	1/8"=1'-0"
JOB NUMBER	1124





1 SIDE ELEVATION
 BLDG 1 Unit A2, facing 140th Street



2 FRONT ELEVATION
 BLDG 1 - AS SHOWN

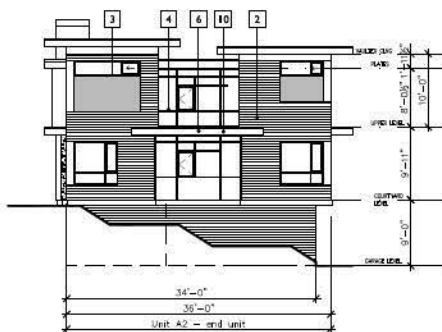
GENERAL NOTES

BUILDING ELEVATIONS WILL BE ENHANCED AND UPDATED ONCE THE BUILDING GRADES ARE FINALIZED. PRELIMINARY BUILDINGS AND UNITS SET TO GRADE IS SHOWN ON STREETSCAPES.

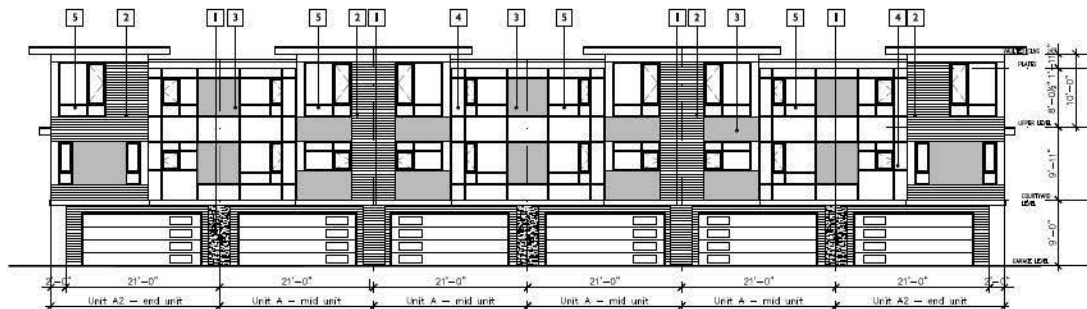
1	CLIMBED STONE	DRY BRUSH LedgeLine or EOL 1800 Quarry Ledger Stone
2	FINISH	FINISH CEMENT PLANK SOUND
3	FINISH	FINISH CEMENT PANEL SOUND
4	FINISH	EASY TRIM REGLET SYSTEM
5	FINISH	UNIL WINDOWS
6	FINISH	DIE BROW ROOF
7	FINISH	FINISH CEMENT PANEL
8	FINISH	FINISH CEMENT CLAD POST
9	FINISH	ALUMINUM RAILING WITH GLASS PANEL
10	FINISH	DECK SURFACE - DURAKOR
11	FINISH	WOOD SITE SPECIFIC ENTRY & LEAD IN (CONSTRUCTION PROVIDED) FACING THE STREETTOP
		CONCRETE CURBWAY CAP

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/18	REVISED CONCEPT
2	10/20/18	REVISED CONCEPT
3	10/20/18	REVISED CONCEPT
4	10/20/18	REVISED CONCEPT
5	10/20/18	REVISED CONCEPT



3 SIDE ELEVATION
 BLDG 1 Unit A2, facing BLDG 2



4 REAR ELEVATION
 BLDG 1 - AS SHOWN

DP # 7914-0245-00

HENLEY
 93 Unit Town House Development
 14057 60A Ave & 14058 61 Ave
 SURREY, BC
 FOR HENLEY LIMITED PARTNERSHIP

Bldg # 1 PRELIMINARY ELEVATIONS

DATE	DATE
DRAWN BY	DC
CHECKED BY	TB
SCALE	1/8"=1'-0"

JOB NUMBER: 1124

SCHEME 1



CULTURED STONE
GRAY SOUTHERN LIMESTONE
CSV387448



SCHEMES
1 & 2

FIBER CEMENT
PANEL SIDING
BM COLOUR
CC-110
MUSLIN



EYEBROW ROOF
FIBRE CEMENT FASCIA
BM COLOUR
CC-110
MUSLIN



SCHEMES
1 & 2

ENTRY DOOR

BEHR: SEMI-TRANSPARENT STAIN
CEDAR NATURAL/TONE
533



FIBER CEMENT
PLANK SIDING
BM COLOUR
CC-544
OVERCOAT



SCHEME 2



CONCRETE FINISH



SCHEMES
1 & 2

FIBER CEMENT
PANEL SIDING
BM COLOUR
CC-544
OVERCOAT



FIBER CEMENT
PLANK SIDING
BM COLOUR
CC-110
MUSLIN



EYEBROW ROOF
FIBRE CEMENT FASCIA
BM COLOUR
CC-544
OVERCOAT



GBL ARCHITECTS
139 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

NOTES

- 1 CULTURED STONE
- 2 EYE BROW ROOF FIBRE CEMENT FASCIA
- 3 FIBRE CEMENT PANEL SIDING
- 4 FIBRE CEMENT PLANK SIDING
- 5 ENTRY DOOR
- 6 EYE BROW ROOF FIBRE CEMENT FASCIA
- 7 FIBRE CEMENT PLANK SIDING
- 8 ALUMINUM RAILING WITH GLASS PANEL
- 9 DECK SURFACE - BARNEYS
- 10 WOOD SPOKES WOOD CHAIR ENTRY & FACING THE STREET
- 11 CONCRETE CHIMNEY CAP

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/24	PRELIMINARY CONCEPT
2	10/15/24	REVISIONS TO MATERIAL BOARD
3	10/15/24	REVISIONS TO MATERIAL BOARD
4	10/15/24	REVISIONS TO MATERIAL BOARD
5	10/15/24	REVISIONS TO MATERIAL BOARD

DP # 7914-0245-00

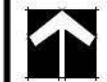
HENLEY
93 Unit Town House Development
14057 60A Ave & 14058 61 Ave
SURREY, BC
FOR HENLEY LIMITED PARTNERSHIP

MATERIAL BOARD TYPICAL

DATE	DATE
DRAWN BY	INITIALS
CHECKED BY	INITIALS
SCALE	1/8"=1'-0"
JOB NUMBER	1124

A-4.5

SCALE:



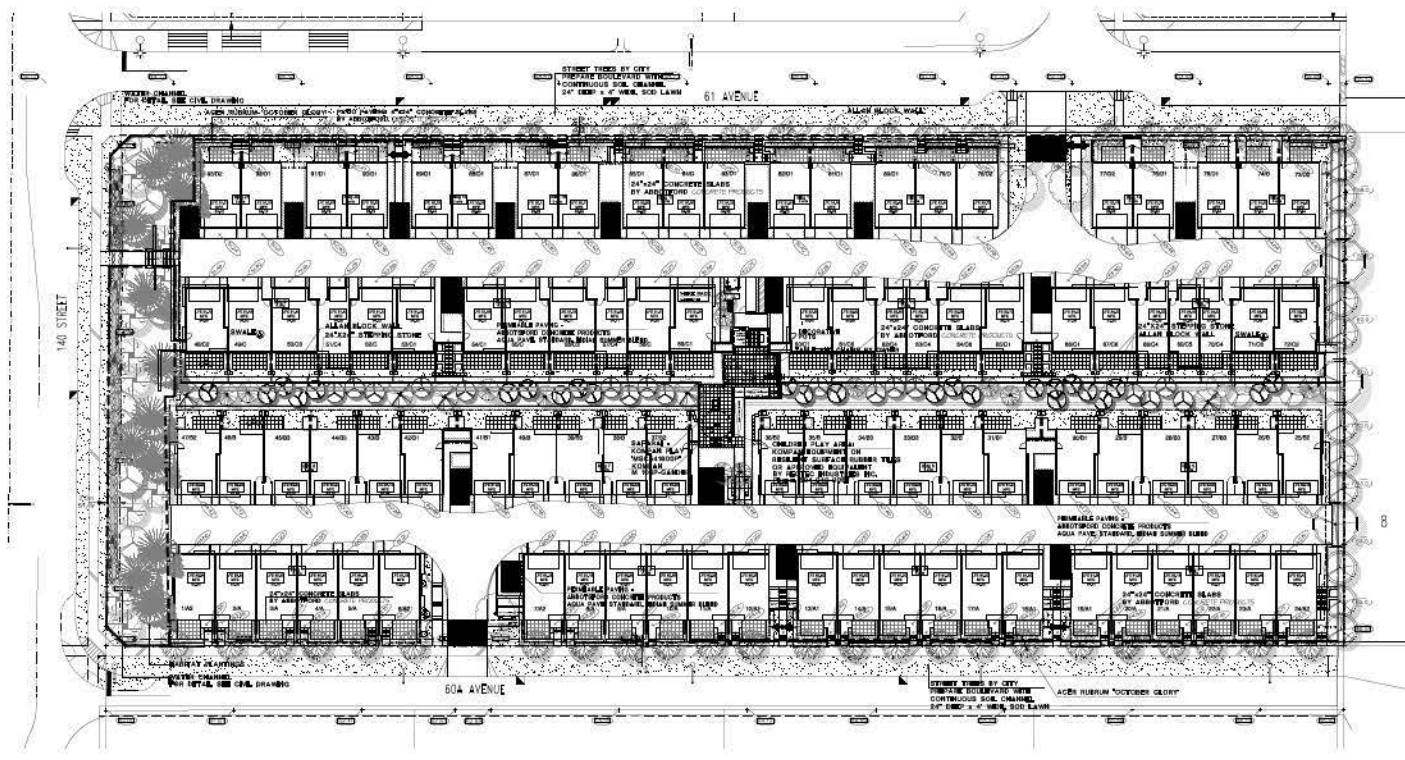
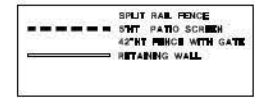
SPRINKLER HEAD
EQUIP. BY MECHANICAL
DRAWING
PL. 04-10-016



PERMANENT HOUSING FOR PMG'S BY
WORKING DRAWINGS
REVISION 10-10-16
PL. 04-10-016



NOTE: PLANTER ACCESSORY IN
WHITE FINISH 1/2" JAWN 4" DIA. (1/2")
CONE (SEE ALSO)
PL. 04-10-016



PLANT SCHEDULE			PMG JOB NUMBER: 11-217	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(Tree symbol)	17	ACER GINSHIUM	VINE MAPLE	3H RE-BIB-3 81H-61B
(Tree symbol)	25	ACER PALMATH 'SANGRE CARME'	CORAL BARK MAPLE	3H-61B
(Tree symbol)	41	ACER FURCH 'MOONER GLORY'	OCTOBER GLORY MAPLE	6CH CAL-2H 51D-61B
(Tree symbol)	6	CERCIDIPHYLLUM JAPONICUM	DOGWOOD	6CH CAL-12H 51D-61B
(Tree symbol)	5	FAGUS SILVATICA 'DANCING QUEEN'	DOGWOOD	6CH CAL-61B
(Tree symbol)	3	HALEZIA CAROLINA	CAROLINA SILVERBELL	6CH CAL-61B
(Tree symbol)	7	HAEGLIA ICEBERG	ICEBERG HAEGLIA	2H1D-61B
(Tree symbol)	11	PARRODIA PERSICA 'SPRING FORT'	PERSIAN IRONWOOD	6CH CAL-12H 51D-61B
(Tree symbol)	5	FICUS CHENSIA	SHRUBB FIG	3H RE-BIB
(Tree symbol)	3	STRAX JAPONICUS 'VINE GLOUSE'	JAPANESE SPICEBUSH	3H-61B
(Shrub symbol)	5	SUMPERUS SCORLOBRUM 'SUNROCKET'	SUNROCKET SUMMER	1.5H1B-61B

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

NOTE:
FOR ALL OFF-SLAB RETAINING WALLS DETAIL AND CONSTRUCTION SEQUENCES
SEE GEOTECHNICAL DRAWING. Horizon Engineering Inc. 761, 604 990 0566
FOR ON-SLAB DRAIN PLAN SEE MECHANICAL DRAWING.
FOR OFF-SLAB DRAIN PLAN SEE CIVIL DRAWING.

NOTE:
ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED.
DESIGN-BUILD IRRIGATION SYSTEM TO BE PROVIDED.

NOTE:
ALL GROWING MEDIUM IN ON-SLAB PLANTERS TO BE LIGHT WEIGHT SOIL.
(Garden blend lightweight soil from Harvest Power Inc.)
LIGHT WEIGHT SOIL TO HAVE A SATURATED WEIGHT OF LESS THAN 75 pounds
per cubic foot.
PROVIDE FULL TEST RESULTS 2 WEEKS PRIOR TO ANTICIPATED DATE OF SOIL.
CONFIRM WEIGHT OF SOIL WITH TEST RESULTS.
DO NOT STOCKPILE SOIL ON-SLAB.

CLIENT:
PORTE REALTY DEVELOPMENTS

PROJECT:
"Henley"
93 UNIT TOWNHOUSE
DEVELOPMENT

14057 60A Ave and 14058 61 Ave
SURREY, BC
M7911-0247-00

With: GBL Architects
DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 11-NOV-16 DRAWING NUMBER:
SCALE: 1"=30'-0"
DRAWN: DD L1
DESIGN: DD
CHECK: PMG OF 11

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

FROM: Development Services Manager, Engineering Department

DATE: October 9, 2014 **PROJECT FILE: 7814-0245-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 14057 60A Avenue and 14058 61 Avenue**

DEVELOPMENT PERMIT

The offsite works for the proposed development are currently being installed under Project 7811-0247-00. In addition to the offsite works being installed the following issues are to be addressed as a condition of issuance of the Development Permit:

- A restrictive covenant must be registered on the title of the land to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber.
- 7.3 metre wide driveway letdowns to 60A Avenue and 61 Avenue are required.
- A bio-filtration trench/stormwater management system must be installed along 140 Street within SRW E2013-0344. Modification of the registered Statutory Right-of-Way may be required as part of the storm water review.
- A drainage service connection to the 450 mm drainage main along 61 Avenue discharging into Mann Creek is required. A flow control manhole to direct base flows towards Mann Creek with any excess flows to be directed to the community detention facility is required.
- A boulevard infiltration system to infiltrate road drainage from catch basins must be installed within the boulevard of 61 Avenue.

The developer must apply for an amendment to the original Service Agreement for Project 7811-0247-00 to complete the engineering works noted above. A processing fee of \$1,296.75 (GST included) is required to administer the storm water management review, key plan review and legal document requirements.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0245-00

Issued To: PORTE DEVELOPMENTS (HENLEY) LTD
("the Owner")

Address of Owner: 380, 1665 - Broadway West
Vancouver, BC V6J 1X1

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: 029-207-495
Lot 1 Section 9 Township 2 New Westminster District Plan EPP31623
14057 - 60A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section H.3 of Off Street Parking of "Comprehensive Development Zone (CD)" (By-law No. 17870) all required resident and visitor parking spaces shall be provided as surface rather than underground parking.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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

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. 10/15/14 11:26 AM