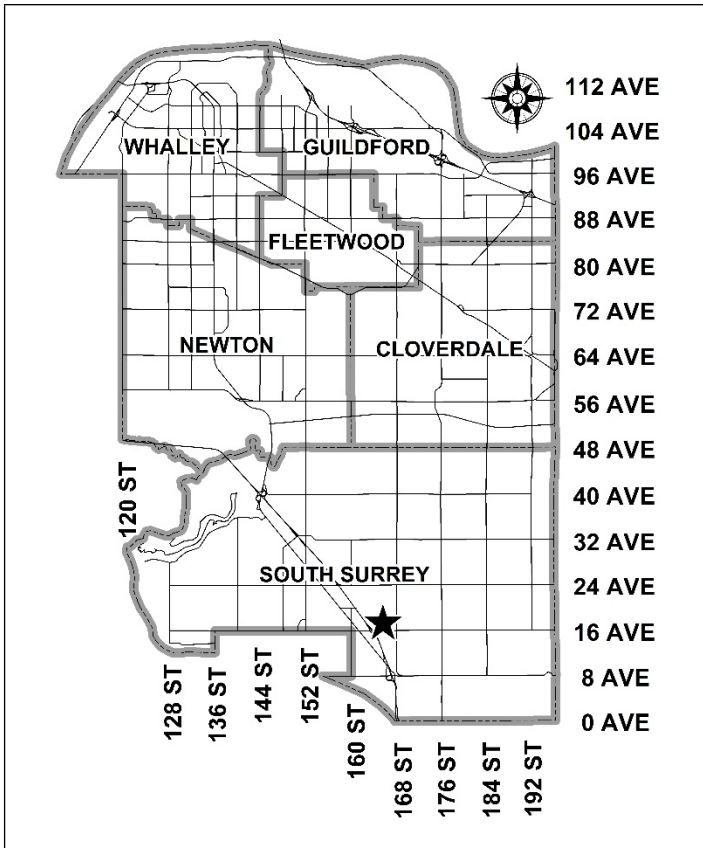


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7917-0506-00
 Planning Report Date: October 16, 2023



PROPOSAL:

- **NCP Amendment** from Cluster Residential (6-10 upa) to Cluster Residential (10-15 upa)
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

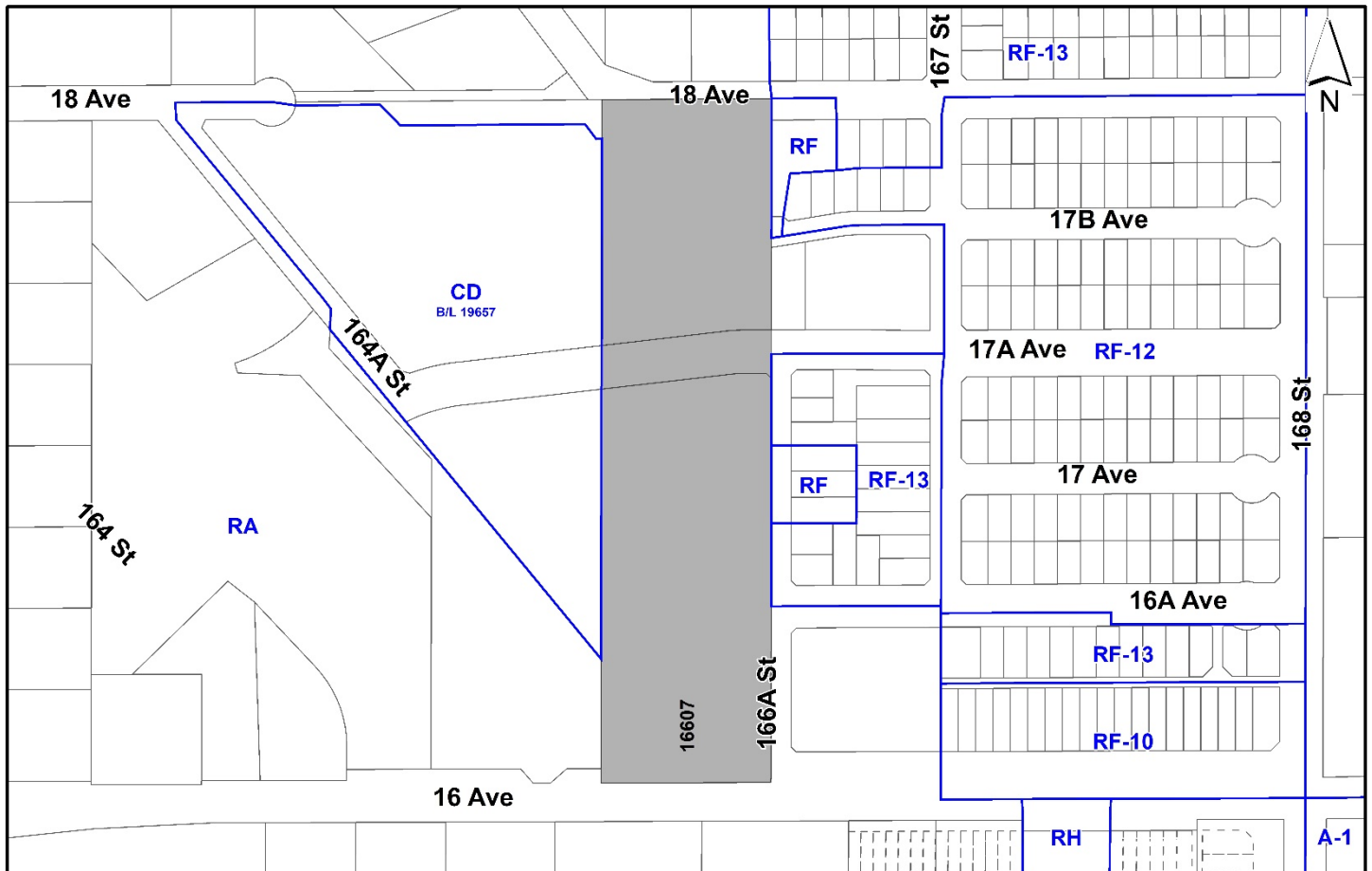
to permit the development of 74 townhouse units.

LOCATION: 16607 16 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Residential 6-10 upa, Grandview Ridge Trail



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Cluster Residential 6-10 upa to Cluster Residential 10-15 upa, changes to the road network and Grandview Ridge Trail.
- Proposing to vary the building setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal does not comply with the Cluster Residential 6-10 upa designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP)
- The proposed Neighbourhood Concept Plan (NCP) amendment for the development portion of the site from Cluster Residential 6-10 upa to Cluster Residential 10-15 upa reflects the proposed gross density of 13.75 units per acre, with net density of 46 units per hectare (18.55 units per acre). The proposal meets the 30% open space provision identified in the NCP's Cluster Residential designation and is preserving the most valuable tree cluster in a central location within the site. The NCP allows for the density from the land provided for open space to be transferred to the remaining portion of the development, allowing for the net density of 18.55 to be appropriate for this site.
- The proposal achieves the dedication of the Grandview Ridge Trail in the northwest and southeast portions of the site. The applicant is also proposing to voluntarily convey to the City, at no cost, the lands under the BC Hydro corridor and parkland dedication on the north portion of the site, for a total conveyance of approximately 3.98 acres. The lands under the BC Hydro corridor are designated Habitat Preservation in the Highway No. 99 Corridor LAP.
- The proposed conveyance of the Grandview Ridge Trail area meets the Biodiversity Conservation Strategy (BCS) Green Infrastructure Network objectives for this site.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Sunnyside Heights.

-
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas).
 - The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
 - The proposal complies with the Development Permit requirements in the OCP for Form and Character.
 - The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
 - The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
 - The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 10 years, the development trend and market affordability has moved away from a lower density / large townhouse product. The proposed NCP amendment will allow for the creation of smaller, more affordable townhouse units, located near future elementary school (Ta'talu Elementary) and new parkland.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0506-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and Geotechnical Report.
3. Council approve Development Variance Permit No. 7917-0506-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (south) setback of the RM-30 Zone from 4.5 metres to 4.3 metres to the principal building face for Buildings 9 (balcony on Unit 55);
 - (b) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Buildings 4 and 5.
 - (c) to reduce the minimum side yard (west) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Buildings 1, 2, and 3; and
 - (d) varying the Zoning By-law to increase the maximum number of risers permitted within the front and side yard setback area from 3 to 4 for Units 24, 25, 32, 41, 45 and 53 and from 3 to 5 for Unit 44.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the units adjacent to 16 Avenue Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (k) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from Cluster Residential 6-10 upa to Cluster Residential 10-15 upa, and to modify the local road network and Grandview Ridge Trail when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	Cluster Residential (6-10 upa), Park/Open Space, and Grandview Ridge Trail	RA
North:	Single Family Residential	Low Density Residential (currently under Application 21-0105-00), Medium Density Residential (10-15 upa)	RA, RF-13
West:	Townhouses	Cluster Residential (15-20 upa)	CD (based on RM-30)
South (Across 16 Avenue):	Vacant	Commercial/Business Park	RA
East:	Single Family Residential	Low Density Residential, Medium Density Residential (10-15 upa), Park/Open Space	RF-13, RF, RF-10

Context & Background

- The subject site is 5.98 acres in size and consists of one property located in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area and partially within the Highway 99 Corridor Local Area Plan (LAP).
- The site is zoned "One-Acre Residential Zone" (RA) and is designated Urban in the Official Community Plan (OCP) and Cluster Residential 6-10 upa, Park/Open Space and Grandview Ridge Trail in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area and Habitat Preservation Area in the Highway No. 99 Corridor Local Area Plan (LAP) area.
- The site is sloping from northeast down to southwest and is slightly impacted by the BC Hydro right-of-way on the southwestern corner of the site. There is a watercourse located along 16 Avenue, which was reviewed within a Sensitive Ecosystem Development Permit.
- The applicant is proposing:
 - an amendment to the site's designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Cluster Residential 6-10 upa to Cluster Residential 10-15 upa;
 - to rezone a portion of the site from "One-Acre Residential Zone" (RA) to "Multiple Family Residential (RM-30); and
 - a Development Permit for form and character to allow the development of approximately 74 townhouse units, a Development Permit for Sensitive Ecosystems for the Biodiversity Conservation Strategy (BCS) corridor and Streamside Setback, and a Development Permit for Hazard Lands (steep slopes).

DEVELOPMENT PROPOSAL

Planning Considerations

	Proposed
Lot Area	
Gross Site Area:	38,718.7 square metres
Road Dedication:	6,441.3 square metres
BC Hydro Corridor:	1,653.2 square metres
Proposed Park	8,854.8 square metres
Grandview Ridge Trail	5,613.0 square metres
Net Site Area:	16,156.4 square metres (3.99 acres)
Number of Lots:	1
Building Height:	11.5 metres
Unit Density:	18.55 units per acre
Floor Area Ratio (FAR):	0.7
Residential Units:	
3-Bedroom:	11
4-Bedroom:	63
Total:	74

Referrals

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

School District: The School District has advised that there will be approximately 64 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

35 Elementary students at Edgewood Elementary School
18 Secondary students at Grandview Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

To support further enrolment growth in this area, a new Ta'Talu Elementary School, located at 1970 165A street is targeted to open in the Fall of 2025.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2026

Parks, Recreation & Culture:

125G Neighbourhood Park is the closest active park which contains temporary amenities (play structures and paths) and is 350 metres walking distance from the development. This park will be expanded with additional land acquisition from the subject application to fully realize the proposed "Park C" in the Sunnyside Heights NCP. Future amenities in the park will be planned and selected through consultation with the community.

Darts Hill Garden Park is the closest park with natural area and is 350 metres walking distance from the development.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be providing the following road improvements to service the subject proposal:
 - Dedication of 16 Avenue to protect for future arterial widening and construction of a multi-use pathway on the north side of 16 Avenue;
 - Dedication and construction of 17A Avenue to the City's local road standard;
 - Dedication and construction of the south side of 18 Avenue to the City's local road standard; and
 - Dedication and construction of the west side of 166 Street with a multi-use pathway (Grandview Ridge Trail).

Traffic Impacts

- The subject proposal is anticipated to generate approximately one vehicle every one two minutes in the peak hour.
- As part of the Sunnyside Heights NCP, an area-wide transportation impact assessment ("TIA") was conducted to assess cumulative traffic impacts of redevelopment of the NCP area and to inform the required transportation infrastructure improvements. As a result, a site-specific TIA was not required as part of the subject application and the site-generated traffic did not meet the City's requirement threshold.

Access and Parking

- The applicant is proposing to access the subject site via 17A Avenue and 166A Street.
- The Zoning Bylaw requires a total of 163 parking spaces to be provided on site. The applicant is proposing to provide 168 parking spaces, exceeding the Zoning Bylaw requirements.

Parkland and Natural Area Considerations

- The subject site is adjacent to the future Grandview Ridge Trail, which is approximately 3,348 square metres. It consists of a 10 metre width adjacent to 17A Avenue which bisects the site east-west and continues south along the east property line to 16th Avenue. A 20 metre width for the Trail along the west property line to 18 Avenue adjacent to the future park lot is being conveyed to the City without compensation.
- The applicants are also voluntarily conveying the GIN/Hydro Corridor as a lot, without compensation for conservation purposes under the Maximum Safeguarding provision of the DP3 – Sensitive Ecosystem Development Permit Area.
- The setbacks of the adjacent streamside areas do not impact the subject site.

- The applicants are also conveying approximately 8,854 square metres of proposed parkland north of 17A Avenue to comply with the Park/Open Space designation in the Sunnyside Heights Neighbourhood Concept Plan.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the RGS.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the OCP.

Themes/Policies

- The proposal includes units designed to front directly onto public streets to facilitate a safe, welcoming public streetscape and public realm (OCP Policy B4.7).
- The proposal includes housing units that front onto green areas (in this case the GIN Corridor / Grandview Ridge Trail), to increase visibility into those areas and to increase the off-site amenity features for those residences (OCP Policy B4.9, B4.22).

Secondary Plans

Land Use Designation

- The proposal includes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 UPA" to "Cluster Residential 10-15 UPA".

Amendment Rationale

- The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 10 years, the development trend and market affordability has moved away from lower density townhouses. The proposed amendment will allow for the creation of smaller, more affordable townhouse units geared to young families, across the street from the future elementary school.
- The proposed Neighbourhood Concept Plan (NCP) amendment for the development portion of the site from Cluster Residential 6-10 upa to Cluster Residential 10-15 upa reflects the proposed density of 46 units per hectare (18.55 units per acre). The proposal meets the 30% open space provision in the NCP's Cluster Residential designation, and preserves the most valuable tree cluster on the site.
- The proposed gross density of 13.75 units per acre is compliant with the maximum 10-15 units per acre that is permitted under the Cluster Residential 10-15 UPA.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan (Sunnyside Heights NCP) designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide a cash contribution to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.

Themes/Objectives

- The proposal is consistent with the NCP guiding principle of creating a community for people to live within proximity to walking and bike riding paths and plenty of green space.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

RM-30 Zone	Permitted and/or Required	Proposed
Unit Density:	30 units per acre	18.55 units per acre
Floor Area Ratio:	0.7	0.7
Lot Coverage:	45	35
Yards and Setbacks		
North:	6.0 metres	4.5 metres
East:	4.5 metres	5.3 metres
South:	6.0 metres	4.5 metres
West:	4.5 metres	3.0 metres
Height of Buildings		
Principal buildings:	13 metres	11.5 metres
Accessory buildings:	11 metres	7.9 metres
Amenity Space		
Indoor Amenity:	222 m ²	The proposed 237 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	222 m ²	The proposed 300 m ² meets the Zoning By-law requirement.
Parking (Part 5)		
Number of Stalls		
Residential:	148	148

RM-30 Zone	Permitted and/or Required	Proposed
Residential Visitor:	14.8	20
Total:	162.8	168
Tandem (%):		7.4%

Setback Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum front yard (south) setback of the RM-30 Zone from 4.5 metres to 4.3 metres to the principal building face for Buildings 9 (balcony on Unit 55);
 - (b) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Buildings 4 and 5.
 - (c) to reduce the minimum side yard (west) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Buildings 1, 2, and 3; and
 - (d) varying the Zoning By-law to increase the maximum number of risers permitted within the front and side yard setback areas from 3 to 4 for Units 24, 25, 32, 41, 45 and 53 and from 3 to 5 for Unit 44.
- The variance for the encroachment of the stair risers is the result of the slope of the site and is considered a minor variance within the context of the application.
- The proposed 3.0-metre side yard setback for the proposed buildings are acceptable given that this will be a fronting onto a future lane and/or is a side of unit condition. Landscaping has been proposed in this space for screening and to soften the interface.
- The proposed rear yard (north) will function as a front yard but is considered a rear yard under the Zoning By-law with the front yard being the south portion of the site (determined as the smallest frontage on a street). A reduced setback for street-fronting units located along the Grandview Ridge Trail and road systems will help the development engage the public realm by bringing the buildings closer to the sidewalk. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through 'eyes on the street'.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The site slopes approximately 26 metres from the north to the south of the property. The additional risers are required to respond to the site grading.
- Staff support the requested variances to proceed for consideration.

-

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037, 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs for the allowable units within the current plan designation of Cluster Residential 6-10 upa. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, the current fee is \$21,360 per unit for townhouses.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 15, 2022 and the Development Proposal Signs were installed on January 26, 2022. Staff received approximately 6 correspondences from general public, all asking for confirmation whether a park is still envisioned on the north portion of the site, which is being provided.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an offsite watercourse to the west and a Class B ditch located on the south side of 16 Avenue. Both watercourses require a 7 metre setback as measure from top of bank, which have been achieved through this application.
- An Ecosystem Development Plan, prepared by Ian Whyte, P.Ag. of Envirowest Consulting Ltd. and dated September 1, 2023, and peer reviewed by Alexander Drake of Enkon Environmental Ltd., and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor, which is currently located near the centre of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a local BCS corridor on the subject site, in the Redwood BCS management area, with a Low ecological value. This BCS Corridor also serves as the Grandview Ridge Trail.
- An Ecosystem Development Plan, prepared by Ian Whyte, P.Ag. of Envirowest Consultants Inc. and dated September 2023 was peer reviewed by Alexander Drake of Enkon Environmental Ltd., and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

- The applicant has worked with staff to strengthen the buildings to street and trail interfaces.
- The proposed 74-unit townhouse project consists of thirteen (13), three-storey buildings with garages accessed internally at grade. Clarify number of side by side garage un. and tandems.
- The proposal is comprised of two largely independent townhouse development areas separated by the central green space/tree retention area which bisects the site east-west. The north development portion is accessed from 17A Avenue and the south from 166A Street. There is no vehicular connection between the two development areas. There is an internal walkway connection and the Trail alignment runs along the eastern side of both areas.
- The townhouse units' range in size from 1,385 square metres to 1,699 square metres and are comprised of a mix of 3- and 4-bedroom units.
- The units have been oriented to interface appropriately with the future Grandview Ridge Trail to the east and south.
- The proposed exterior materials include hardie siding (in colours white and shades of gray), hardie board (in a wood grain finish), and accent stone veneer in cultured gray stone. Asphalt shingles (antique black) are proposed for the roof.
- The site plan and buildings are designed to step with the grades of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations, and the roof line is broken up through the use of gables and hip roofs.

Landscaping

- The landscaping plan shows a total of 45 trees to be planted throughout the site including coniferous and deciduous trees, including Maple Trees in a variety of species, Forest Pansy Redbud, Weeping Nootka Cypress, Red Obelisk Beech, Serbian Spruce, Purple Leaf Plum, Douglas Fir, and Green Pillar Pin Oak. A significant number of shrubs and ground cover species are proposed throughout the site.

Indoor Amenity

- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit of outdoor amenity space, the proposed development requires 222 square metres of indoor amenity space.
- A 2-level indoor amenity building is proposed, with a total size of 237 square metres. The building is located centrally within the site abutting the natural green space/tree retention area. It includes a kitchen and lounge space which can be programmed in a variety of ways to meet the needs of residents.

Outdoor Amenity

- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit of outdoor amenity space, the proposed development requires 222 square metres of outdoor amenity space.
- The proposed outdoor amenity space exceeds this requirement at 300 square metres. Two outdoor amenity spaces are proposed. Approximately 170 square metres of outdoor amenity space is centrally located next to the large tree retention area and indoor amenity building. Another 130 square metres of outdoor amenity space is located on the south portion of the site.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project, including providing bicycle racks, confirm wayfinding signage and hydrant locations with Surrey Fire Department. The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	83	83	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Birch, Paperbark	9	8	1
Cherry	1	1	0
Horse Chestnut	2	2	0
Maple, Bigleaf	32	26	6
Maple, Red	1	1	0
Walnut	1	1	0
Coniferous Trees			
Deodar Cedar	2	1	1
Douglas Fir	5	4	1
Falsecypress	1	1	0
Fir	1	1	0
Yew, Pacific	1	1	0
Western Red Cedar	23	17	6
Total (excluding Alder and Cottonwood Trees)	80	65	15
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		329	
Total Retained and Replacement Trees Proposed		344	
Estimated Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there are a total of 80 mature trees on the site, excluding Alder and Cottonwood trees. 83 existing trees, approximately 51 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 15 trees 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 proposed total of 213 replacement trees on the site. The applicant has proposed 329 replacement trees, exceeding the requirement.

- The new trees on the site will consist of a variety of trees including Maple Trees in a variety of species, Forest Pansy Redbud, Weeping Nootka Cypress, Red Obelisk Beech, Serbian Spruce, Purple Leaf Plum, Douglas Fir, and Green Pillar Pin Oak. A significant number of shrubs and ground cover species are proposed throughout the site.
- In summary, a total of 344 trees are proposed to be retained or replaced on the site.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7917-0506-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HS/ar

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CITY OF SURREY FILE #: 17-0066-00

△	2023-08-02	PLANNING COMMENTS
△	2023-01-04	GRADING REVISIONS
△	2022-01-16	PLANNING COMMENTS
△	2020-02-18	IP REVISIONS
△	2017-10-23	ISSUED FOR R2 / IP REVISIONS

CONSULTANT

CLIENT
1011336 BC Ltd.

PROJECT
The Ridge
16607 16th AVE
SURREY, BC
DRAWING TITLE

CONTEXT PLAN

DATE: 2019.12.31 FILE NO.
OWN: MS
CHK: CH 1709

SEAL
SHEET NO.

DP-0.0

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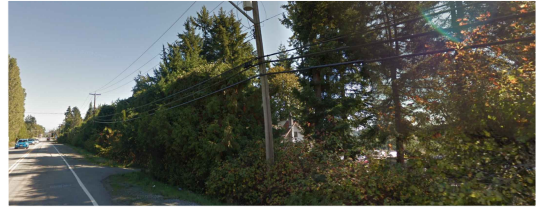
ELEVATION



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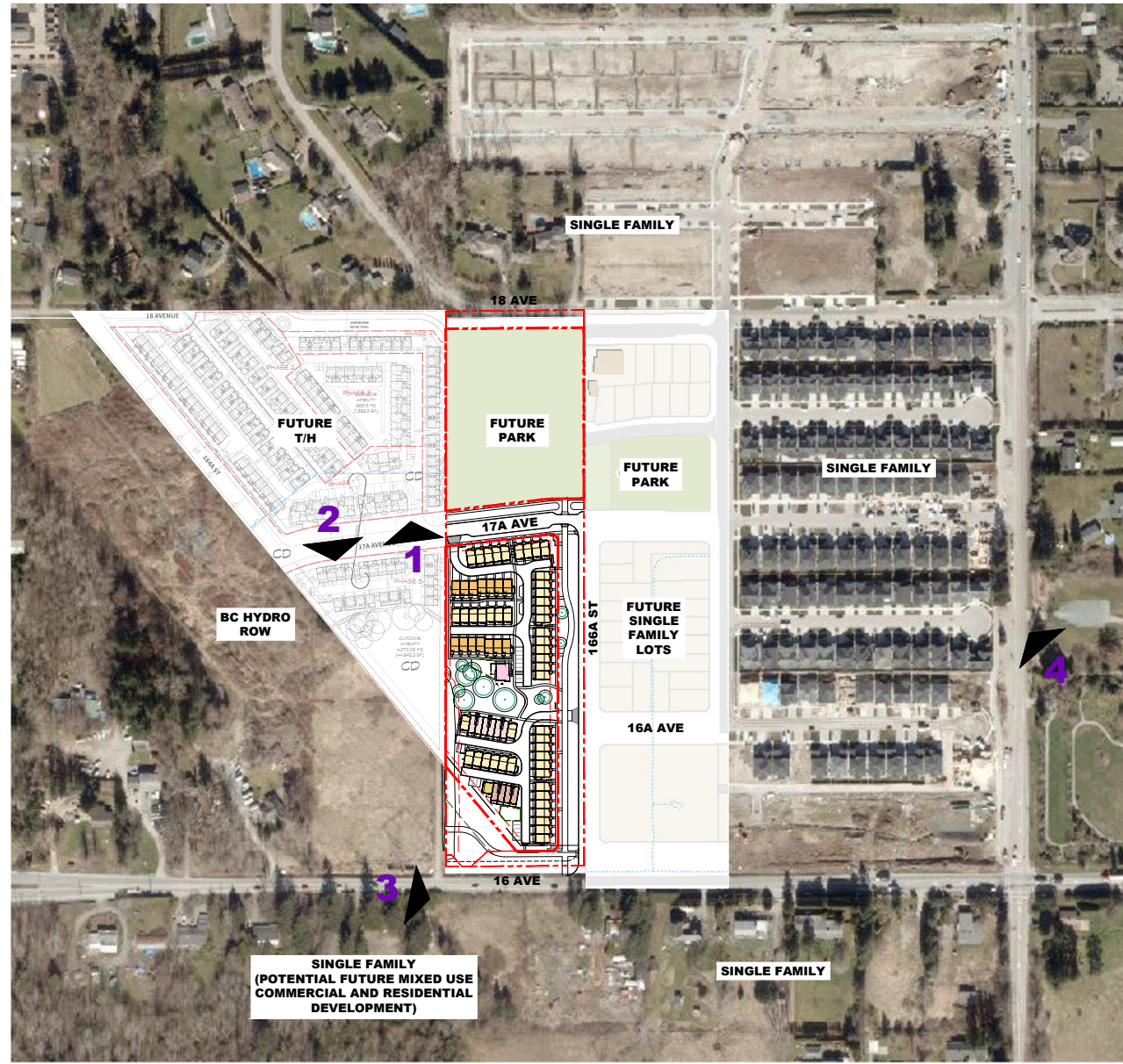
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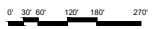
3



4



**SINGLE FAMILY
(POTENTIAL FUTURE MIXED USE
COMMERCIAL AND RESIDENTIAL
DEVELOPMENT)**



CONTEXT PLAN
SCALE: 1" = 120'-0"



EAST STREETScape (166A STREET)
SCALE: 1/32" = 1'-0"



EAST STREETScape (166A STREET) - enlarged
SCALE: 3/32" = 1'-0"



EAST STREETScape (166A STREET) - enlarged
SCALE: 3/32" = 1'-0"

2023-08-02	PLANNING COMMENTS
2023-01-04	GRADING REVISIONS
2022-01-16	PLANNING COMMENTS
2020-02-18	DP REVISIONS
2017-10-23	ISSUED FOR R2 / DP REVISIONS

REVISIONS

CONSULTANT

CLIENT
1011336 BC Ltd.

PROJECT

The Ridge
16607 16th AVE
SURREY, BC
DRAWING TITLE

**COLORED
STREETScape**

DATE: 2019.12.31 FILE NO.
OWN: DW CH: 1709
CHK: CH

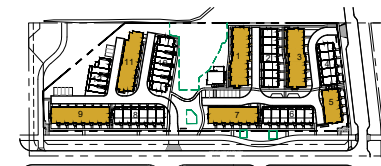
SEAL
SHEET NO.

DP-0.0a



COLOUR SCHEME A:

<p>A <u>Horizontal Siding 1:</u> James Hardie 'Light Mist'</p>		<p>E <u>Cement Board Panels:</u> James Hardie Panel 'Arctic White'</p>		<p>I <u>Roof Shingles:</u> Pabco Premier Laminated Shingle 'Antique Black'</p>	
<p>B <u>Horizontal Siding 2:</u> James Hardie 'Arctic White'</p>		<p>F <u>Fascia, Trims, and Window Trims:</u> Benjamin Moore 'Black Beauty' '2128-10'</p>		<p>J <u>Stone Veneer:</u> Cultured Stone Pro-Fit Terrain LedgeStone 'Ethos'</p>	
<p>C <u>Horizontal Siding 3:</u> James Hardie 'Night Gray'</p>		<p>G <u>Window Frames:</u> White'</p>		<p>K <u>Metal Railing:</u> 'Black'</p>	
<p>D <u>Horizontal Siding 4:</u> James Hardie Fisher 'Chris Craft 2.0'</p>		<p>H <u>Entry Door:</u> Benjamin Moore 'Black Beauty' Benjamin Moore 'Spiced Rum'</p>			



2023-06-02	PLANNING COMMENTS
2023-01-04	GRADING REVISIONS
2022-01-16	PLANNING COMMENTS
2020-02-18	DP REVISIONS
2017-10-23	ISSUED FOR R2 / DP REVISIONS

CLIENT
1011336 BC Ltd.

PROJECT

 16607 16th AVE
 SURREY, BC
 DRAWING TITLE

COLOR SCHEME A

DATE: 2019.12.31 FILE NO.
 OWN: DW CH: 1709
 CHK: CH

SEAL
 SHEET NO.
DP-0.0c



COLOUR SCHEME B:

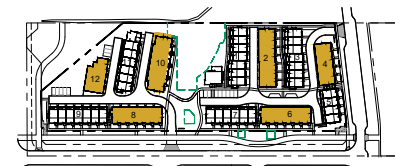
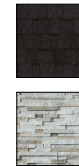
- A Horizontal Siding 1:**
James Hardie 'Arctic White'
- B Horizontal Siding 2:**
James Hardie 'Light Mist'
- C Horizontal Siding 3:**
James Hardie 'Night Gray'
- D Horizontal Siding 4:**
James Hardie 'Boothbay Blue'



- E Cement Board Panels:**
James Hardie Panel 'Arctic White'
- F Fascia, Trims, and Window Trims:**
Benjamin Moore 'Black Beauty'
- G Window Frames:**
'White'
- H Entry Door:**
Benjamin Moore 'Black Beauty'
Benjamin Moore 'Spiced Rum'



- I Roof Shingles:**
Pabco Premier Laminated Shingle 'Antique Black'
- J Stone Veneer:**
Cultured Stone Pro-fit Terrain LedgeStone 'Ethos'
- K Metal Railing:**
'Black'



CITY OF SURREY FILE #: 17-0906-00

2023-06-02	PLANNING COMMENTS
2023-01-04	GRANTING REVISIONS
2022-07-16	PLANNING COMMENTS
2020-03-18	DP REVISIONS
2017-10-23	ISSUED FOR R2 / DP

REVISIONS

CONSULTANT

CLIENT
1011336 BC Ltd.

PROJECT



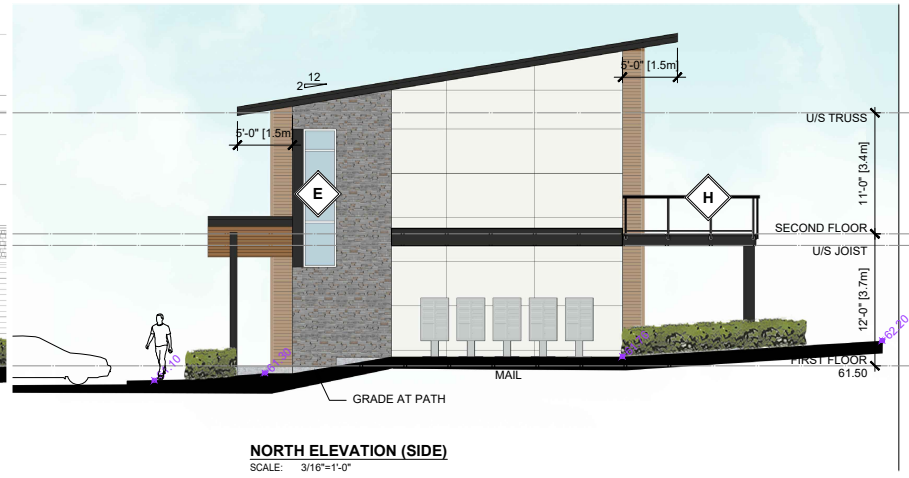
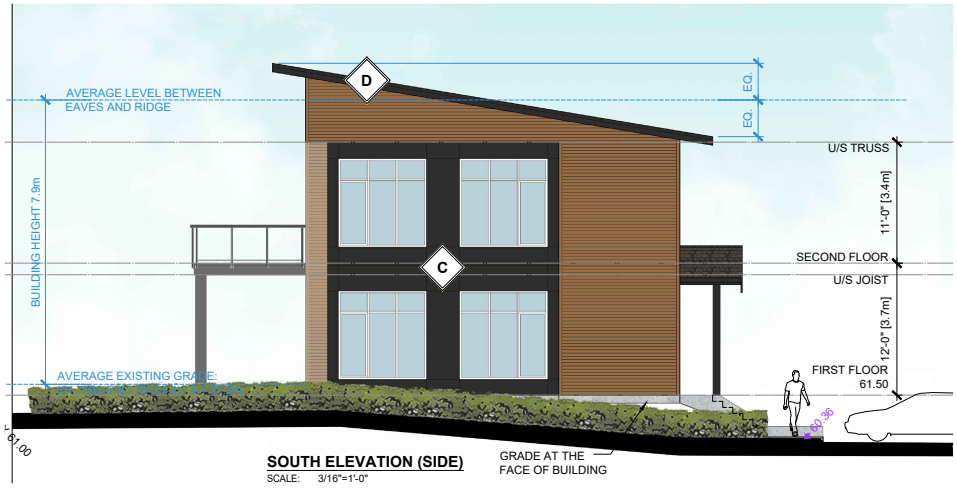
1607 16th AVE
SURREY, BC
DRAWING TITLE

COLOR SCHEME B

DATE: 2019.12.31 FILE NO.
OWN: DW CH: 1709
CHK: CH

SEAL
SHEET NO.

DP-0.0d



COLOUR SCHEME:

- A Horizontal Siding:**
James Hardie
Fisher 'Chris Craft 2.0'
- B Cement Board Panels:**
James Hardie Panel 'Arctic White'
- C Cement Board Panels:**
James Hardie Panel 'Iron Gray'

- D Fascia and Trims:**
James Hardie 'Iron Gray'
- E Window Frames:**
'White'
- F Roof Shingles:**
Pabco Premier Laminated Shingle 'Antique Black'

- G Stone Veneer:**
Cultured Stone
Pro-Fit Terrain LedgeStone 'Ethos'
- H Metal Railing:**
'Black'

2023-06-02	PLANNING COMMENTS
2023-01-04	GRADING REVISIONS
2022-07-16	PLANNING COMMENTS
2022-02-18	IP REVISIONS
2021-02-23	ISSUED FOR R2 / IP
REVISIONS	
CONSULTANT	

CLIENT
1011336 BC Ltd.

PROJECT
The Ridge
16607 16th AVE
SURREY, BC
DRAWING TITLE

Amenity Building Elevations

DATE 2019.12.31 FILE NO.
DWN: DW 1709
CHK: CH

SEAL SHEET NO.

DP-0.0e

2023-06-02	PLANNING COMMENTS
2023-01-04	GRADING REVISIONS
2022-01-18	PLANNING COMMENTS
2020-02-18	OP REVISIONS
2017-10-23	ISSUED FOR RZ / DP

REVISIONS
CONSULTANT

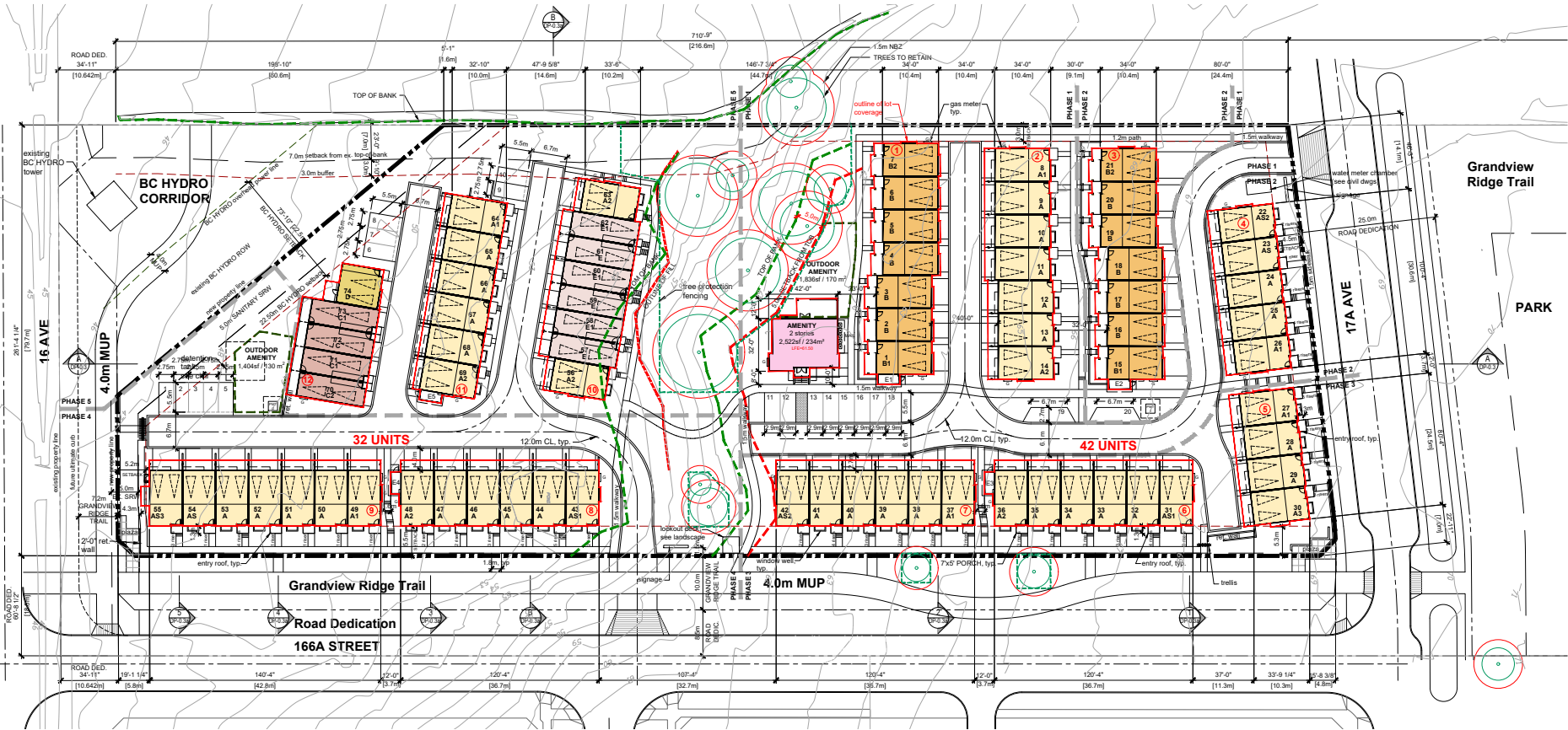
CLIENT
1011336 BC Ltd.

PROJECT
The Ridge
16607 16th AVE
SURREY, BC
DRAWING TITLE

SITE PLAN

DATE: 2019.12.31 FILE NO:
OWN: MS
CHK: CH 1709

SEAL
SHEET NO.
DP-0.1



SITE SUMMARY:

LEGAL DESCRIPTION:
LOT 4 SECTION 13 TOWNSHIP 1 PLAN 5375 NWD PART SE 1/4
CIVIC ADDRESS: 16607 16 AVE, SURREY, BC
OCP: URBAN

SITE AREA BREAKDOWN:

GROSS SITE AREA = 38,718.7m² / 9.67ha
BC HYDRO CORRIDOR = 1,838sf / 170 m²
ROAD DEDICATION = 6,441.3m²
PROPOSED PARK = 8,654.8m²
NET DEVELOPABLE AREA = 21,788.4m² / 5.38ha
CITY OF SURREY RIDGE TRAIL = 8,165.4m²
NET SITE AREA = 16,156.4m² / 3.99ac

NCP COMPLIANCE

NCP: EXISTING: CLUSTER RESIDENTIAL 6-10 UPA
PROPOSED: CLUSTER RESIDENTIAL 10-15 UPA
NET DEVELOPABLE AREA: 234,324sf / 21,788.4m² / 5.38ac
PROPOSED UPA: 10-15 UPA
ALLOWED UNITS: MAX: 80 UNITS

ZONING COMPLIANCE

ZONE: EXISTING: RA
PROPOSED: C2 (BASED ON RM-15)
NET SITE AREA: 173,122sf / 16,156.4m² / 3.99ac
ALLOWED UPA (RM-15): 15 UPA
PROPOSED UPA: 18.55 UPA (74 units per 3.99ac)
ALLOWED FAR (RM-15): 0.7
PROPOSED FAR: 0.689 = 119,218sf / 173,122sf

LOT COVERAGE:

ALLOWED: 45%
PROPOSED: 35% = 60,425sf / 173,122sf
SETBACKS:
SOUTH (FRONT) 5.2m
NORTH (EXT) 4.5m
EAST (SIDE, EXT) 5.5m
WEST (SIDE, INT) 3.0m

STAIRS ENCHANCING INTO SETBACK:

NORTH: UNITS: 25 + 4 RISERS WITHIN SETBACK
UNITS: 24 + 5 RISERS WITHIN SETBACK
EAST: UNITS: 32, 41, 45, 53 + 4 RISERS WITHIN SETBACK
UNITS: 44 + 5 RISERS WITHIN SETBACK

FAVES ENCHANCING INTO SETBACK:

BUILDINGS 4, 5, 6, 7, 8 AND 9 ENTRY ROOF OVERHANG
PROJECTS 1.3m INTO SETBACK

BUILDING HEIGHT:

ALLOWED (RM-15): 11.0m PRINCIPAL BLDG
11.0m ACCESSORY BLDG - INDOOR AMENITY

PROPOSED:

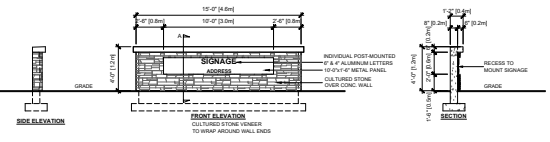
10-15 UPA
MIN: 54 UNITS
MAX: 80 UNITS
OTHER BUILDINGS: LESS THAN 11.0m
AMENITY BUILDING: 7.8m
BUILDING HEIGHTS NOTED ON ELEVATIONS

OUTDOOR AMENITY:

REQUIRED: 700m²
PROVIDED: 30m²
INDOOR AMENITY:
REQUIRED: 74 UNITS x 3m² = 222m²
PROVIDED: 22m²
VISITOR PARKING:
REQUIRED: 74 UNITS x 0.2 + 14.8 CARS
PROVIDED: 20 CARS

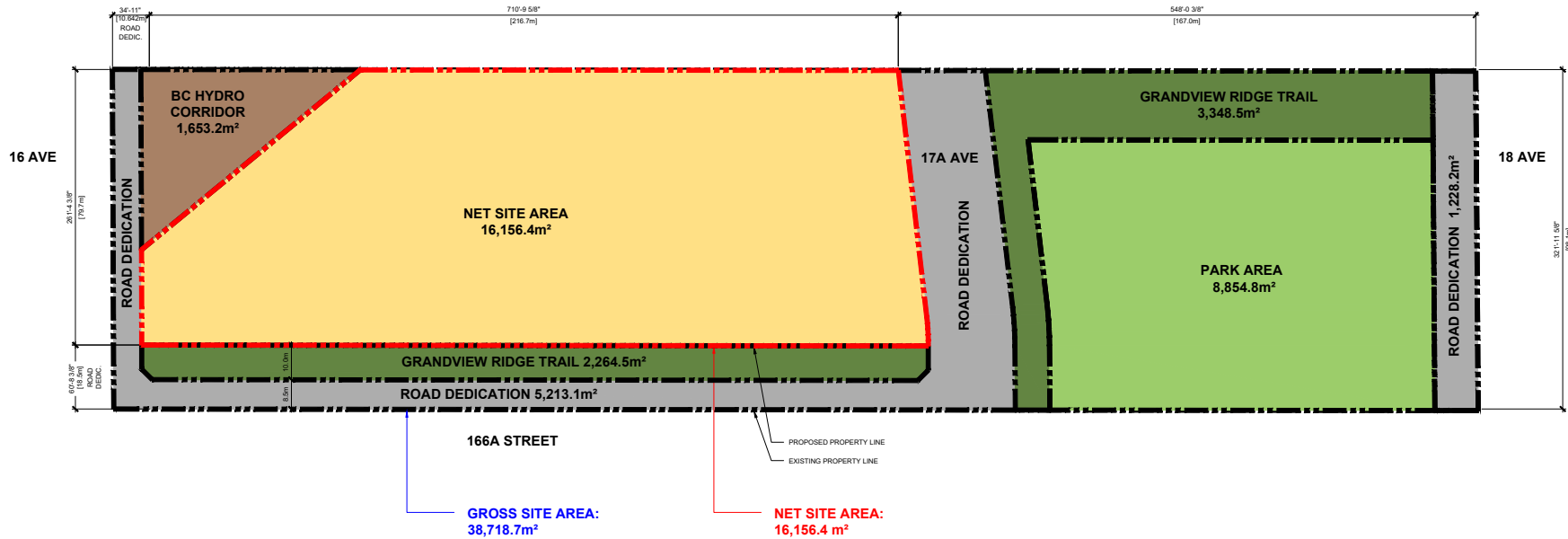
UNIT DATA AND FLOOR AREA SUMMARY						
UNIT TYPE	COUNT	GARAGE	LOWER	MAIN	UPPER	SITE TOTALS
A - 4 BED	29	413 sq.ft.	262 sq.ft.	675 sq.ft.	701 sq.ft.	1,638 sq.ft.
A1 - 4 BED	6	417 sq.ft.	264 sq.ft.	688 sq.ft.	714 sq.ft.	1,656 sq.ft.
A2 - 4 BED	6	417 sq.ft.	264 sq.ft.	689 sq.ft.	717 sq.ft.	1,672 sq.ft.
A3 - 4 BED	1	417 sq.ft.	264 sq.ft.	704 sq.ft.	731 sq.ft.	1,699 sq.ft.
A5 - 4 BED	2	413 sq.ft.	262 sq.ft.	675 sq.ft.	701 sq.ft.	1,638 sq.ft.
A51 - 4 BED	2	417 sq.ft.	264 sq.ft.	689 sq.ft.	716 sq.ft.	1,670 sq.ft.
A52 - 4 BED	2	417 sq.ft.	264 sq.ft.	692 sq.ft.	719 sq.ft.	1,675 sq.ft.
A53 - 4 BED	1	417 sq.ft.	264 sq.ft.	704 sq.ft.	731 sq.ft.	1,699 sq.ft.
B - 4 BED	10	413 sq.ft.	265 sq.ft.	688 sq.ft.	704 sq.ft.	1,641 sq.ft.
B1 - 4 BED	2	413 sq.ft.	268 sq.ft.	703 sq.ft.	733 sq.ft.	1,674 sq.ft.
B2 - 4 BED	2	413 sq.ft.	267 sq.ft.	704 sq.ft.	734 sq.ft.	1,675 sq.ft.
C - 3 BED	1	499 sq.ft.	110 sq.ft.	634 sq.ft.	641 sq.ft.	1,385 sq.ft.
C1 - 3 BED	2	499 sq.ft.	110 sq.ft.	622 sq.ft.	629 sq.ft.	1,369 sq.ft.
C2 - 3 BED	1	506 sq.ft.	110 sq.ft.	656 sq.ft.	662 sq.ft.	1,427 sq.ft.
D - 3 BED	1	512 sq.ft.	100 sq.ft.	632 sq.ft.	644 sq.ft.	1,376 sq.ft.
E - 3 BED	3	499 sq.ft.	110 sq.ft.	634 sq.ft.	641 sq.ft.	1,385 sq.ft.
E1 - 3 BED	3	499 sq.ft.	110 sq.ft.	634 sq.ft.	641 sq.ft.	1,385 sq.ft.
TOTAL	74					11,075.6 sq.ft.

LOT COVERAGE SUMMARY		
BLDG #	# OF UNITS	LOT COVERAGE
1	7	9,838 sq.ft.
2	7	9,598 sq.ft.
3	7	9,838 sq.ft.
4	5	4,007 sq.ft.
5	4	3,225 sq.ft.
6	6	4,880 sq.ft.
7	6	4,802 sq.ft.
8	6	4,862 sq.ft.
9	7	5,846 sq.ft.
10	7	5,828 sq.ft.
11	7	4,681 sq.ft.
12	5	3,588 sq.ft.
13	1	1,634 sq.ft.
TOTAL	74	60,425 sq.ft.



SITE SIGNAGE
SCALE: 3/16" = 1'-0"

ELECTRIC VEHICLE CHARGING
EVERY RESIDENTIAL PARKING SPACE TO BE PROVIDED WITH AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR HIGHER LEVEL OF ELECTRIC VEHICLE CHARGING
50% OF VISITOR PARKING SPACES TO BE PROVIDED WITH AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR HIGHER LEVEL OF ELECTRIC VEHICLE CHARGING



SITE AREA BREAKDOWN:

GROSS SITE AREA	= 38,718.7m² / 9.57ac
- BC HYDRO CORRIDOR	- 1,653.2m ²
- ROAD DEDICATION	- 6,441.3m ²
- PROPOSED PARK	- 8,854.8m ²
NET DEVELOPABLE AREA	= 21,769.4m² / 5.38ac
- GRANDVIEW RIDGE TRAIL	- 5,613.0m ²
NET SITE AREA	= 16,156.4m² / 3.99ac



SITE AREAS MAP
SCALE: 1" = 50'-0"

△	2023-08-02	PLANNING COMMENTS
△	2023-01-04	GRADING REVISIONS
△	2022-01-16	PLANNING COMMENTS
△	2020-02-18	DP REVISIONS
△	2017-10-23	ISSUED FOR R2 / DP

REVISIONS

CONSULTANT

CLIENT
1011336 BC Ltd.

PROJECT



16607 16th AVE
SURREY, BC

DRAWING TITLE

SITE AREAS
MAP

DATE: **2019.12.31** FILE NO.
OWN: **MS**
CHK: **CH** **1709**

SEAL
SHEET NO.

DP-0.1a

SEAL:

PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 19-035
TREE				PLANTED SIZE / REMARKS
3		ACER CIRCINATUM	VINE MAPLE	2.5M HT. 88B - 3 STEM CLUMP
13		ACER GRISELUM	PAPERBARK MAPLE	6CM CAL. 1.8M STD. 88B
18		ACER RUBRUM KARPOCK	COLUMBIAN KARPICK MAPLE	6CM CAL. 2M STD. 88B
27		CERCIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD	6CM CAL. 1.8M STD. 88B
10		CHAMAECYPARIS NOOTKATENSIS PENDULA	WEEPING NOOTKA CYPRESS	2.5M HT. 88B
10		EXISTING TREE		
39		FAGUS SYLVATICA RED OBELISK	RED OBELISK BEECH	6CM CAL. 1.8M STD. 88B
13		PICEA OMORICA	SERBIAN SPRUCE	2.5M HT. 88B
8		PRUNUS PISSARDII NIGRA	PURPLE LEAF PLUM	6CM CAL. 1.5M STD. 88B
48		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT. 88B
17		QUERCUS PALUSTRIS PRINGREEN	GREEN PILLAR PIN OAK	6CM CAL. 1.8M STD. 88B

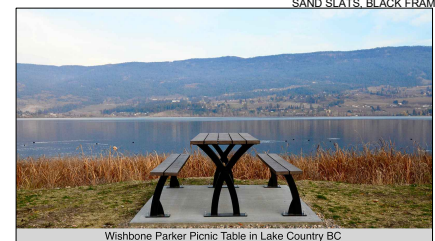
NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS 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 RE-USE TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



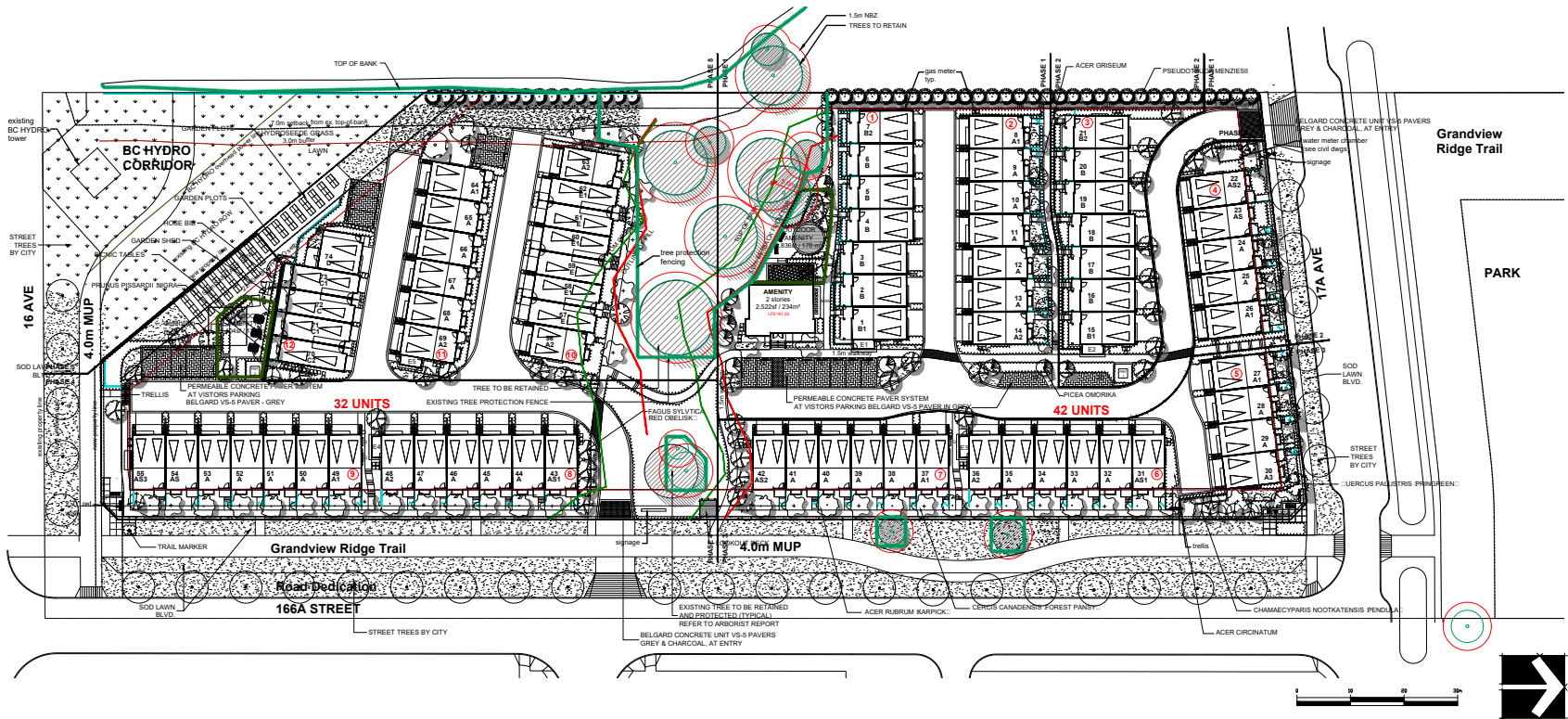
KOMPAN ROBINIA PLAYHOUSE - NR0401



WISHBONE INDUSTRIES - PARKER BENCH - SAND SLATS, BLACK FRAME



Wishbone Parker Picnic Table in Lake Country BC
WISHBONE INDUSTRIES - PARKER PICNIC TABLE - SAND SLATS, BLACK FRAME



NO.	DATE	REVISION DESCRIPTION	DR.
3	23 JUN 01	NEW SITE PLANS/GRADING	MM
8	25 JAN 20	NEW SITE PLANS/GRADING	MM
7	21 AUG 20	NEW SITE PLAN COORDINATION WITH CIVIL	MM
5	23 MAR 15	NEW SITE PLAN COORDINATION	MM
5	20 MAR 02	NEW SITE PLAN	MM
4	20 FEB 20	NEW SITE PLAN	MM
2	15 DEC 20	NEW SITE PLAN	MM
2	15 OCT 20	NEW SITE PLAN	MM
1	19 SEP 20	NEW SITE PLAN	MM

CLIENT:



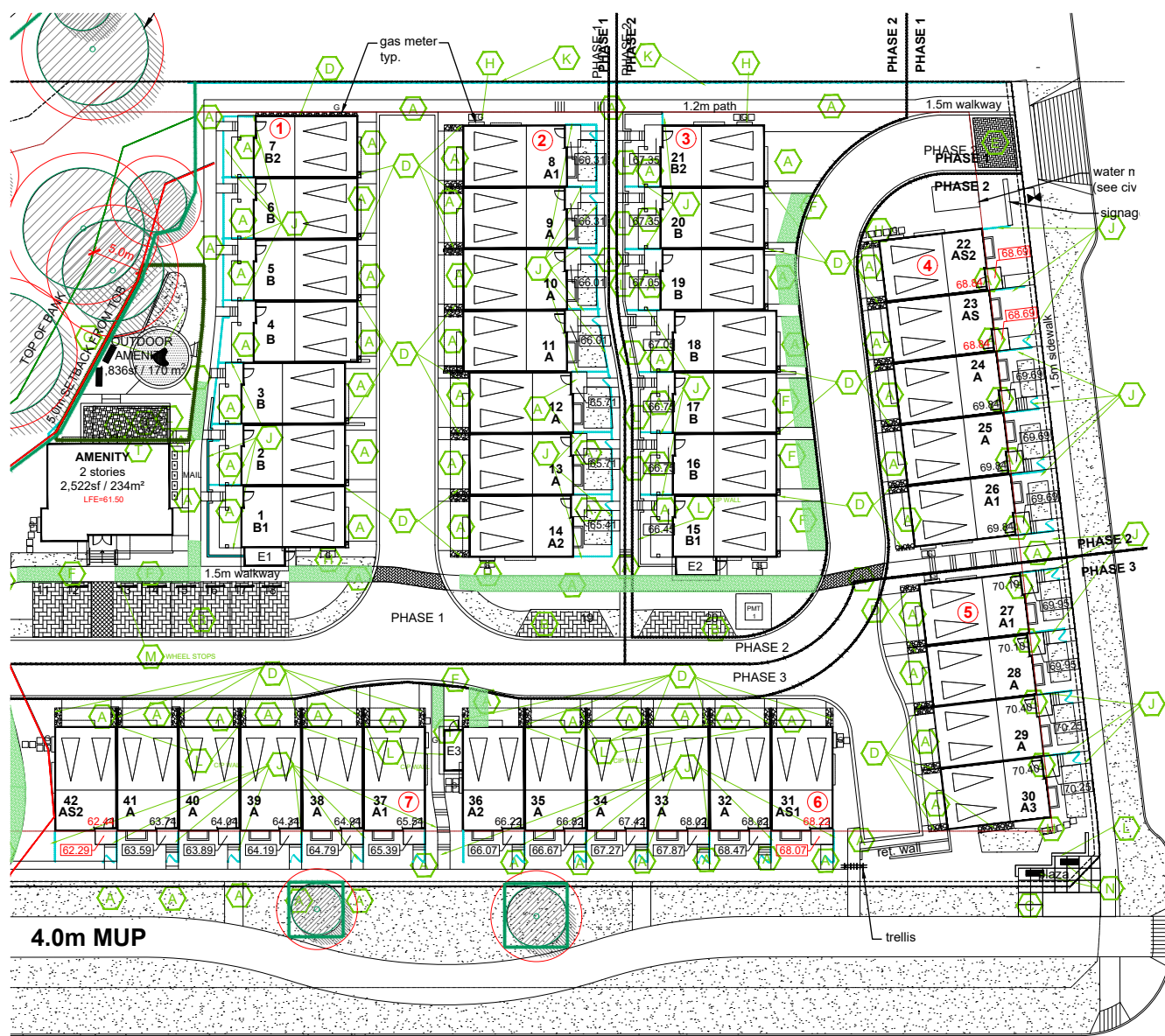
TOWNHOUSE DEV.

16607 16th AVENUE
SURREY, BC

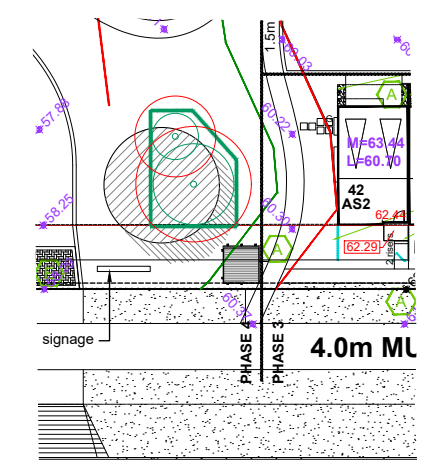
DRAWING TITLE:
OVERALL LANDSCAPE PLAN

DATE: 19 APR 03 DRAWING NUMBER:
SCALE: 1:400
DRAWN: DO
DESIGN: DO
CHKD: MCY OF 13

SCALE:



MATERIALS LEGEND		
ITEM	DESCRIPTION	
	CONCRETE	BROOM FINISHED
	PERMEABLE CONCRETE PAVER SYSTEM IN VISITORS PARKING STALLS	PERMEABLE PAVER - GREY
	PLAZA PAVING: SAWCUT CONCRETE	PERMEABLE SUBGRADE TO MAN. SPECS. LIGHT BROOM FINISH, 1.2M C.G. SAWCUT LINES
	GRAVEL UNDER OVERHANG	MIN 4" RIVER ROCK OVER WELDED FABRIC
	PAVERS AT ENTRY	BELGARD CONCRETE UNIT VS 6 PAVERS GREY & CHARCOAL ON SAND LAYERS
	STRUCTURAL SOIL	0.9M DEEP STRUCTURAL SOIL UNDER PAVEMENT
	CONCRETE PAVERS ON GRADE	BELGARD - HOLLAND STONE, VICTORIAN
	CONCRETE STEPPING PADS	3"x24" BELGARD NEW YORK STONE - GRANITE
	GARDEN PLOTS	PLOTS AT GROUND LEVEL
	1.2M HT. WOOD FENCE	FRONT AND REAR YARDS AS INDICATED
	1.8M HT. WOOD FENCE	PERIMETER FENCE
	CONCRETE RETAINING WALL	CAST IN PLACE
	WHEEL STOP	SANDERSON CONCRETE PRODUCTS
	BENCH	WISHONE INDUSTRIES - PARKER BENCH - SAND SLATS, BLACK FRAME
	ROUND PICNIC TABLE	WISHONE INDUSTRIES - URBAN SPACE ROUND PICNIC TABLE, ALUMINUM, GROOVY RED
	PICNIC TABLE	WISHONE INDUSTRIES - PARKER PICNIC TABLE SAND SLATS, BLACK FRAME
	GARDEN SHED	GARDENSHED CANADA - BAYSIDE 4X8 LEAN-TO SHED
	BB:	BY STRATA



NO.	DATE	REVISION DESCRIPTION	DR.
9	23 JUN 01	NEW SITE PLAN GRADING	MM
8	25 JAN 20	NEW SITE PLAN GRADING	MM
7	21 AUG 20	NEW SITE PLAN COORDINATION WITH CIVIL	MM
6	21 MAR 20	NEW SITE PLAN COORDINATION	MM
5	20 MAR 02	NEW SITE PLAN	MM
4	20 FEB 20	NEW SITE PLAN	MM
3	19 DEC 20	NEW SITE PLAN	MM
2	19 OCT 20	NEW SITE PLAN	MM
1	19 SEP 20	NEW SITE PLAN	MM

CLIENT:

PROJECT:



TOWNHOUSE DEV.
16607 16th AVENUE
SURREY, BC

DRAWING TITLE:
**PHASES 1-3
MATERIALS PLAN**

DATE: 19 APR 03 DRAWING NUMBER:
SCALE: 1:200
DRAWN: DO
DESIGN: DO
CHKD: MCV

L5
OF 13





SEAL:

PLANT SCHEDULE		PHASE 4		PMG PROJECT NUMBER: 19-035
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(A)	4	ACER GRSEUM	PAPERBARK MAPLE	6CM CAL-1.8M STD-B&B
(A)	7	ACER RUBRUM KARPOC:	COLUMBIAN KARPISCH MAPLE	6CM CAL-2M STD-B&B
(A)	8	CERCIS CANADENSIS FOREST PANSY:	FOREST PANSY REDBUD	6CM CAL-1.8M STD-B&B
(A)	2	CHAMAECYPARIS NODIKATENSIS PENDULA:	WEeping NODIKA CYPRESS	2.5M HT-B&B
(A)	3	EXISTING TREE		
(A)	14	FAGUS SYLVATICA RED OBELISK:	RED OBELISK BEECH	6CM CAL-1.8M STD-B&B
(A)	4	FRUNUS PISSARDII INIGRA:	PURPLE LEAF PLUM	6CM CAL-1.5M STD-B&B
(A2)	31	AZALEA JAPONICA MOTHERS DAY:	AZALEA-DARK-RED	#2 POT-25CM
(A2)	11	FOTHERGELLA MAJOR MOUNT ARRY:	MOUNT ARRY FOTHERGILLA	#3 POT-80CM
(A2)	4	HYDRANGEA MACROPHYLLA TINKERBELL:	ROSY SPLENDOR BUSHLEAF HYDRANGEA - PINK	#3 POT-80CM
(A2)	2	HYDRANGEA PANICULATA BIG BEN:	BIG BEN HYDRANGEA	#3 POT-80CM
(A2)	45	NANDINA DOMESTICA FIREPOWER:	FIREPOWER HEAVENLY BAMBOO	#2 POT-40CM
(A2)	10	RHOODENDRON BOY BELLS:	RHOODENDRON PINK	#3 POT-30CM
(A2)	5	RHOODENDRON PURPLE SPLENDOR:	RHOODENDRON: DARK PURPLE L. MAY	#3 POT-50CM
(A2)	39	ROSA MIDLAND BONICA:	MIDLAND ROSE- PINK	#2 POT-40CM
(A2)	3	SYRINGA PATILLA MISS KIM:	MISS KIM COMPACT LILAC	#2 POT-30CM
(A2)	189	TAXUS X MEDIA HICKS:	HICKS YEW	1.2M B&B
(A2)	12	VACCINIUM NORTHELIE:	NORTHELIE BLUEBERRY	#3 POT-40CM
(A2)	8	VACCINIUM NORTHLAND:	NORTHLAND BLUEBERRY	#3 POT-60CM
(A2)	41	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT-50CM
(A2)	45	VIBURNUM DAVIDI	DAVIDS VIBURNUM	#3 POT-50CM
(B)	7	CAREX BEATLEMANIA:	BEATLEMANIA SPRING SEDGE	#1 POT
(B)	160	CAREX OSHIMENSIS EVEREST:	EVEREST JAPANESE SEDGE	#1 POT
(B)	35	IMPERATA CYLINDRICA RED BARON:	BLOOD GRASS	#1 POT
(B)	20	MISCANTHUS SINENSIS ADAGIO:	ADAGIO MANDEN GRASS	#1 POT
(B)	38	PANICUM VIRGATUM ROTSTRALBUSCH:	RED SWITCH GRASS	#1 POT
(B)	106	PENNISETUM ALPECEUROIDES	FOUNTAIN GRASS	#1 POT
(B)	2	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#3 POT-50CM-STAKED
(B)	116	ALLIUM SCHOENOPRASUM:	CHIVES	15CM POT
(B)	230	BERIS SEMPERSERENS SNOWFLAKE:	SNOWFLAKE EVERGREEN CANDYTUFT	15CM POT
(B)	62	NEPETA X FASSENSI DROPPMORE:	BLUE CATMINT	15CM POT
(B)	20	ORIGANUM HERACLEOTICUM	GREEK OREGANO	15CM POT
(B)	23	RUDEBECKIA FULGIDA VAR SULLIVANTII	GOLDSTURMRUDEBECKIA-YELLOW	15CM POT
(B)	79	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT-25CM
(B)	49	VACCINIUM VITIS-IDAEA	LINGONBERRY	# POT-20CM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. 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 MAHALAND 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 RE-USE TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. (BIO-SOLIDS) NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
9	23.JUNE.01	NEW SITE PLAN/GRADING	MM
8	23.JAN.26	NEW SITE PLAN/GRADING	MM
7	21.AUG.20	NEW SITE PLAN COORDINATION WITH CIVIL	MM
6	21.MAR.15	NEW SITE PLAN COORDINATION	MM
5	20.MAR.02	NEW SITE PLAN	MM
4	20.FEB.25	NEW SITE PLAN	MM
3	19.OCT.28	NEW SITE PLAN	MM
2	19.OCT.29	NEW SITE PLAN	MM
1	19.SEP.30	NEW SITE PLAN	MM

PLANT SCHEDULE		PHASE 5		PMG PROJECT NUMBER: 19-035
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(A)	3	ACER GRSEUM	PAPERBARK MAPLE	6CM CAL-1.8M STD-B&B
(A)	4	CERCIS CANADENSIS FOREST PANSY:	FOREST PANSY REDBUD	6CM CAL-1.8M STD-B&B
(A)	2	CHAMAECYPARIS NODIKATENSIS PENDULA:	WEeping NODIKA CYPRESS	2.5M HT-B&B
(A)	6	FAGUS SYLVATICA RED OBELISK:	RED OBELISK BEECH	6CM CAL-1.8M STD-B&B
(A)	4	FRUNUS PISSARDII INIGRA:	PURPLE LEAF PLUM	6CM CAL-1.5M STD-B&B
(A)	16	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT-B&B
(A2)	2	AZALEA JAPONICA PURPLE SPLENDOR:	AZALEA-RED-VIOLET	#2 POT-25CM
(A2)	121	BUXIS MICROPHYLLA WINTER GEM:	LITTLE-LEAF BOX	#3 POT-40CM
(A2)	2	FOTHERGELLA MAJOR MOUNT ARRY:	MOUNT ARRY FOTHERGILLA	#3 POT-80CM
(A2)	9	HYDRANGEA PANICULATA BIG BEN:	BIG BEN HYDRANGEA	#3 POT-80CM
(A2)	33	NANDINA DOMESTICA FIREPOWER:	FIREPOWER HEAVENLY BAMBOO	#2 POT-40CM
(A2)	3	RHOODENDRON BOY BELLS:	RHOODENDRON PINK	#3 POT-30CM
(A2)	5	RHOODENDRON PURPLE SPLENDOR:	RHOODENDRON: DARK PURPLE L. MAY	#3 POT-50CM
(A2)	13	ROSA MIDLAND BONICA:	MIDLAND ROSE- PINK	#2 POT-40CM
(A2)	45	SHIMPA JAPONICA (10' MALE)	JAPANESE SHIMPA	#2 POT-30CM
(A2)	7	SYRINGA PATILLA MISS KIM:	MISS KIM COMPACT LILAC	#3 POT-60CM
(A2)	3	SYRINGA VILGARS BURKUNDY-UEEN:	LILAC-BURKUNDY-RED	#3 POT-80CM
(A2)	3	TAXUS X MEDIA HICKS:	HICKS YEW	1.2M B&B
(A2)	25	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT-50CM
(A2)	15	VIBURNUM DAVIDI	DAVIDS VIBURNUM	#3 POT-50CM
(B)	15	CAREX OSHIMENSIS EVEREST:	EVEREST JAPANESE SEDGE	#1 POT
(B)	81	HAKONEGLA MAJORA AUREOLA:	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
(B)	89	LUZULA NIVEA	SNOWY WOOD RUSH	#1 POT
(B)	2	MISCANTHUS SINENSIS ADAGIO:	ADAGIO MANDEN GRASS	#1 POT
(B)	2	PANICUM VIRGATUM ROTSTRALBUSCH:	RED SWITCH GRASS	#1 POT
(B)	74	PENNISETUM ALPECEUROIDES	FOUNTAIN GRASS	#1 POT
(B)	1	ORIGANUM HERACLEOTICUM	GREEK OREGANO	15CM POT
(B)	3	RUDEBECKIA FULGIDA VAR SULLIVANTII	GOLDSTURMRUDEBECKIA-YELLOW	15CM POT
(B)	127	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT-25CM
(B)	33	VACCINIUM VITIS-IDAEA	LINGONBERRY	# POT-20CM

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2	19.OCT.29	NEW SITE PLAN	MM
1	19.SEP.30	NEW SITE PLAN	MM



TOWNHOUSE DEV.
16607 16th AVENUE
SURREY, BC

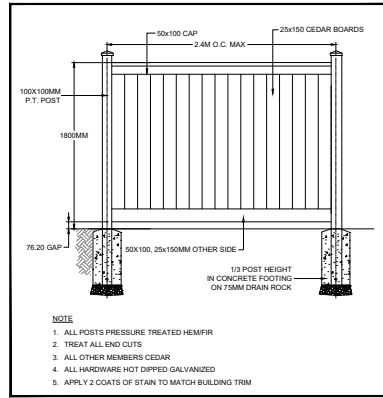
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**PHASES 4-5
PLANT LISTS**

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SCALE:
DRAWN: DO
DESIGN: DO
CHKD: MCY

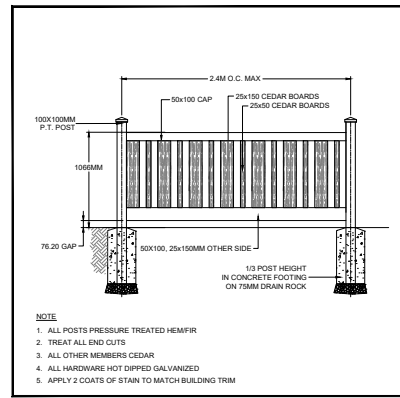
L10

OF 13

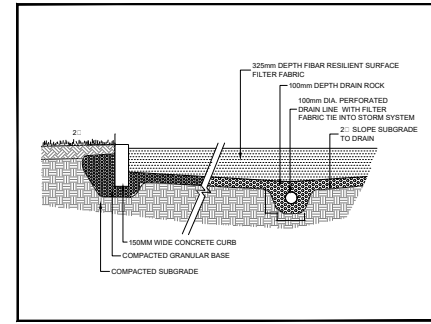
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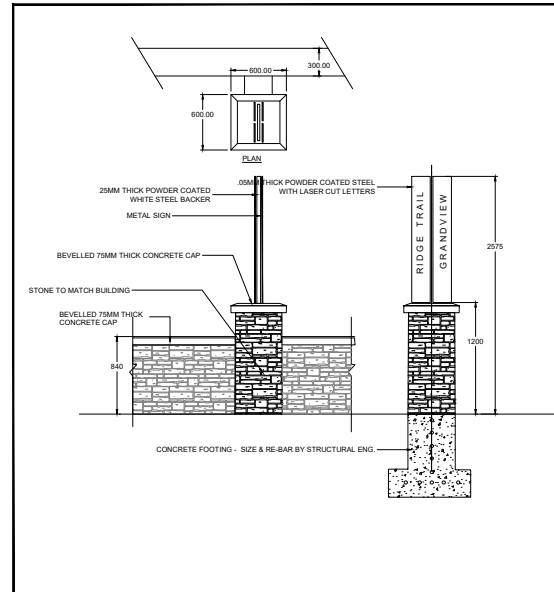
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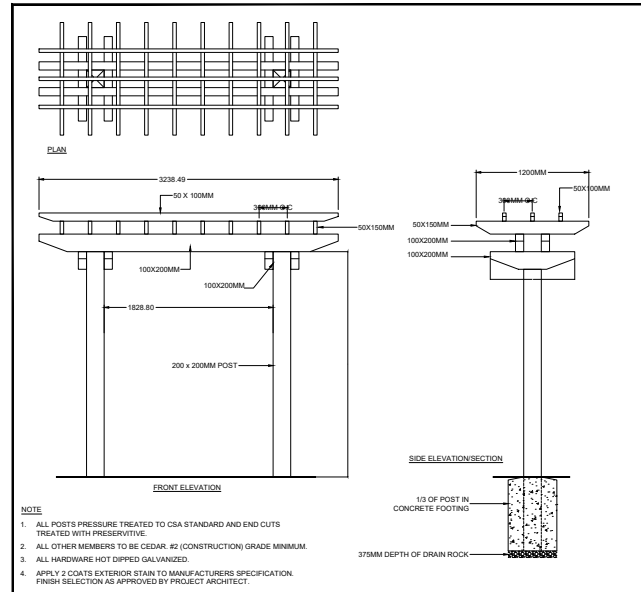
2 1.06M HT. WOOD PERIMETER FENCE
1:25



3 PLAY AREA DETAIL
1:25



4 TRAIL MARKER
1:25



5 WOOD TRELLIS DETAIL
1:25

NO.	DATE	REVISION DESCRIPTION	DR.
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3	19.OCT.20	NEW SITE PLAN	MM
2	19.OCT.20	NEW SITE PLAN	MM
1	19.SEP.20	NEW SITE PLAN	JR

CLIENT:

PROJECT:



TOWNHOUSE DEV.

16607 16th AVENUE
SURREY, BC

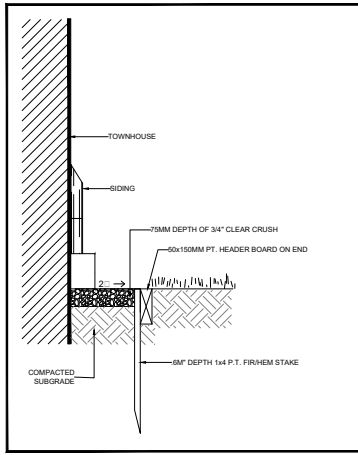
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LANDSCAPE DETAILS

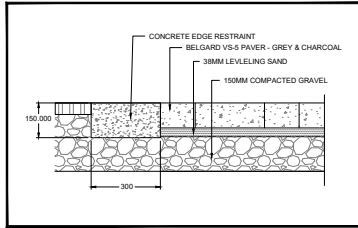
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DRAWN: DO
DESIGN: DO
CHKD: MCY

L11

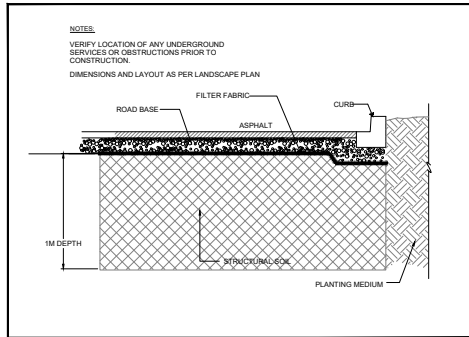
OF 13



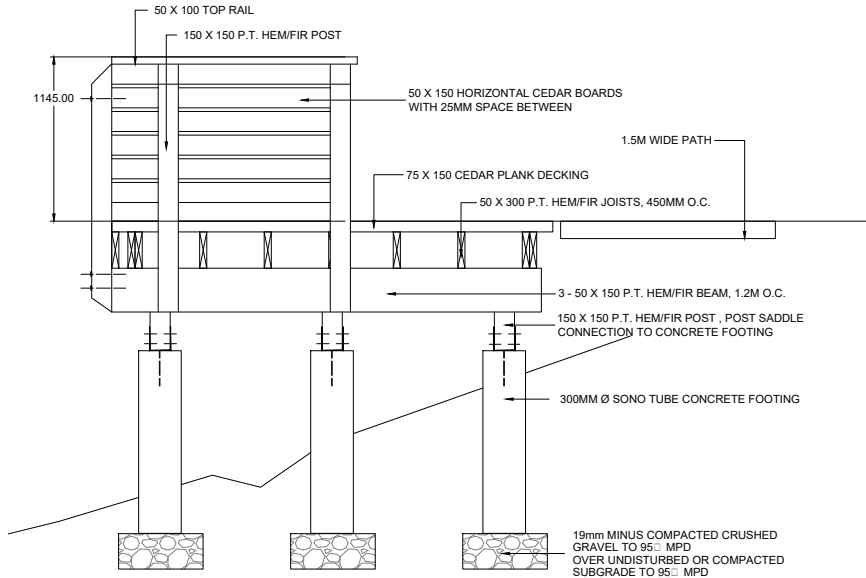
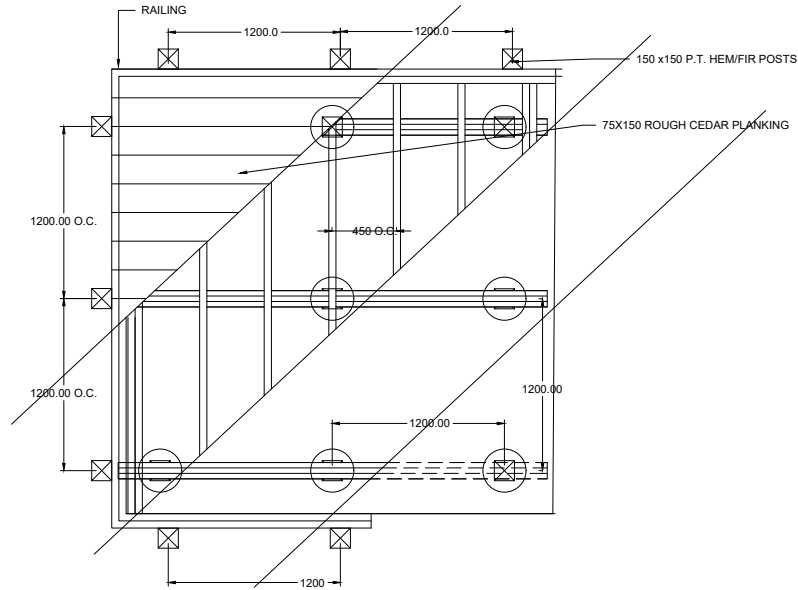
6 GRAVEL DRAIN STRIP
1:10



7 PAVERS @ ENTRANCE
1:10



8 SECTION THRU STRUCTURAL SOIL
1:20



9 OVERLOOK DECK
1:25

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	23 JUN 01	NEW SITE PLANS/GRADING	MM
8	25 JAN 20	NEW SITE PLANS/GRADING	MM
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5	20 MAR 02	NEW SITE PLAN	MM
4	20 FEB 20	NEW SITE PLAN	MM
3	19 DEC 20	NEW SITE PLAN	MM
2	19 OCT 20	NEW SITE PLAN	MM
1	19 SEP 20	NEW SITE PLAN	JR

CLIENT:

PROJECT:



TOWNHOUSE DEV.
16607 16th AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 19 APR 03 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: DO
DESIGN: DO
CHKD: MCY

L12

OF 13

INTER-OFFICE MEMO

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

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

DATE: **September 21, 2023** PROJECT FILE: **7817-0506-00**

RE: **Engineering Requirements
Location: 16607 16 Ave
NCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment/NCP Amendment/ALR Exclusion.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate approx. 10.0m along 18 Avenue.
- Dedicate approx. 17.442m along 16 Avenue.
- Dedicate 20.0m along 17A Avenue and additional 5.0m for the drainage corridor.
- Dedicate 20.m along 166A Street to accommodate the Grandview Ridge Trail.
- Dedicate a 3.0m x 3.0m corner cut at the intersection of 166A Street and 17A Avenue.
- Dedicate a 5.0m x 5.0m corner cut at the intersection of 166A Street and 16 Avenue.
- Register 0.5m SRW along all frontages.

Works and Services

- Construct Grandview Ridge Trail MUP along 16 Avenue and 166A Street.
- Construct south half of 18 Avenue.
- Construct west half of 166A Street.
- Provide 7.2m driveway letdown access.
- Construct watermain along 166A Street, south of 16A Avenue.
- Provide adequately sized drainage, sanitary and water service connection to each lot.
- Pay applicable latecomer, DCC Frontender and DWA Agreement fees.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager
RH

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
 Date: **October 10, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **17 0506 00 updated Oct 2023**

The proposed development of **74** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	64
---	----

Projected Number of Students From This Development In:	
Elementary School =	35
Secondary School =	18
Total Students =	53

Current Enrolment and Capacities:	
Edgewood Elementary	
Enrolment	867
Operating Capacity	607
# of Portables	14
Grandview Heights Secondary	
Enrolment	1702
Operating Capacity	1500
# of Portables	8

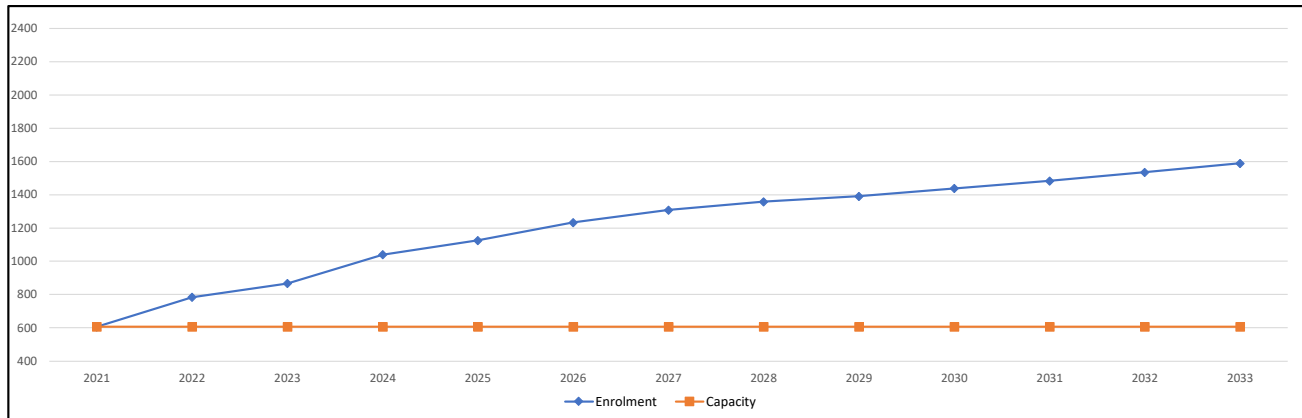
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

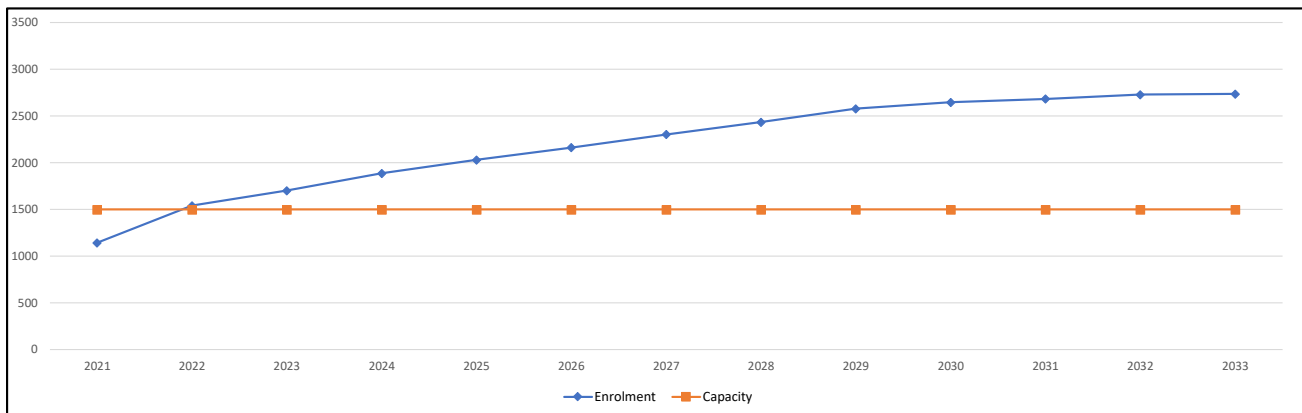
The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2023, the school has 14 portables on site. To support further enrolment growth in this area, a new Ta'talu Elementary school, located below 20th Avenue, is targeted to open in the fall of 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables and as a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Edgewood Elementary



Grandview Heights Secondary



Population : The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0506-00


Address: 16607 – 16 Avenue

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	163
Protected Trees to be Removed	148
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	15
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 83 X one (1) = <u>83</u> - All other Trees Requiring 2 to 1 Replacement Ratio 65 X two (2) = <u>130</u> 	213
Replacement Trees Proposed	329
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 	4
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 

Date: October 10, 2023



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





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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Surrey, British Columbia
V3W 0A6
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Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

16607 16 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR30/18	MK	REVISIONS
2	MAY14/18	MK	SITE PLAN
3	FEB16/21	MK	UPDATED SURVEY
4	FEB16/21	MK	SITE PLAN
5	FEB23/21	MK	CIVIL PLAN
6	MAR16/21	MK	SITE & CIVIL PLAN
7	AUG10/21	MK	SITE & CIVIL PLAN
8	JAN04/22	MK	SITE & CIVIL PLAN
9	NOV08/22	MK	SITE & CIVIL PLAN
10	JAN23/23	MK	SITE & CIVIL PLAN



SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN
MK

SCALE
AS SHOWN

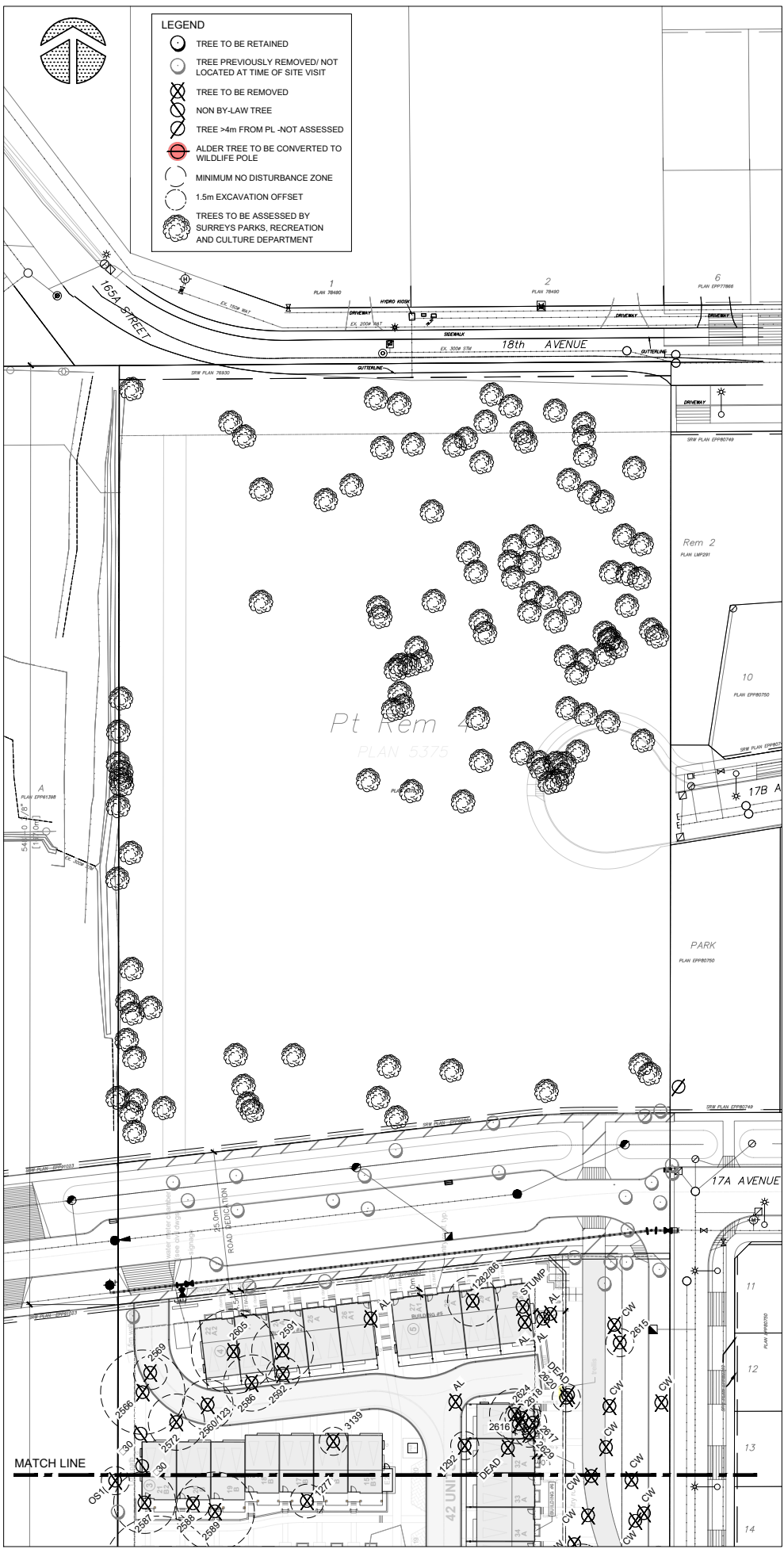
DATE
AUGUST 30, 2017

T-1
SHEET 1 OF 6



LEGEND

- TREE TO BE RETAINED
- TREE PREVIOUSLY REMOVED/ NOT LOCATED AT TIME OF SITE VISIT
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE >4m FROM PL -NOT ASSESSED
- ALDER TREE TO BE CONVERTED TO WILDLIFE POLE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- TREES TO BE ASSESSED BY SURREYS PARKS, RECREATION AND CULTURE DEPARTMENT



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 V3W 0A6
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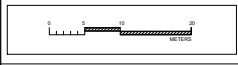
FILE NO.

PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN

16607 16 AVENUE
 SURREY, B.C.

REVISIONS:

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7	AUG10/21	MK	SITE & CIVIL PLAN
8	JAN04/22	MK	SITE & CIVIL PLAN
9	NOV08/22	MK	SITE & CIVIL PLAN
10	JAN23/23	MK	SITE & CIVIL PLAN



SHEET TITLE

T1A - TREE PRESERVATION AND REMOVAL PLAN NORTH

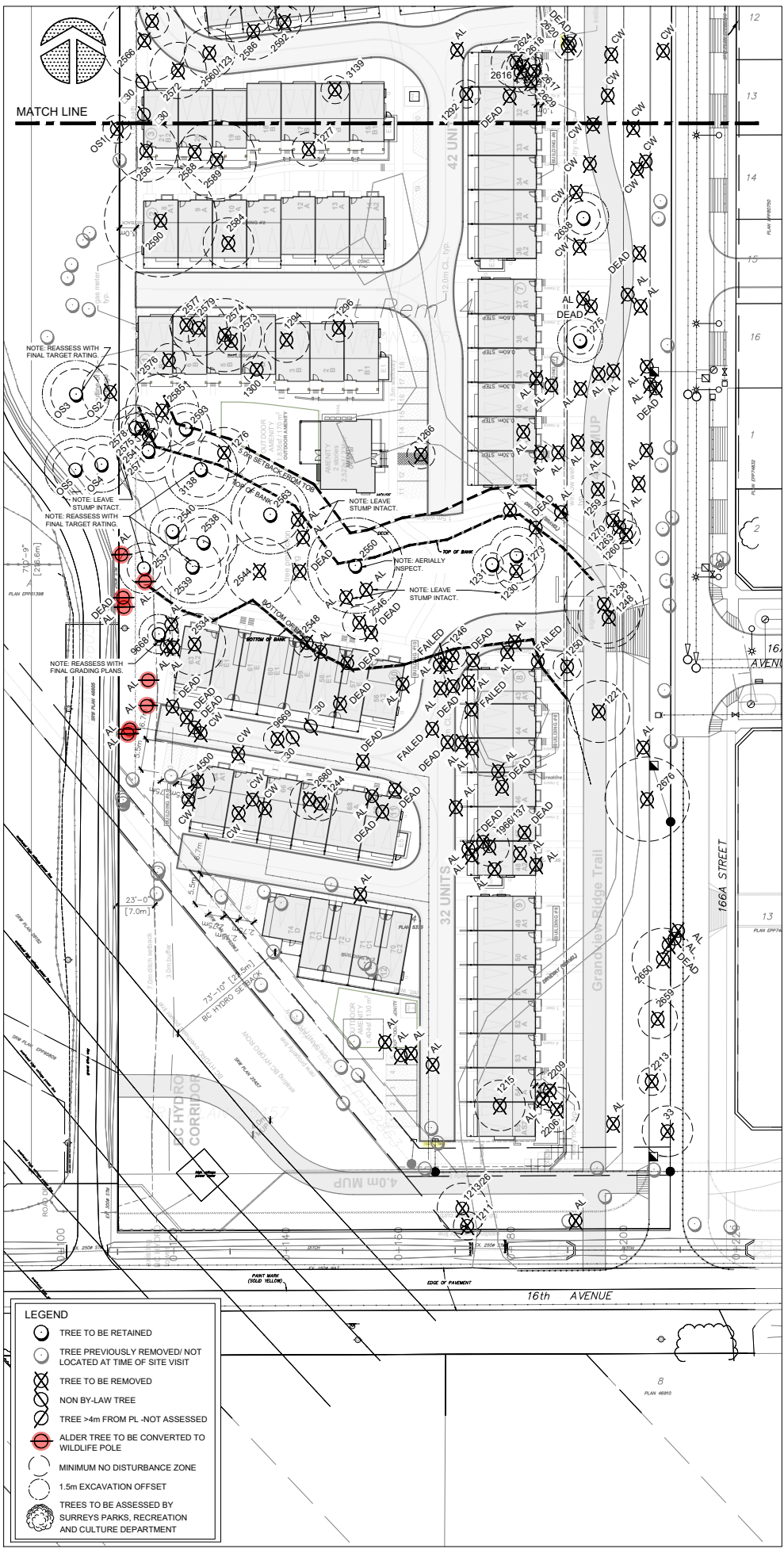
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SCALE
 AS SHOWN

DATE
 AUGUST 30, 2017

T-1A
 SHEET 2 OF 6



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

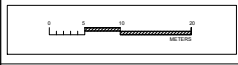
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FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 16607 16 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR30/18	MK	REVISIONS
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5	FEB23/21	MK	CIVIL PLAN
6	MAR16/21	MK	SITE & CIVIL PLAN
7	AUG10/21	MK	SITE & CIVIL PLAN
8	JAN04/22	MK	SITE & CIVIL PLAN
9	NOV08/22	MK	SITE & CIVIL PLAN
10	JAN23/23	MK	SITE & CIVIL PLAN



SHEET TITLE
T1B - TREE PRESERVATION AND REMOVAL PLAN SOUTH

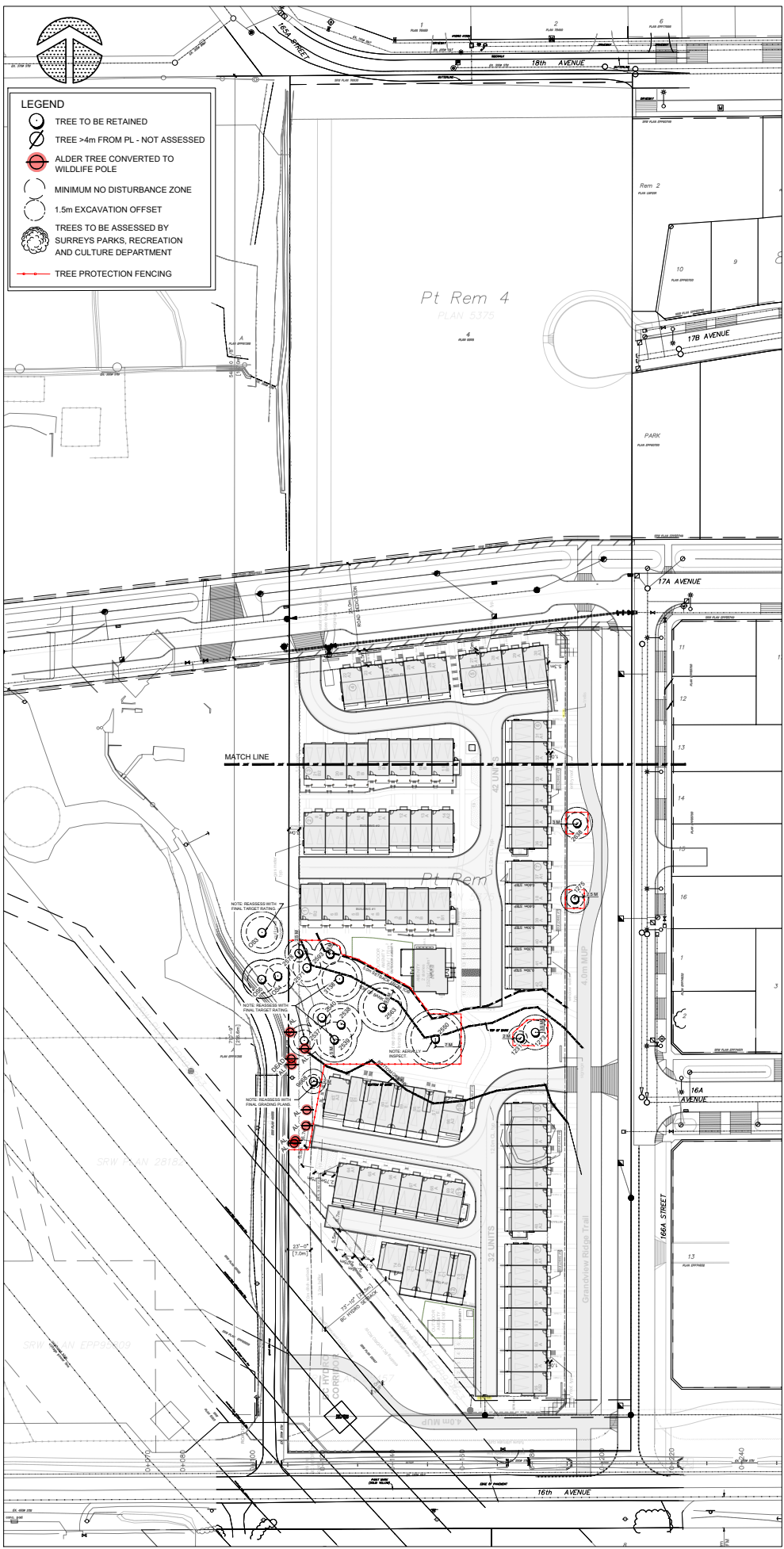
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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 AUGUST 30, 2017

T-1B
 SHEET 3 OF 6



- LEGEND**
- TREE TO BE RETAINED
 - TREE >4m FROM PL - NOT ASSESSED
 - ALDER TREE CONVERTED TO WILDLIFE POLE
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m EXCAVATION OFFSET
 - TREES TO BE ASSESSED BY SURREYS PARKS, RECREATION AND CULTURE DEPARTMENT
 - TREE PROTECTION FENCING

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

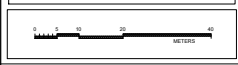
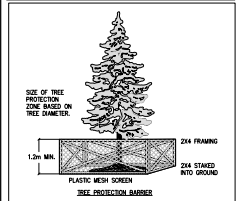
PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN

16607 16 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR30/18	MK	REVISIONS
2	MAY14/18	MK	SITE PLAN
3	FEB16/21	MK	UPDATED SURVEY
4	FEB16/21	MK	SITE PLAN
5	FEB23/21	MK	CIVIL PLAN
6	MAR16/21	MK	SITE & CIVIL PLAN
7	AUG10/21	MK	SITE & CIVIL PLAN
8	JAN04/22	MK	SITE & CIVIL PLAN
9	NOV08/22	MK	SITE & CIVIL PLAN
10	JAN23/23	MK	SITE & CIVIL PLAN

- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
 - TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS
 - REASSESS TREES WITH LOT GRADING PLANS.



SHEET TITLE
 T2 - TREE PRESERVATION AND PROTECTION PLAN

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DRAWN
 MK

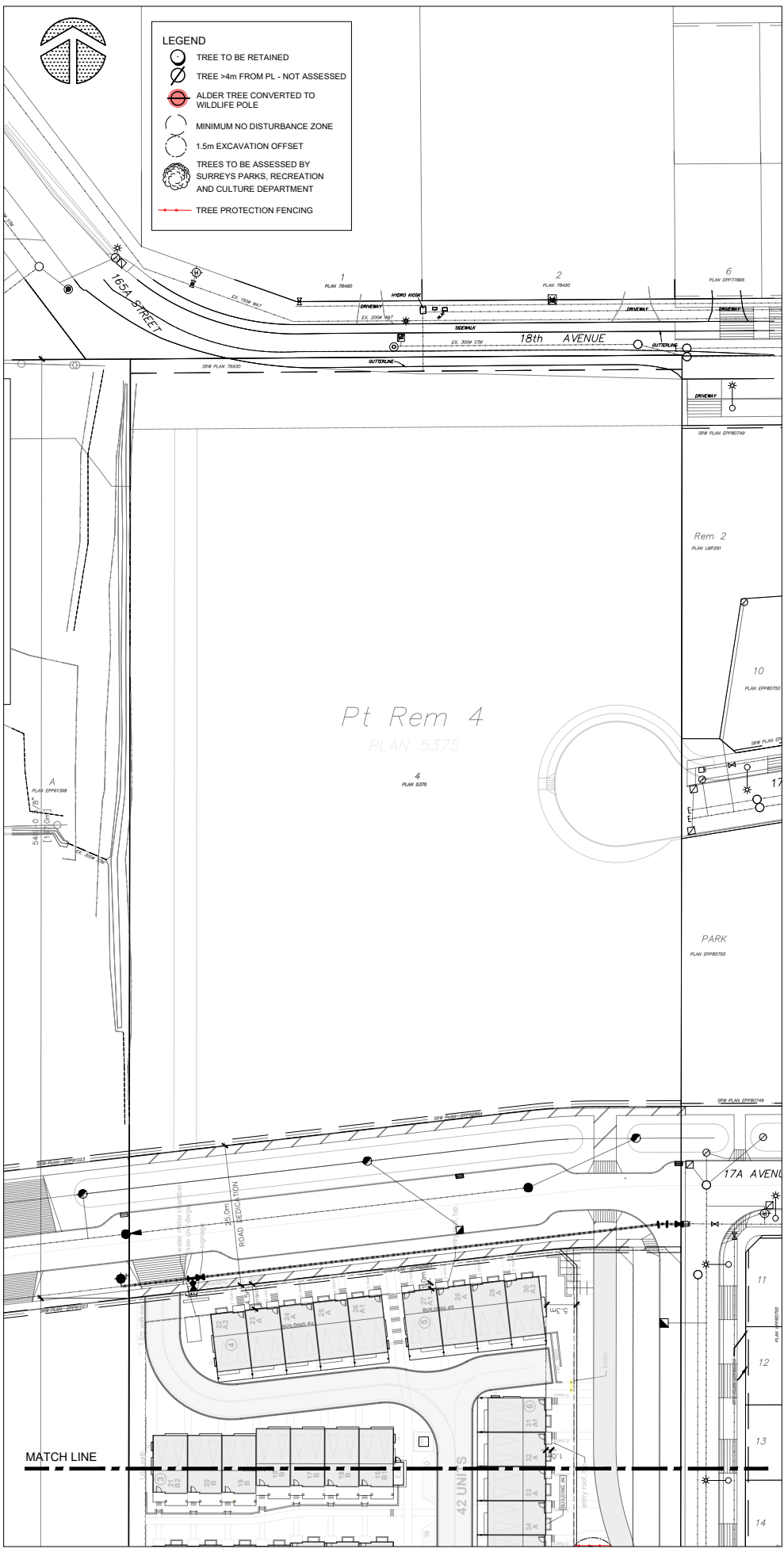
SCALE
 AS SHOWN

DATE
 AUGUST 30, 2017

T-2
 SHEET 4 OF 6



- LEGEND**
- TREE TO BE RETAINED
 - TREE >4m FROM PL - NOT ASSESSED
 - ALDER TREE CONVERTED TO WILDLIFE POLE
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m EXCAVATION OFFSET
 - TREES TO BE ASSESSED BY SURREYS PARKS, RECREATION AND CULTURE DEPARTMENT
 - TREE PROTECTION FENCING



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FILE NO.

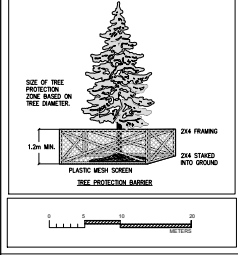
PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN

16607 16 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR30/18	MK	REVISIONS
2	MAY14/18	MK	SITE PLAN
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8	JAN04/22	MK	SITE & CIVIL PLAN
9	NOV08/22	MK	SITE & CIVIL PLAN
10	JAN23/23	MK	SITE & CIVIL PLAN

- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
 - TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS
 - REASSESS TREES WITH LOT GRADING PLANS.



SHEET TITLE

T2A - TREE PRESERVATION AND PROTECTION PLAN NORTH

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DRAWN
 MK

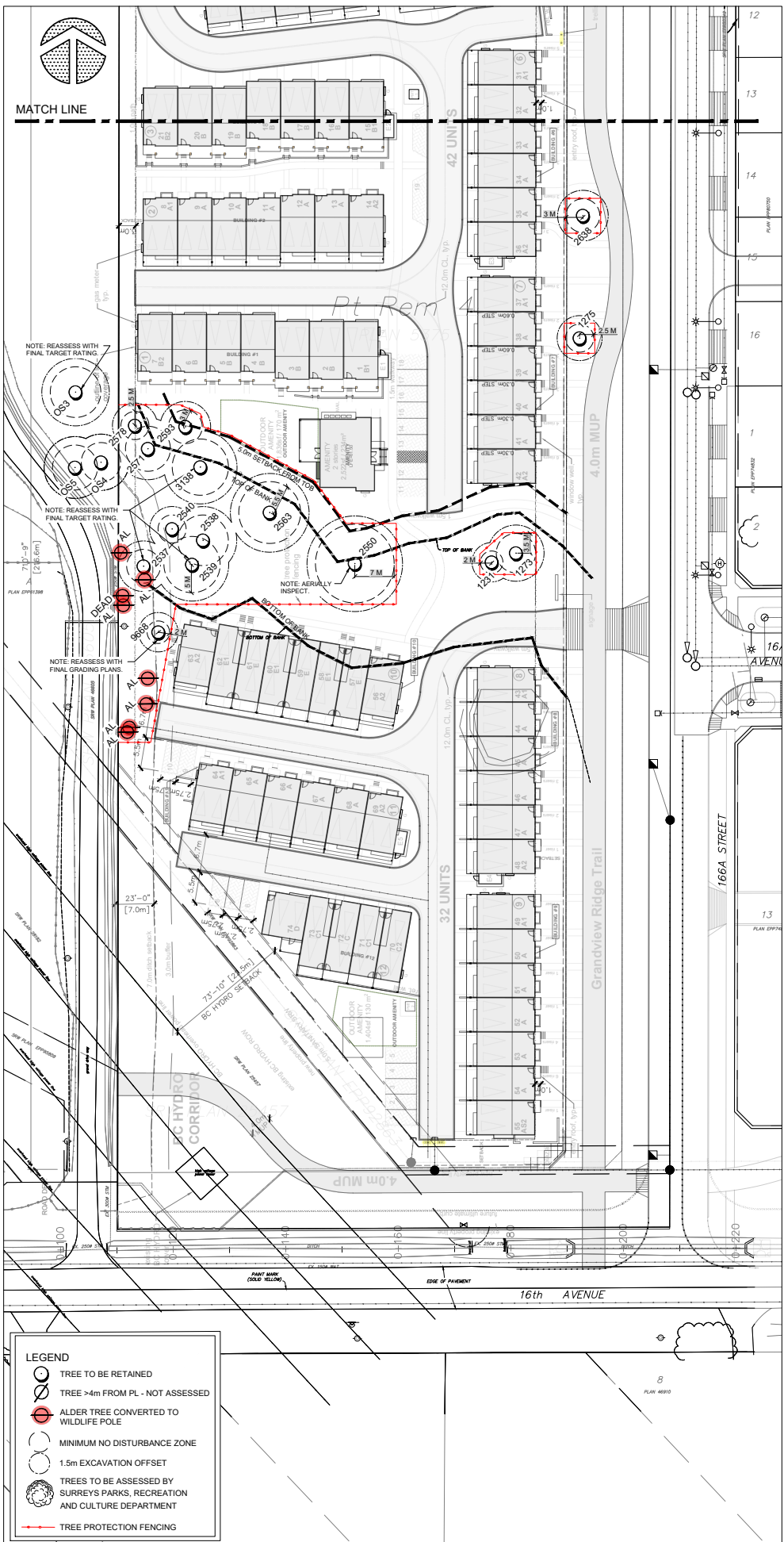
SCALE
 AS SHOWN

DATE
 AUGUST 30, 2017

T-2A
 SHEET 5 OF 6



MATCH LINE



LEGEND

- TREE TO BE RETAINED
- TREE >4m FROM PL - NOT ASSESSED
- ALDER TREE CONVERTED TO WILDLIFE POLE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- TREES TO BE ASSESSED BY SURREYS PARKS, RECREATION AND CULTURE DEPARTMENT
- TREE PROTECTION FENCING

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FILE NO.

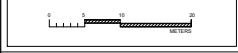
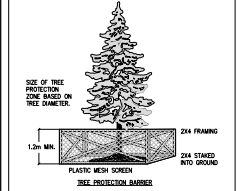
PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 16607 16 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR30/18	MK	REVISIONS
2	MAY14/18	MK	SITE PLAN
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9	NOV08/22	MK	SITE & CIVIL PLAN
10	JAN23/23	MK	SITE & CIVIL PLAN

GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS
- REASSESS TREES WITH LOT GRADING PLANS.



SHEET TITLE

T2B - TREE PRESERVATION AND PROTECTION PLAN SOUTH

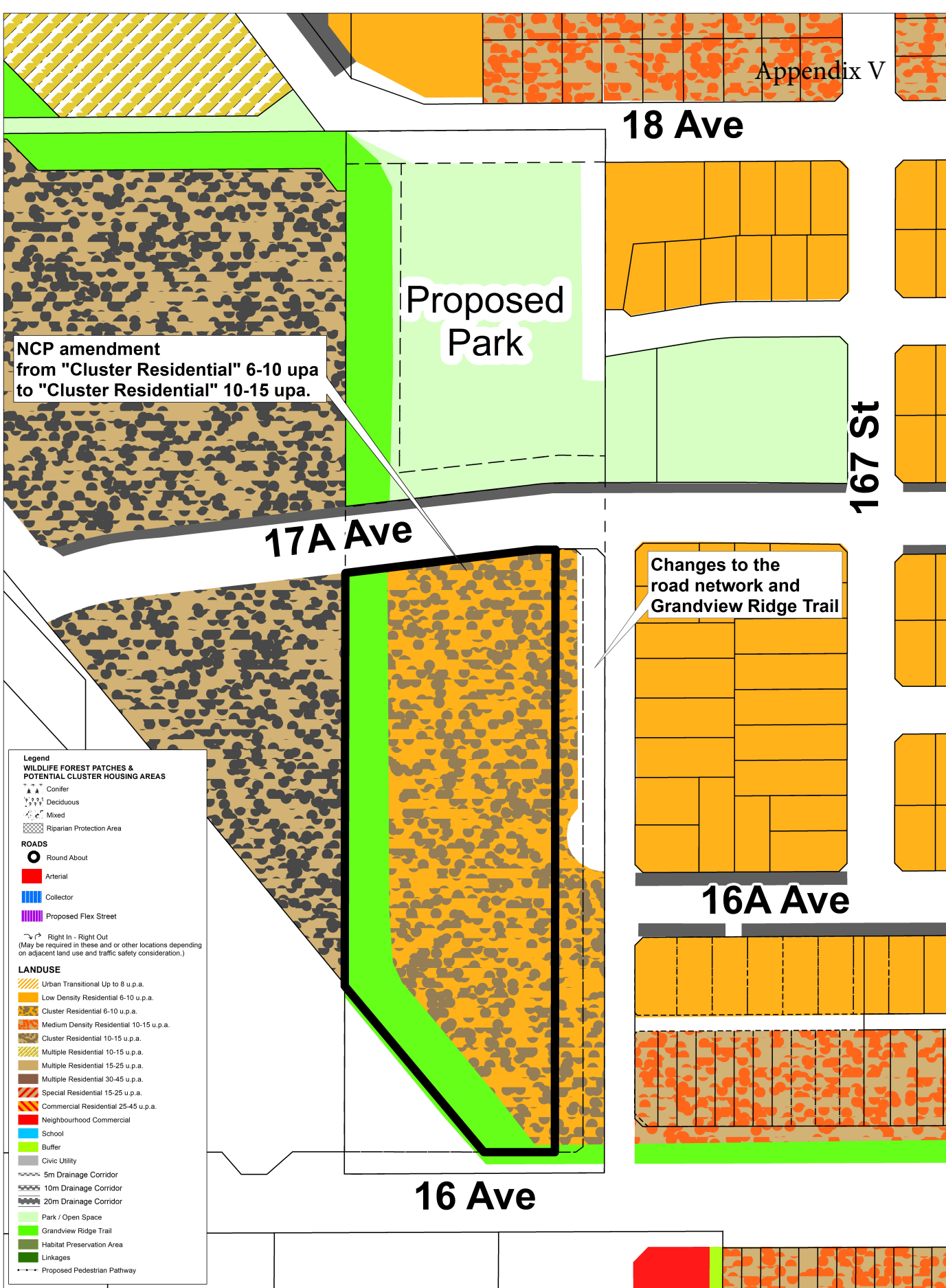
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DRAWN MK

SCALE AS SHOWN

DATE AUGUST 30, 2017

T-2B
 SHEET 6 OF 6



NCP amendment from "Cluster Residential" 6-10 upa to "Cluster Residential" 10-15 upa.

Proposed Park

Changes to the road network and Grandview Ridge Trail

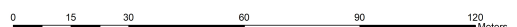
- Legend**
- WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS**
- Conifer
 - Deciduous
 - Mixed
 - Riparian Protection Area
- ROADS**
- Round About
 - Arterial
 - Collector
 - Proposed Flex Street
 - Right In - Right Out (May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)
- LANDUSE**
- Urban Transitional Up to 8 u.p.a.
 - Low Density Residential 6-10 u.p.a.
 - Cluster Residential 6-10 u.p.a.
 - Medium Density Residential 10-15 u.p.a.
 - Cluster Residential 10-15 u.p.a.
 - Multiple Residential 10-15 u.p.a.
 - Multiple Residential 15-25 u.p.a.
 - Multiple Residential 30-45 u.p.a.
 - Special Residential 15-25 u.p.a.
 - Commercial Residential 25-45 u.p.a.
 - Neighbourhood Commercial
 - School
 - Buffer
 - Civic Utility
 - 5m Drainage Corridor
 - 10m Drainage Corridor
 - 20m Drainage Corridor
 - Park / Open Space
 - Grandview Ridge Trail
 - Habitat Preservation Area
 - Linkages
 - Proposed Pedestrian Pathway

Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

NCP amendment from "Cluster Residential" 6-10 upa to "Cluster Residential" 10-15 upa.

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 15 Spet 2020



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0506-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-135-077

Lot 4 Section 13 Township 1 New Westminster District Plan 5375 Except Plan Epp92865

16607 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) to reduce the minimum front yard (south) setback of the RM-30 Zone from 4.5 metres to 4.3 metres to the principal building face for Buildings 9 (balcony on Unit 55);
 - (b) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Buildings 4 and 5.
 - (c) to reduce the minimum side yard (west) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Buildings 1, 2, and 3; and
 - (d) varying the Zoning By-law to increase the maximum number of risers permitted within the front and side yard setback area from 3 to 4 for Units 24, 25, 32, 41, 45 and 53 and from 3 to 5 for Unit 44.
5. This development variance permit applies to only the portion of 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

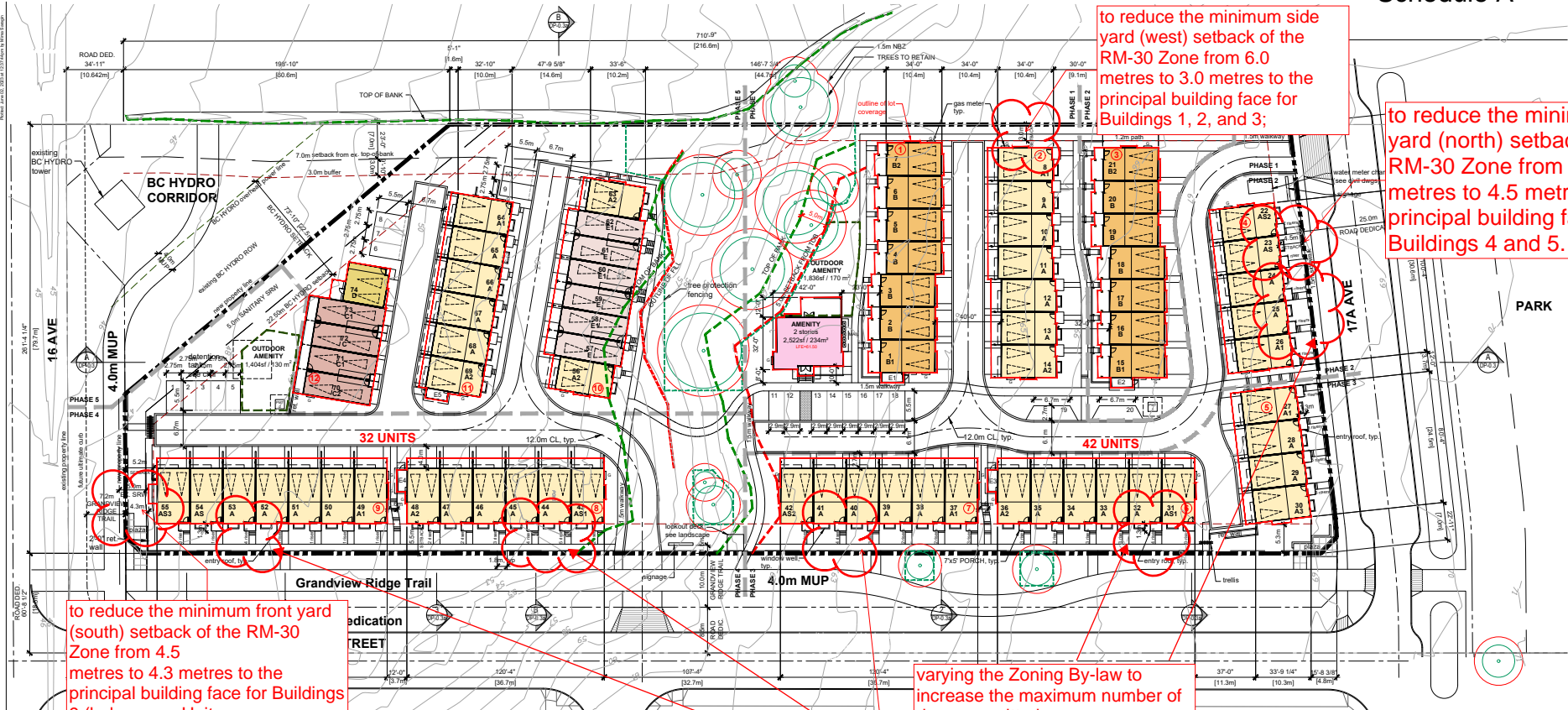
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



to reduce the minimum front yard (south) setback of the RM-30 Zone from 4.5 metres to 4.3 metres to the principal building face for Buildings 9 (balcony on Unit 55);

to reduce the minimum side yard (west) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Buildings 1, 2, and 3;

to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Buildings 4 and 5.

varying the Zoning By-law to increase the maximum number of risers permitted within the front and side yard setback area from 3 to 4 for Units 24, 25, 32, 41, 45 and 53 and from 3 to 5 for Unit 44.

SITE SUMMARY:
 LEGAL DESCRIPTION: LOT 4 SECTION 13 TOWNSHIP 1 PLAN 5375 NWD PART SE 14
 CIVIC ADDRESS: 16607 16 AVE, SURREY, BC
 OCP: URBAN
 PROPOSED TO BUILDING TYPE: RESIDENTIAL

SITE AREA BREAKDOWN:
 GROSS SITE AREA = 38,718.7m² / 9.67ha
 BC HYDRO CORRIDOR = 1,853.2m²
 ROAD DEDICATION = 6,441.3m²
 PROPOSED PARK = 8,854.8m²
 NET DEVELOPABLE AREA = 21,789.4m² / 5.38ha
 GRANDVIEW RIDGE TRAIL = 8,854.8m²
 NET SITE AREA = 16,156.4m² / 3.99ac

NCP COMPLIANCE
 NCP: EXISTING: CLUSTER RESIDENTIAL 6-10 UPA
 PROPOSED: CLUSTER RESIDENTIAL 10-15 UPA
 NET DEVELOPABLE AREA: 234,324sf / 21,789.4m² / 5.38ac
 PROPOSED UPA: 10-15 UPA
 ALLOWED UNITS: MAX: 80 UNITS
 PROPOSED UNITS: 74 UNITS
 RESULTING UPA: 13.75 UPA (74 units per 5.38ac)

ZONING COMPLIANCE
 ZONE: EXISTING: RA
 PROPOSED: C2 (BASED ON RM-15)
 NET SITE AREA: 173,122sf / 16,156.4m² / 3.99ac
 ALLOWED UPA (RM-15): 15 UPA
 PROPOSED UPA: 18.55 UPA (74 units per 3.99ac)
 ALLOWED FAR (RM-15): 0.7
 PROPOSED FAR: 0.689 = 119,218sf / 173,122sf

LOT COVERAGE:
 ALLOWED: 45%
 PROPOSED: 30% = 60,425sf
SETBACKS:
 SOUTH (FRONT) NORTH (EXT) EAST (SIDE, EXT) WEST (SIDE, INT)
 4.5m
 5.0m
 3.0m
STAIRS ENCRUCHING INTO SETBACK:
 NORTH: UNITS: 25 + 4 RISERS WITHIN SETBACK
 UNITS: 24 + 5 RISERS WITHIN SETBACK
 EAST: UNITS: 32, 41, 45, 53 + 4 RISERS WITHIN SETBACK
 UNITS: 44 + 5 RISERS WITHIN SETBACK

FAVES ENCRUCHING INTO SETBACK:
 BUILDINGS 4, 5, 6, 7, 8 AND 9 ENTRY ROOF OVERHANG
 PROJECTS 1.3m INTO SETBACK
BUILDING HEIGHT:
 ALLOWED (RM-15): 11.0m PRINCIPAL BLDG
 11.0m ACCESSORY BLDG - INDOOR AMENITY
 PROPOSED: MAX 11.5m (BUILDINGS 8 AND 12)
 OTHER BUILDINGS: LESS THAN 11.0m
 AMENITY BUILDING: 7.8m
 BUILDING HEIGHTS NOTED ON ELEVATIONS

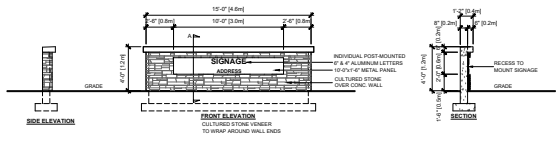
OUTDOOR AMENITY:
 REQUIRED: 74 UNITS x 3m² = 222m²
 PROVIDED: 74 UNITS x 3m² = 222m²
INDOOR AMENITY:
 REQUIRED: 74 UNITS x 3m² = 222m²
 PROVIDED: 22m²
VISITOR PARKING:
 REQUIRED: 74 UNITS x 0.2 + 14.8 CARS
 20 CARS
 PROVIDED: 20 CARS

UNIT DATA AND FLOOR AREA SUMMARY						
UNIT TYPE	COUNT	GARAGE	LOWER	MAIN	UPPER	SITE TOTALS
A - 4 BED	29	413 sq.ft.	262 sq.ft.	675 sq.ft.	701 sq.ft.	1,638 sq.ft.
A1 - 4 BED	6	417 sq.ft.	264 sq.ft.	688 sq.ft.	714 sq.ft.	1,656 sq.ft.
A2 - 4 BED	6	417 sq.ft.	264 sq.ft.	688 sq.ft.	714 sq.ft.	1,656 sq.ft.
A3 - 4 BED	1	417 sq.ft.	264 sq.ft.	688 sq.ft.	714 sq.ft.	1,656 sq.ft.
A4 - 4 BED	2	413 sq.ft.	262 sq.ft.	675 sq.ft.	701 sq.ft.	1,638 sq.ft.
AS1 - 4 BED	2	417 sq.ft.	264 sq.ft.	688 sq.ft.	714 sq.ft.	1,656 sq.ft.
AS2 - 4 BED	2	417 sq.ft.	264 sq.ft.	688 sq.ft.	714 sq.ft.	1,656 sq.ft.
AS3 - 4 BED	1	417 sq.ft.	264 sq.ft.	688 sq.ft.	714 sq.ft.	1,656 sq.ft.
B - 4 BED	10	419 sq.ft.	265 sq.ft.	689 sq.ft.	715 sq.ft.	1,641 sq.ft.
B1 - 4 BED	2	413 sq.ft.	268 sq.ft.	703 sq.ft.	733 sq.ft.	1,674 sq.ft.
B2 - 4 BED	2	413 sq.ft.	267 sq.ft.	704 sq.ft.	734 sq.ft.	1,675 sq.ft.
C - 3 BED	1	499 sq.ft.	110 sq.ft.	634 sq.ft.	641 sq.ft.	1,385 sq.ft.
D - 3 BED	2	499 sq.ft.	110 sq.ft.	634 sq.ft.	641 sq.ft.	1,385 sq.ft.
C1 - 3 BED	2	499 sq.ft.	110 sq.ft.	634 sq.ft.	641 sq.ft.	1,385 sq.ft.
C2 - 3 BED	1	506 sq.ft.	110 sq.ft.	656 sq.ft.	662 sq.ft.	1,427 sq.ft.
D - 3 BED	1	512 sq.ft.	100 sq.ft.	632 sq.ft.	644 sq.ft.	1,376 sq.ft.
E - 3 BED	3	499 sq.ft.	110 sq.ft.	634 sq.ft.	641 sq.ft.	1,385 sq.ft.
E1 - 3 BED	3	499 sq.ft.	110 sq.ft.	634 sq.ft.	641 sq.ft.	1,385 sq.ft.
TOTAL	74					11,075.6 sq.ft.

LOT COVERAGE SUMMARY		
BLDG #	# OF UNITS	LOT COVERAGE
1	7	5,838 sq.ft.
2	7	5,597 sq.ft.
3	7	5,838 sq.ft.
4	5	4,007 sq.ft.
5	4	3,225 sq.ft.
6	6	4,880 sq.ft.
7	6	4,802 sq.ft.
8	6	4,862 sq.ft.
9	7	5,846 sq.ft.
10	7	5,828 sq.ft.
11	7	4,681 sq.ft.
12	5	3,588 sq.ft.
13	1	1,634 sq.ft.
TOTAL	74	60,425 sq.ft.



ELECTRIC VEHICLE CHARGING:
 EVERY RESIDENTIAL PARKING SPACE TO BE PROVIDED WITH AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR HIGHER LEVEL OF ELECTRIC VEHICLE CHARGING.
 50% OF VISITOR PARKING SPACES TO BE PROVIDED WITH AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR HIGHER LEVEL OF ELECTRIC VEHICLE CHARGING.



SITE SIGNAGE
 SCALE: 3/16" = 1'-0"

- 2023-06-02 PLANNING COMMENTS
- 2023-01-04 GRADING REVISIONS
- 2022-01-18 PLANNING COMMENTS
- 2020-02-18 TOP REVISIONS
- 2017-10-23 ISSUED FOR R2 / DP

CLIENT: 1011336 BC Ltd.

PROJECT: **The Ridge**
 16607 16th AVE SURREY, BC
 DRAWING TITLE: **SITE PLAN**

DATE: 2019.12.31 FILE NO. 1709
 OWN: MS
 CHK: CH

SEAL NO. DP-0.1