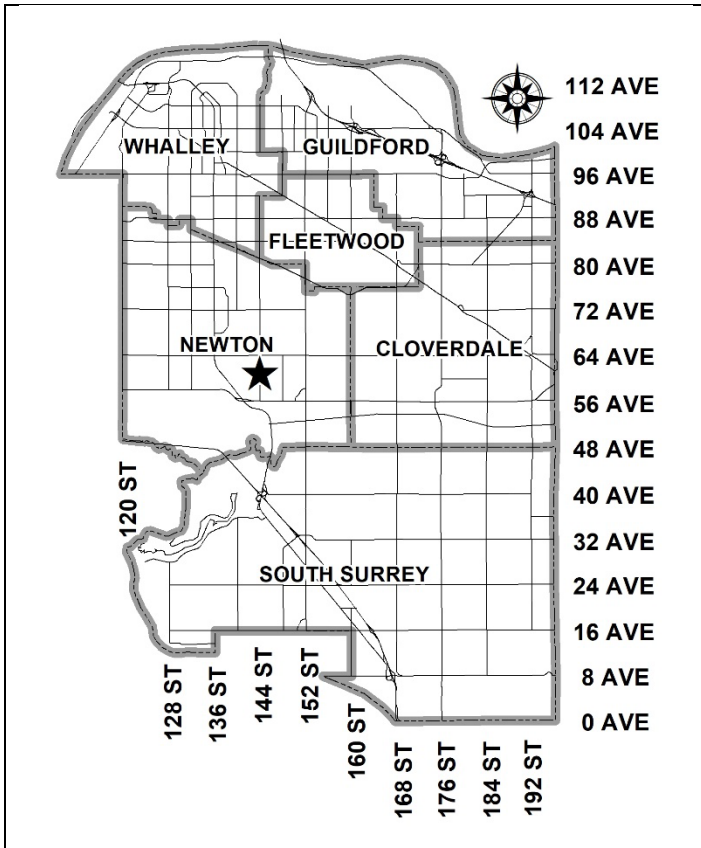


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0183-00

Planning Report Date: October 30, 2023



PROPOSAL:

- **NCP Amendment** from Townhouses (15 upa max) to Townhouses (25 upa max)
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

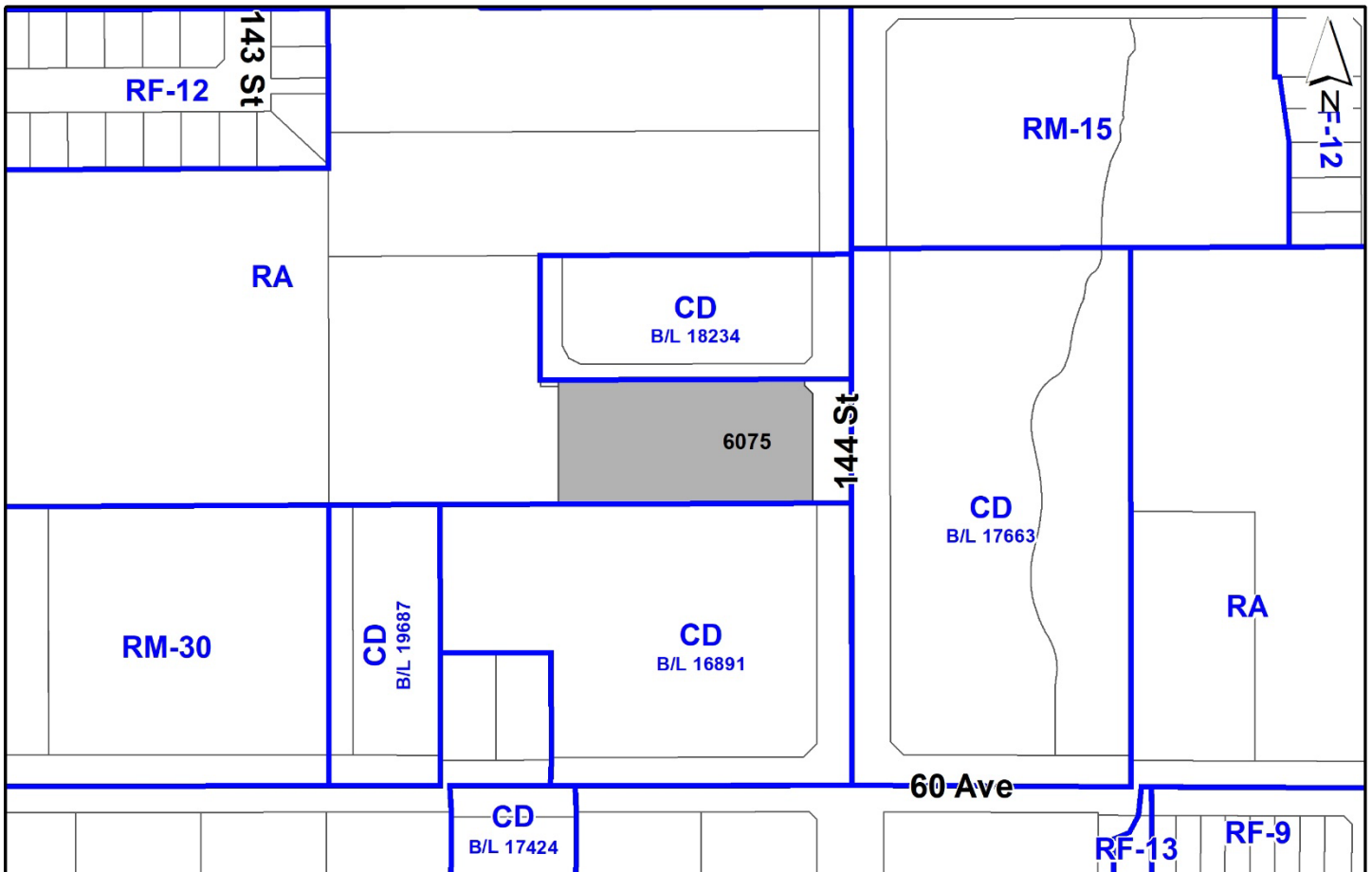
to permit the development of 29 townhouse units.

LOCATION: 6075 - 144 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (15 upa max)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from Townhouses (15 upa max) to Townhouses (25 upa max).
- Proposing to reduce the side yard building setback requirements of the Multiple Residential 30 Zone (RM-30).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Newton and are generally consistent with the density that was achieved on recent townhouse developments in the general area, including those located to the north at 6089 144 Street (No. 7913-0092-00) and south at 14377 60 Avenue (No. 7908-0117-00).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the South Newton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and is consistent with other adjacent developments in the area.
- 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 development 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 townhouses and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0183-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0183-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard on flanking lane setback (north) of the RM-30 Zone from 4.5 metres to 4.2 metres to the principal building face for Unit 29 (Building 9); and
 - (b) to reduce the minimum side yard setback (south) of the RM-30 Zone from 6.0 metres to 3.1 metres to the principal building face for Units 14, 15, 23 and 24 (Buildings 4, 5, 7 and 8).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the units adjacent to 144 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

- (j) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Townhouses (15 upa max) to Townhouses (25 upa max) when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban / Townhouses (15 upa max)	RA
North (Across lane):	Townhouses	Urban / Townhouses (25 upa max)]	CD (Bylaw No. 18234)
East (Across 144 Street):	Townhouses	Urban / Townhouses (25 upa max)	CD (Bylaw No. 17663)
South:	Townhouses	Urban / Townhouses (20 upa max)	CD (Bylaw No. 16891)
West:	Park	Urban / Proposed School and Parks	RA

Context & Background

- The site is 4,654 square metres in size and is currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP) and Townhouses (15 upa max) in the South Newton Neighbourhood Concept Plan (NCP).
- The properties to the north and south have been constructed as townhouse developments. Both Development Applications (No. 7913-0092-00 to the north and No. 7908-0117-00 to the south) amended the South Newton NCP from Townhouses (15 upa max) to Townhouses (25 upa max) and Townhouse (20 upa max) respectively, to achieve moderate increases in density over the original land use designation.
- The site is moderately sloped (6.7%), with the highest elevation on the southwest corner, and the lowest elevation at the northeast corner.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the South Newton NCP to redesignate the site from Townhouses (15 upa max) to Townhouses (25 upa max), to rezone the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", a Development Variance Permit to reduce side yard setbacks, and a Development Permit for Form & Character to allow a 29-unit townhouse development.
- The proposed development will consist of 29 townhouse units, in 9 buildings, ranging from 2 to 4 units per building. All units are proposed to have side by side double garages. All units have 3 bedrooms plus a den or flex space.
- The site's net density is proposed at 0.88 FAR and 27 units per acre, which meets the requirements of the proposed RM-30 Zone. The site's gross density is 0.84 FAR and 25 units per acre.
- The density in the NCP is being considered as 25 units per acre on gross area due to the lane, which was not shown in the original NCP, and was introduced as part of the development to the north. Therefore, the proposed NCP amendment is to "Townhouses 25 upa", which is consistent with the site to the north (Development Application No. 7913-0092-00), as well Development Application Nos. 7919-0011-00 and 7918-0252-00, located further to the north, which were both affected by the addition of the lane and took road and lane dedications into account when calculating unit density.
- Road dedication along 144 Street for the subject was achieved as part of Development Application 7913-0092-00 and is not included in the gross site area of the subject site. Only the lane dedication area, which was not originally shown in the NCP, is included in the gross site area for the purpose of density calculation.
- The net developable area of the site is 4,417.65 square metres, with 236.74 square metres of road/lane dedication.
- The proposal complies with the Urban OCP designation, which permits a maximum density of 30 units per acre for sites within a Secondary Land Use Plan.

	Proposed
Lot Area	
Gross Site Area:	4,654.4 square metres
Road Dedication:	236.74 square metres
Net Site Area:	4,417.65 square metres
Number of Lots:	1
Building Height:	11 metres
Unit Density:	66 uph (27 upa)
Floor Area Ratio (FAR):	0.88
Floor Area	
Residential:	3,917 square metres
Residential Units:	
3-Bedroom/Total:	29

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in 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 28 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

13 students at Woodward Hill Elementary School
10 students at Sullivan 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 mid-2025.

Parks, Recreation & Culture: Sullivan Heights Park is the closest active park with amenities including outdoor sport fields, outdoor sport courts, and is 675 metres walking distance from the development. Woodward Hill Park is the closest park with natural area and is adjacent to this application.

Surrey Fire Department: No concerns.

Transportation Considerations

Road Network and Infrastructure

- As part of the subject proposal, the applicant will be required to provide the following improvements:
 - Dedication of a 3 x 3 metre corner cut between 144 Street and the lane, and construction of a sidewalk along the 144 Street property frontage; and
 - Completion of the east-west lane with 2.5 metres of dedication along the north side of the subject property and a sidewalk.

Traffic Impacts

- The subject proposal is anticipated to generate approximately one vehicle every three to four minutes in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City's minimum traffic volume requirement threshold.

Access and Parking

- Access to the subject development is proposed via the lane to the north.
- Based on the subject proposal, the Zoning Bylaw requires a total of 64 parking spaces to be provided on site. The applicant is proposing to provide 64 parking spaces, meeting the Zoning Bylaw requirements.

Transit

- The subject site is located within a one to two-minute walking distance to existing transit stops on 144 Street and 60 Avenue.

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:
 - Electric vehicle charging; and
 - Secure all-weather bike parking.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).
- The proposal complies with the Urban designation in the OCP, which permits residential uses of densities up to 72 units per hectare (30 units per acre) within Secondary Land Use Plans.

Themes/Policies

- A1.1 Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

(The proposed development complies with the RGS designation and is a compact and efficient development.)

- A3.2 Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

(The proposed development is located on an under-developed piece of land, that is designated Urban in the OCP, and is well served by bus and bike routes.)

- A4.2 Encourage the full and efficient build-out of existing planned urban areas in order to:
 - achieve planned capacities;
 - use infrastructure efficiently;
 - provide housing options; and
 - provide amenities for residents.

(The proposed development will complete the build out of the townhouse developments between the existing townhouses to the north and south and improve connectivity and access to Woodward Hill Park by providing a sidewalk along the lane.)

- B6.2 Integrate principles of urban design into the planning of neighbourhoods and centres and as part of development review processes, including:
 - Ensuring compatibility of scale, massing, and architecture with adjacent sites; and
 - Providing diversity, choice, and variety within a coherent, consistent physical environment.

(The proposed development's built form fits well within the neighbourhood context and fills a gap between existing developments to the north and south in this portion of the South Newton NCP.)

- B6.4 Ensure new development responds to the existing character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

(The proposed development is sensitive to the scale of adjacent built forms and provides high quality architectural design.)

- B6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces by:
 - Locating buildings so that they directly face public streets;
 - Providing doors, windows, and "active" building faces along public streets;
 - Avoiding blank facades and providing 'eyes on the street' by placing active uses within parts of the building that front onto streets and public spaces.

(The proposed development has street/lane and park -facing units on all sides that interface with the public realm.)

Secondary Plans

Land Use Designation

- The proposal includes an amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from Townhouses (15 upa max) to Townhouses (25 upa max).

Amendment Rationale

- The proposed density and building form are appropriate for this part of South Newton and are consistent with the density that was achieved on recent townhouse developments in the general area, including those located to the north at 6089 144 Street (No. 7913-0092-00) and south at 14377 60 Avenue (No. 7908-0117-00).
- 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.
- The applicant will be required to provide the per unit rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution rates were introduced based on a three-phase schedule, with rates increasing as of January 1, 2022. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption (CAC Tier 2).

Themes/Objectives

- 4.1 Architectural compatibility in terms of scale and massing between adjoining developments is recommended.

(The proposed development fits in well with the recent development to the south and the proposed development to the north).

- 4.10 Multifamily development should be designed to be pedestrian accessible from the public sidewalks.

(The proposal is pedestrian accessible from the sidewalks along 144 Street and the lane).

- 4.11 Multifamily developments should provide a variety of forms, scale and details that relates to single family character.

(The proposed development is complimentary to single family character and has only a modest height increase of approximately one storey above typical single family residences).

- 4.15 Housing units exposed to side views should provide similar detailing to the side and street fronting elevations.

(The proposed development has incorporated windows and design details into the side of unit elevations exposed to street/lane interfaces).

Zoning By-law

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

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 units per hectare	66 units per hectare
Floor Area Ratio:	1.00	0.88
Lot Coverage:	45%	42.8%
Yards and Setbacks		
North (Front):	4.5 m	4.5m
North (Side on flanking lane)	4.5 m	4.2 m (DVP)
East (Front):	4.5 m	4.5 m
South (Side Yard):	6.0 m	3.1 m (DVP)
West (Front):	4.5 m	4.5 m
Height of Buildings		
Principal buildings:	13 m	11 m
Accessory buildings:	11 m (indoor amenity space)	11 m
Amenity Space		
Indoor Amenity:	29 units x 3 m ² = 87 m ²	The proposed 88.62 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	29 units x 3 m ² = 87 m ²	The proposed 106.83 m ² meets the Zoning By-law requirement.
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	58	58
Residential Visitor:	6	6
Total:	64	64
Tandem (%):	n/a	n/a

Setback Variance

- The applicant is requesting the following variances:
 - (a) to reduce the minimum side yard on flanking lane setback (north) of the RM-30 Zone from 4.5 metres to 4.2 metres to the principal building face for Unit 29 (Building 9); and
 - (b) to reduce the minimum side yard setback (south) of the RM-30 Zone from 6.0 metres to 3.1 metres to the principal building face for Units 14, 15, 23 and 24 (Buildings 4, 5, 7 and 8).
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the South Newton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and is consistent with other adjacent developments in the area.
- The setbacks along the north, interfacing with the lane, are 4.5 metres to the front of units and 4.2 metres to the side of unit (one unit only), to achieve an urban streetscape with pedestrian access from a sidewalk. The existing townhouses to the north have sides of units facing towards the lane.
- The setback to the south will have side-of-units on the subject site interfacing with adjacent existing rear-of-unit townhouses to the south. This is a typical setback reduction for this kind of interface.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for South Newton is \$16,020 per unit for townhouses.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 (now \$1,068) per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 27, 2023, and the Development Proposal Signs were installed on September 19, 2023. Staff received one response from a neighbouring resident expressing concerns about school capacity, hospital capacity and parks/greenspace:
 - *Staff responded with information on school capacity for Woodward Hill Elementary and Sullivan Heights Secondary from the Surrey School District and explained the planned expansion of Woodward Hill Park to be achieved through Development Application No. 7919-0011-00 (to the north of the subject site). Concerns about hospital capacity are beyond the scope of this Development Application.*

DEVELOPMENT PERMITS

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 South Newton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Newton Neighbourhood Concept Plan (NCP).
- The site has side by side double garages for all units and front entrances facing all public realm interfaces. The development interface to the south is with side of proposed units to rear of units on the existing townhouse site to the south. A walkway will run along the length of the west property line, adjacent to Woodward Hill Park (separated by a fence) to provide connection to the front of units along the park interface.

- The indoor amenity building is located centrally within the site, close to the driveway entrance.
- The applicant has worked with staff to improve the interface along the public realm, particularly 144 Street, where the grades are more challenging. The applicant has worked with staff to lower the minimum floor elevation and reduce the number of stair risers to improve the street interface.

Landscaping

- Landscaping includes a small corner plaza with seating at the northeast corner of the site. Trees are proposed along the street and lane frontages, with some smaller trees on the interior of the site. Landscaped walkways will be provided between all buildings on site and landscaping to provide some buffering and privacy will be provided along the south property line adjacent to the townhouse site to the south.

Indoor Amenity

- The Zoning By-law requires that 87 square metres of both indoor and outdoor amenity space be provided, based on the requirement of 3 square metres per dwelling unit.
- The proposed 88.62 square metres of indoor amenity exceeds the minimum required under the Zoning By-law. The indoor amenity space is part of Building 5, centrally located and close to the driveway entrance to the site.
- The indoor amenity space is proposed as a 2-storey building, with a kitchen and washroom on the lower floor and an unprogrammed room on the upper floor.

Outdoor Amenity

- The applicant is proposing a total of 106.83 square metres of outdoor amenity space, which exceeds the area required under the Zoning By-Law.
- The outdoor amenity space is located in the south area of the site, to the rear of Building 4, with a walkway connecting the indoor amenity space.
- The outdoor amenity space will include seating areas and two children's play structures.

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 mainly consist of grading issues.
- 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

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	10	10	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	2	2	0
Birch	2	2	0
English Oak	1	1	0
Big Leaf Maple	1	0	1
Coniferous Trees			
Western Red Cedar	5	5	0
Total (excluding Alder and Cottonwood Trees)	12	11	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		25	
Total Retained and Replacement Trees Proposed		26	
Estimated Contribution to the Green City Program		\$3,850	

- The Arborist Assessment states that there are a total of 12 mature trees on the site, excluding Alder and Cottonwood trees. 10 existing trees, approximately 45% of the total trees on the site, are Alder trees. The applicant proposes to retain 1 tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 32 replacement trees on the site. Since the proposed 25 replacement trees can be accommodated on the site, the proposed deficit of 7 replacement trees will require an estimated cash-in-lieu payment of \$3,850, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including dogwood, magnolia, and red and Japanese maples.

- In summary, a total of 26 trees are proposed to be retained or replaced on the site with an estimated contribution of \$3,850 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7922-0183-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

EM/ar



T O W N H O M E D E V E L O P M E N T

6075 144 STREET

SURREY BC

REVISION DATE: 2023-09-01



1 SITE PLAN
Scale: 3/32"=1'-0"

Cre 8 Architecture Ltd.



12994 59 Avenue
Surrey, BC V3X 0C4
Tel: (778) 891-0167
Email: jaswinder@cre8architecture.ca

Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.
Drawing:
SITE PLAN
Project Status:
DP SUBMISSION

SUBMISSION	
Date	Description
2023-09-10 TO DATE	

REVISION		
No.	Date	Description

All Drawings in this set to be used in conjunction with each other. Any errors or omissions shall be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is compliant with the Copyright City & Architects Ltd. All rights reserved.

Scale:
3/32"=1'-0"

DWG. NO:
A.1.1

Plot Date: Sep 01, 2023

MATERIAL LEGEND	
1A	HARDY PANEL (CORNER, STONE)
1B	HARDY PANEL (VERTICAL SLAT)
1C	HARDY PANEL (HORIZONTAL SLAT)
1D	HARDY PANEL (BRICK GRAY)
2A	4" HORIZONTAL HARDY BOARD (CORNER STONE)
2B	4" HORIZONTAL HARDY BOARD (STANDARD SLAT)
2C	VERTICAL BOARD (SLAT GRAY)
3A	WESTERN RED CEDAR BOARD
3B	BRICKWORK (CORNERSTONE)
3C	BRICKWORK (STANDARD)
4A	ENTRANCE DOOR (HARDWOOD)
4B	ENTRANCE DOOR (PICKERWOOD)



1284 59 Avenue
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Cre 8 Architecture Ltd.

Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.

Drawing:
BUILDING ELEVATION
BUILDING - 1

Project Status:
DP SUBMISSION

SUBMISSION
Date (M/Y/AM/DO) Description

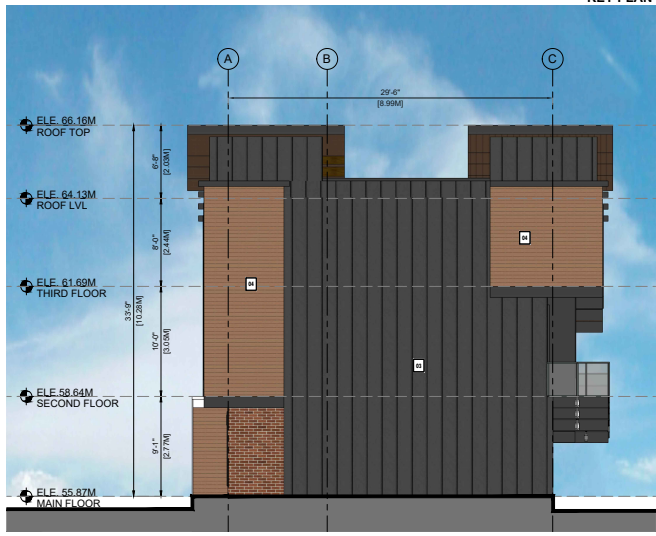
REVISION
No. Date Description

All Drawings in this set will be read in conjunction with each other. Any errors or omissions shall be noticed by the Architect before commencing work. Contractors are responsible to ensure that all work is executed in the accordance with the appropriate Building Code Authority. © Copyright Cre 8 Architecture Ltd. All rights reserved.

Scale:
3/16" = 1'-0"
DWG. NO:
A.1-3.1



1 NORTH ELEVATION
Scale: 3/16"=1'-0"



2 WEST ELEVATION
Scale: 3/16"=1'-0"

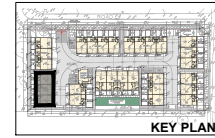


3 SOUTH ELEVATION
Scale: 3/16"=1'-0"



4 EAST ELEVATION
Scale: 3/16"=1'-0"

MATERIAL LEGEND	
01	SHIMMER PANELS (CROWN BLUE)
02	HANDS PANEL (CROWN BLUE)
03	HANDS PANEL (SILVER GREY)
04	4" HORIZONTAL SHIMMER SIDING (CROWN BLUE)
05	4" HORIZONTAL HANDS SIDING (CROWN BLUE)
06	VERTICAL SIDING (SILVER GREY)
07	VERTICAL HANDS SIDING (CROWN BLUE)
08	SHUTTLE BRICK (CROWN BLUE)
09	SHUTTLE BRICK (SILVER GREY)
10	FACEBRICK (SILVER GREY)
11	ENTRANCE DOOR (SHUTTLE BRICK)
12	ENTRANCE DOOR (SHUTTLE BRICK)



Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.

Drawing:
BUILDING FLOOR PLAN
BUILDING - 4

Project Status:
DP SUBMISSION

SUBMISSION	
Date	Description
(YY-MM-DD)	

REVISION		
No.	Date	Description

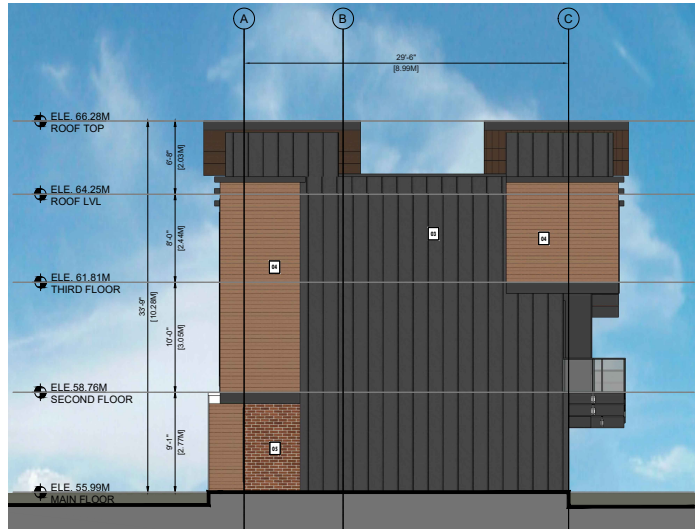
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Scale:
3/16" = 1'-0"

DWG. NO:
A.4-2.2



3 EAST ELEVATION
Scale: 3/16"=1'-0"



4 NORTH ELEVATION
Scale: 3/16"=1'-0"



1 EAST ELEVATION
Scale: 3/16"=1'-0"



2 NORTH ELEVATION
Scale: 3/16"=1'-0"



3 WEST ELEVATION
Scale: 3/16"=1'-0"



4 SOUTH ELEVATION
Scale: 3/16"=1'-0"

Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.

Drawing:
**BUILDING ELEVATION
BUILDING - 5**

Project Status:
DP SUBMISSION

SUBMISSION	
Date	Description
(YY-MM-DD)	

REVISION		
No.	Date	Description

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Scale:
3/16"=1'-0"

DWG. NO:
A.5-3.1

MATERIAL LEGEND	
1A	HARDY PANEL (CORNER STONE)
1B	HARDY PANEL (VERTICAL BRICK)
1C	HARDY PANEL (BRICK GRAY)
2A	4" HORIZONTAL HARDY BRICK (CORNER STONE)
2B	4" HORIZONTAL HARDY BRICK (VENEER BLUE)
2C	VERTICAL BRICK (DARK GRAY)
3A	HORIZONTAL RED OAK BRICK
3B	SMOOTH BRICK (COPPERSTONE)
3C	SLACKTONE (WOOD GRAY)
4A	ENTRANCE DOOR (DARKWOOD TONAL)
4B	ENTRANCE DOOR (DARKWOOD HAZEL)



KEY PLAN



1284 59 Avenue
Surrey, BC V3X 0X4

Email: jaswinder@cre8architecture.ca
Tel: (778) 991-0197

Cre 8 Architecture Ltd.



1 SOUTH ELEVATION
Scale: 3/16"=1'-0"



2 EAST ELEVATION
Scale: 3/16"=1'-0"



3 NORTH ELEVATION
Scale: 3/16"=1'-0"



4 WEST ELEVATION
Scale: 3/16"=1'-0"

Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.

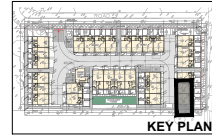
Drawing:
BUILDING ELEVATION
BUILDING - 6
Project Status:
DP SUBMISSION

SUBMISSION	
Date	Description
(YY-MM-DD)	

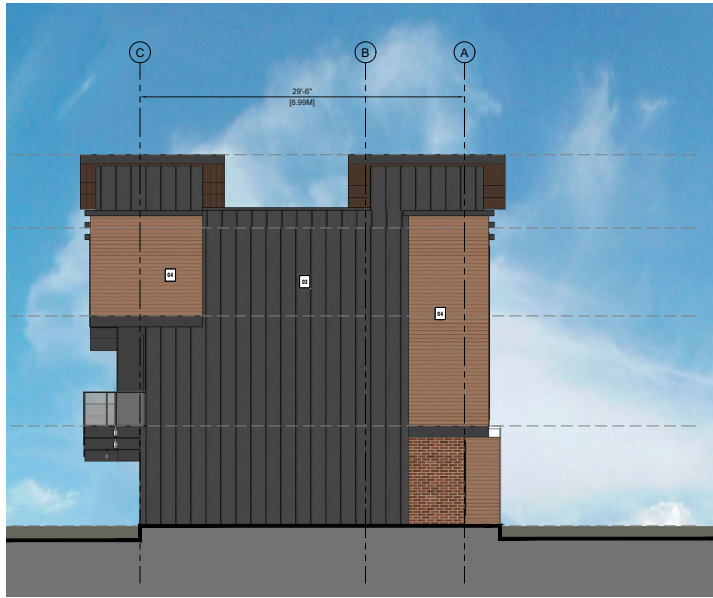
REVISION		
No.	Date	Description

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Scale: 3/16"=1'-0"
DWG. NO: A.6-3.1



MATERIAL LEGEND	
1A.	HARDIE PANEL (COBBLE STONE)
1B.	HARDIE PANEL (EVENING BLUE)
1C.	HARDIE PANEL (IRON GRAY)
2A.	6" HORIZONTAL HARDIE SIDING (COBBLE STONE)
2B.	6" HORIZONTAL HARDIE SIDING (EVENING BLUE)
03.	VERTICAL SIDING (IRON GRAY)
04.	WESTERN RED CEDAR SIDING
05.	ENTICOTT BRICK (COPPERTONE)
06.	FACIA/TRIM (IRON GRAY)
7A.	ENTRANCE DOOR (SUNDRIED TOMATO)
7B.	ENTRANCE DOOR (ROOKWOOD AMBER)



1 NORTH ELEVATION
Scale: 3/16"=1'-0"



2 EAST ELEVATION
Scale: 3/16"=1'-0"

Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.

Drawing:
BUILDING ELEVATION
BUILDING - 8

Project Status:
DP SUBMISSION

SUBMISSION	
Date	Description
(YY-MM-DD)	

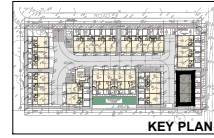
REVISION		
No.	Date	Description

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Scale: 3/16"=1'-0"	DWG. NO: A.8-3.1
------------------------------	----------------------------



1 SOUTH ELEVATION
Scale: 3/16"=1'-0"



MATERIAL LEGEND	
1A.	HARDIE PANEL (COBBLE STONE)
1B.	HARDIE PANEL (EVENING BLUE)
1C.	HARDIE PANEL (IRON GRAY)
2A.	6" HORIZONTAL HARDIE SIDING (COBBLE STONE)
2B.	6" HORIZONTAL HARDIE SIDING (EVENING BLUE)
03.	VERTICAL SIDING (IRON GRAY)
04.	WESTERN RED CEDAR SIDING
05.	ENTICOTT BRICK (COPPERTONE)
06.	FAÇIA/TRIM (IRON GRAY)
7A.	ENTRANCE DOOR (SUNDRIED TOMATO)
7B.	ENTRANCE DOOR (ROOKWOOD AMBER)



2 WEST ELEVATION
Scale: 3/16"=1'-0"

Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.

Drawing:
BUILDING ELEVATION
BUILDING - 8

Project Status:
DP SUBMISSION

SUBMISSION
Date (YY-MM-DD) Description

REVISION
No. Date Description

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Scale:
3/16"=1'-0"

DWG. NO:
A.8-3.1



MATERIAL LEGEND	
1A.	HARDIE PANEL (COBBLE STONE)
1B.	HARDIE PANEL (EVENING BLUE)
1C.	HARDIE PANEL (IRON GRAY)
2A.	6" HORIZONTAL HARDIE SIDING (COBBLE STONE)
2B.	6" HORIZONTAL HARDIE SIDING (EVENING BLUE)
03.	VERTICAL SIDING (IRON GRAY)
04.	WESTERN RED CEDAR SIDING
05.	ENTICOTT BRICK (COPPERTONE)
06.	FACIA/TRIM (IRON GRAY)
7A.	ENTRANCE DOOR (SUNDRIED TOMATO)
7B.	ENTRANCE DOOR (ROOKWOOD AMBER)



1 SOUTH ELEVATION
Scale: 3/16"=1'-0"



1 WEST ELEVATION
Scale: 3/16"=1'-0"



1 NORTH ELEVATION
Scale: 3/16"=1'-0"



1 EAST ELEVATION
Scale: 3/16"=1'-0"

Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.

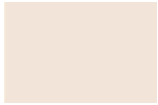
Drawing:
**INDOOR AMENITY
ELEVATION**
Project Status:
DP SUBMISSION

SUBMISSION	
Date	Description
(YY-MM-DD)	

REVISION		
No.	Date	Description

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Scale:
3/16"=1'-0"
DWG. NO:
A.7-3.3



1A. **HARDIE PANEL**
COBBEL STONE



1B. **HARDIE PANEL**
EVENING BLUE



1C. **HARDIE PANEL**
IRON GRAY



2A. **6" HORIZONTAL HARDIE SIDING**
EVENING BLUE



2B. **6" HORIZONTAL HARDIE SIDING**
COBBEL STONE



3. **VERTICAL SIDING**
IRON GRAY



4. **WESTERN RED CEDAR SIDING**



5. **ENTICOTT BRICK**
COPPERTONE



6. **FACIA/TRIM**
IRON GRAY



7A. **ENTRANCE DOOR**
SUN DRIED TOMATO



7B. **ENTRANCE DOOR**
ROOKWOOD AMBER

Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.

Drawing:
MATERIALS

Project Status:
DP SUBMISSION

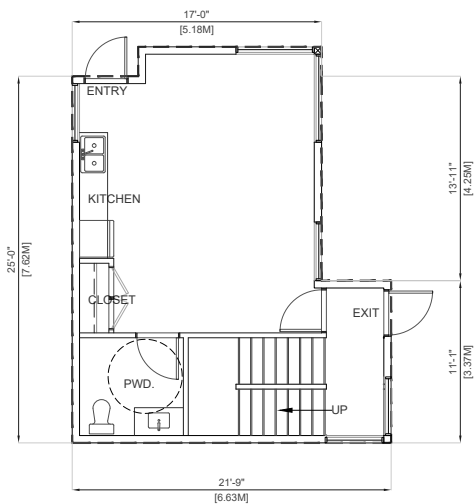
SUBMISSION	
Date (YY-MM-DD)	Description

REVISION		
No.	Date	Description

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Scale:
3/16" = 1'-0"

DWG. NO:
A.5.1



1 MAIN FLOOR PLAN
Scale: 1/4"=1'-0"



2 SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

Project:
23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.

Drawing:
INDOOR AMENITY

Project Status:
DP SUBMISSION

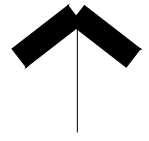
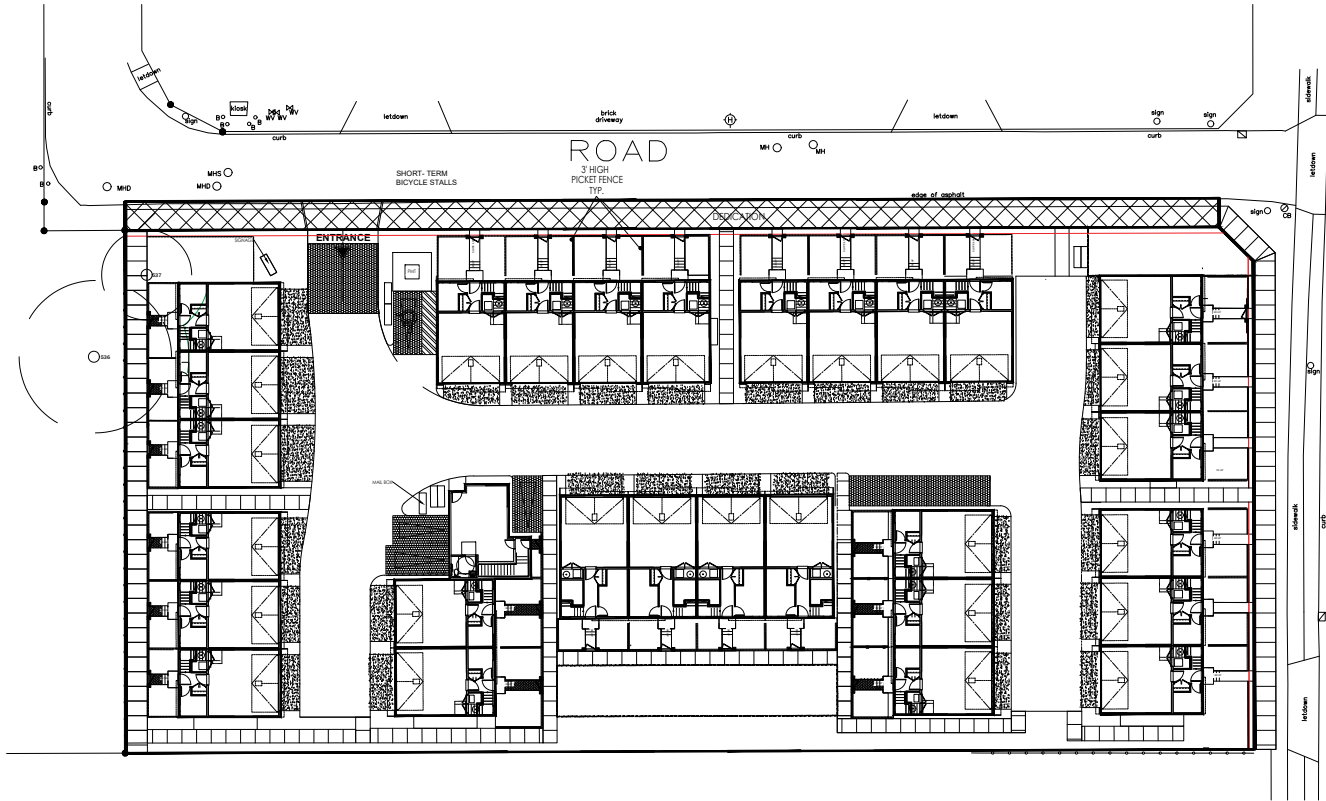
SUBMISSION	
Date (YY-MM-DD)	Description




REVISION		
No.	Date	Description

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Scale:
1/4"=1'-0"

DWG. NO:
I.A.1



-  CONCRETE PAVERS
-  EXPOSED AGGREGATE
-  STAMPED CONCRETE

OCT/23	REVISED SITE PLAN	3
AUG/23	REVISED SITE PLAN	2
AUG/23	PMT RELOCATED	1
DATE	REVISIONS	NO.

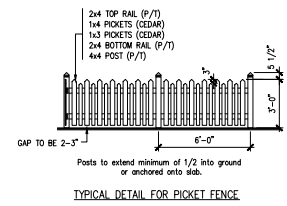
C. KAVOLINAS & ASSOCIATES INC.
 BCSCA CSIA
 2462 JONGUILL COURT
 ABBOTSFORD, B.C.
 V3G 3G8
 PHONE (604) 857-2376

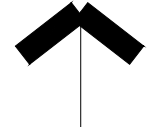
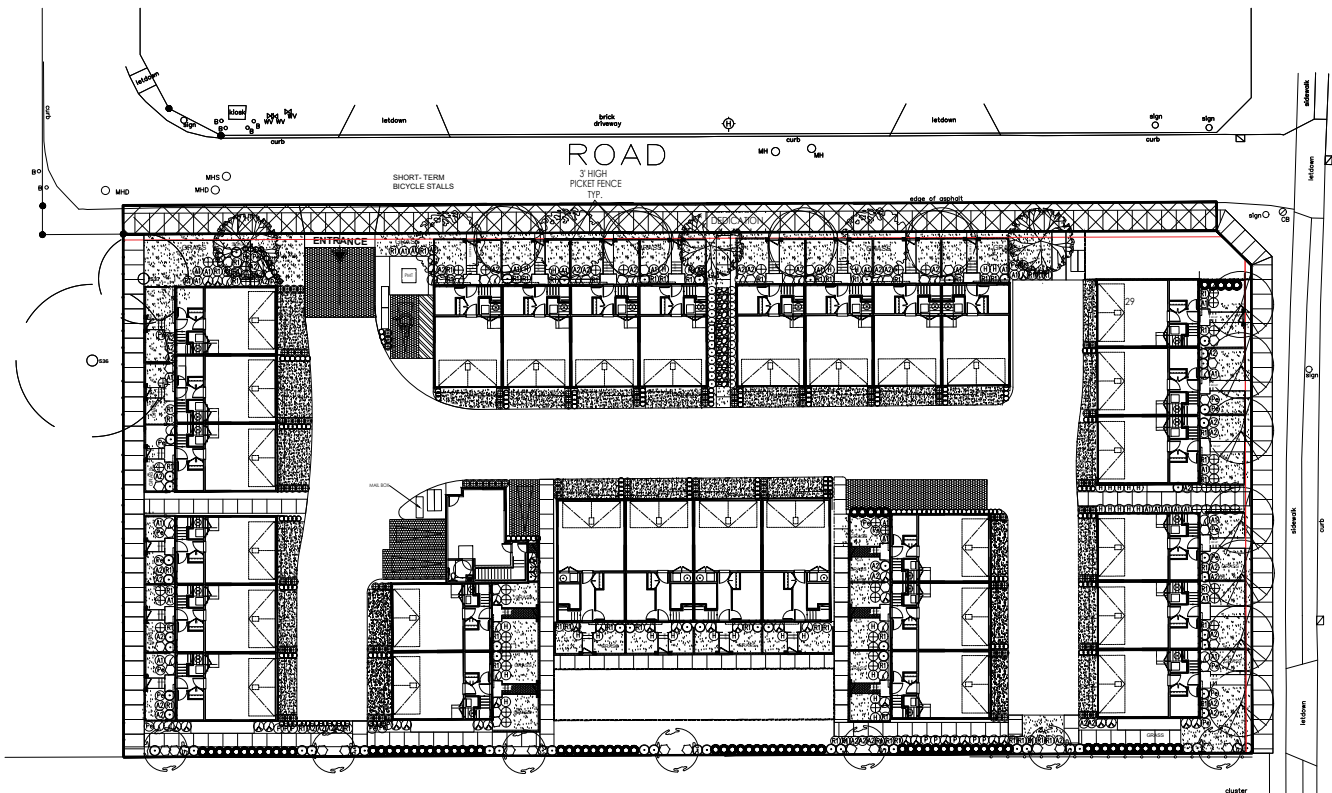
CLIENT
 522032 BC LTD
 6108 FRASER STREET
 VANCOUVER, B.C.
 V6M 3A1

TITLE
 PLAN VIEW
 HARD SURFACE PLAN
 29 UNIT
 TOWNHOUSE DEVELOPMENT
 6075 - 144 STREET
 SURREY, B.C.

SCALE 1:200	DATE JUN/23
DRAFT	CHKD
ENG.	CHKD
APPROV	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-0





- CONCRETE PAVERS
- EXPOSED AGGREGATE
- STAMPED CONCRETE

OCT/23	REVISED SITE PLAN	3
AUG/23	REVISED SITE PLAN	2
AUG/23	PMT RELOCATED	1
DATE	REVISION	NO.

K. KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONGUIL COURT
 ABSTRACTOR, B.C.
 V5G 3E8
 PHONE (604) 857-2376

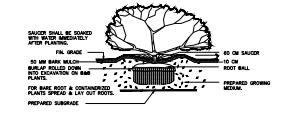
CLIENT
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 6108 FRASER STREET
 VANCOUVER, B.C.
 V5B 3A1

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 29 UNIT
 TOWNHOUSE DEVELOPMENT
 6075 - 144 STREET
 SURREY, B.C.

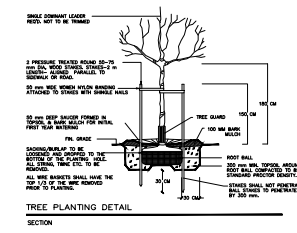
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DRAWN	DHW	DATE	
ENL.	DHW	DATE	
APPROV.	AS BUILT	DATE	
PRINTED	JOB NO.	DRAWING NO.	

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS NUTTALLII	PACIFIC DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	MAGNOLIA BUTTERFLY	YELLOW FLOWERING MAGNOLIA	7	6 CM. CAL.	AS SHOWN	B. & B.
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	7	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	4	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	48	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	34	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	AZALEA	45	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	44	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	200	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	EVERGREEN HUCKLEBERRY	72	#3 POT	90 CM. O.C.	
	SARCOCOCCA HOOKERIANA HUMILIS	HIMALAYAN SWEET BOX	38	#3 POT	90 CM. O.C.	
	PEONY (VARIOUS)	PEONIES	26	#3 POT	65 CM. O.C.	
	MEDIUM RHODODENDRON	RHODODENDRON	64	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	27	#3 POT	90 CM. O.C.	
	POLYSTICHUM MUNIUM	SWARD FERN	9	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	16	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	143	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	85	1.00 METERS	65 M. O.C.	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	7	#3 POT	45 CM. O.C.	
	RUDBECKIA TRILoba	BLACK-EYED SUSAN	4	#3 POT	45 CM. O.C.	

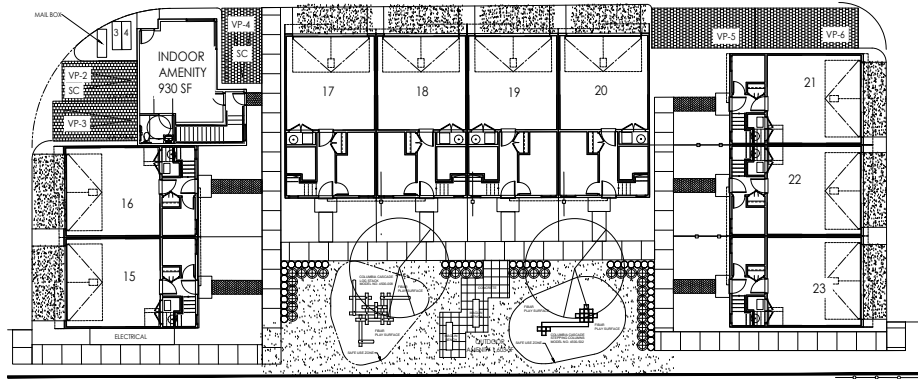
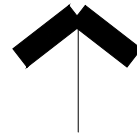
- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LANSIT'. EXISTING PLANT SIZES ARE SPECIFIED AS PER 'DATA' CONSTRUCTION FROM PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FROM THE LANDSCAPE ARCHITECT AT THE OFFICE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 'SUBSTITUTION' MUST OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTION TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 14 DAYS LEAD TIME TO DELIVER FOR DELIVERY TO THE SITE. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE STANDARD.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'TREELESS' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARD' PROVIDE CERTIFICATION FROM THE NURSERY. ALL LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCSLA/CSLA LANDSCAPE STANDARDS.
 - MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS: 300 mm
 - COVERING OVER AREAS: 400 mm
 - DRIVE AREAS: 400 mm
 - TREE PITS: 300 mm AROUND ROOT BALL
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR TABLE 3.1 AND 3.2 AND 3.3 AND 3.4. ALL MEDIA, EXCEPT FOR ONE, MUST BE PROTECTED FROM THE MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. APPLICATION, PROTECTION AND STORAGE SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. APPLICATION, PROTECTION AND STORAGE. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL SUBMIT THE TEST REPORT FOR TESTING AS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE IMPORTED FREE FROM SOILS, ROOTS, MOULDS, INSECT PARTS, WEEB OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 50 MM AND OTHER DEBRIS.
 - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL SUBMIT THE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT FORMING PART OF A FLOOR COVERING SHALL BE GUARANTEED. PERIOD SHALL BE REFUND BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAN ALL FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE SITE, TOGETHER WITH A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



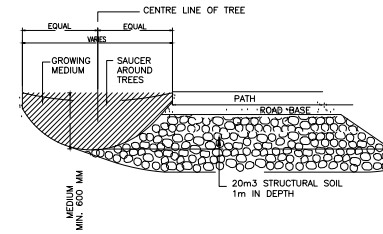
PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
 SECTION
 N.T.S.



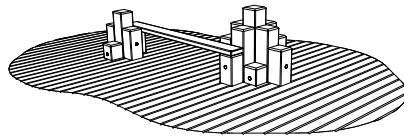
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 SECTION
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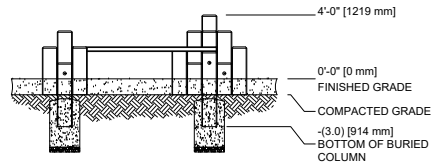
STRUCTURAL SOIL / GROWING MEDIUM DETAIL



COLUMBIA CASCADE STEPPING COLUMNS MODEL NO. 4500-002

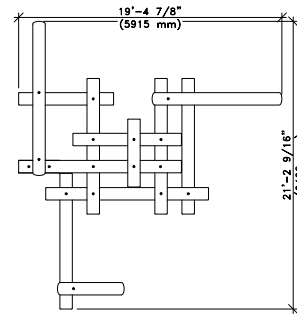


ISOMETRIC VIEW

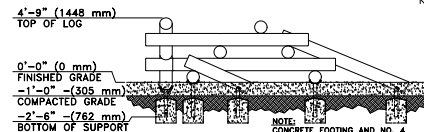


FRONT VIEW

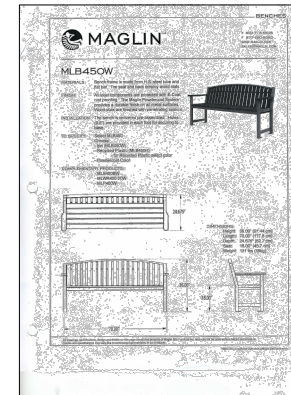
COLUMBIA CASCADE LOG STACK MODEL NO. 4500-008



TOP VIEW



FRONT VIEW



DATE	REVISIONS	NO.
OCT/23	REVISED SITE PLAN	3
AUG/23	REVISED SITE PLAN	2
AUG/23	PMI RELOCATED	1
DATE	REMARKS	NO.

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

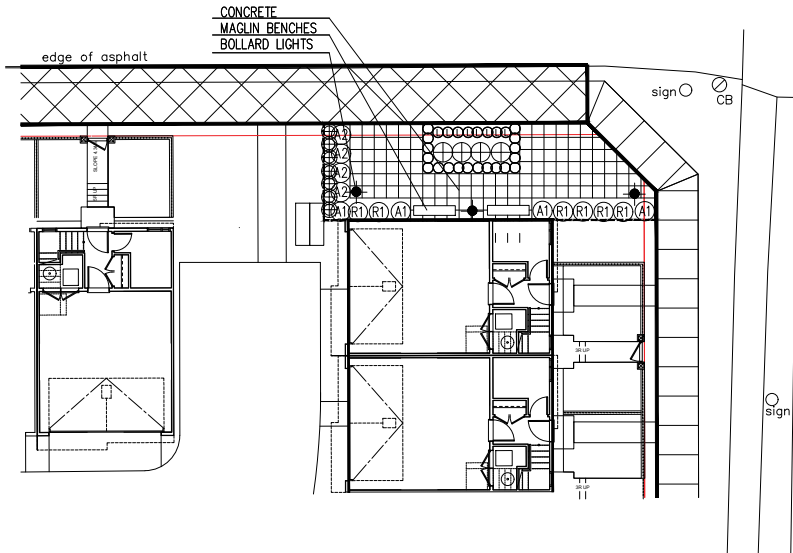
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
522032 BC LTD
6108 FRASER STREET
VANCOUVER, B.C.
V5W 3A1

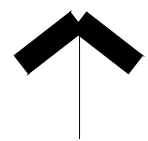
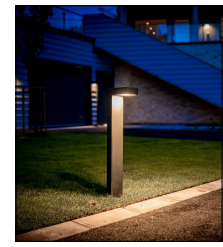
TITLE
PLAN VIEW
OUTDOOR AMENITY PLAN
29 UNIT
TOWNHOUSE DEVELOPMENT
6075 - 144 STREET
SURREY, B.C.

SCALE 1:150	DATE JUN/23
DRAFT	DWD
ENCL	DWD
APPROV	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1A



144TH STREET



07/23	REVISED SITE PLAN	3
AUG/23	REVISED SITE PLAN	2
AUG/23	PMT RELOCATED	1
DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC
 BC SLA CSLA
 2462 JONGUL COURT
 VANCOUVER, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 522032 BC LTD
 6108 FRASER STREET
 VANCOUVER, B.C.
 V5W 3A1

TITLE
 PLAN VIEW
 CORNER FEATURE
 29 UNIT
 TOWNHOUSE DEVELOPMENT
 6075 - 144 STREET
 SURREY, B.C.

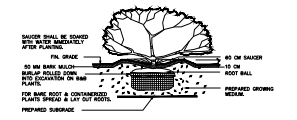
SCALE	1:100	DATE	JUN/23
DRAWN	DHW	CHECKED	DHW
APPROVED	AS BUILT		

PRINTED
 JOB NO.
 DRAWING NO.
 L-2

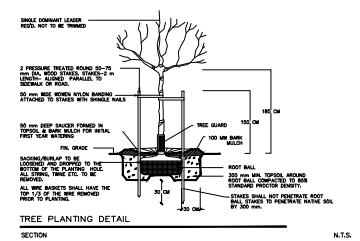
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	4	#3 POT	90 CM. O.C.
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	4	#3 POT	90 CM. O.C.
⊕	AZALEA JAPONICA (VARIOUS)	AZALEA	4	#3 POT	90 CM. O.C.
⊙	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	18	#3 POT	45 CM. O.C.
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	7	#3 POT	90 CM. O.C.
⊕	MEDIUM RHODODENDRON	RHODODENDRON	6	#3 POT	90 CM. O.C.
⊙	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	8	#3 POT	45 CM. O.C.

NOTES / GENERAL

- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LATEST EDITION'. COMMONER SPECIES ARE SPECIFIED AS PER TOWN STANDBY/STANDARD PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'B.C. LANDSCAPE STANDARDS'.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARDS' PROTECT CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARDS.
- MIN. DRIVING MEDIAN DEPTH OVER PREPARED SURFACE SHALL BE:
 - LAWN AREAS 300 mm
 - GROUND COVER AREAS 400 mm
 - SHRUB AREAS 400 mm
 - TREE PITS 300 mm AROUND ROOT BALL
- GROUND MEDIAN SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 1 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIAN SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. PREPARATION, PROTECTING AND WORKING OF GROUND MEDIAN COMPONENTS SHALL BE DONE OFF-SITE (TYPIC) USING A RECOMMENDED SUBGRADE PROCESS. PROPOSED GROUND MEDIAN SHALL BE TESTED BY A RECOMMENDED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROUND MEDIAN. SOILS SHALL BE VIRTUALLY FREE FROM SERIAL, WOOD AND WOOLY PLANT PARTS, NESTS OR PROPAGATING PARTS OF NESTS, PLANT PROPAGATING ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEED PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AREA FROM THE SITE ALL RUBBER AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE ROAD AND THE SITE THEREIN IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.



TREE PLANTING DETAIL
SECTION N.T.S.

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

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

DATE: **October 06, 2023** PROJECT FILE: **7822-0183-00**

RE: **Engineering Requirements
Location: 6075 144 St**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

REZONE

Property and Right-of-Way Requirements

- Register 0.5m statutory right-of-way (SRW) along the west side of 144 Street, and south side of the lane.
- Dedicate 2.5m along the south of the lane.
- Dedicate a 3m x 3m corner cut between 144 Street and Lane.

Works and Services

- Construct lane north of the property.
- Construct sidewalk on 144 Street adjust to the property line.
- Construct adequately-sized storm, water, and sanitary service connections.
- Register applicable legal documents as determined through detail design.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

RK

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
 Date: **September 25, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0183 00**

The proposed development of **29** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	28
---	----

Projected Number of Students From This Development In:	
Elementary School =	13
Secondary School =	10
Total Students =	23

Current Enrolment and Capacities:	
Woodward Hill Elementary	
Enrolment	721
Operating Capacity	644
# of Portables	5
Sullivan Heights Secondary	
Enrolment	1759
Operating Capacity	1700
# of Portables	10

Summary of Impact and Commentary

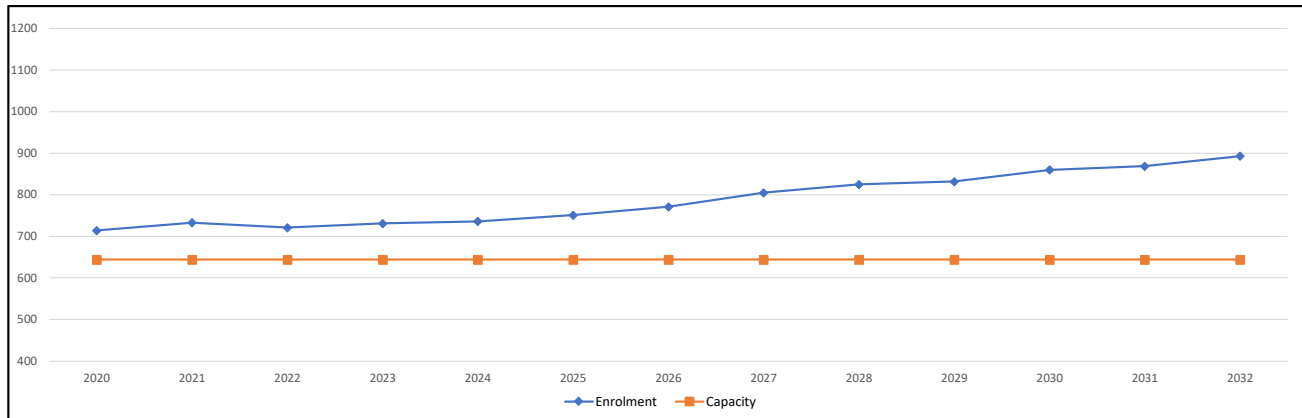
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Woodward Hill opened in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 6 classroom addition opened. Even with the new addition, school enrolment for this September was still larger than the "new" capacity and therefore, 4 portables were required to remain on site to accommodate additional enrolling divisions. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice, which started September 2017. This will make more regular stream space available to meet in-catchment demand.

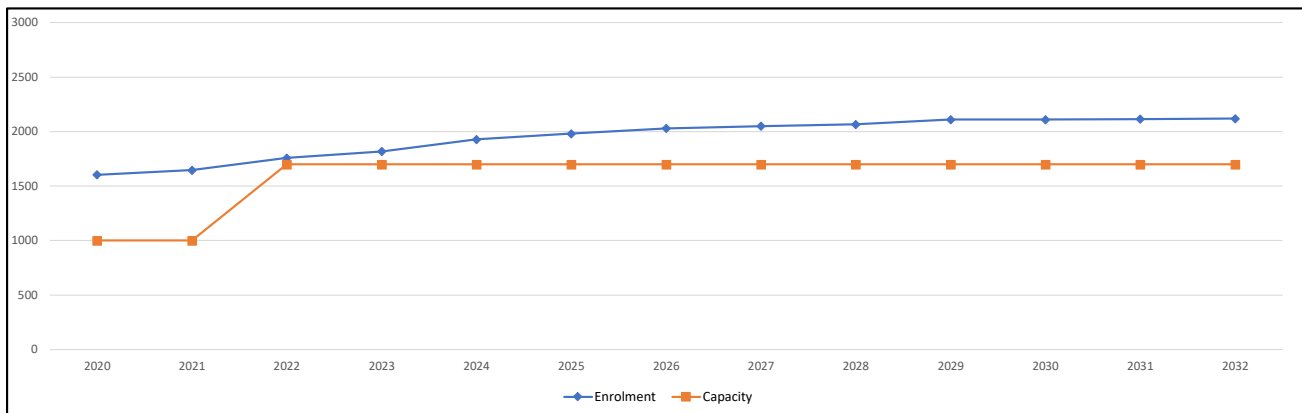
Enrolment pressure will continue in this area for the next 10 years. To manage this long term demand, on June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in the Spring of 2026 which will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodward Hill and Cambridge.

The 700 capacity addition at Sullivan Heights Secondary opened in September 2022 but the school has 10 portables and is still operating above capacity even with the addition.

Woodward Hill Elementary



Sullivan 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.

Tree Preservation Summary

Surrey Project No:

Address: 6075 144 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR-5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	22	Protected Trees Identified	2
Protected Trees to be Removed	21	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1	Protected Trees to be Retained	2
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 10 X one (1) = 10 - All other species to be removed (2:1) 11 X two (2) = 22 	32	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	25	Replacement Trees Proposed	0
Replacement Trees in Deficit	7	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

October 24, 2023

Date

**Tree Plan for Construction at
6075 144 Street, Surrey**

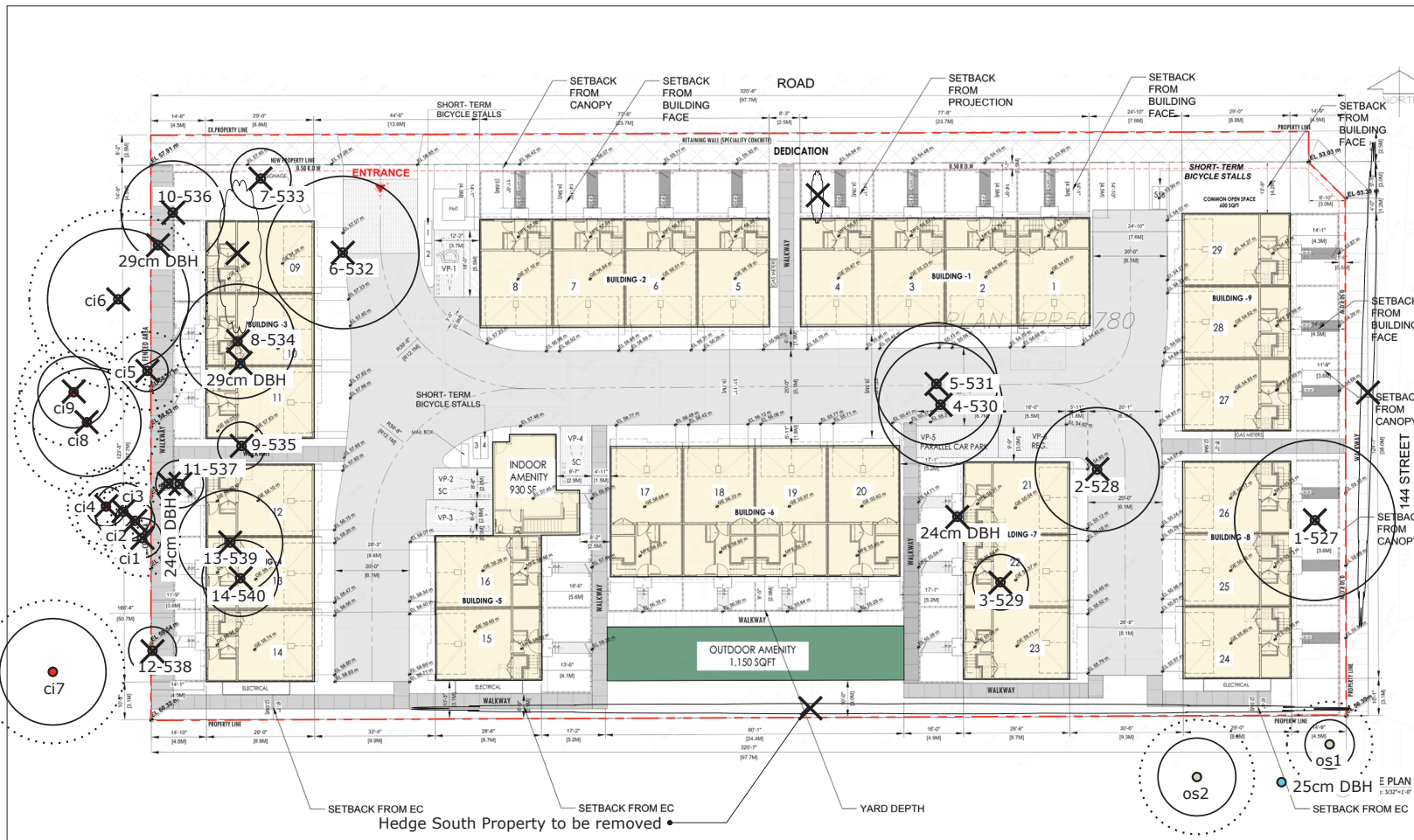
Date: October 23, 2023

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
ci1	Red Alder	20	1.50
ci2	Red Alder	20	1.50
ci3	Red Alder	36	2.16
ci4	Red Alder	21	1.50
ci5	Red Alder	26	1.56
ci6	Birch	89	5.34
ci7	Bigleaf Maple	67	4.02
ci8	Red Alder	68	4.08
ci9	Red Alder	45	2.70
1-527	Western Red Cedar	101	6.06
2-528	English Oak	78	4.68
3-529	Cherry Tree	35	2.10
4-530	Western Red Cedar	78	4.68
5-531	Western Red Cedar	77	4.62
6-532	Birch	96	5.76
7-533	Apple Tree	38	2.28
8-534	Western Red Cedar	72	4.32
9-535	Western Red Cedar	30	1.80
10-536	Red Alder	65	3.90
11-537	Red Alder	30	1.80
12-538	Cherry Tree	30	1.80
13-539	Red Alder	66	3.96
14-540	Red Alder	48	2.88
os1	Mountain Ash	31	1.86
os2	Douglas Fir	49	2.94

Legend

- = Non Surveyed tree
- = Undersize tree
- x = remove tree
- [] = tree barrier



Legend

- no build zone
- centre of tree
- dh x 6 + 1/2 of dbh

Notes
-NON SURVEYED TREE LOCATIONS ARE APPROXIMATE

**Tree Plan for Construction at
6075 144 Street, Surrey**

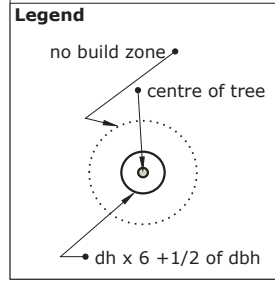
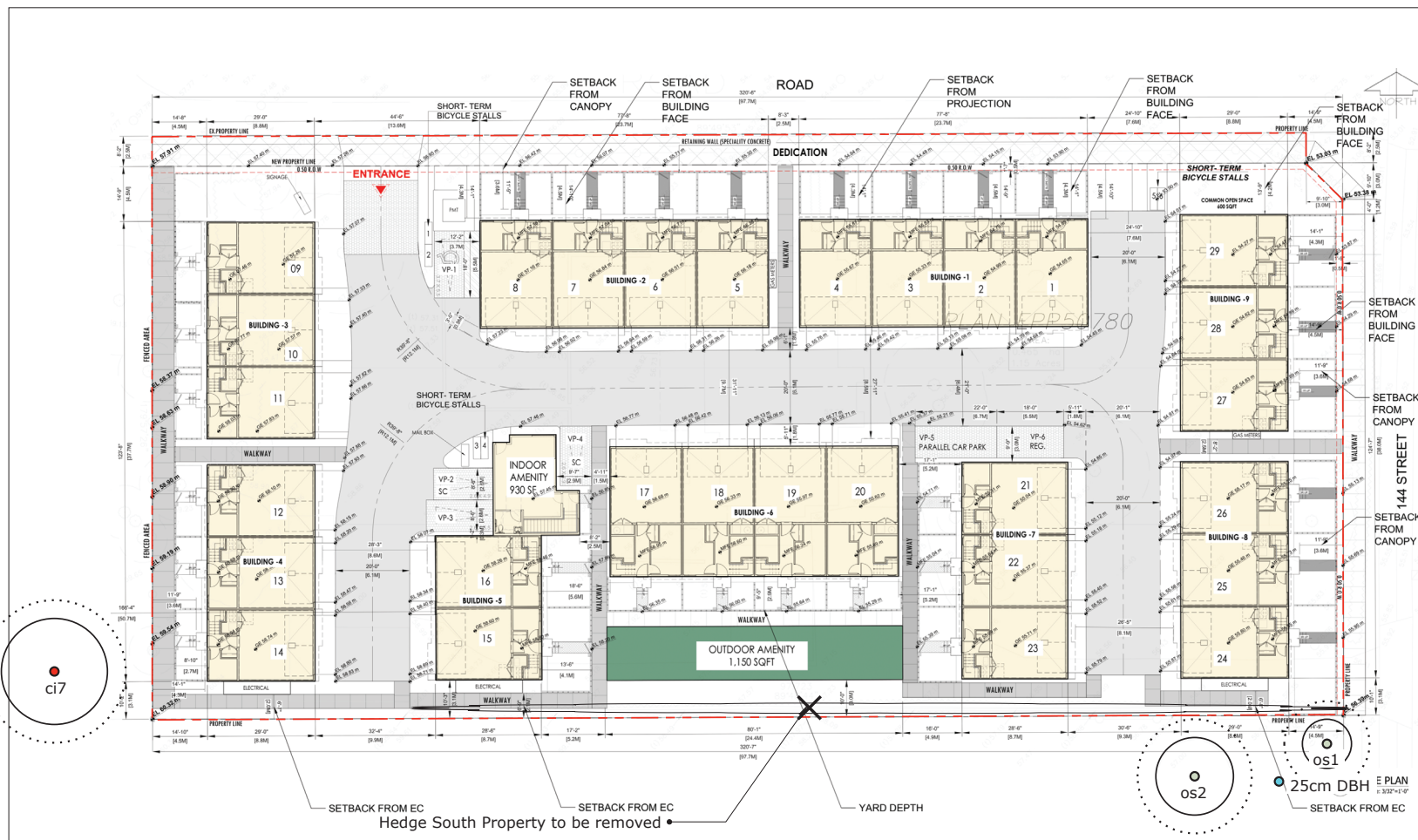
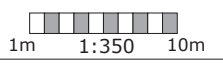
Date: October 23, 2023

Tree Inventory

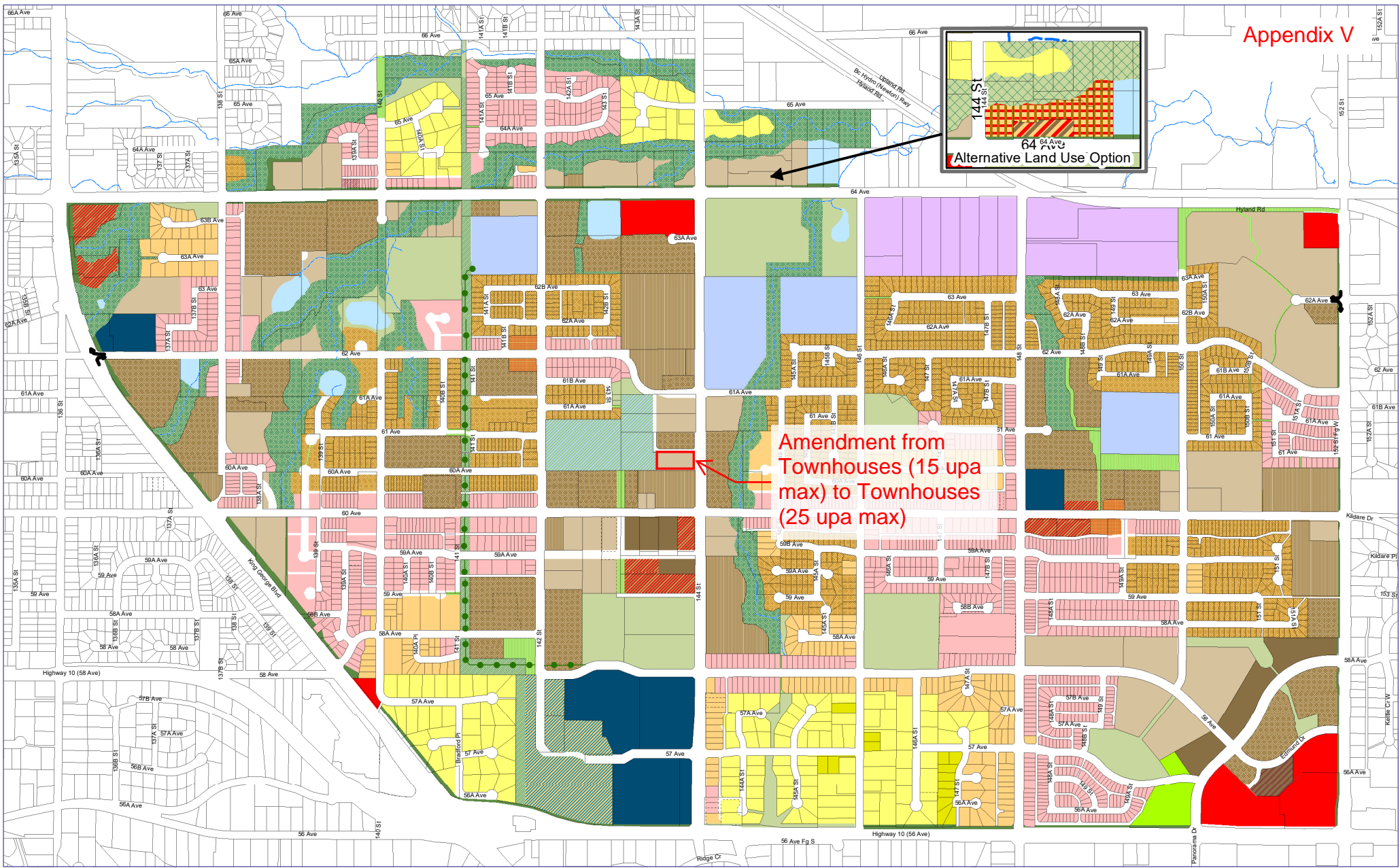
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Notes
-NON SURVEYED TREE
LOCATIONS ARE
APPROXIMATE



Amendment from
Townhouses (15 upa
max) to Townhouses
(25 upa max)

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

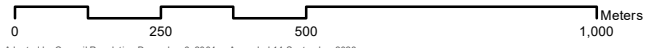
- Apartments 65 upa max
- Apartments 45 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max
- Single Family Small Lots

- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Suburban Residential 1/4 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse

- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School

- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back

- Buffers
- Detention Ponds
- Utility R/W Greenway
- WALKWAY



Adopted by Council Resolution December 6, 2004 Amended 14 September 2023

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0183-00

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: 029-577-144
Lot 2 Section 9 Township 2 New Westminster District Plan EPP50780

6075 - 144 Street

(the "Land")

3. (a) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum side yard on flanking lane setback (north) is reduced from 4.5 metres to 4.2 metres to the principal building face for Unit 29 (Building 9); and
 - (b) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum side yard setback (south) is reduced from 6.0 metres to 3.1 metres to the principal building face for Units 14, 15, 23 and 24 (Buildings 4,5, 7 and 8).

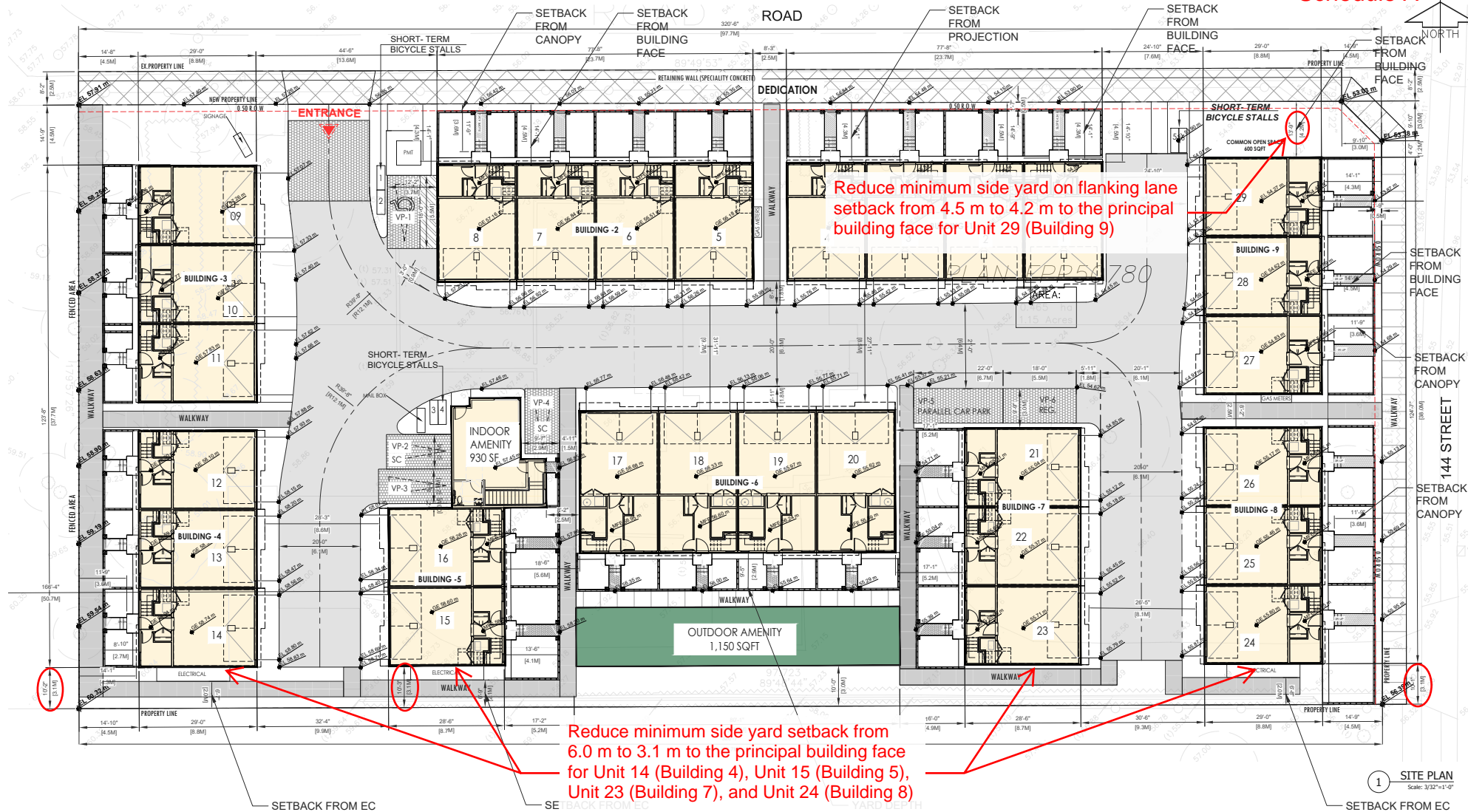
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



Reduce minimum side yard setback from 4.5 m to 4.2 m to the principal building face for Unit 29 (Building 9)

Reduce minimum side yard setback from 6.0 m to 3.1 m to the principal building face for Unit 14 (Building 4), Unit 15 (Building 5), Unit 23 (Building 7), and Unit 24 (Building 8)

1 SITE PLAN
Scale: 3/32"=1'-0"

Cre 8 Architecture Ltd.



12994 59 Avenue
Surrey, BC V3X 0C4
Tel: (778) 891-0167
Email: jaswinder@cre8architecture.ca

Project: 23-205
TARLOK SARLOK
TOWNHOME DEVELOPMENT
6075 144 AVENUE, SURREY, BC.
Drawing: SITE PLAN
Project Status: DP SUBMISSION

SUBMISSION	
Date	Description
2023-09-10 TO DATE	

REVISION		
No.	Date	Description

All Drawings in this set to be used in conjunction with each other. Any errors or omissions shall be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is compliant with the applicable codes and regulations. © Copyright Cre 8 Architecture Ltd. All rights reserved.

Scale: 3/32"=1'-0"

DWG. NO: A.1.1