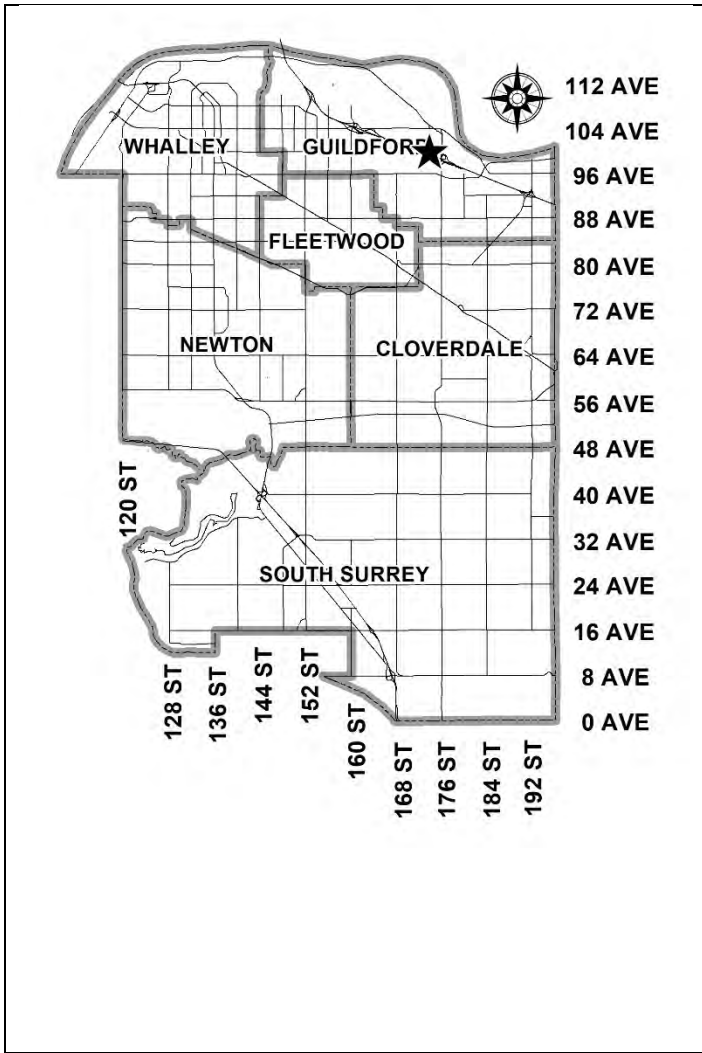


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7918-0145-00**

Planning Report Date: May 15, 2023



**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **LAP Amendment** from 'Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition' and 'Low Density Townhouse 12 - 15 UPA Gross' to 'Low Density Townhouse 15 - 20 UPA Gross'
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**
- **Development Variance Permit**

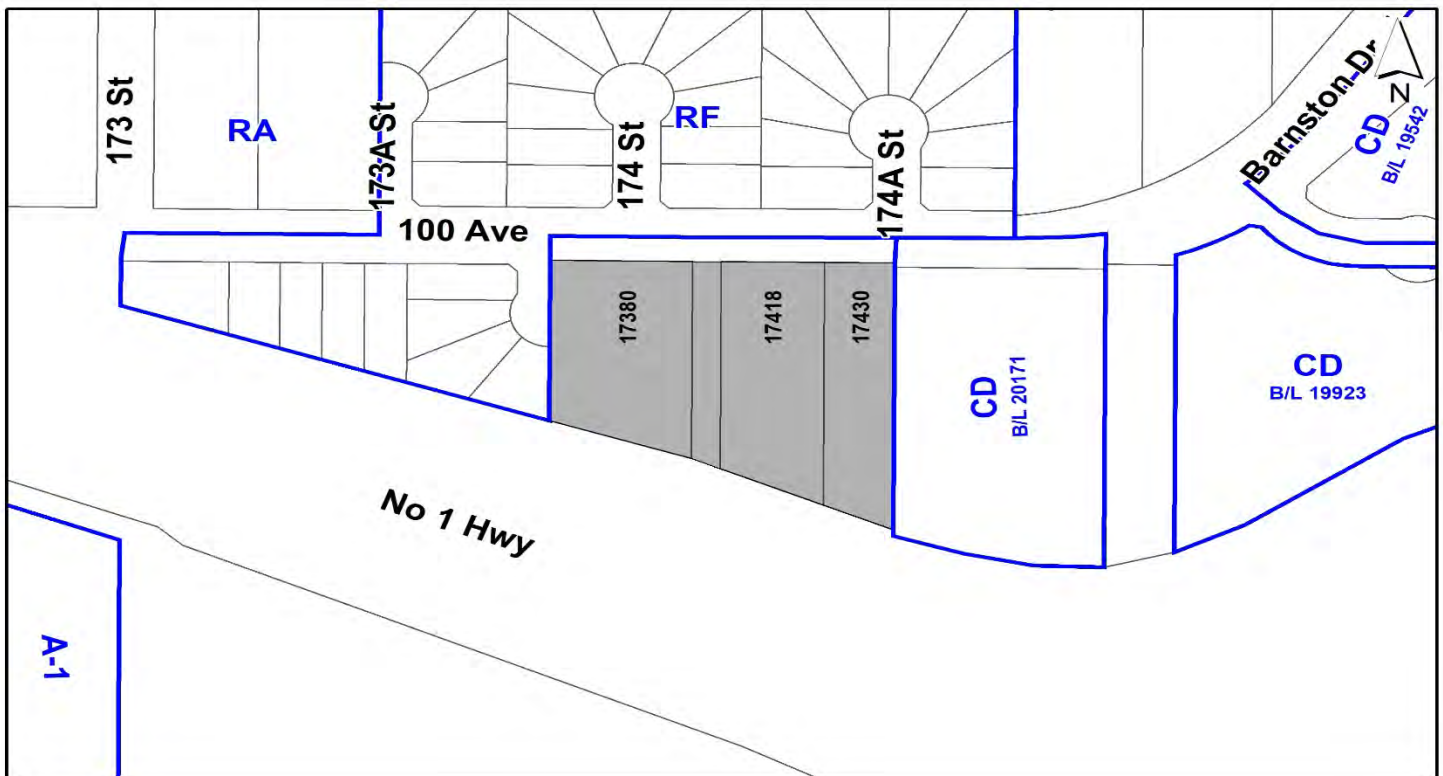
to permit the development of 45 townhouse units, and to reduce the minimum streamside setback area for a Class B ditch, as measured from top-of-bank.

**LOCATION:** 17380, 17430 & 17418 - 100 Avenue  
Portion of Road

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition and Low Density Townhouse 12 - 15 UPA



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning;
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Proposing an amendment to the Abbey Ridge Local Area Plan (LAP) from 'Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition' and 'Low Density Townhouse 12 - 15 UPA Gross' to 'Low Density Townhouse 15 - 20 UPA Gross'.
- Proposed variance to reduce the minimum streamside setback area for a Class B ditch from 7.0 metres to a minimum of 3.5 metres, as measured from top-of-bank in Part 7A of the Zoning By-law.

## RATIONALE OF RECOMMENDATION

- The proposed amendment to the Official Community Plan (OCP) to redesignate the subject site from 'Suburban' to 'Urban' is consistent with the Abbey Ridge Local Area Plan anticipated land use designation for the area south of 100 Avenue.
- The proposed amendment to the Abbey Ridge Local Area Plan (LAP) to redesignate the subject site from 'Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition' and 'Low Density Townhouse 12 - 15 UPA Gross' to 'Low Density Townhouse 15 - 20 UPA Gross' will accommodate 45 townhouse units at a gross density of 19 units per acre (UPA). The proposed increase in density accommodates a site layout which incorporates a ~14 metre wide riparian protection area within the site, tree retention, and a 7-metre landscape buffer at the south of the site. The proposal is consistent with the land use intent of the Abbey Ridge LAP by providing ground-oriented multi-family dwellings with appropriate tree retention and buffering along major highways.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character and for Sensitive Ecosystems (Streamside Areas).
- The applicant has approval from the Ministry of Forests, Lands, and Natural Resource Operations and Rural Development (FNLNRD) for the proposed watercourse setbacks, and the watercourse crossing works in and around the Class B ditch under the Water Sustainability Act (WSA) and Riparian Area Protection Regulations (RAPR). The applicant has

proposed remediation measures for the Class B ditch as compensation for the reduced setback on the west side of the watercourse.

- 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.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject properties, and the portion of unopened road allowance shown as Block A on the Survey Plan attached in Appendix I, from 'One-Acre Residential Zone (RA)' to 'Comprehensive Development Zone (CD)' and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0145-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7918-0145-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum streamside setback area, as measured from the top-of-bank of a Class B ditch, from 7.0 metres to a minimum of 3.5 metres on the west side of the ditch under Part 7A Streamside Protection of the Zoning By-law, No. 12000.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (i) 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;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) completion of the acquisition of the unopened City-owned road allowance between 17380 and 17418 – 100 Avenue;
  - (l) submission of an acoustical study, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures for the units adjacent to Highway No. 1 (Buildings 1, 2, 5 and 6);
  - (m) 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;
  - (n) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer; and
  - (o) registration of a Section 219 Restrictive Covenant and Statutory Right-of-Way over the designated Streamside Protection Area (north/south Class B ditch) for Sensitive Ecosystem Protection.
7. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate the subject site from 'Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition' and 'Low Density Townhouse 12 - 15 UPA Gross' to 'Low Density Townhouse 15 - 20 UPA Gross', when the project is considered for final adoption.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Acreage single family residential dwellings, to be demolished, and vacant lands.	'Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition' and 'Low Density Townhouse 12 - 15 UPA Gross' and 'Landscape Buffer and Tree Retention Area' in the Abbey Ridge LAP.	RA

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 100 Avenue):	Single family dwellings	'Single Family Residential 4 – 6 UPA' in the Abbey Ridge LAP.	RF
East:	Future townhouse site (approved under Development Application No. 7919-0319-00)	'Townhouse 15-20 UPA in Abbey Ridge LAP.	CD (Bylaw No. 20171)
South (Across Highway 1):	Tynehead Park	'Conservation and Recreation' in the OCP	RA
West:	Single family dwellings (approved under Development Application 7917-0003-00)	'Single Family Residential 4 – 6 UPA' in the Abbey Ridge LAP.	RF

### Context & Background

- The subject site is 2.4 ac in area and is currently designated 'Suburban' in the OCP. The site is designated 'Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition' and 'Low Density Townhouse 12 – 15 UPA Gross', 'Landscape Buffer' and 'Tree Retention Area' in the Abbey Ridge LAP. The site is currently zoned 'One-Acre Residential Zone (RA)'.
- The site consists of three (3) acreage single family residential lots, with two (2) containing single-family dwellings.
- To complete the townhouse site as proposed, the applicant will purchase the 10-metre-wide City-owned unopened road allowance located between 17380 and 17418 – 100 Avenue. The Engineering and Realty Departments have deemed the unopened road allowance as surplus, and therefore, can be consolidated with the subject site.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- To permit the development of 45 townhouse units, the applicant is proposing the following:
  - To amend the OCP from 'Suburban' to 'Urban';
  - To amend the Abbey Ridge LAP from 'Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition' and 'Low Density Townhouse 12 – 15 UPA Gross' to 'Townhouse 15 – 20 UPA Gross' and reduce the landscape buffer and tree retention areas;
  - Rezoning from 'One-Acre Residential Zone (RA)' to 'Comprehensive Development Zone (CD)' (based on RM-30);
  - Development Permits for Form and Character and Sensitive Ecosystems (Streamside Areas); and

- Development Variance Permit to reduce the west streamside setback for the Class B ditch from 7.0 metres to 3.5 metres.

	Proposed
<b>Lot Area</b>	
Total Lot Area:	10,724 m <sup>2</sup>
Gross Site Area:	9,712 m <sup>2</sup>
Road Dedication:	585 m <sup>2</sup>
Undevelopable Area:	1,012 m <sup>2</sup>
Net Site Area:	9,127 m <sup>2</sup>
<b>Number of Lots:</b>	2
<b>Building Height:</b>	11 m
<b>Unit Density:</b>	20 upa (net)
<b>Floor Area Ratio (FAR):</b>	0.78
<b>Residential Units:</b>	
3-Bedroom:	27
4-Bedroom:	18
Total:	45

## 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 38 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

21 Elementary students at Bothwell Elementary School  
11 Secondary students at Fraser 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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2024.

Parks, Recreation & Culture:

Parks, Recreation and Culture have some concerns about the possible impacts this development may have on the riparian area, trees and vegetation. The applicant's arborist has confirmed that all trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions in accordance with the Tree Protection Bylaw, under the guidance of the project Qualified Environmental Professional, and efforts will be made to "wildlife" the trees.

Parks recommends that more programable outdoor amenity space be provided with this application due to the applications context within the plan area and the City at large. The parkland planned for in the Abbey Ridge LAP does not account for the increased density proposed with this plan amendment, therefore, the development site should ensure it is providing adequate recreation areas for future residents. The applicant will work with staff to confirm the programming of the proposed outdoor amenity space prior to Final Approval.

Bothwell Elementary School Park is the closest active park and contains amenities including a sports field, and natural area to the south of the walking path. The park is 750 metres walking distance from the development.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary Approval is granted for the Rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*, subject to a few conditions regarding on and off-site storm drainage, and the existing sound barrier. As the subject property directly abuts Highway 1, final subdivision approval from the Ministry is required.

Surrey Fire Department:

No concerns.

### Transportation Considerations

- The subject site will be accessed from the 173B Street cul-de-sac to the west. The applicant is responsible for construction of 100 Avenue along the north property line, to a Collector Road standard, including construction of the boulevard with a sidewalk, street lighting and street trees.
- Applicant will also be responsible for dedications along 173B Street for an ultimate 17 metre-wide local road standard and ultimate cul-de-sac radius of 14 metres, including construction of the boulevard with a sidewalk, street lighting and street trees.
- The proposed development is located adjacent to an east/west cycle route along 100 avenue and approximately 280 metres from the north/south Highway 15 (176 Street) cycle route.
- TransLink has proposed a new bus route, 338 East Fraser Heights, planned to service along Barnston Drive to the north of the subject site. It is anticipated the subject site will be located



within 750 metres of a future bus stop.

### Natural Area Considerations

- A Class C (green-coded) ditch is located along the north property line of 17418 and 17430 – 100 Avenue. The east-west ditch is to be infilled as part of City infrastructure requirements, however, two compensation swales will be developed in place of the infilled ditch within the 100 Avenue boulevard.
- A Class B (yellow-coded) ditch runs north/south through the site, between the existing properties 17380 and 17418 – 100 Avenue. The watercourse provides valuable food and nutrients to downstream fisheries watercourses but does not support salmon or regionally significant fish. A 7.0 metre development setback is required under Part 7A of Surrey Zoning Bylaw 12000. The 7.0 metre setback is being provided on the east side of the ditch, but a variance to reduce the setback from 7.0 metres to a minimum of 3.5 metres is sought on the west side of the ditch. This reduction is to allow appropriate 4.5 metre rear yard setbacks for Building 2 (6 townhouse units).
- Although the variance is to reduce the streamside setback to 3.5 metres, this is at the narrowest point. The actual streamside setback will range from 3.5 metres to 5.2 metres.
- The north/south streamside area will not be publicly accessible or open to the residents of the proposed development, to ensure minimal human disturbance. This area will be fenced and protected in perpetuity with a combined Restrictive Covenant and Statutory Right-of-Way for Sensitive Ecosystem Protection.
- A culverted driveway crossing is proposed across the north/south Class B ditch for development of the internal drive aisle network, and to provide vehicular access within the site. The crossing will impact ~64 square metres of the SPEA. An updated WSA Approval for works within a Steam will be required for the year 2023 or 2024 (or beyond) work window (August 1<sup>st</sup> – September 15<sup>th</sup>). Compensation planting within the SPEA is proposed as compensation for the ditch crossing, and to enhance the riparian area.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
  - A 7-metre - wide landscape buffer along the south of the site, to buffer the townhouses from Highway 1;
  - Retention of mature trees within the north/south riparian area, within the outdoor amenity area, and within the landscape buffer. With the inclusion of the mature trees as part of the landscape buffer, in some areas (south of the indoor amenity building and south west of Building 5) the landscape buffer width is increased to 12 – 13 metres.
  - Electrical power outlets for electric vehicle charging will be provided for every residential parking space (90 stalls) and half of the required visitor parking spaces (5

stalls).

- 6 visitor bicycle parking stalls are provided at the entrance of the site, north of the access driveway.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is designated 'General Urban' in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

### **Official Community Plan**

#### Land Use Designation

- The subject site is currently designated 'Suburban' in the OCP.
- The applicant is proposing to redesignate the site to 'Urban' in accordance with the Abbey Ridge LAP's envisioned OCP land use designation for the area south of 100 Avenue.

#### Amendment Rationale

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Abbey Ridge LAP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat rate for the number of units above the Abbey Ridge LAP in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### Themes/Policies

- The proposed development complies with the following themes and policies in the OCP:
  - A1.3 – Accommodate urban land development according to the following order of growth management priorities:
    - Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

*(The proposed development is located in a well-serviced area and will help to create a compatible transition between the lower-density residential development to the north and Highway 1 to the south.)*

- A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where possible, in order to preserve neighbourhood character and ecology.

*(A cluster of existing trees are being retained in the south portion of the site as part of the outdoor amenity area and adjacent to the Highway 1 landscape buffer.)*

- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

*(The proposed development is comparable in scale and density to recently approved and proposed developments in the immediate area.)*

- B4.6 – Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.

*(The townhouse units adjacent to 100 Avenue are proposed to front directly onto that street.)*

- B4.24 – Protect and retain significant trees; forest stands and other natural features within new and existing neighbourhoods.

*(The applicant has worked with City staff to identify and retain the most suitable trees on the site.)*

## Secondary Plans

### Land Use Designation

- The site is currently designated ‘Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition’ and ‘Low Density Townhouse 12-15 UPA Gross’ in the Abbey Ridge Local Area Plan.

### Amendment Rationale

- The applicant is proposing to redesignate portions of the site from ‘Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition’ and ‘Low Density Townhouse 12-15 UPA Gross’ to ‘Townhouse 15-20 UPA Gross’. The "Landscape Buffer" and "Tree Retention Area" designations will remain; however, the vegetated buffer width is proposed to be reduced from 15 metres to 7 metres, as is the tree retention area as identified in the LAP, as a significant portion in the centre of the site is being secured as streamside protection area through a Restrictive Covenant.
- The proposed amendment to the Abbey Ridge LAP to redesignate a portion of the subject site from ‘Low Density Townhouse 12-15 UPA Gross’ to ‘Townhouse 15-20 UPA Gross’ is to accommodate a gross density of 19 UPA. The proposed increase in density accommodates a site plan which incorporates protection of a riparian area, mature trees, and a landscape buffer, while still being consistent with the land use intent of the Abbey Ridge LAP.

- The proposed density of 19 UPA is similar to other townhouse projects approved to the east of the subject site, which required a similar amendment to the Abbey Ridge LAP. Development Application Nos. 7917-0067-00, 7918-0313-00, and 7919-0319-00 were approved by Council March 2018, October 2019, and September 2021 respectively.
- The proposed density of 19 UPA excludes the area defined as undevelopable area from the site area calculations, comprised of the portion of the site 5 metres from top of bank from the north/south Class B ditch. For the purposes of comparison, when including the 5 metres from top of bank from the ditch the proposed density is 17 UPA.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

### Themes/Objectives

- The proposed development is supported by the following objectives noted in the Abbey Ridge Local Area Plan.
  - Protect environmental areas.  
*(The proposed development protects a Class B ditch which runs north/south through the site, and also protects clusters of mature trees);*
  - Provide appropriate land use transitions.  
*(The proposed development provides an appropriate transition between Highway 1 to the south and the single-family homes to the north.); and*
  - Provide housing choice.  
*(The proposed development will provide a greater diversity of housing choice than presently exists in Abbey Ridge providing more opportunities for new families to move into the community.)*

### **CD Bylaw**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-30).
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed 45 townhouse units on the subject site. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 30 Zone (RM-30)".
- A comparison of the density, setbacks, and parking in the RM-30 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-30 Zone Part 22	Proposed CD Zone
<b>Unit Density:</b>	75 UPH	49 UPH (net)
<b>Floor Area Ratio:</b>	1.0 FAR	0.78 FAR (net)
<b>Yards and Setbacks</b>	Front (West: 173B St) – 4.5 m Side (West) - 6.0 m Rear (East) – 6.0 m Street Side Yard (North: 100 Ave) – 4.5 m Street Side Yard (South: Hwy No 1) – 4.5 m	Front (West: 173B St) – 3.0 m Side (West) – 6.0 m Rear (East) – 6.0 m for Buildings 6 and 7; 3.0 m for Building 10 Street Side Yard (North: 100 Ave) – 4.5 m Street Side Yard (South: Hwy No 1) – 8.1 m
<b>Permitted Uses:</b>	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres.	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres.
Indoor Amenity:	<ul style="list-style-type: none"> <li>• 3 sq. m per dwelling unit;</li> <li>• 1.0 sq. m per lock-off suite; and</li> <li>• 4.0 sq. m per micro unit.</li> </ul>	<ul style="list-style-type: none"> <li>• 3 sq. m per dwelling unit;</li> <li>• 1.0 sq. m per lock-off suite; and</li> <li>• 4.0 sq. m per micro unit.</li> </ul> <p>The proposed 147 m<sup>2</sup> exceeds the Zoning By-law requirement.</p>
Outdoor Amenity:	<ul style="list-style-type: none"> <li>• 3 sq. m per dwelling unit;</li> <li>• 1.0 sq. m per lock-off suite; and 4.0 sq. m per micro unit.</li> </ul>	<ul style="list-style-type: none"> <li>• 3 sq. m per dwelling unit;</li> <li>• 1.0 sq. m per lock-off suite; and</li> <li>• 4.0 sq. m per micro unit.</li> </ul> <p>The proposed 241 m<sup>2</sup> exceeds the Zoning By-law requirement.</p>
<b>Parking (Part 5)</b>		<b>Proposed</b>
Residential Ground-Oriented: 2 spaces per dwelling unit		2 spaces per dwelling unit
Residential Visitor: 0.2 spaces per dwelling unit		0.2 spaces per dwelling unit
Tandem (%): Max 50%		Max 50%
Parking within the required setbacks is not permitted		To permit two visitor parking spaces (#10 and 11) to be located within the east setback area, four visitor parking spaces (#4,5,14, and 15) to be located within the south setback area, and one parking space (#
Bicycle Residential Secure Parking: 1.2 bicycle spaces in a secure bicycle parking area per dwelling unit		1.2 bicycle spaces in a secure bicycle parking area per dwelling unit

Bicycle Residential Visitor: 6 visitor bicycle spaces per multiple unit residential building.	6 visitor bicycle spaces per multiple unit residential building.
---	--

- **The differences between the RM-30 Zone and the proposed CD Bylaw are as follows:**
  - The proposed density of the CD Bylaw is reduced to 49 units per hectare (net) and 0.78 FAR (net). The decrease in density is appropriate as it accommodates the RM-30 townhouse typology, but limits density similar to the surrounding townhouse developments in the immediate vicinity.
  - The proposed front yard setback is reduced to 3.0 metres around the 173B Street cul-de-sac bulb. The proposed rear (east) setback is reduced to 3.0 metres for a side unit condition for one townhouse building (#10), fronting 100 Avenue. The townhouses further to the south along the east PL (buildings # 6 and 7) meet the RM-30 Zone's 6.0 m setback requirement.
  - To allow five (5) visitor parking spaces within the east, south and west setback areas.

#### Streamside Variance

- Part 7A of the Surrey Zoning Bylaw requires a minimum 7.0-metre streamside protection area setback as measured from the top-of-bank, as determined by a Qualified Environmental Professional (QEP).
- The applicant is requesting the following streamside variance:
  - to reduce the minimum streamside setback area, as measured from the top-of-bank of a Class B ditch, from 7.0 metres to a minimum of 3.5 metres on the west side of the ditch under Part 7A Streamside Protection of the Zoning By-law, No. 12000.
- The setback along the west side of the Class B ditch is proposed to be reduced to a maximum of 3.5 metres from top-of-bank. Along the west side of the ditch, the setback will vary from 5.2 metres at the north, tapering to 3.5 metres at the south (Appendix VII). The proposed setback exceeds the 2.0 metre setback specified under the Riparian Area Protection Regulations (RAPR).
- The streamside setback variance is only requested for the west side of the Class B ditch. The applicant has increased the streamside setback area on the east side of the ditch an additional 2-4 metres, for a total setback of 9 – 11 metres from top-of-bank, to provide compensation for the reduction in the setback on the east side.
- The variance to the streamside setback area on the west side of the ditch is proposed to allow functional rear yards for the townhouse units within Building 2.
- Along the south portion of the east side of the ditch, the minimum 7.0 metre setback from top-of-bank has been maintained and assists in ensuring retention of the existing trees in the adjacent proposed outdoor amenity area.

- The proposed variance to the streamside setback area includes a reduced streamside protection area (SPA) of 102.5 square metres of riparian area on the west side of the ditch. However, the 101.7 square metres of riparian area is proposed to be increased on the east side of the ditch by approximately 101.7 square metres, resulting in a net loss of riparian area of 0.8 square metres.
- The 0.8 square metre loss in riparian area as result of the reduction on the west side is further mitigated through the retention of the existing mature trees along the southeast of the watercourse, within the proposed outdoor amenity area.
- The west setback area will include 1:1 compensation infill planting for the stream crossing within the site, for the internal road network.
- Staff support the requested variance to proceed to Public Notification.

### **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.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of issuance of the Building Permit.
- 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

### **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 to support the development of new affordable housing. The current rate is \$1,068 per new unit. 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 19, 2022 and on April 17, 2023, and the Development Proposal Signs were installed on January 20, 2022. At the time of writing this report, staff received two (2) responses from a neighbouring resident (*staff comments in italics*):

- Concern that the site should be developed as single-family lots similar to the adjacent development to the west (Development Application No. 7917-0003-00) and the single family dwellings to the north, across 100 Avenue.

*(The site is designated 'Low Density Townhouse 12 – 15 UPA Gross' in the Abbey Ridge LAP and is intended to accommodate townhouse development. The LAP amendment is being sought to increase townhouse density (by 4 UPA) while still accommodating a Highway 1 landscape buffer, mature tree retention, and a riparian area within the site.*

*The single family lots to the west of the subject site were originally designated for medium density single family homes or townhouses. Development Application No. 7917-0003-00 sought a LAP Amendment to redesignate the site from 'Urban Residential 8 – 10 UPA' or 'Low Density Townhouse 12 – 15 UPA Gross' to 'Single Family Residential (4-6 upa), which facilitated less density than was originally designated in the Abbey Ridge LAP.*

*The subject application follows the intent of the LAP in terms of townhouse form, as well as landscape buffering from Highway 1, and tree and riparian protection. The proposal is an appropriate transition from Highway 1 to the single family residential lots north of 100 Avenue.)*

- Concern about impacts of the development on street parking in the area.

*(The applicant is providing more parking spaces than what is required by the Zoning Bylaw, including additional visitor parking spaces.)*

- Information regarding the subject development application was sent to the Fraser Heights Community Association (FHCA) through the prenotification process. At the time of writing this report, staff did not receive a response from the FHCA but understand the FHCA had responded directly to the applicant indicating support in principle for the proposal.
- Staff understand the applicant worked with the FHCA at the time of pre-application and initial application review to address concerns raised by the FHCA including: the provision of more visitor parking stalls than what is required by the Zoning Bylaw and the provision of more traditional style townhomes and building materials versus modern styling.



## 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 a number of ditches at the north, south, and bisecting the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- An Ecosystem Development Plan (EDP) (dated May 4, 2021) and a Highway 1 Ditch Technical Memo (November 18, 2021), prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd., were reviewed by staff and found to be generally acceptable, with some modifications to content and format of the EDP still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The Sensitive Ecosystem Areas on the site include:
  - A Class C (green-coded) ditch within the south road allowance of 100 Avenue as per the QEP.
  - A Class B (yellow-coded) ditch running north/south through the site, along the east property line of 17380 – 100 Avenue; and
  - A Class C (green-coded) ditch along the north of Highway 1, which functions exclusively for Highway 1 road runoff.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) ditch requires a minimum streamside setback of seven (7.0) metres, as measured from the top of bank. On the west side of the ditch, the applicant has proposed a variance to reduce the minimum setback area from 7.0 metres to a minimum of 3.5 metres (Appendix VII). The reduction is proposed to allow functional rear yards for the townhouse units which back onto the ditch (Buildings 2 and 3).
- To compensate for the reduction in the streamside setback area on the west side of the ditch, the applicant has proposed to increase the streamside setback area on the east side of the ditch to approximately 9 metres to 11 metres from top-of-bank.
- The applicant proposes to remove 102.5 square metres of riparian area on the west side of the ditch, and add 101.7 square metres of setback area on the east side of the ditch. The net loss of 0.8 square metres is further mitigated through the retention of existing trees along the southeast of the watercourse, as part of the outdoor amenity area. The proposed setbacks accommodate nearly the same overall protected area as would be required under Part 7A of the Zoning Bylaw and allow for a functional site.
- The Class B ditch riparian area will be protected through the registration of a Restrictive Covenant for Sensitive Ecosystem protection to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- A culverted ditch crossing is proposed within the Class B ditch, to complete the internal drive aisle network and provide vehicular access to the east portion of the site. The crossing will impact ~150 square metres, ~64 square metres of which is within the SPEA. The total impacted area (~151 square metres) will be compensated with a 1:1 planting ratio, within the

western bank (setback area) of the Class B ditch (Appendix VII). Staff note an updated WSA Approval will be required to undertake the crossing works in the window of (August 1<sup>st</sup> – September 15<sup>th</sup> 2023 or 2024).

- A second ditch is located along the north property boundaries of the properties 17418 and 17430 – 100 Avenue. The ditch is classified on COSMOS as Class C (green-coded) ditch from the eastern extent of 17430 – 100 Avenue and transitions to a Class B (yellow-coded) ditch just east of the west property line of 17418 – 100 Avenue.
- A third ditch is south of the subject properties, and is shown on COSMOS as a Class C (green-coded) ditch. As per the Technical Memo submitted by the QEP (November 18, 2021), even after a recent atmospheric river rainfall event >100 mm of rainfall over a 48 hour period, there was no flow in the ditch. As per the Technical Memo prepared by the QEP, this ditch does not meet WSA stream definition and functions solely for Highway 1 runoff.
- No additional protection or compensation measures are proposed for the Highway 1 north ditch at this time. All development is setback greater than 7.0 metres from the site (which would exceed the presumed 2 metre RAPR setback requirements for a Class B ditch). The development site is separated from the Highway 1 north ditch by the 7.0 metre landscape buffer, as well as an existing highway sound barrier which is approximately 1 metre south of the subject property and 3.8 metres north of the ditch's top-of-bank.

### **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 Abbey Ridge Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Abbey Ridge Local Area Plan (LAP).
- The proposed 45-unit townhouse project consists of ten (10) three-storey buildings with garages accessed internally. The buildings throughout have between four (4) and six (6) units per building. The average number of units per building is five (5).
- The townhouse units range in size from 136 square metres to 212 square metres, comprised of three (3) and four (4) bedroom units.
- The applicant is providing additional vehicular parking spaces. Surrey Zoning Bylaw No. 12000 requires 10 visitor parking stalls; the applicant is providing 15.
- No tandem parking is proposed within the site. All 45 townhouses units include an attached side-by-side garage on the ground floor.
- For Buildings 8, 9 and 10, which front 100 Avenue, no bedrooms are proposed on the ground floor, fronting the street.
- The tudor-style townhouses is suitable for Abbey Ridge, and the proposal has incorporated previous comments from Fraser Heights Community Association regarding design. The

development utilizes brick veneer, hardie panel siding and natural oak wood for visual interest.

### Landscaping

- The Abbey Ridge LAP identifies the southern portion of the site as a 15-metre wide Landscape Buffer area to mitigate the potential noise and visual impacts of Highway 1.
- The applicant is proposing a reduced 7-metre-wide landscape buffer along the south property line. The landscape buffer will be on private property and will be comprised of existing mature trees, coniferous and deciduous trees and shrubs. A corresponding Section 219 Restrictive Covenant is to be registered to secure installation and maintenance of the buffer and fence.
- The reduced buffer width is considered to have merit at this location given the incorporation of a protected riparian area within the site, the retention of clusters of mature trees as part of the landscape buffer, and the existing sound attenuation wall along this portion of Highway 1.

### Indoor Amenity

- The one-storey indoor amenity building is located south of Building 3, adjacent to clusters of mature trees and the outdoor amenity space. The amenity building is centrally located within the site and is easily accessible via the walkways running through the site.
- Based on the Zoning By-law requirement of three (3) square metres per dwelling unit for indoor amenity space, the proposed development requires 135 square metres of indoor amenity. The applicant has exceeded the Zoning By-law requirement, with the provision of 147 square metres of indoor amenity. Staff have requested more information regarding the programming of the indoor amenity building as a condition of final approval.

### Outdoor Amenity

- The outdoor amenity area is south of Building 3, and is adjacent to the Class B ditch riparian area, the landscape buffer at the south of the site, and the indoor amenity building. The outdoor amenity area provides a natural canopy from the retention of mature trees, and also incorporates an open space area.
- Based on the Zoning By-law requirement of three (3) square metres per dwelling unit for outdoor amenity space, the proposed development requires 135 square metres of outdoor amenity. The applicant has exceeded the Zoning By-law requirement, with the provision of 241 square metres, nearly double the requirement.
- Staff have requested more information with regard to the programming of the outdoor amenity space, as a condition of final approval.

### 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. These generally include:
  - Reduction in the massing of Buildings 1, 8, 9 and 10, which front single-family uses;
  - Provision of a more encompassing context plan to illustrate neighbouring buildings on adjacent lots, noting heights and setbacks;
  - Provision of Site Sections showing the buildings relationships to the streets, riparian, amenity space, and each other.
    - Site Sections to show stepped buildings, retaining walls, steps, and other grading conditions;
  - Provision of a Base Plan, showing existing and new property lines, corner cuts, statutory rights-of-ways, and easements with dimensions;
  - Provision of more visitor bicycle parking stalls near the outdoor amenity area; and
  - Further refinement on the programming of the outdoor amenity space.
- 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

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	23	19	4
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Ash	1	1	0
Beech, European	2	2	0
Birch, Paper	1	1	0
Cherry Sp.	1	1	0
Cherry, Bitter	3	3	0
Maple, Bigleaf	3	3	0
Maple, Japanese	4	3	1
Magnolia Sp.	2	2	0
Oak, Red	1	0	1
Willow, Weeping	2	2	0
<b>Coniferous Trees</b>			
Cedar, Blue Atlas	1	0	1
Cedar, Western Red	18	14	4
Cedar, Yellow	1	1	0
Cedar, Zebra Red	1	1	0
Douglas-fir	30	24	6
Hemlock, Western	3	3	0

Pine Sp.	3	2	1
Pine, Scots	1	1	0
Pine, White	1	1	0
Spruce, Colorado Blue	1	0	1
Spruce, Blue	1	1	0
Spruce, Sitka	3	3	0
Redwood, Giant	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>85</b>	<b>72</b>	<b>13</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>18</b>	<b>3</b>	<b>15</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>111</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>124</b>	
<b>Contribution to the Green City Program</b>			
		<b>\$20,800</b>	

- The Arborist Assessment states that there are a total of 85 mature trees on the site, excluding Alder and Cottonwood trees. Twenty-three (23) existing trees, approximately 21 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 13 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 18 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions in accordance with the Tree Protection Bylaw, under the guidance of the project Qualified Environmental Professional, and efforts will be made to “wildlife” the trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 163 replacement trees on the site. Since only 111 replacement trees can be accommodated on the site, the deficit of 52 replacement trees will require a cash-in-lieu payment of \$20,800, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 100 Avenue and 173A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 124 trees are proposed to be retained or replaced on the site with a contribution of \$20,800 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Block Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. NCP Plan
- Appendix VI. OCP Redesignation Map
- Appendix VII. Streamside Protection Area Plan
- Appendix VIII. Development Variance Permit No. 7918-0145-00

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

MS/ar

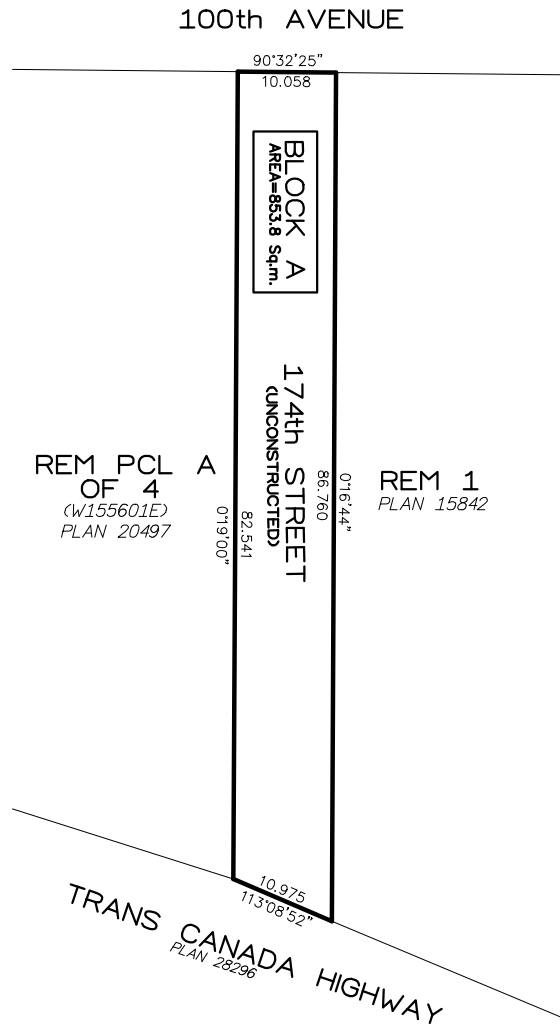
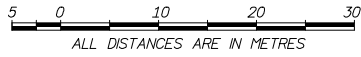
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No: \_\_\_\_\_  
OF A PORTION OF ROAD DEDICATED ON  
EXPLANATORY PLAN 14357 SECTION 6 TOWNSHIP 9  
NEW WESTMINSTER DISTRICT**



LEGEND

Sq.m. DENOTES SQUARE METERS

SCALE 1 : 500



Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT  
DATED THIS 9TH DAY OF MAY, 2023.



M. Adam Fulkerson B.C.L.S.



# PROPOSED TOWNHOUSE DEVELOPMENT

17380, 17418 & 17430 - 100TH AVENUE, SURREY, BRITISH COLUMBIA

45 TOWNHOUSES



## PROJECT INFO

**LEGAL DESCRIPTION:**  
 LOT 4 SECTION 6 TOWNSHIP 9 PLAN NWP20497 NWD PARCEL A, EXCEPT PLAN EPP5096, (W155601E).  
 LOT 1 SEC 6 TWN 9 PLN 5842 NWD EXCEPT PLAN PLANS 28296 & EPP5097  
 LOT 2 SECTION 6 TOWNSHIP 9 PLAN NWP15842 NWD EXCEPT PLAN PLAN 28296 AND PLAN EPP5098.

**CIVIC ADDRESS:**  
 17380 - 100TH AVENUE  
 17418 - 100TH AVENUE (& CITY LANE TO THE WEST)  
 17430 - 100TH AVENUE  
 SURREY, BC

**ZONING INFORMATION:**

**ZONE:**  
 EXISTING: RA  
 PROPOSED: CD

**LOT AREA:**  
 GROSS SITE AREA  
 17380 - 100 Ave. = 40,634.78 SFT  
 17418 - 100 Ave. = 37,092.34 SFT  
 CITY LANE = 9,198.13 SFT  
 17430 - 100 Ave. = 28,533.26 SFT  
 = 115,458.52 SFT (10,724.40 SMT)

**DEDICATIONS**  
 DEDICATION FOR 100TH AVE = 6,297.30 SFT (585.01 SMT)  
 NET AREA = 109,139.40 SFT (10,139.4 SMT)

## PROJECT DIRECTORY

**CLIENT:**  
**DREAM CASTLE HOMES LTD.**  
 #201 7928 128th STREET,  
 SURREY, BC  
 CONTACT : PAUL SANGHA  
 T 604-780-3922  
 dreamcastle1992@gmail.com

**ARCHITECTURAL:**  
**DF ARCHITECTURE INC.**  
 1205 -4871 SHELL ROAD,  
 Richmond, B.C. V6X 3Z6  
 CONTACT: JESSIE ARORA  
 T 604 284 5194  
 jessie@dfarchitecture.ca info@dfarchitecture.ca

**SURVEYOR:**  
**TARGET LAND SURVEYING**  
 112 - 10422 168th STREET  
 SURREY, B.C.  
 CONTACT: ADAM FULKERSON  
 T 604-583-6161  
 adam@targetlandsurveying.ca

**LANDSCAPE ARCHITECT:**  
**PMG LANDSCAPE ARCHITECTS**  
 C100 - 4185 STILL CREEK DRIVE  
 BURNABY, BC, V5C 6G9  
 CONTACT: MARY CHAN YIP  
 T 604 294 0011  
 office@pmgliandscape.com

**CIVIL:**  
**HUB ENGINEERING INC.**  
 #212, 12992 - 76 AVE  
 Surrey, BC  
 CONTACT: MIKE KOMPTER  
 T 604-572-4328  
 mail@hub-inc.com

**ARBORIST:**  
**MIKE FADUM AND ASSOCIATES LTD.**  
 #105, 8277-129 STREET  
 SURREY, BC  
 CONTACT: MIKE FADUM  
 T 778-593-0300  
 office@fadum.ca

NOTES:

2021-12-31	R	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-09-27	I	REVISED / CITY COMMENTS
2021-02-08	HA	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-06	F	REVISED / CITY COMMENTS
2020-09-07	E	REVISED / CITY
2019-08-13	D	REVISIONS TO THE CITY
2019-07-19	C	REVISED SUBMISSION
2019-07-19	B	REVISED SUBMISSION
2018-04-16	A	REVISED & UP SUBMISSION



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 VANCOUVER, V6X 3Z6  
 T 604-284-5194 F 604-284-5193  
 info@dfarchitecture.ca

**PROJECT:**  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
**17418 & 17380 & 17430 - 100th AVENUE, SURREY, BC**

**CLIENT:**  
**DREAM CASTLE HOMES LTD.**  
**#201 7928 128th STREET SURREY, BC**

CONCEPT APPROVAL: THIS PLAN AND DESIGN ARE ONE OF SEVERAL ALTERNATIVES FOR THE PROPOSED DEVELOPMENT. THE CITY OF SURREY HAS REVIEWED THIS PLAN AND DESIGN FOR CONCEPT APPROVAL ONLY. THE CITY OF SURREY DOES NOT WARRANT THE ACCURACY OF THIS PLAN AND DESIGN.

ISSUED:	18
DESIGNED:	JA
SCALE:	1/8" = 1'-0"
DATE:	2021-08-20
TIME:	10:14

## ARCHITECTURAL

A-001	COVER PAGE
A-002	PROJECT DATA
A-003	BASE PLAN
A-004	LOT DETAILS
A-005	SURVEY
A-100	SITE PLAN
A-101-104	PART PLANS - SITE PLAN
A-201 TO 208	BUILDING FLOOR PLANS
A-301 TO 305	UNIT FLOOR PLAN
A-401 TO 405	ELEVATIONS
A-501	SECTIONS

COVER PAGE

**A-001** **I**



**PROJECT DATA**

CIVIC ADDRESS :	17380, 17418 & 17430 - 100 AVENUE, SURREY, BRITISH COLUMBIA
LEGAL DESCRIPTION :	LOT 4 SECTION 6 TOWNSHIP 9 PLAN NWP20497 NWD PARCEL A, EXCEPT PLAN EPP5096, (W155601E). LOT 1 SEC 6 TWN 9 PLN 5842 NWD EXCEPT PLAN PLANS 28296 & EPP5097 LOT 2 SECTION 6 TOWNSHIP 9 PLAN NWP15842 NWD EXCEPT PLAN PLAN 28296 AND PLAN EPP5098.

LOT INFO			
17380 - 100TH AVE	40613.8 SQFT	3773.1 SQM	
CITY LANE	9198.1 SQFT	854.5 SQM	
17418 - 100TH AVE	37091.5 SQFT	3445.9 SQM	
17430 - 100TH AVE	28533.3 SQFT	2650.8 SQM	
<b>TOTAL LOT AREA</b>	<b>115436.7 SQFT</b>	<b>10724.4 SQM</b>	
UNDEVELOPED AREA	10893.4 SQFT	1012.0 SQM	
<b>GROSS SITE AREA</b>	<b>104543.2 SQFT</b>	<b>9712.4 SQM</b>	
	<b>2.400 ac</b>	<b>0.971 ha</b>	
DEDICATIONS			
ROAD DEDICATION FOR 100TH AVE	6297.3 SQFT	585.0 SQM	
<b>NET AREA</b>	<b>98245.9 SQFT</b>	<b>9127.3 SQM</b>	
	<b>2.255 ac</b>	<b>0.913 ha</b>	

ZONING	
EXISTING	RA
PROPOSED	CD
NCP	ABBY RIDGE - LAND USE PLAN
OCP	SUBURBAN

SETBACKS	ALLOWED		PROPOSED	
NORTH (From New Property Line)	13.1 FT	4.0 M	14.8 FT	4.5 M
SOUTH (From Highway No. -1)	32.8 FT	10.0 M	32.8 FT	10.0 M
EAST AT NORTH BUILDINGS	9.8 FT	3.0 M	9.8 FT	3.0 M
EAST AT SOUTH BUILDINGS	19.7 FT	6.0 M	19.7 FT	6.0 M
WEST	19.7 FT	6.0 M	31.8 FT	9.7 M

HEIGHT			
ALLOWED		43.0 FT	13 M
PROPOSED		43.0 FT	13 M

UPH / UPA			
	(ON GROSS AREA)	18.75 UPA	46.33 UPH
	(ON NET AREA)	19.95 UPA	49.30 UPH

SITE COVERAGE			
ALLOWED			45.0%
PROPOSED	37215.9 SQFT	3457.5 SQM	37.9%

**FAR CALCULATION**

GROSS FLOOR AREA (EXCLUDING PARKING & INDOOR AMENITY)									
UNIT TYPE	TYPE	GARAGE	LVL 1 INC. GARAGE	LVL 1	LVL 2	LVL 3	TOTAL	NO. OF UNITS	TOTAL FAR
TYPE 'A'	4 BED RM.	410.23 Sq.Ft.	878.28 Sq.Ft.	468.05 Sq.Ft.	841.33 Sq.Ft.	903.09 Sq.Ft.	2,212.47 Sq.Ft.	6	13,274.82 Sq.Ft.
TYPE 'A-1'	4 BED RM.	410.23 Sq.Ft.	878.04 Sq.Ft.	467.81 Sq.Ft.	874.46 Sq.Ft.	940.30 Sq.Ft.	2,282.57 Sq.Ft.	3	6,847.71 Sq.Ft.
TYPE 'B'	4 BED RM.	421.98 Sq.Ft.	767.60 Sq.Ft.	345.62 Sq.Ft.	714.61 Sq.Ft.	795.75 Sq.Ft.	1,855.98 Sq.Ft.	6	11,135.88 Sq.Ft.
TYPE 'C'	4 BED RM.	410.72 Sq.Ft.	758.99 Sq.Ft.	348.27 Sq.Ft.	722.14 Sq.Ft.	782.33 Sq.Ft.	1,852.74 Sq.Ft.	2	3,705.48 Sq.Ft.
TYPE 'C-1'	4 BED RM.	410.72 Sq.Ft.	758.75 Sq.Ft.	348.03 Sq.Ft.	755.20 Sq.Ft.	821.02 Sq.Ft.	1,924.25 Sq.Ft.	1	1,924.25 Sq.Ft.
TYPE 'E'	3 BED RM.	412.17 Sq.Ft.	636.15 Sq.Ft.	223.98 Sq.Ft.	592.76 Sq.Ft.	654.52 Sq.Ft.	1,471.26 Sq.Ft.	11	16,183.86 Sq.Ft.
TYPE 'E-1'	3 BED RM.	412.30 Sq.Ft.	636.14 Sq.Ft.	223.84 Sq.Ft.	603.95 Sq.Ft.	685.98 Sq.Ft.	1,513.77 Sq.Ft.	2	3,027.54 Sq.Ft.
TYPE 'F'	3 BED RM.	411.63 Sq.Ft.	638.71 Sq.Ft.	227.08 Sq.Ft.	595.33 Sq.Ft.	657.09 Sq.Ft.	1,479.50 Sq.Ft.	13	19,233.50 Sq.Ft.
TYPE 'G'	3 BED RM.	411.84 Sq.Ft.	636.14 Sq.Ft.	224.30 Sq.Ft.	592.86 Sq.Ft.	675.60 Sq.Ft.	1,492.76 Sq.Ft.	1	1,492.76 Sq.Ft.
								45	76,825.80 Sq.Ft.
<b>FAR PROPOSED (GROSS)</b>									<b>0.73</b>
<b>FAR PROPOSED (NET)</b>									<b>0.78</b>

**OFF STREET PARKING**

	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
RESIDENTIAL REQUIRED	45	2	90	98
PROVIDED CAR SPACES				98
VISITORS CAR PARK (REQUIRED)	45	0.2	9	10
VISITORS CAR PARK (PROVIDED)		1 PER 3 UNITS = 16.3		15
TOTAL NO. OF PARKING REQUIRED				108
NO. OF PARKING PROVIDED				113

**AMENITY CALCULATION**

	NO. OF UNITS	AREA PER UNIT	AREA
INDOOR AMENITY			
REQUIRED	45	32	1440.0 SQFT
PROVIDED			1586.0 SQFT
OUTDOOR AMENITY			
REQUIRED	45	32	1440.0 SQFT
PROVIDED			2600.0 SQFT

2021-12-12	R	REVISED / CITY COMMENTS
2021-08-28	J	REVISED / CITY COMMENTS
2021-08-27	J	REVISED / CITY COMMENTS
2021-07-28	JA	REVISED / CITY COMMENTS
2021-07-11	JA	REVISED / CITY COMMENTS
2021-07-07	J	REVISED / CITY COMMENTS
2021-06-17	J	REVISED / SEP
2019-08-13	L	REVISIONS TO THE CITY
2018-07-18	L	REVISED SUBMITTAL
2018-08-19	JA	REVISED SUBMITTAL
2018-08-14	JA	NO CHANGE & SP. CONFORMANCE



PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
 17418 & 17380 & 17430 - 100th AVENUE, SURREY, BC

FIRM:  
**DREAM CASTLE HOMES LTD.**  
 #201 7828 128th STREET  
 SURREY, BC

CONTRACT AGREEMENT: THIS FORM AND DESIGN ARE THE PROPERTY OF DREAM CASTLE HOMES LTD. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF DREAM CASTLE HOMES LTD.

DATE:	18
DRAWN:	JA
CHECKED:	J/JK + P/JP
DATE:	2021-07-11
SCALE:	AS SHOWN
DATE:	18/08/2021
DATE:	05/09/2021

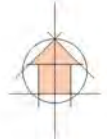
PROJECT DATA

**A-002**      **K**

DATE: 05/09/2021



NOTES:



2021-12-17	J	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	J	REVISED / CITY COMMENTS
2021-01-28	JA	REVISED / CITY COMMENTS
2021-01-11	J	REVISED / CITY COMMENTS
2021-01-06	J	REVISED / CITY COMMENTS
2020-09-01	J	REVISED / SEP
2019-08-13	D	PERMISSION TO THE CITY
2019-07-18	D	REVISED TRANSMISSION
2018-08-18	J	REVISED TRANSMISSION
2018-04-14	A	REVISED / SP DISCUSSION



PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
 17415 & 17380 & 17430 - 100th AVENUE, SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
 #201 7928 128th STREET  
 SURREY, BC

CONTRACT AGREEMENT: THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF DF ARCHITECTURE INC. AND SHALL REMAIN THE PROPERTY OF DF ARCHITECTURE INC. NO PART OF THIS PLAN OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF DF ARCHITECTURE INC.

DATE:	APRIL 2021
SHEET TITLE:	05-09-2023
DESIGNED BY:	29
DRAWN BY:	29
CHECKED BY:	29
SCALE:	1/8" = 1'-0"
JOB NO.:	200-2021



**FIRE ACCESS PLAN**

**A-100A J**

NEIGHBORING LOT  
173 B STREET

100TH AVENUE



NOTES:



2021-12-12	1	REVISED / CITY COMMENTS
2021-08-20	1	REVISED / CITY COMMENTS
2021-05-27	1	REVISED / CITY COMMENTS
2021-01-28	1	REVISED / CITY COMMENTS
2021-01-11	1	REVISED / CITY COMMENTS
2021-01-08	1	REVISED / CITY COMMENTS
2020-08-07	1	REVISED / CITY COMMENTS
2019-08-13	1	PROCESSED TO THE CITY
2019-07-18	1	REVISED TRANSMISSION
2018-08-19	1	REVISED TRANSMISSION
2018-04-14	1	REVISED TRANSMISSION



17415 & 17300 & 17430 - 100th Avenue, Surrey, BC  
 17415 & 17300 & 17430 - 100th Avenue, Surrey, BC  
 17415 & 17300 & 17430 - 100th Avenue, Surrey, BC

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT  
 17415 & 17300 & 17430 - 100th Avenue, Surrey, BC  
 CLIENT: DREAM CASTLE HOMES LTD.  
 #201 7928 128th Street, Surrey, BC

DISCLAIMER: THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTURE. NO PART OF THIS PLAN OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

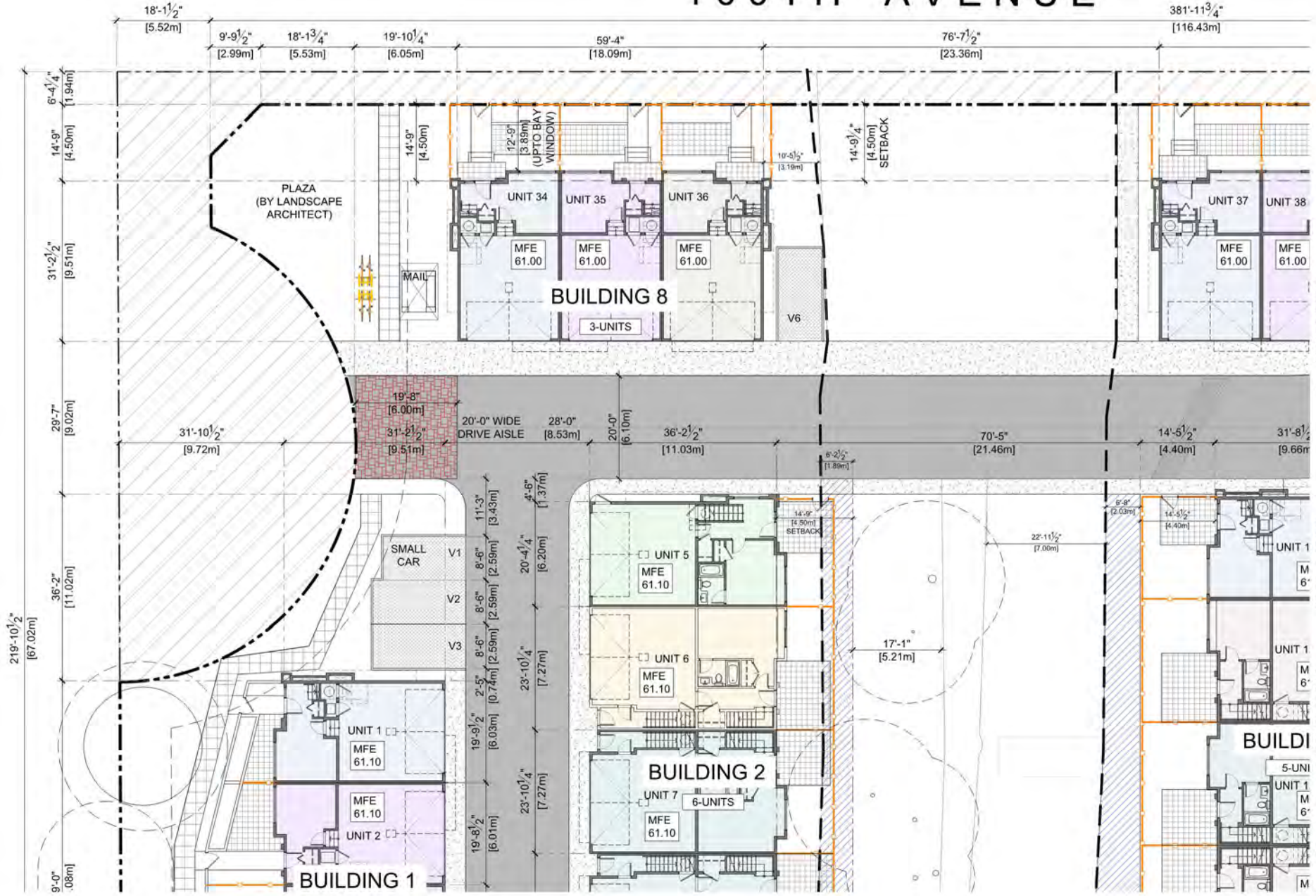
DRAWN:	10
CHECKED:	20
SCALE:	1/8" = 1'-0"
DATE:	2021-09-20
SHEET TITLE:	05-09-2023

SITE PLAN

A-100 J

# 100TH AVENUE

NOTES:



2021-12-01	R	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-08-17	J	REVISED / CITY COMMENTS
2021-07-28	HA	REVISED / CITY COMMENTS
2021-07-11	D	REVISED / CITY COMMENTS
2021-01-11	D	REVISED / CITY COMMENTS
2020-08-07	F	REVISED / CITY COMMENTS
2020-08-07	E	REVISED / SEP
2019-08-13	D	PERMISSION TO THE CITY
2019-07-18	C	REVISED TRANSMISSION
2018-08-18	D	REVISED TRANSMISSION
2018-04-14	A	REVISED & SP SUBMISSION



100% (2021) SERVICE PROVIDED  
 ARCHITECTURE: ARCHITECTURE INC.  
 1770 WILLOW AVENUE, SUITE 100  
 SURREY, BC V3R 1X6  
 TEL: 604.273.1234 FAX: 604.273.1235  
 WWW.DFARCHITECTURE.COM

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT  
 17415 & 17380 & 17430 - 100th AVENUE, SURREY, BC

CLIENT: DREAM CASTLE HOMES LTD.  
 #201 7928 128th STREET  
 SURREY, BC

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: 1/8" = 1'-0"  
 JOB NO.: 200-2021  
 DATE: JUNE 2021  
 SHEET TITLE: 05/09/2023



BUILDING 1  
 UNIT 1 M 6'  
 UNIT 1 M 6'  
 BUILDING 2  
 5-UNIT 1 M 6'  
 UNIT 1 M 6'

PART A  
 SITE PLAN  
 A-101 I

NOTES:



2021-12-17	A	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-09-07	I	REVISED / CITY COMMENTS
2021-07-28	H	REVISED / CITY COMMENTS
2021-11-11	G	REVISED / CITY COMMENTS
2021-01-06	F	REVISED / CITY COMMENTS
2020-09-01	E	REVISED / SEP
2019-08-13	D	PROVISIONS TO THE CITY
2019-07-18	C	REVISED TRANSMISSION
2018-09-18	B	REVISED TRANSMISSION
2018-04-14	A	REVISED & SP. EXEMPTION



2000 WEST BRIDGE STREET  
 VANCOUVER, BRITISH COLUMBIA  
 CANADA V6V 2S9  
 TEL: 604.275.2222  
 WWW.DFAARCHITECTURE.COM

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
 17415 & 17380 & 17430 - 100th AVENUE, SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
 #201 7928 128th STREET  
 SURREY, BC

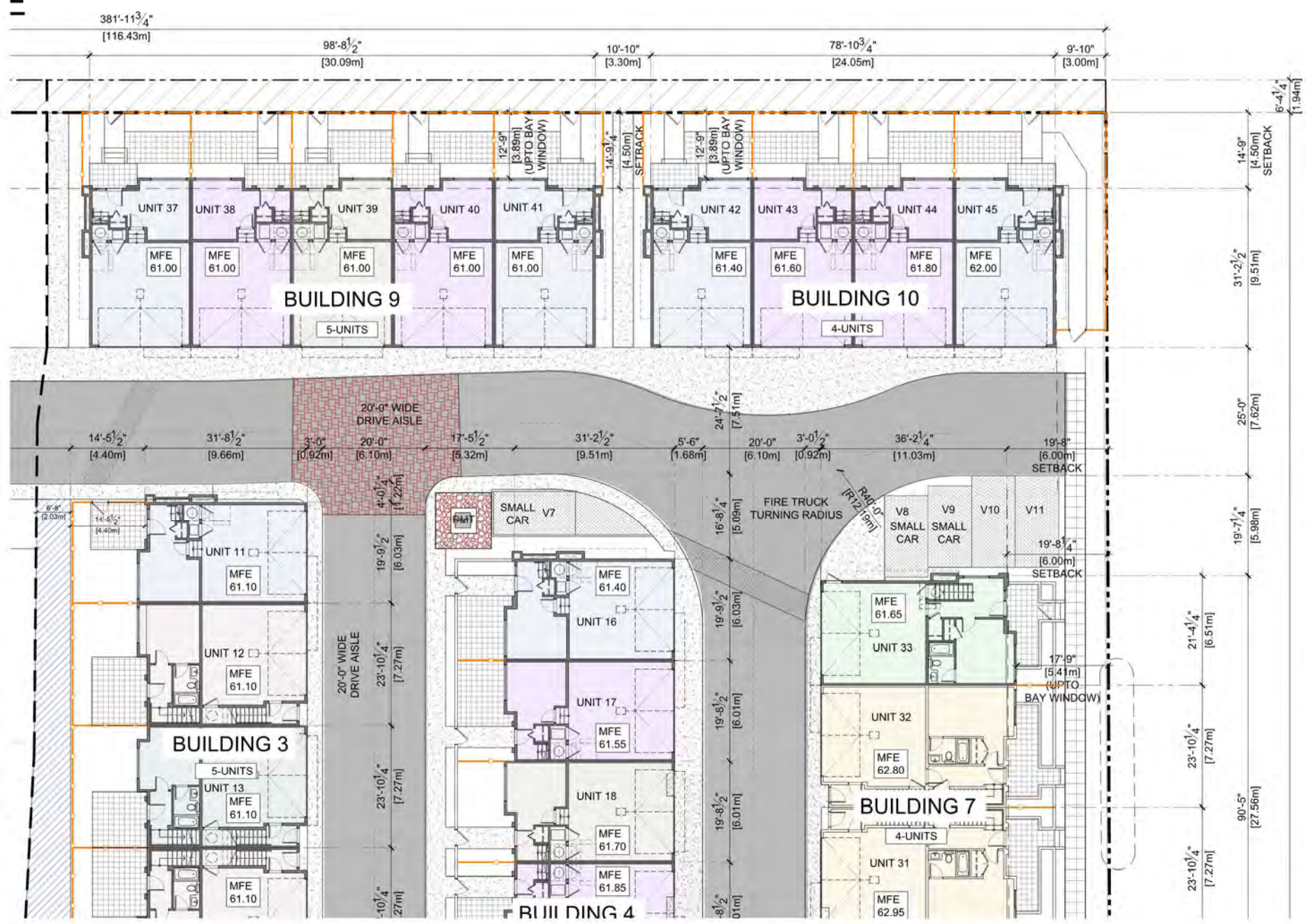
CONTRACT AGREEMENT: THIS PLAN AND SPECIFICATIONS ARE ONE OF SEVERAL DRAWINGS THAT TOGETHER WITH THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND SHALL BE USED IN CONFORMANCE WITH THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SB
CHECKED:	ZB
SCALE:	1/8" = 1'-0"
JOB NO.:	200-2021
DATE:	APRIL 2021
SHEET TITLE:	05-09-2023



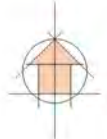
**PART B**  
**SITE PLAN**

Drawn No: **A-102** **I**





NOTES:



2021-12-31	R	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-08-27	I	REVISED / CITY COMMENTS
2021-02-08	HA	REVISED / CITY COMMENTS
2021-01-11	D	REVISED / CITY COMMENTS
2021-01-06	F	REVISED / CITY COMMENTS
2020-09-07	E	REVISED / CITY COMMENTS
2019-08-13	D	REVISIONS TO THE CITY
2019-07-18	C	REVISED TRANSMISSION
2018-09-19	B	REVISED TRANSMISSION
2018-04-16	A	REVISED & OF SUBMISSION



1000-8271 BRIMLEY ROAD  
RICHMOND BRITISH COLUMBIA  
VANCOUVER, BC V6X 3S9  
T: 604.273.3141 F: 604.273.3111  
info@dfarchitecture.com

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 & 17430 - 100th AVENUE, SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

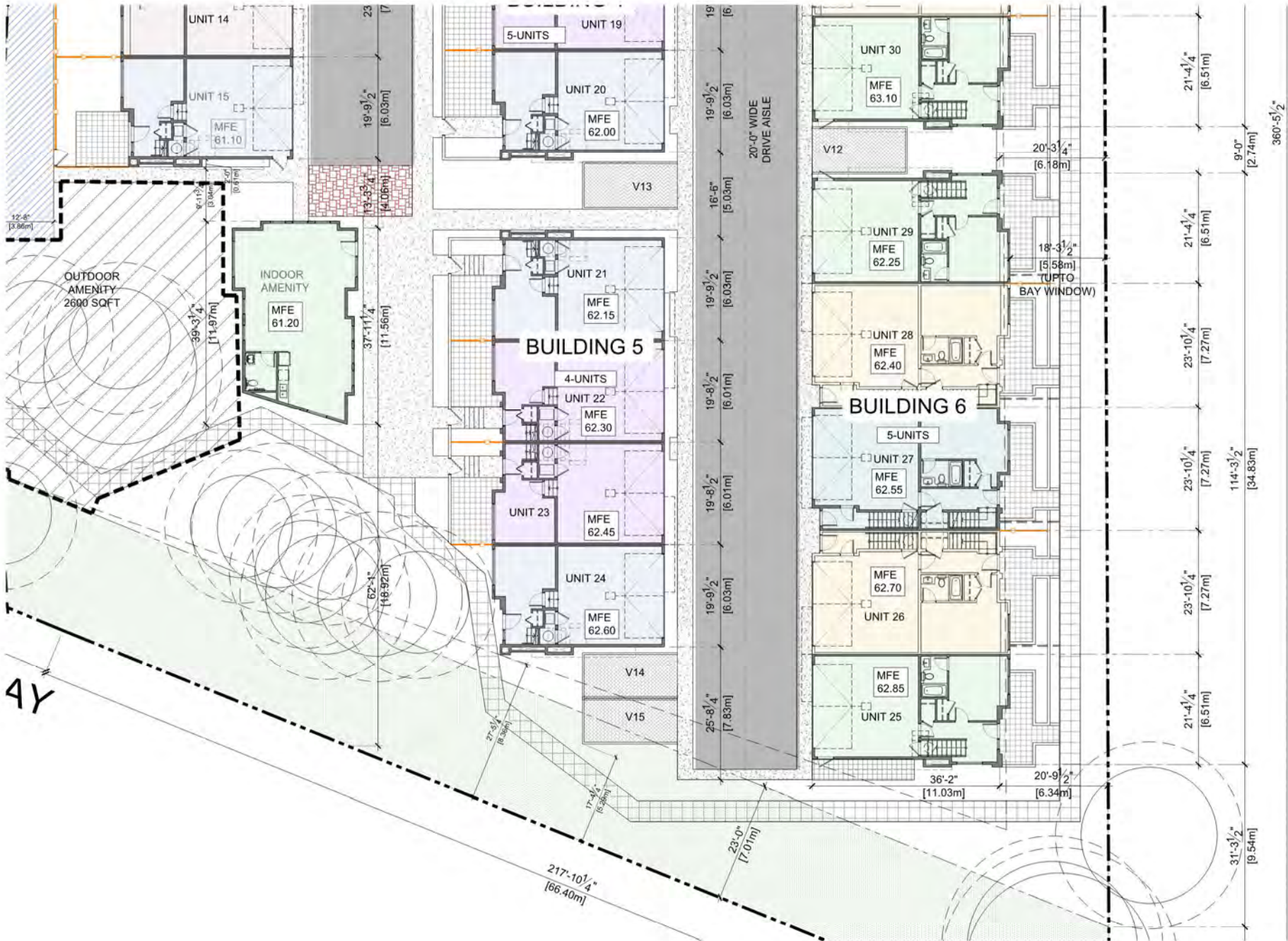
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SB
CHECKED:	JB
SCALE:	1/8" = 1'-0"
JOB No:	SUR-010
DATE:	JUNE 2021
SHEET TITLE:	05-09-2023



**PART C**  
**SITE PLAN**

DRAWING NO:  
**A-103 I**



NOTES:



2021-12-01	1	REVISED / CITY COMMENTS
2021-08-20	2	REVISED / CITY COMMENTS
2021-09-27	1	REVISED / CITY COMMENTS
2021-02-08	14	REVISED / CITY COMMENTS
2021-01-11	5	REVISED / CITY COMMENTS
2021-03-08	7	REVISED / CITY COMMENTS
2020-09-07	1	REVISED / MEP
2019-09-13	1	REVISIONS TO THE CITY
2019-07-18	2	REVISED TRANSMISSION
2018-09-18	1	REVISED TRANSMISSION
2018-04-18	1	REVISED TRANSMISSION



CONRADY BIRREL ROAD  
 100-1000 BENTLEY COLLEGE  
 VANCOUVER, BC V6L 2E9  
 TEL: 604.271.7171  
 INFO@DFARCHITECTURE.COM

**PROJECT:**  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
 17418 & 17380 & 17430 - 100th AVENUE, SURREY, BC

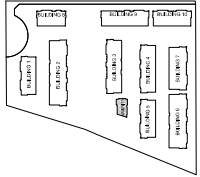
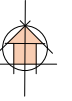
**CLIENT:**  
**DREAM CASTLE HOMES LTD.**  
 #201 7928 128th STREET  
 SURREY, BC

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE ONE OF ALL RIGHTS RESERVED THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SB
CHECKED:	SB
SCALE:	1/8" = 1'-0"
JOB NO.:	2018-010
DATE:	JUNE 2021
SHEET TITLE:	05-09-2023

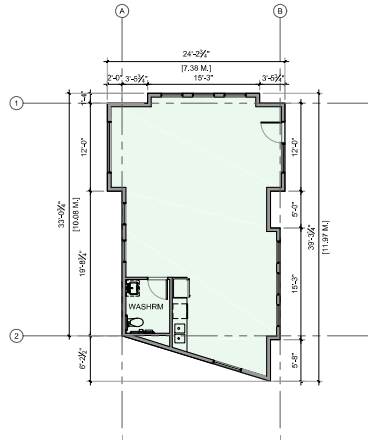
**PART D**  
**SITE PLAN**

NOTES:



KEY PLAN

2021-12-21	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-08	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-06-01	E	REVISED / SEP
2019-08-12	D	REWORK/ISSUE TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2018-08-18	B	REVISED SUBMISSION
2018-04-18	A	PRE-CONING & SEP SUBMISSION



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



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 1Z6  
T (604) 264-5104 F (604) 264-2131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 & 17430 - 100th AVENUE, SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

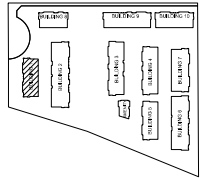
DATE:	05-09-2023
CHECKED:	TS
SCALE:	1/8" = 1'-0"
JOB No.:	1628-2023
DATE:	JULY 2021
SHEET TITLE:	05-09-2023

BUILDINGS PLAN

DRAWING NO.: **A-213** **K**



NOTES:



KEY PLAN

2021-12-31	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-08-01	E	REVISED / SEP
2019-08-12	D	REVISIONS TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2018-08-18	B	REVISED SUBMISSION
2018-04-18	A	REVISING & 2 <sup>ND</sup> SUBMISSION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

CITY:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE MADE BY ALL RIGHTS RESERVED. THIS DESIGN IS PROVIDED TO YOU BY ARCHITECTURE INC. FOR YOUR PROJECT ONLY. NO OTHER REPRODUCTION OR DISTRIBUTION IS PERMITTED WITHOUT WRITTEN PERMISSION.

DRAWN:	SB
CHECKED:	SB
SCALE:	1/8" = 1'-0"
DWG NO.:	2028-028
DATE:	JUNE 2021
SHEET TITLE:	05-09-2023

ELEVATIONS

DRAWING NO.:	<b>A-401</b>	<b>K</b>
--------------	--------------	----------



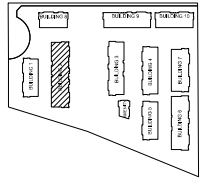
1 BUILDING 1 - WEST ELEVATION SCALE: 1/8" = 1'-0"  
2 BUILDING 1 - SOUTH ELEVATION SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES
- 1. SMOOTH FINISH HARDBOARD PANEL SIDING WITH HARDBOARD REVEAL PANEL SYSTEM VERSION 2.0  
COLOR: HARBOR SAND CLAYTON
  - 2. SMOOTH FINISH HARDBOARD PANEL SIDING WITH HARDBOARD REVEAL PANEL SYSTEM VERSION 2.0  
COLOR: BENJAMIN MOORE CALDWELL GREEN HC-124
  - 3. BRICKGOTT THICK BRICK VENEER  
COLOR: BURGUNDY BLEND (SIZ: 2 1/2" X 7 1/2")
  - 4. HARDWOOD FASCIA JOIST  
COLOR: NATURAL OAK WOOD
  - 5. HARDWOOD BRACKET  
COLOR: NATURAL OAK WOOD
  - 6. 2" X 12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE - 603
  - 7. METAL FLASHING COLOR TO MATCH BENJAMIN MOORE GRAPHITE - 603
  - 8. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE - 603
  - 9. ASPHALT SHINGLES ROOF @ HD CAMBRIDGE DUAL BLK
  - 10. SOLID CORE WOOD DOORS PAINTED TO MATCH BENJAMIN MOORE GRAPHITE - 603
  - 11. POWDER COATED ALUMINUM TO MATCH BENJAMIN MOORE GRAPHITE - 603  
ALUMINUM RAILING WITH SAFE Y GLASS (CLEAR)



3 BUILDING 1 - EAST ELEVATION SCALE: 1/8" = 1'-0"  
4 BUILDING 1 - NORTH ELEVATION SCALE: 1/8" = 1'-0"

NOTES:



KEY PLAN

2021-12-21	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-08-01	E	REVISED / SEP
2019-08-12	D	REVISIONS TO THE CITY
2019-07-19	C	REVISED SUBMISSION
2019-06-19	B	REVISED SUBMISSION
2019-04-18	A	REVISING & 2 <sup>ND</sup> SUBMISSION

1 BUILDING 2 - WEST ELEVATION  
SCALE: 1/8" = 1'-0"

2 BUILDING 2 - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

3 BUILDING 2 - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

4 BUILDING 2 - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 2S8  
T (604) 276-5194 F (604) 266-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

- SCHEDULE OF FINISHES
- 1. SMOOTH FINISH HARVEI PANEL BEING WITH HARVEI HARVEI HARVEI WITH VIKORON 73 COLO HARVEI OIL CLOTH
  - 2. SMOOTH FINISH HARVEI PANEL BEING WITH HARVEI HARVEI HARVEI WITH VIKORON 73 COLO HARVEI OIL CLOTH
  - 3. ENERGY TRACK BRICK VENER COLOR HARVEI BLIND SIZE: 2 1/2" X 1 1/2"
  - 4. HARDWOOD - LOCAL OAK COLOR: NATURAL OAK WOOD
  - 5. HARDWOOD - FRACKET COLOR: NATURAL OAK WOOD
  - 6. 1/2" X 1/2" FASCIA BOARD PAINTED TO MATCH BELLAIR BRICK GRAPHIC # 1033
  - 7. METAL FLASHING COLOR TO MATCH BELLAIR BRICK GRAPHIC # 1033
  - 8. PAINTED UPPT. WINDOWS COLOR TO MATCH BELLAIR BRICK GRAPHIC # 1033
  - 9. ASPHALT FINISHES ROOF KIC CAMBERDE CHAR. BLK.
  - 10. SOLID CORE WOOD DOORS PAINTED TO MATCH BELLAIR BRICK GRAPHIC # 1033 ALUMINUM PULL IN WITH SAFETY GLASS (CLAMP)
  - 11. POWDER COATED CEILING TO MATCH BELLAIR BRICK GRAPHIC # 1033 ALUMINUM PULL IN WITH SAFETY GLASS (CLAMP)

COPY RIGHT RESERVED. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE STATED IN WRITING BY THE ARCHITECT.

DRAWN:	SB
CHECKED:	SB
SCALE:	1/8" = 1'-0"
DATE:	2021-09-23
SHEET TITLE:	05-09-2023



ELEVATIONS

NOTES:



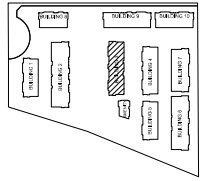
1 BUILDING 3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

2 BUILDING 3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDING 3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

4 BUILDING 3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



KEY PLAN

2021-12-21	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-08-01	E	REVISED / SEP
2019-08-12	D	RECOMMENDATION TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2019-06-18	B	REVISED SUBMISSION
2018-04-18	A	REVISING & SEP SUBMISSION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2S8  
T (604) 264-5194 F (604) 264-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

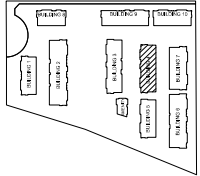
CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

COPYRIGHT RESERVED. THIS DRAWING IS THE PROPERTY OF ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DRAWN:	SB
CHECKED:	SB
SCALE:	1/8" = 1'-0"
JOB NO.:	2020-039
DATE:	JUNE 2021
SHEET TITLE:	05-09-2023

ELEVATIONS

NOTES:



KEY PLAN

2021-12-31	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-08-01	E	REVISED / SEP
2019-08-12	D	PERMISSIONS TO THE CITY
2019-07-19	C	REVISED SUBMISSION
2019-06-19	B	REVISED SUBMISSION
2018-04-18	A	PER-CONING & DP SUBMISSION



1205-871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2Z8  
T (604) 266-5194 F (604) 266-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
201 7928 128th STREET  
SURREY, BC

DATE: 05/09/2023

ELEVATIONS

DRAWING NO. **A-404** **K**



1 BUILDINGS 4 SOUTH  
SCALE: 1/8" = 1'-0"

2 BUILDINGS 4 WEST UNIT E UNIT E UNIT F  
SCALE: 1/8" = 1'-0"

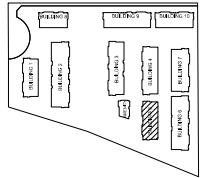


4 BUILDINGS 4 NORTH  
SCALE: 1/8" = 1'-0"

3 BUILDINGS 4 EAST  
SCALE: 1/8" = 1'-0"

- 1. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 2. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 3. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 4. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 5. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 6. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 7. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 8. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 9. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 10. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 11. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 12. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 13. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 14. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 15. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 16. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 17. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 18. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 19. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 20. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 21. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 22. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 23. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 24. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 25. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 26. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 27. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 28. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 29. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 30. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 31. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 32. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 33. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 34. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 35. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 36. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 37. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 38. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 39. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 40. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 41. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 42. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 43. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 44. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 45. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 46. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 47. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 48. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 49. HARMONY FRESH-HARBOR PANEL BEING KEPT
- 50. HARMONY FRESH-HARBOR PANEL BEING KEPT

NOTES:



KEY PLAN

2021-12-31	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-08-01	E	REVISED / SEP
2019-08-12	D	RECOMMENDATION TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2019-06-18	B	REVISED SUBMISSION
2018-04-18	A	PRELIMINARY & 0% SUBMISSION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 2S8  
T (604) 204-5194 F (604) 204-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

COPY RIGHT RESERVED. THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF ALL RIGHTS RESERVED. THIS DRAWING IS UNLESS OTHERWISE NOTED. THIS PROJECT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DRAWN:	SB
CHECKED:	SB
SCALE:	1/8" = 1'-0"
JOB NO.:	2020-010
DATE:	JUNE 2021
SHEET TITLE:	05/09/2023

ELEVATIONS

DRAWING NO. **A-405** **K**



2 BUILDINGS 5 EAST  
SCALE: 1/8" = 1'-0"



1 BUILDINGS 5 NORTH  
SCALE: 1/8" = 1'-0"



3 BUILDINGS 5 WEST  
SCALE: 1/8" = 1'-0"



4 BUILDINGS 5 SOUTH  
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES
1. SMOOTH-FRESH HARDIE PANEL BEING WITH HARDEE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: HARDEE OAK CLOTH
  2. SMOOTH-FRESH HARDIE PANEL BEING WITH HARDEE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: BRANHAM MOORE CALDWELL GREEN
  3. INSIDE/OUT FRESH BRICK - VENEER COLOR: BRISBANE BLEND SEE 2/21 X 7'
  4. HARDWOOD FLOOR - JETT COLOR: NATURAL OAK WOOD
  5. HARDWOOD BRACKET COLOR: NATURAL OAK WOOD
  6. FRESH HARDIE BOARD PAINTED TO MATCH BRANHAM MOORE GRAPHITE - 103
  7. METAL FLASHING COLOR TO MATCH BRANHAM MOORE GRAPHITE - 103
  8. PAINTED UNFIN. WINDOWS COLOR TO MATCH BRANHAM MOORE GRAPHITE - 103
  9. METAL T-BRIGLES ROOF RAKE CARBIDE DUAL BLA
  10. JACK OF OAK WOOD DOORS PAINTED TO MATCH BRANHAM MOORE GRAPHITE - 103
  11. FINISHES COATED COLOR TO MATCH BRANHAM MOORE GRAPHITE - 103 ALUMINUM FINISH WITH SAFETY GLASS (CLEAR)

NOTES:



1 BUILDING 6 - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING 6 - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

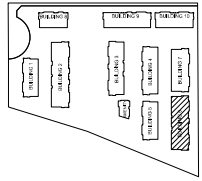


3 BUILDING 6 - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 BUILDING 6 - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES
- 1. SMOOTH WOOD-HARVEY PANEL BEING WITH WARM RUSTAL PANEL SYSTEM VERSION 2.0 COLOR: WARDEN 04\_520H
  - 2. SMOOTH WOOD-HARVEY PANEL BEING WITH WARM RUSTAL PANEL SYSTEM VERSION 2.0 COLOR: BURNHAM MOORE CALDWELL GREEN W/04P
  - 3. BRIDGITT-THEEK BRICK VENEER COLOR: BURNHAM MOORE GRAPTITE - 1033
  - 4. HARDWOOD FACIA JOIST COLOR: NATURAL OAK WOOD
  - 5. HARDWOOD BRACKET COLOR: NATURAL OAK WOOD
  - 6. 2"x4" WALL BOARDS PAINTED TO MATCH BURNHAM MOORE GRAPTITE - 1033
  - 7. METAL FLASHING COLOR TO MATCH BURNHAM MOORE GRAPTITE - 1033
  - 8. FRAMPTON W/MS WINDOWS COLOR TO MATCH BURNHAM MOORE GRAPTITE - 1033
  - 9. BRIMFIELD SHINGLES ROOF NO CAMBERGIC DUAL S/P
  - 10. 2x6 CORN WOOD DOORS PAINTED TO MATCH BURNHAM MOORE GRAPTITE - 1033
  - 11. FRAMPTON 20x10 COLOR TO MATCH BURNHAM MOORE GRAPTITE - 1033
  - 12. ALUMINA GLAZING WITH SAFETY GLASS GLAZING



KEY PLAN

2021-12-31	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-06	F	REVISED / CITY COMMENTS
2020-06-01	E	REVISED / SEP
2019-08-12	D	REVISIONS TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2018-08-18	B	REVISED SUBMISSION
2018-04-18	A	REVISED & 0% SUBMISSION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 2S8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

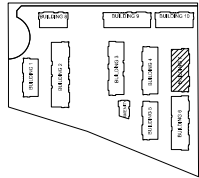
COPY RIGHT RESERVED. THIS DRAWING IS THE PROPERTY OF ALL RIGHTS RESERVED. THE DESIGN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DRAWN:	JB
CHECKED:	JB
SCALE:	1/8" = 1'-0"
DWG NO.:	2020-030
DATE:	PLNS 2021
SHEET TITLE:	05-09-2023

ELEVATIONS

DRAWING NO. **A-406** **K**

NOTES:



KEY PLAN

2021-12-21	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-08-01	E	REVISED / SEP
2019-08-12	D	REVISIONS TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2018-08-18	B	REVISED SUBMISSION
2018-04-18	A	REVISING & DP SUBMISSION



1205-871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 2Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

COPY FOR INFORMATION - THIS DRAWING IS NOT TO BE USED FOR ALL  
PROJECTS. REMAINS THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC.  
NO PART OF THIS DRAWING IS TO BE REPRODUCED WITHOUT THE  
WRITTEN PERMISSION OF THE ARCHITECT.

DRAWN:	SB
CHECKED:	SB
SCALE:	1/8" = 1'-0"
DATE:	05/09/2023
SHEET TITLE:	ELEVATIONS

ELEVATIONS

DRAWING NO. **A-407** **K**



1 BUILDING 7 - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

2 BUILDING 7 - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDING 7 - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

4 BUILDING 7 - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES
- 1. SMOOTH FINISH HARVE PANELS, BEING WITH HARVE REVEAL PANEL SYSTEM SYSTEMS CO. COLOR: PANTONE 5AL C101H
  - 2. SMOOTH FINISH HARVE PANELS, BEING WITH HARVE REVEAL PANEL SYSTEM SYSTEMS CO. COLOR: BENNETT MORE CALDWELL GREEN 140-07
  - 3. KNOCKOUT THICK BRICK VENEER COLOR: BURGUNDY BLEND SIDE : 2X X 7X
  - 4. HARDWOOD FINISH CABET COLOR: NATURAL OAK WOOD
  - 5. HARDWOOD BRACKET COLOR: NATURAL OAK WOOD
  - 6. FRUIT FLOORS BOARDPAINTED TO MATCH BURNHAM MOORE GREEN #1 - 1603
  - 7. METAL PLUMBING COLOR TO MATCH BURNHAM MOORE GREEN #1 - 1603
  - 8. FINISHED STEEL BRACKETS COLOR TO MATCH BURNHAM MOORE GREEN #1 - 1603
  - 9. ADMIRALTY SPINNERS TOOK NO CAMBERSE CHALK PALE
  - 10. WALL CLAMP WALL COVERS PAINTED TO MATCH BURNHAM MOORE GREEN #1 - 1603
  - 11. FINISHER COATED COLOR TO MATCH BURNHAM MOORE GREEN #1 - 1603 ALUMINUM FINISH W/ SAFETY GLASS (GLAZED)

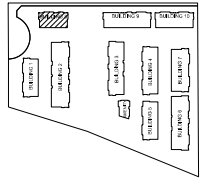
NOTES:



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



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



KEY PLAN

2021-12-31	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-08	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-08-01	E	REVISED / SEP
2019-08-12	D	REVISIONS TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2018-08-18	B	REVISED SUBMISSION
2018-04-18	A	REV. DESIGN & DP SUBMISSION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2S8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

DATE: 05/09/2023

DRAWN:	SB
CHECKED:	SB
SCALE:	AS SHOWN
DATE:	05/09/2023
SHEET TITLE:	05/09/2023

ELEVATIONS

DRAWING NO. **A-408** **K**



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



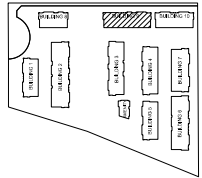
2 BUILDING 8- WEST ELEVATION  
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- SMOOTH FINISH HARDE PANEL BEING WITH HARDE REVEAL PANEL SYSTEM VERSION 2.2  
COLOR: HARDE OAK CLOTH
- SMOOTH FINISH HARDE PANEL BEING WITH HARDE REVEAL PANEL SYSTEM VERSION 2.2  
COLOR: BENJAMIN MOORE CALDWELL GREEN HC-214
- ENJOYIT THICK BRICK VENEER  
COLOR: BURGUNDY BLEND SIZE: 2X2' X 7 1/2'
- HARDWOOD FASCIA JOIST  
COLOR: NATURAL OAK WOOD
- HARDWOOD BRACKET  
COLOR: NATURAL OAK WOOD
- ZIPPER FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE-1653
- METAL FLASHING COLOR TO MATCH BENJAMIN MOORE GRAPHITE-1653
- PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE-1653
- ASBESTOS REMOVAL ROOF NO COVERAGE DUAL BLK
- BIG GI CORE WOOD DOORS PAINTED TO MATCH BENJAMIN MOORE GRAPHITE-1653
- FINISH COATED (COLOR TO MATCH BENJAMIN MOORE GRAPHITE-1653) ALUMINUM RAILING WITH MATTE GLASS COLORE



NOTES:



KEY PLAN

2021-12-31	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-06	F	REVISED / CITY COMMENTS
2020-06-01	E	REVISED / SEP
2019-08-12	D	RECOMMENDATION TO THE CITY
2019-07-19	C	REVISED SUBMISSION
2018-09-19	B	REVISED SUBMISSION
2018-04-18	A	PRELIMINARY & SEP SUBMISSION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

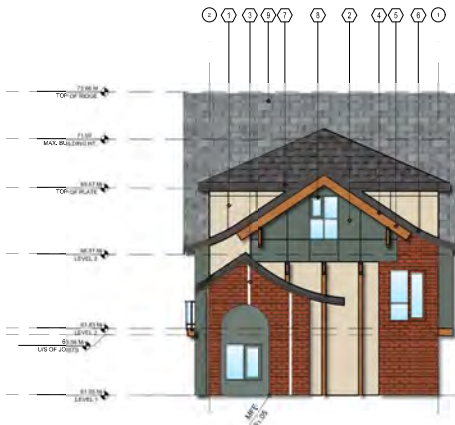
CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

COPYRIGHT RESERVED. THIS DRAWING IS THE PROPERTY OF DREAM CASTLE HOMES LTD. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DRAWN:	SB
CHECKED:	SB
SCALE:	1/8" = 1'-0"
JOB NO.:	2020-030
DATE:	MARCH 2021
SHEET TITLE:	05-09-2023

ELEVATIONS

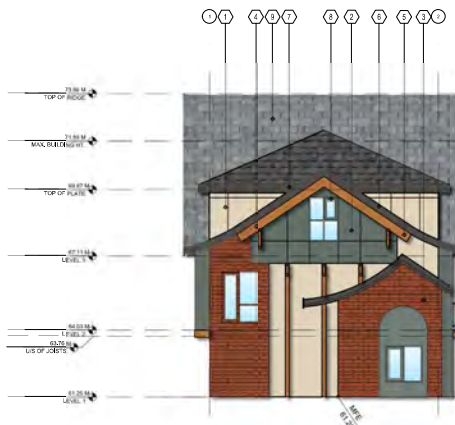
DRAWING NO. **A-409** **K**



1 BUILDINGS 9 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING 9 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 BUILDINGS 9 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDINGS 9 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

NOTES:



2 BUILDINGS 10 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



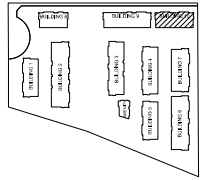
1 BUILDINGS 10 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDINGS 10 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 BUILDINGS 10 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



KEY PLAN

2021-12-31	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-08	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-08-01	E	REVISED / SEP
2019-08-12	D	RECOMMENDATION TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2018-08-18	B	REVISED SUBMISSION
2018-04-18	A	REVISED & SEP SUBMISSION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 3Z8  
T (604) 284-5194 F (604) 284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE,  
SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET  
SURREY, BC

COPYRIGHT RESERVED. THIS DRAWING IS THE PROPERTY OF ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURE FIRM.

DRAWN:	SB
CHECKED:	SB
SCALE:	1/8" = 1'-0"
JOB NO.:	2020-018
DATE:	JUNE 2021
SHEET TITLE:	05-09-2023

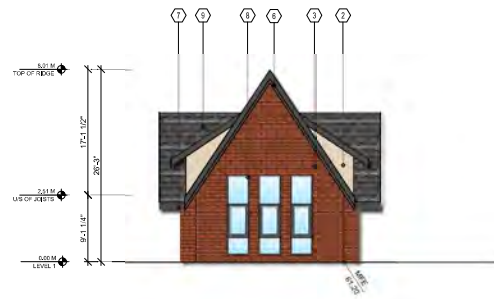
ELEVATIONS

DRAWING NO. **A-410** **K**

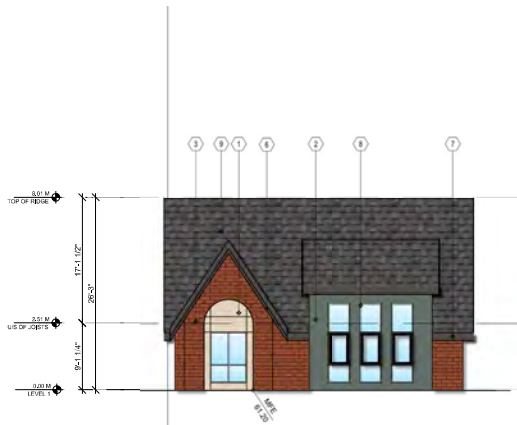
NOTES:



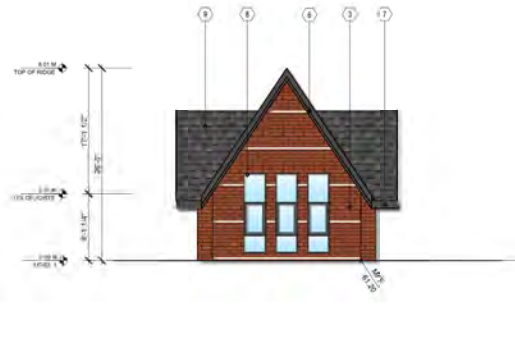
1 AMENITY BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



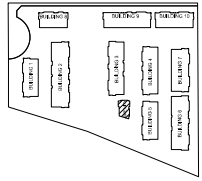
2 AMENITY BUILDING - NCRTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



2021-12-31	K	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-01-08	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-08	F	REVISED / CITY COMMENTS
2020-08-01	E	REVISED / SEP
2019-08-12	D	PERMISSIONS TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2019-06-18	B	REVISED SUBMISSION
2019-04-18	A	PER-CONING & DP SUBMISSION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
17418 & 17380 - 100th AVENUE, SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
#201 7928 128th STREET SURREY, BC

COPYRIGHT RESERVED. THIS DRAWING IS THE PROPERTY OF df ARCHITECTURE INC. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DRAWN:	SB
CHECKED:	SB
SCALE:	1/8" = 1'-0"
JOB NO.:	2020-018
DATE:	MAR 2021
SHEET TITLE:	05-09-2023

ELEVATIONS

- SCHEDULE OF FINISHES**
1. BRUSHY FRESH HARDE PANEL BEING WITH HARDE REVEAL PANEL SYSTEM VERSION 2.2  
COLOR: HARBURG, SLOTT
  2. BRUSHY FRESH HARDE PANEL BEING WITH HARDE REVEAL PANEL SYSTEM VERSION 2.2  
COLOR: BENJAMIN MOORE CALDWELL GREEN HG-124
  3. ENDICO TT THICKBRIX VENEER  
COLOR: BURGUNDY 91290 SEP: 1/2" X 7"
  4. HARDWOOD FACER JOIST  
COLOR: NATURAL OAK WOOD
  5. HARDWOOD BRACKET  
COLOR: NATURAL OAK WOOD
  6. 2X12 FACED/PAINED PUNTED TO MATCH BENJAMIN MOORE GRAPHITE - 103
  7. METAL FLASHING COLOR TO MATCH BENJAMIN MOORE GRAPHITE - 103
  8. PAINTED WOOD WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE-103
  9. ASPHALT SHINGLES ROOF KO CAMBRIDGE DUAL BLK
  10. SOLID CORE WOOD DOORS PAINTED TO MATCH BENJAMIN MOORE GRAPHITE - 103
  11. POWDER COATED COLOR TO MATCH BENJAMIN MOORE GRAPHITE - 103 ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)

NOTES:



2021-12-31	A	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-02-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-06	F	REVISED / CITY COMMENTS
2020-09-01	E	REVISED / CEP
2019-08-13	D	REGULATIONS TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2018-09-18	B	REVISED SUBMISSION
2018-04-16	A	SC-ZONING & DP SUBMISSION



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6V 2Z9  
 T (604)284-5194 F (604)284-5131  
 info@dfarchitecture.ca

PROJECT  
**PROPOSED TOWNHOUSE  
 DEVELOPMENT**  
 17418 & 17380 - 100th AVENUE,  
 SURREY, BC

CLIENT  
**DREAM CASTLE HOMES LTD.**  
 #201 7928 128th STREET  
 SURREY, BC

COPYRIGHT RESERVES: THIS PLAN AND DESIGN ARE, AND ALL OF ALL  
 THEIR RIGHTS REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE  
 INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE  
 WRITTEN PERMISSION OF THE ARCHITECT'S OFFICE/COMPANY

DRAWN	SB
CHECKED	ZB
SCALE	1/8" = 1'-0"
APP. NO.	2024-070
DATE	JUNE 2021



05-09-2022

RENDERINGS

**A-412** | **K**

FIGURE 104 FOR SUBMITTALS/CONCEPT PLAN, 2021/06/08, 08:28

NOTES:



2021-12-31	A	REVISED / CITY COMMENTS
2021-08-20	J	REVISED / CITY COMMENTS
2021-05-27	I	REVISED / CITY COMMENTS
2021-02-28	H	REVISED / CITY COMMENTS
2021-01-11	G	REVISED / CITY COMMENTS
2021-01-06	F	REVISED / CITY COMMENTS
2020-09-07	E	REVISED / SEP
2019-08-13	D	REVISIONS TO THE CITY
2019-07-18	C	REVISED SUBMISSION
2018-09-19	B	REVISED SUBMISSION
2018-04-16	A	SC-ZONING & DP SUBMISSION



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6V 2Z9  
 T (604)284-5194 F (604)284-5131  
 info@dfarchitecture.ca

PROJECT:  
**PROPOSED TOWNHOUSE  
 DEVELOPMENT**  
 17418 & 17380 - 100th AVENUE,  
 SURREY, BC

CLIENT:  
**DREAM CASTLE HOMES LTD.**  
 #201 7928 128th STREET  
 SURREY, BC

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND IF ALL THIS IS REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT.

DRAWN	SB
CHECKED	ZB
SCALE	1/8" = 1'-0"
JOB NO.	2021-070
DATE	JUNE 2021



05/09/2023

RENDERINGS

**A-413** | **K**

FIGURE 100 FOR SUBMITTAL/CONTRACT PLAN, 1/2" = 1'-0"

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	21-04-20	MAIN COMMENTS ARBORIST INFO	MM
2	21-04-20	NEW SITE PLANNER/ARBORIST INFO	MM
1	21-04-20	NEW SITE PLAN	MM

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEV.  
17418 - 100th AVENUE  
SURREY, BC

SURREY #7918 01445 00

DRAWING TITLE:

**LANDSCAPE TREE PLAN**

DATE: 18.APR.11 DRAWING NUMBER:

SCALE: 1:250

DRAWN: MM

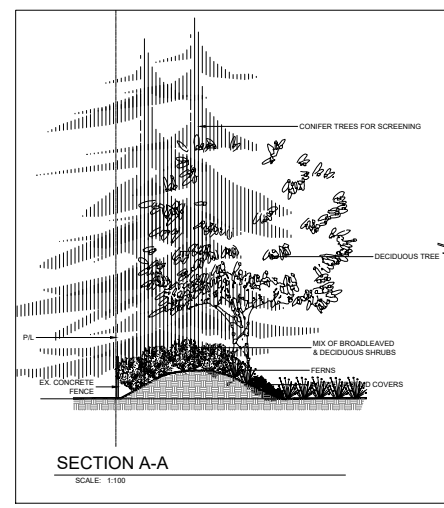
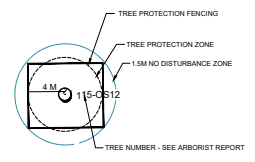
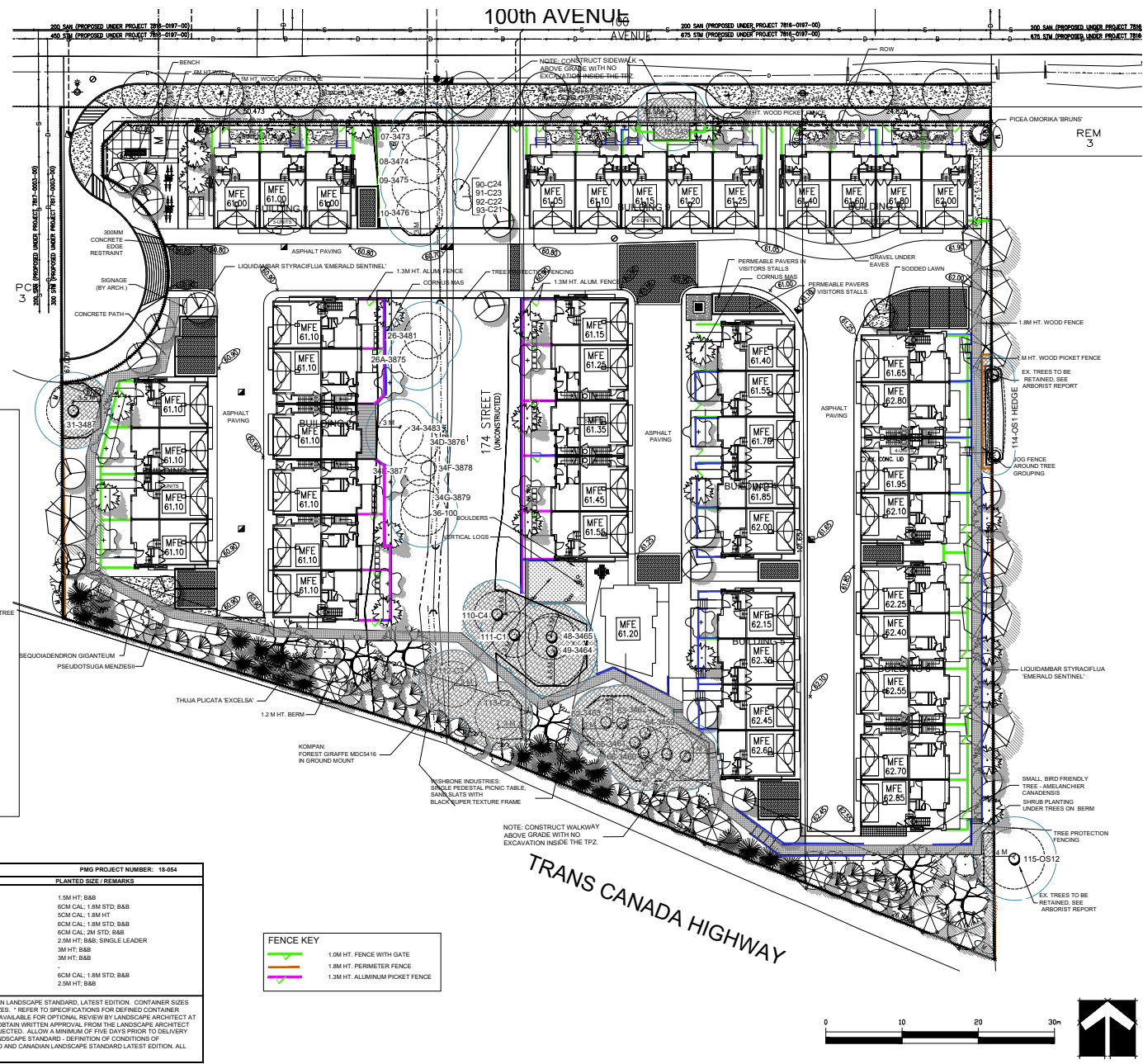
DESIGN: MM

CHKD: MCV

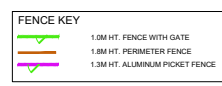
**L1**

OF 8

PMG PROJECT NUMBER: 18-054



PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
15		AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	1.5M HT; BAB
7		CERCIDIPHYLLUM JAPONICUM	KATSURU TREE	5CM CAL; 1.8M STD; BAB
24		CORNUS MAS	CORNELIAN CHERRY	5CM CAL; 1.8M HT
7		FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; BAB
29		LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	5CM CAL; 2M STD; BAB
1		PICEA OMORIKA 'BRUNS'	BRUNS SCOTCH PINE	2.5M HT; BAB; SINGLE LEADER
31		PSEUDOTSUGA MENDZESII	DOUGLAS FIR	3M HT; BAB
6		SEMIQUINQUEDRON GIGANTEUM	GIANT REDWOOD	3M HT; BAB
1		STREET TREE		
16		STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL; 1.8M STD; BAB
25		THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; BAB



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 CSA 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 REQUEST 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





SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21-APR-20	NEW SITE PLAN	MM
2	21-APR-20	NEW SITE PLANNER'S INFO	MM
3	20-APR-20	MAIN COMMENTS AND/OR NOT'S	MM

CLIENT:

PROJECT:  
**TOWNHOUSE DEV.**  
 17418 - 100th AVENUE  
 SURREY, BC  
 SURREY #7918 01445 00

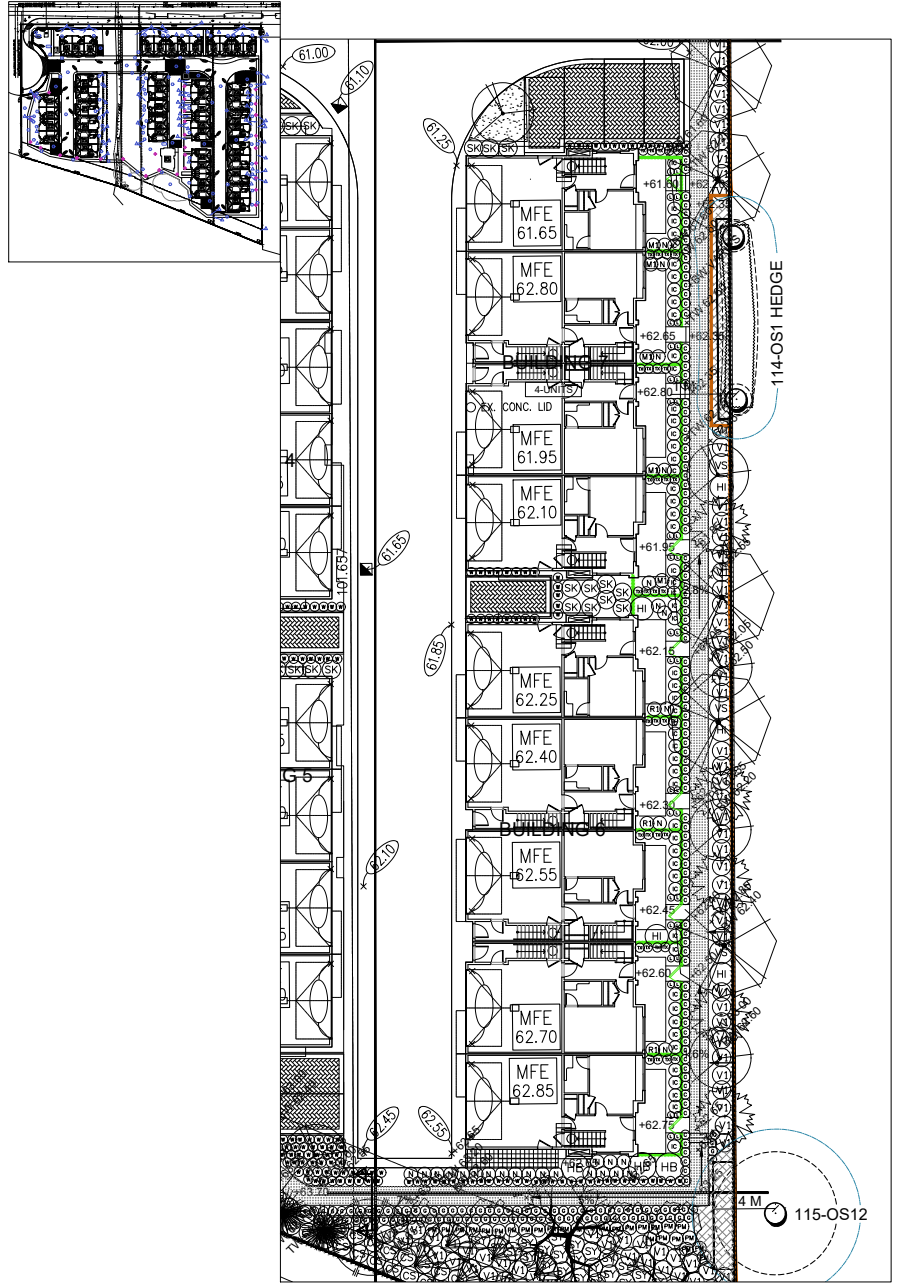
DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 18.APR.11 DRAWING NUMBER:  
 SCALE: 1:150  
 DRAWN: MM  
 DESIGN: MM  
 CHKD: MEY OF 8



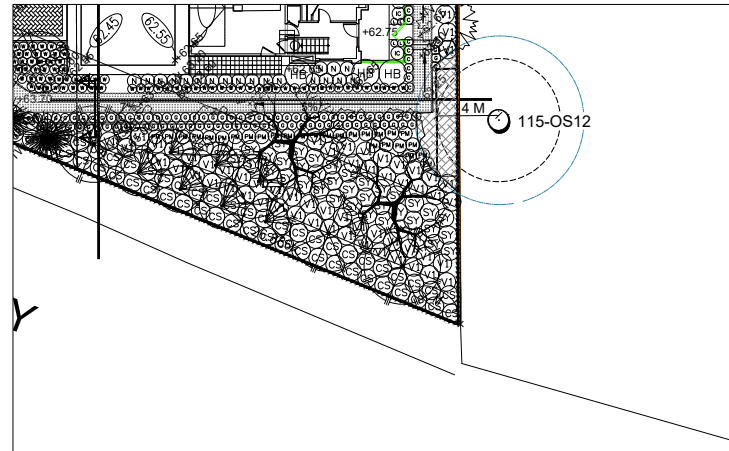


SCALE:



KEY		QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>					
18	○		CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	BLUEBEARD	#3 POT: 60CM
12	○		CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT: 60CM
239	○		CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT: 50CM
13	○		HIBISCUS SYRIACUS 'OISEAU BLEU'	BLUE ROSE OF SHARON	#3 POT: 50CM
12	○		HYDRANGEA MACROPHYLLA 'TELLERS BLUE'	BIGLEAF HYDRANGEA; LACECAP BLUE	#3 POT: 80CM
83	○		LEX CRISTATA 'VIRENS ISLAND'	JAPANESE HOLLY	#3 POT: 60CM
81	○		NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT: 40CM
11	○		RHOODODENDRON 'BADEN BADEN'	RHOODODENDRON: RED	#2 POT: 20CM
8	○		RHOODODENDRON 'BOW BELLE'	RHOODODENDRON: PINK	#3 POT: 30CM
7	○		ROSA MEIDLAND 'BONICA'	MEIDLAND ROSE; PINK	#2 POT: 40CM
34	○		SPIRAEA JAPONICA (10% MALE)	JAPANESE SPIRAEA	#2 POT: 30CM
35	○		SPIRAEA x BUMALDA 'NEON FLASH'	NEON FLASH SPIRAEA	#2 POT: 40CM
127	○		SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT: 30CM
213	○		TAXUS x MEDIA 'HICKSII'	HICKS YEW	1.5M BAB
312	○		VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT: 60CM
71	○		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#3 POT: 50CM
10	○		VIBURNUM P. T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT: 60CM
<b>GRASS</b>					
333	○		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
4	○		HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
35	○		MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT
158	○		PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>					
118	○		HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
36	○		LAVANDULA STOECHAS 'OTTO QUAEST'	SPANISH LAVENDER; PURPLE	#1 POT
47	○		RUDBECKIA FULGIDA VAR SULLIVANTI	GOLDSTURM; RUDECKIA; YELLOW	15CM POT
12	○		THYMUS PRAECOX 'COCONEUS'	CREeping THYME	9CM POT
314	○		GAULTHERIA SHALLON	SALAL	#1 POT: 20CM
239	○		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT: 25CM
288	○		WALSTERTERA TERNAVA	BARREN STRAWBERRY	#1 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 CNLA 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 REQUEST 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.



NO.	DATE	REVISION DESCRIPTION	DR.
3	2018-08-11	MAIN COMMENTS AND REVISIONS	MM
2	2018-07-10	NEW SITE PLAN AND REVISIONS	MM
1	2018-06-20	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**TOWNHOUSE DEV.**  
17418 - 100th AVENUE  
SURREY, BC  
SURREY #7918 01445 00  
DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 18.APR.11 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: MM  
DESIGN: MM  
CHKD: MLY OF 8

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
3	21-04-20	MAIN COMMENTS AND REVISIONS	MM
2	21-03-10	NEW SITE PLANNING AND INFO	MM
1	21-03-10	NEW SITE PLAN	MM

CLIENT:

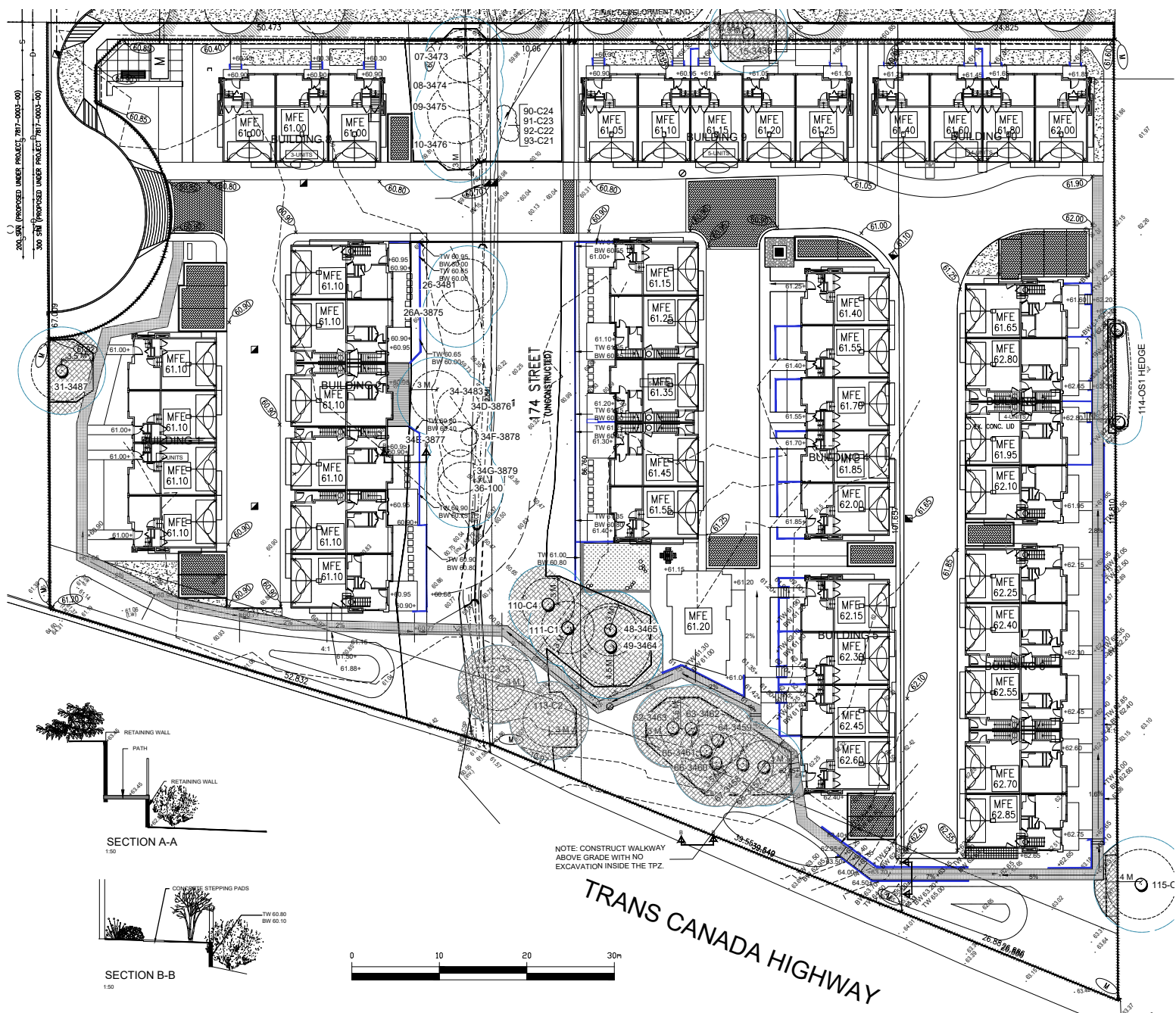
PROJECT:

**TOWNHOUSE DEV.**  
17418 - 100th AVENUE  
SURREY, BC

SURREY #7918 01445 00

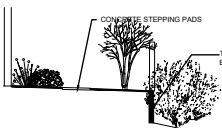
DRAWING TITLE:  
**LANDSCAPE GRADING PLAN**

DATE: 18.APR.11 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHKD: MCV  
OF 8



20% SLOPE (PROPOSED UNDER PROJECT 7017-0002-00)  
30% SLOPE (PROPOSED UNDER PROJECT 7017-0003-00)

SECTION A-A  
1:50



SECTION B-B  
1:50

NOTE: CONSTRUCT WALKWAY ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ.



TRANS CANADA HIGHWAY

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
3	20-08-20	MAIN COMMENTS AND CORRECT INFO	MM
2	21-07-20	NEW SITE PLANNERS BEST INFO	MM
1	21-06-20	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**TOWNHOUSE DEV.**  
17418 - 100th AVENUE  
SURREY, BC

SURREY #7918 01445 00

DRAWING TITLE:  
**LANDSCAPE MATERIALS PLAN**

DATE: 18.APR.11 DRAWING NUMBER:

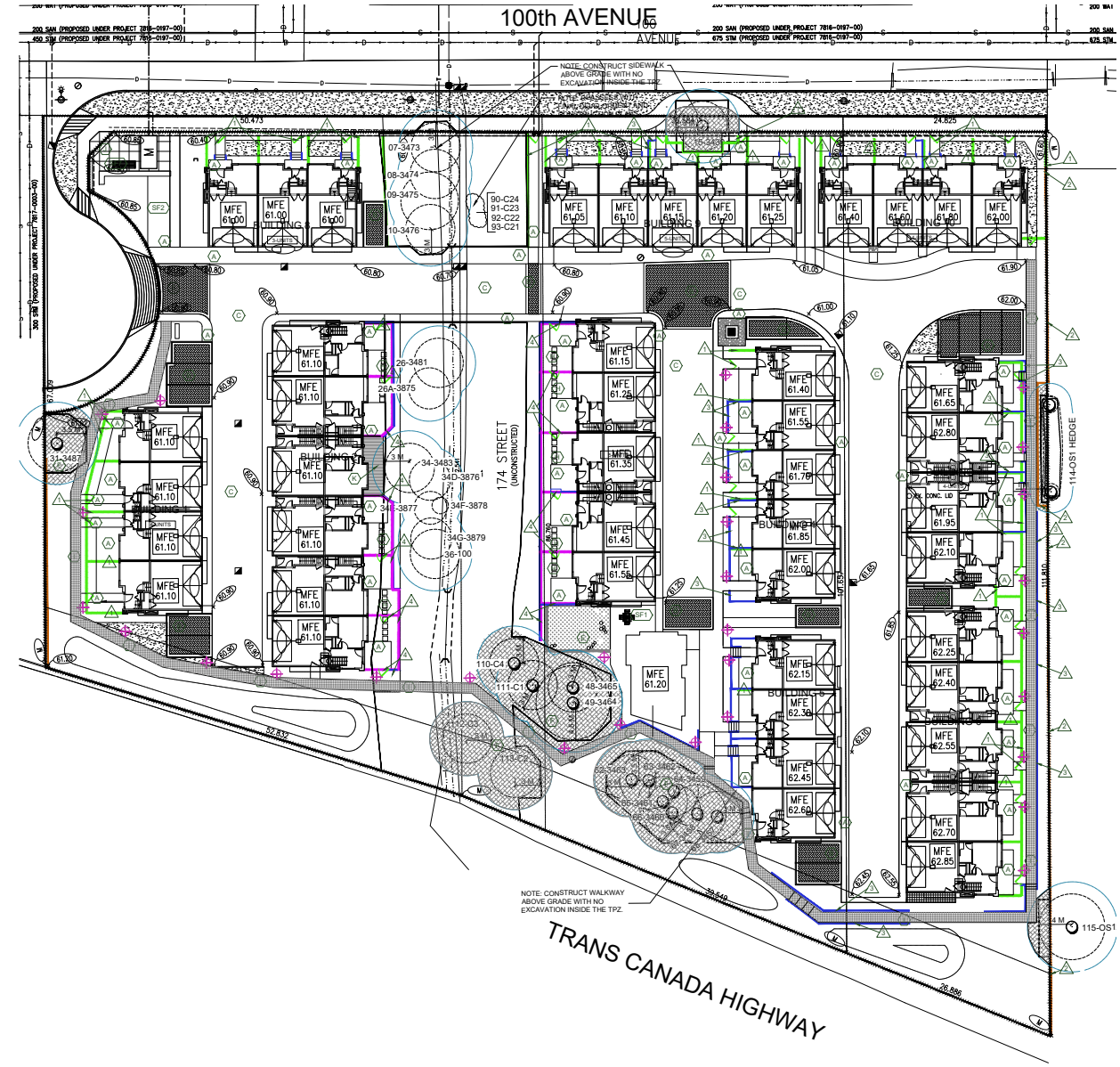
SCALE: 1:250

DRAWN: MM

DESIGN: MM

CHKD: MLY

OF 8



MATERIALS PLAN		
HARDSCAPES		
SYMBOL	MATERIALS KEY	DESCRIPTION
		CONCRETE PAVEMENT
		BELGARD AQUA ROCK PERMEABLE PAVERS DETAIL BY CIVIL
		COLOCOLOR VIC DRAIN
		100MM WIDE CONCRETE BAND
		ASPHALT PAVING
		4' RIVER ROCK OVER WEED FABRIC (UNDER OVERHANG)
		FIBRE SAFETY SURFACE DEPTH AS REQUIRED FOR FALL HT.
		DRAIN ROCK AT BUILDING EDGE
		5.0CM LAYER OF BARK MULCH UNDER EX. TREES
		BELGARD CONCRETE SLABS KINGSTON SERIES 600X 900MM - SET IN PLANTING GRASS COLOUR NATURAL
		LOW IMPACT CRUSHED ROCK DUST PATH
		SAWCUT CONCRETE - 1.2M X 1.2M PATTERN
		DECK BY ARCHITECT
FENCING		
		1.8M HT. WOOD FENCE
		1.8M HT. PERIMETER WOOD FENCE
		CONCRETE RETAINING WALL - SEE CIVIL FOR DETAILS SEE GRADING PLAN FOR LOCATIONS
		1.3M HT. ALUMINUM PICKET FENCE
SITE FURNISHINGS		
		WISBONE INDUSTRIES SINGLE PEDESTAL PICNIC TABLE SAND SLATS WITH BLACK TEXTURED FRAME
		WISBONE INDUSTRIES SIBBIP-SLUMP BINE RACK, BLACK TEXTURED
		KOPIAN FOREST GRAFFI BIODIARH IN GROUND MOUNT
		HORIZONTAL LOGS FOR BALANCE SITTING MIN. DIAM 450
		VERTICAL LOG ROUNDS FOR STEPPING MIN. DIAM 300
		LARGE ROLLERS FOR BALANCE SITTING MIN. 400MM - MAX. 600MM DIA.
		WISBONE INDUSTRIES BESELF PARK BENCH, BAL-S BLACK TEXTURED
LIGHTING		
		BOLLARD LIGHT - CONCEPTUAL LAYOUT - GALAXY LED/SSB - EXACT LOCATION & LIGHT SPECIFICATION BY ELECTRICAL CONSULTANT
		SIGNAGE LIGHTING - LIGHT TO SHINE UP AT SIGN



100th AVENUE

174 STREET  
(UNCONSTRUCTED)

TRANS CANADA HIGHWAY

NOTE: CONSTRUCT WALKWAY  
ABOVE GRADE WITH NO  
EXCAVATION INSIDE THE TRP.

300 SH (PROPOSED UNDER PROJECT 781-0097-20)

300 SH (PROPOSED UNDER PROJECT 781-0097-01)  
300 SH (PROPOSED UNDER PROJECT 781-0097-02)

300 SH (PROPOSED UNDER PROJECT 781-0097-00)  
300 SH (PROPOSED UNDER PROJECT 781-0097-00)

300 SH (PROPOSED UNDER PROJECT 781-0097-00)





---

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

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

DATE: **August 02, 2022** PROJECT FILE: **7818-0145-00**

---

RE: **Engineering Requirements  
Location: 17380, 17418, and 17430 100 Avenue**

**OCP AMENDMENT/LAP AMENDMENT**

- Provide downstream storm and sanitary systems analysis, and address constraints as required.

**REZONE/SUBDIVISION**

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

- Dedicate 1.942 m along 100 Avenue.
- Dedicate 3.0 m x 3.0 m corner cut at 100 Avenue and 173B Street.
- Dedicate 5.5 m along 173B Street and 14.0 m radius cul-de-sac.
- Dedicate minimum 5.0 m corridor south of cul-de-sac to Hwy 1.
- Register 0.5 m Statutory Right-of-Way (SRW) along 100 Avenue and 173B Street frontage.

***Works and Services***

- Construct south side of 100 Avenue.
- Construct east side of 173B Street with cul-de-sac.
- Construct storm, sanitary, and water service connection to the lot.
- Construct on-site stormwater mitigation features as determined through detailed design.
- Register applicable legal encumbrances on the lot.
- Provide copy of all third party approvals required through detailed design.
- Pay all applicable fees and charges against the properties.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit other than those stated above.



Jeff Pang, P.Eng.  
Development Services Manager  
AY

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**  
Date: **April 5, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**  
Application #: **18 0145 00**

The proposed development of **45** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	38
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	21
Secondary School =	11
<b>Total Students =</b>	<b>32</b>

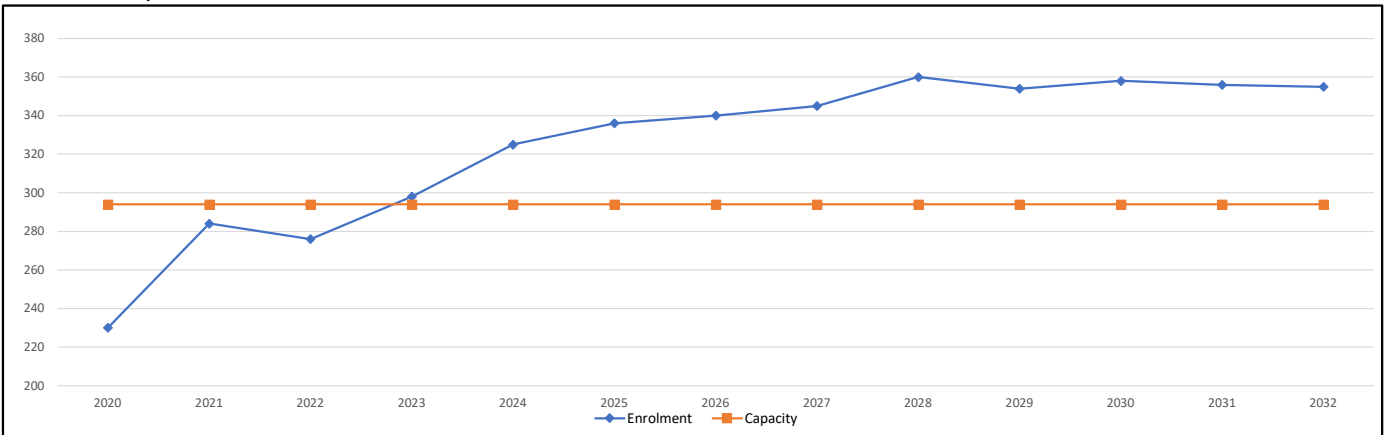
<b>Current Enrolment and Capacities:</b>	
<b>Bothwell Elementary</b>	
Enrolment	276
Operating Capacity	294
# of Portables	1
<b>Fraser Heights Secondary</b>	
Enrolment	1535
Operating Capacity	1200
# of Portables	8

**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.

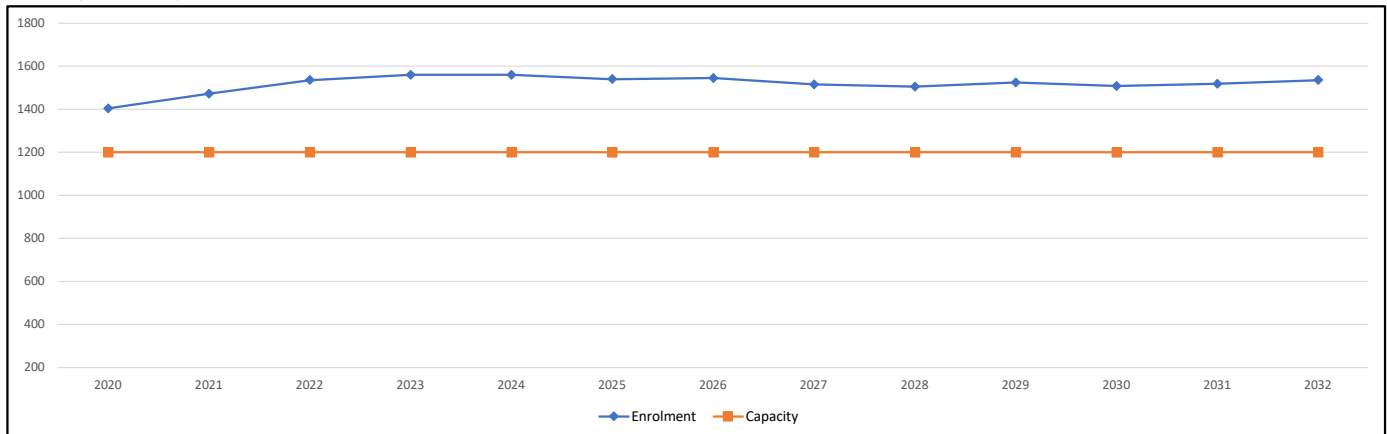
Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2023/2024 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 128% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2023/2024 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.

**Bothwell Elementary**



**Fraser 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: 18-0145-00


Address: 17380/17418-100 Ave

Registered Arborist: Jeff Ross #PN-7991A & Rhythm Batra PN-8932A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	108
<b>Protected Trees to be Removed</b>	91
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	17
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 19 X one (1) = <u>19</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 72 X two (2) = <u>144</u></li> </ul>	163
<b>Replacement Trees Proposed</b>	111
<b>Replacement Trees in Deficit</b>	52
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	15

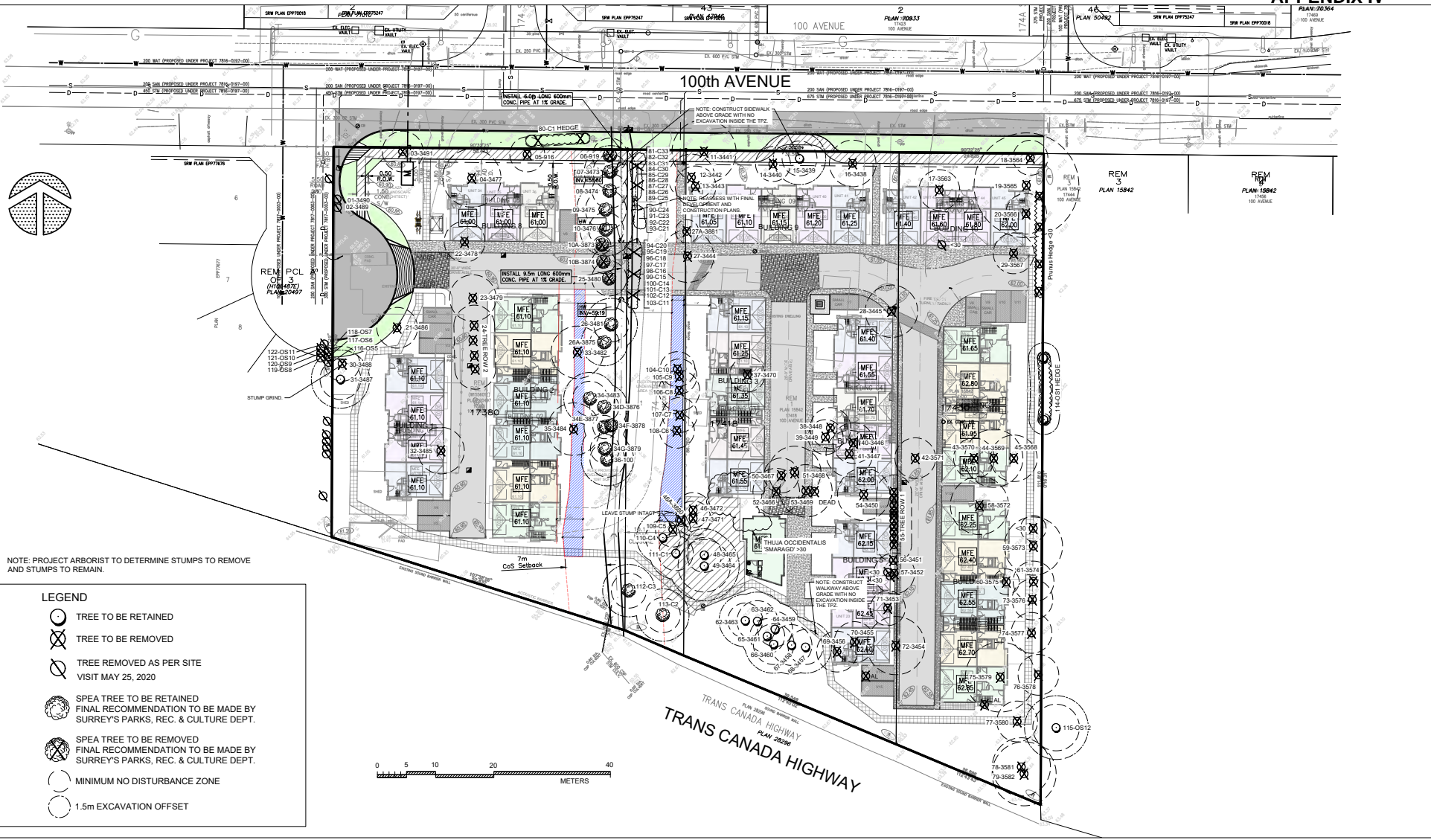
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio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

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

Signature of Arborist: 	Date: March 18, 2022
--	----------------------



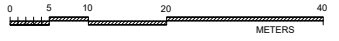




NOTE: PROJECT ARBORIST TO DETERMINE STUMPS TO REMOVE AND STUMPS TO REMAIN.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE REMOVED AS PER SITE VISIT MAY 25, 2020
- SPEA TREE TO BE RETAINED FINAL RECOMMENDATION TO BE MADE BY SURREY'S PARKS, REC. & CULTURE DEPT.
- SPEA TREE TO BE REMOVED FINAL RECOMMENDATION TO BE MADE BY SURREY'S PARKS, REC. & CULTURE DEPT.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	APR1/18	MK	SITE PLAN	6	MAR/4/19	MK	REVISED SITE PLAN	11	JUN/14/21	MK	REVISED SITE PLAN
2	JULY/25/18	SL	ENLARGED SITE PLAN	7	MAR/19/19	MK	REVISIONS	12	JUL/08/21	MK	REVISED KEY PLAN
3	JULY/27/18	SL	ENLARGED SITE PLAN	8	APR/16/19	MK	REVISED SITE PLAN KEY PLAN	14	SEPT/01/21	MK	REVISED SITE PLAN KEY PLAN
4	SEPT/05/18	MK	REVISED SITE PLAN	9	APR/26/19	MK	REVISED SITE PLAN KEY PLAN	15	MAR/17/22	MK	REVISED KEY PLAN
5	FEB/12/19	MK	REVISED SITE PLAN	10	JUN/01/20	MK	REVISED SURVEY & SITE PLAN	16	MAR/18/22	MK	REVISED KEY PLAN

**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](mailto:mfadum@fadum.ca)

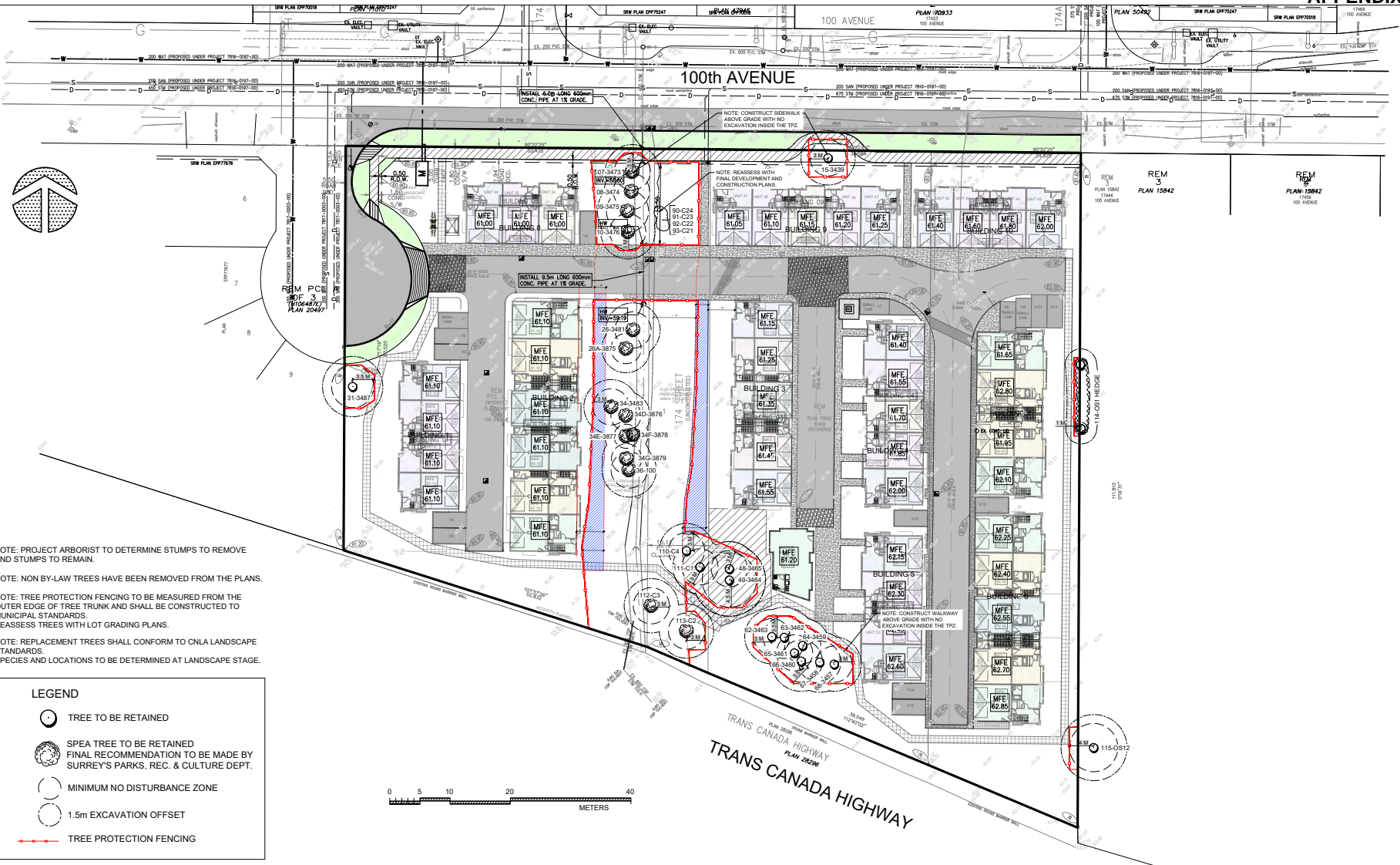
© Copyright Reserved.  
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE  
**17380 17418 17430**  
**100 AVENUE**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**  
 CLIENT \_\_\_\_\_

DRAWN MK  
 SCALE AS SHOWN  
 DATE NOVEMBER 4, 2017

**T-1**  
 SHEET 1 OF 2



NOTE: PROJECT ARBORIST TO DETERMINE STUMPS TO REMOVE AND STUMPS TO REMAIN.

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: 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.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS.  
SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**LEGEND**

- TREE TO BE RETAINED
- SPEA TREE TO BE RETAINED  
FINAL RECOMMENDATION TO BE MADE BY SURREY'S PARKS, REC. & CULTURE DEPT.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- TREE PROTECTION FENCING



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	APR11/18	MK	SITE PLAN	6	MAR04/19	MK	REVISED SITE PLAN	11	JUN14/21	MK	REVISED SITE PLAN
2	JULY25/18	SL	ENLARGED SITE PLAN	7	MAR19/19	MK	REVISIONS	12	JUL08/21	MK	REVISED KEY PLAN
3	JULY27/18	SL	ENLARGED SITE PLAN	8	APR16/19	MK	REVISED SITE PLAN KEY PLAN	14	SEPT01/21	MK	REVISED SITE PLAN KEY PLAN
4	SEPT05/18	MK	REVISED SITE PLAN	9	APR26/19	MK	REVISED SITE PLAN KEY PLAN	15	MAR17/22	MK	REVISED KEY PLAN
5	FEB12/19	MK	REVISED SITE PLAN	10	JUN01/20	MK	REVISED SURVEY & SITE PLAN	16	MAR18/22	MK	REVISED KEY PLAN

**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](mailto:mfadum@fadum.ca)

© Copyright Reserved.  
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE  
**17380 17418 17430**  
**100 AVENUE**  
**SURREY, B.C.**

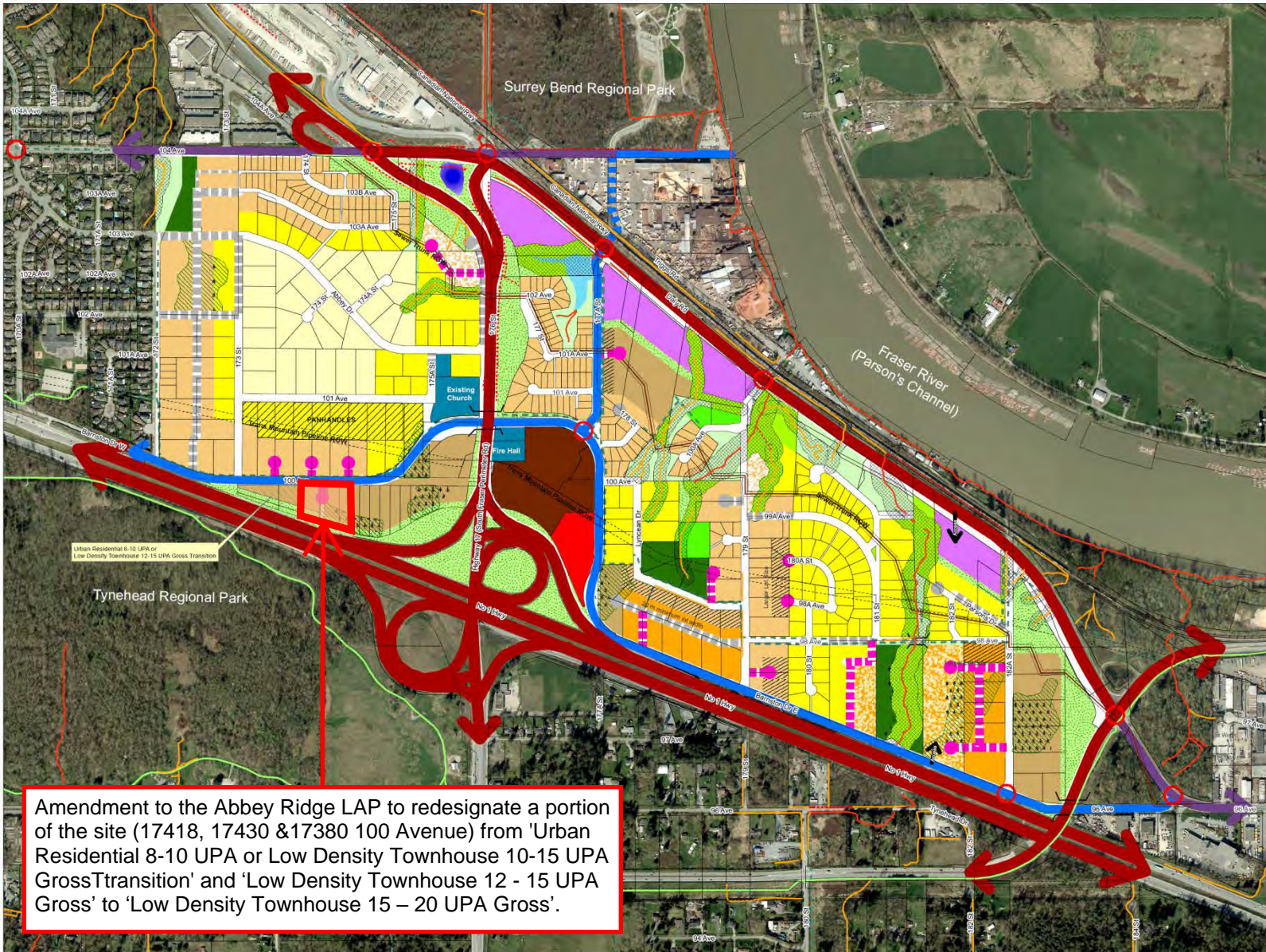
SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

CLIENT

DRAWN MK  
 SCALE AS SHOWN  
 DATE NOVEMBER 4, 2017

**T-2**  
 SHEET 2 OF 2

# APPENDIX V



### LEGEND

**Land Use Designations**

- Acreage Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA Transition
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15 UPA Gross Transition
- Low Density Townhouse 12-15 UPA Gross
- High Density Multiple Residential 30-45 UPA
- Neighbourhood Commercial
- Industrial
- Institutional
- Existing Natural Area
- Future Natural Area
- Existing Neighbourhood Park
- Future Neighbourhood Park
- Landscape Buffer
- Storm Water Pond
- Wet Land
- Tree Retention Area

**Transportation Network**

- Proposed City Greenway
- Railway
- Signalized Intersection
- Cul De Sac
- Flex Cul De Sac
- Provincial Highway
- Arterial 30m
- Collector 24m
- Future Collector 24m
- Proposed Local 20m
- Proposed Flex Local Road
- Proposed Local Lane 6m
- Proposed Greenways 4m
- In Service Greenways 4m

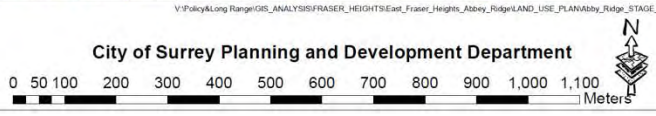
**Utilities & Other**

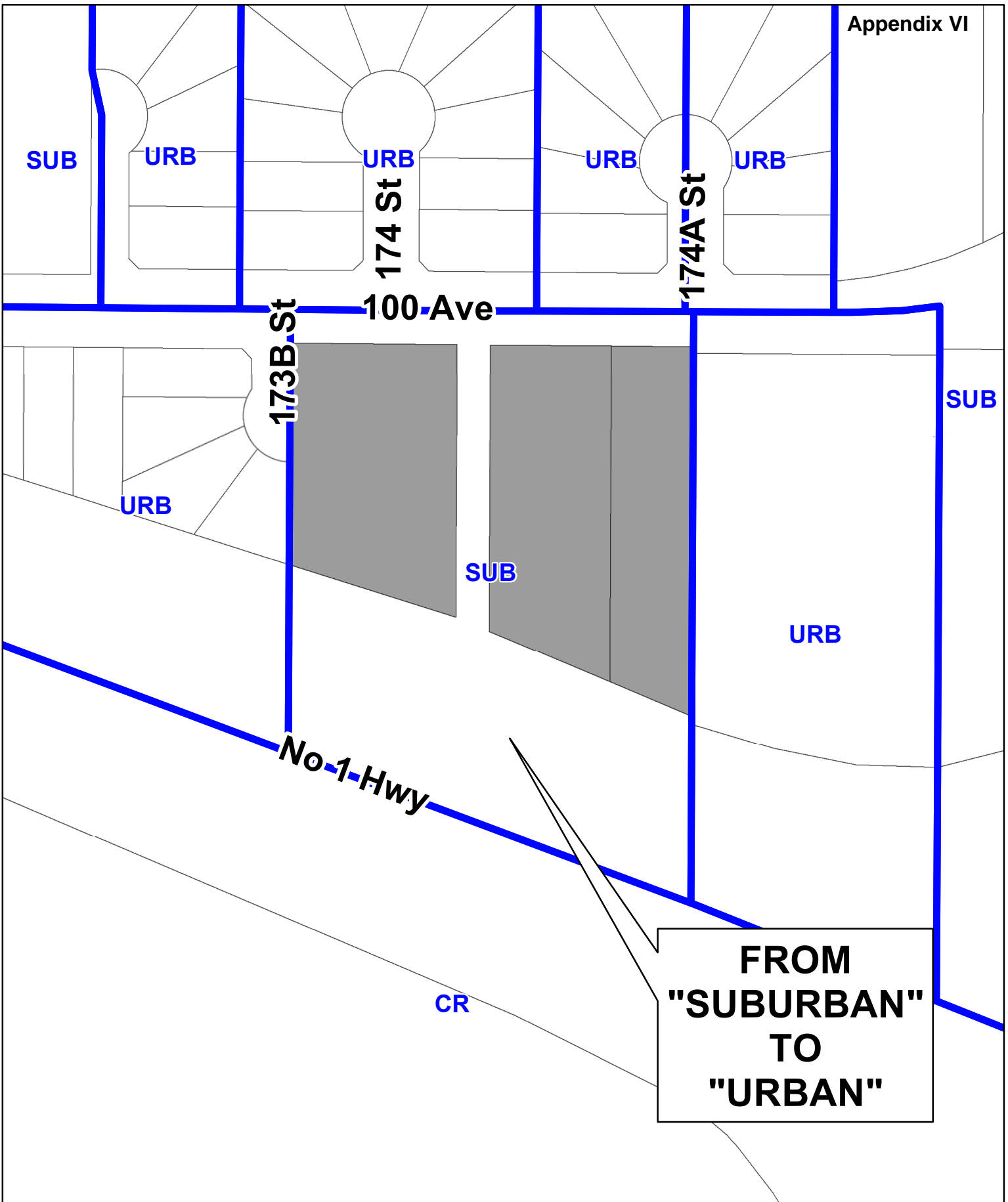
- Sanitary Trunk Sewer\_ROW\_10m\_AbbyRidge
- Sanitary Trunk Sewer\_AbbyRidge
- Significant Tree Stand
- Trans Mountain Pipeline ROW (18.6m)
- Stream Class A
- Stream Class B
- Buffer of Fishclass A and AO 30m
- Buffer of Fishclass B 15m

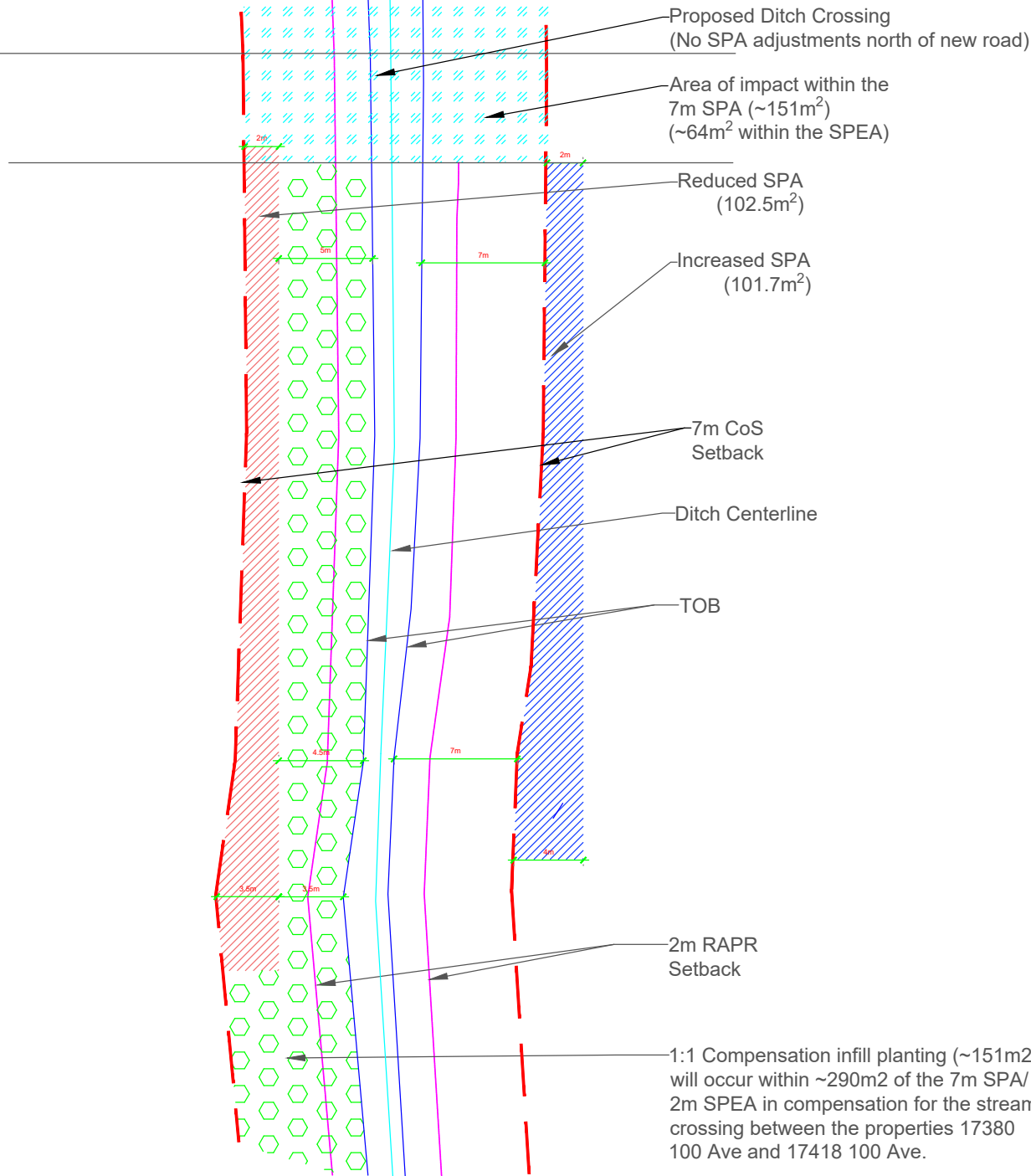
Amendment to the Abbey Ridge LAP to redesignate a portion of the site (17418, 17430 & 17380 100 Avenue) from 'Urban Residential 8-10 UPA or Low Density Townhouse 12-15 UPA Gross Transition' and 'Low Density Townhouse 12 - 15 UPA Gross' to 'Low Density Townhouse 15 – 20 UPA Gross'.

## Abbey Ridge Stage 2 - Land Use Concept Plan

Approved by Council at it's Regular Council Meeting of February 6, 2017 - Resolution RES R17-383







**Legend:**

- Ditch Centerline
- Top of Bank (TOB)
- - - 7m SPA
- 2m SPEA
- Compensation Planting
- Increased SPA Area
- Measurements
- Impacted SPA Area (Driveway)
- Reduced SPA Area

**Summary Table**

West SPA Area:	575.12m <sup>2</sup>
East SPA Area:	578.92m <sup>2</sup>
<b>Total SPA Area:</b>	<b>1,154.04m<sup>2</sup></b>
Reduce SPA Area:	-102.5 m <sup>2</sup>
Increased SPA Area:	+101.7 m <sup>2</sup>
<b>Net SPA Area:</b>	<b>-0.80</b>
West SPA Width Range (Including SPA Reduction):	4.5 - 5m
East SPA Width Range (Including SPA Increase):	9 - 11m

Figure 1: Streamside Protection Area Plan

17380 100<sup>th</sup> Avenue Surrey

MarLim Ecological Consulting Ltd.

Project #: 396.20.02

Date: April 2023

Page: 1



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7918-0145-00

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: 010-136-550

Lot 1 Section 6 Township 9 New Westminster District Plan 15842 Except:  
Plans 28296 and EPP5097  
17418 100 Ave

Parcel Identifier: 000-487-201

Lot 2 Section 6 Township 9 New Westminster District Plan 15842  
Except Plan 28296 and Plan EPP5098  
17430 100 Ave

Parcel Identifier: 005-787-092

Parcel "A" (W155601E) Lot 4 Section 6 Township 9 New Westminster District  
Plan 20497 Except Plan EPP5096  
17380 100 Ave

(the "Land")

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

Parcel Identifier:

---

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section B.1 of Part 7A “Streamside Protection”, the minimum distance (streamside setback area) from top of bank of a Class B ditch is reduced from 7.0 metres to 3.5 metres, on the west side of the ditch.
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.

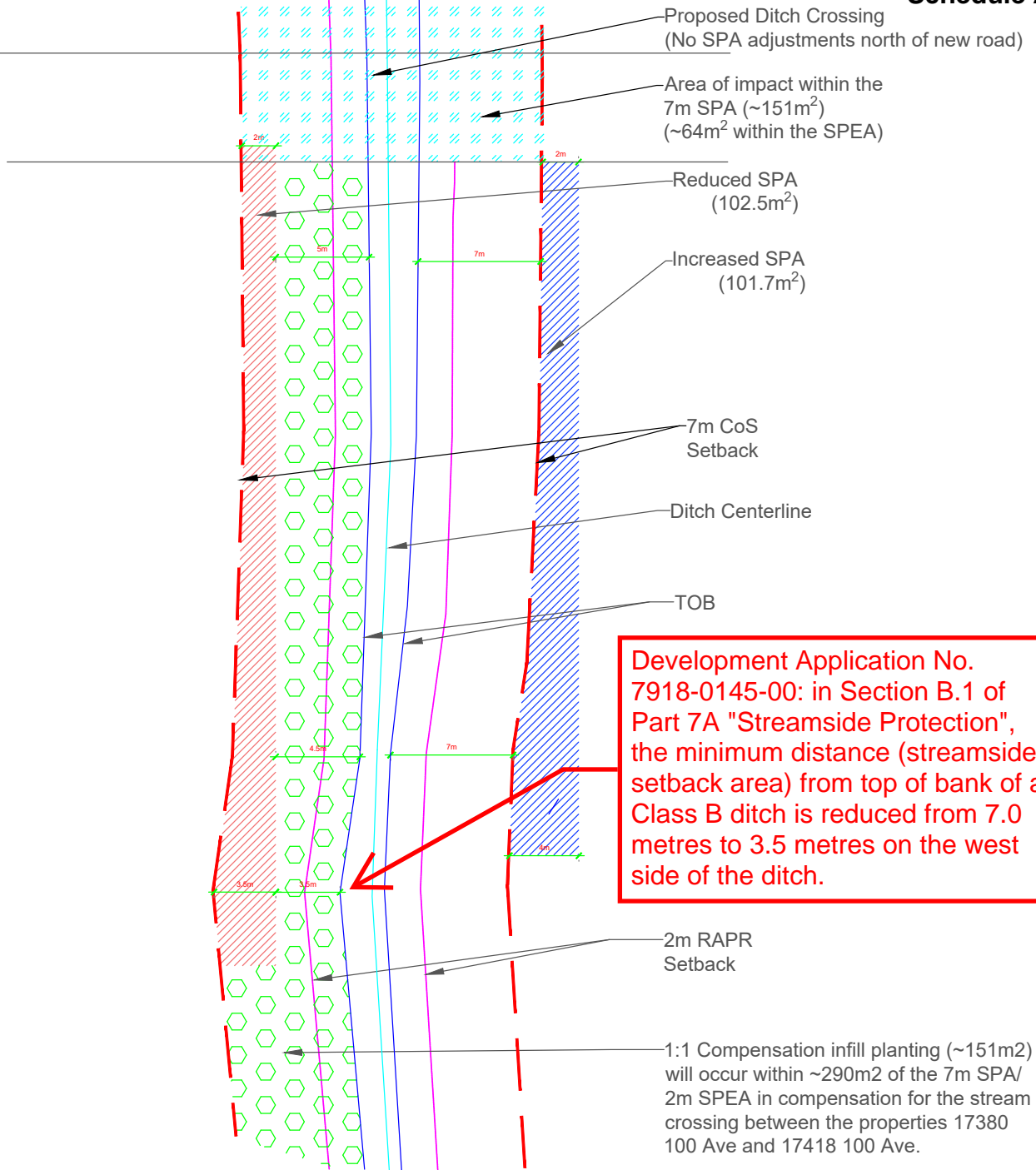
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli



Development Application No. 7918-0145-00: in Section B.1 of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank of a Class B ditch is reduced from 7.0 metres to 3.5 metres on the west side of the ditch.

**Legend:**

- Ditch Centerline
- Top of Bank (TOB)
- - - 7m SPA
- 2m SPEA
- Compensation Planting
- Increased SPA Area
- #m Measurements
- Impacted SPA Area (Driveway)
- Reduced SPA Area

**Summary Table**

West SPA Area:	575.12m <sup>2</sup>
East SPA Area:	578.92m <sup>2</sup>
<b>Total SPA Area:</b>	<b>1,154.04m<sup>2</sup></b>
Reduce SPA Area:	-102.5 m <sup>2</sup>
Increased SPA Area:	+101.7 m <sup>2</sup>
<b>Net SPA Area:</b>	<b>-0.80</b>
West SPA Width Range (Including SPA Reduction):	4.5 - 5m
East SPA Width Range (Including SPA Increase):	9 - 11m

Figure 1: Streamside Protection Area Plan

17380 100<sup>th</sup> Avenue Surrey

Project #: 396.20.02

Date: April 2023

*MarLim Ecological Consulting Ltd.*

Page: 1

