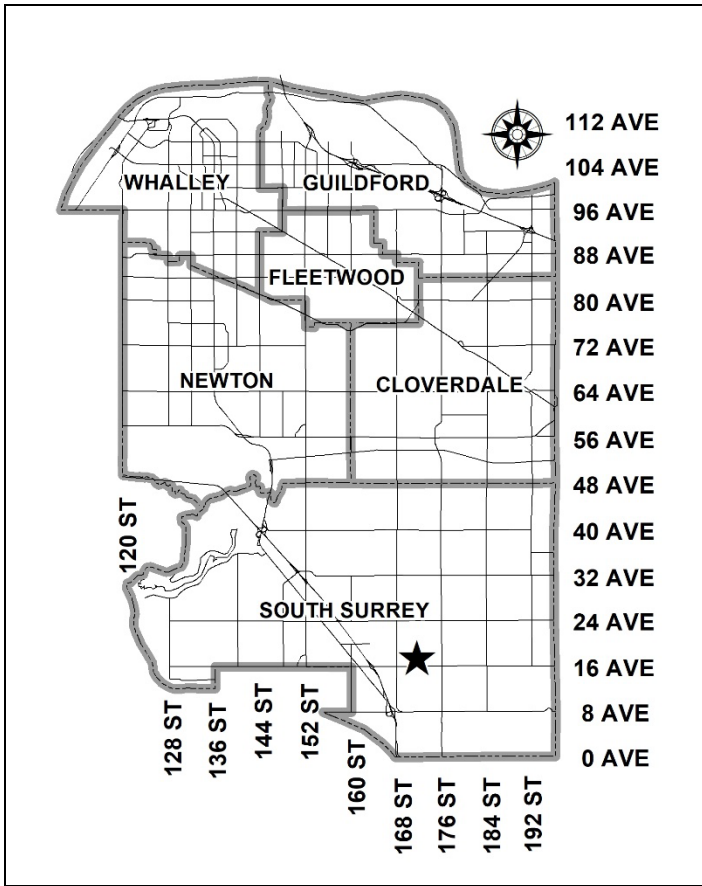


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0378-00

Planning Report Date: February 13, 2023



PROPOSAL:

- Development Permit
- Development Variance Permit

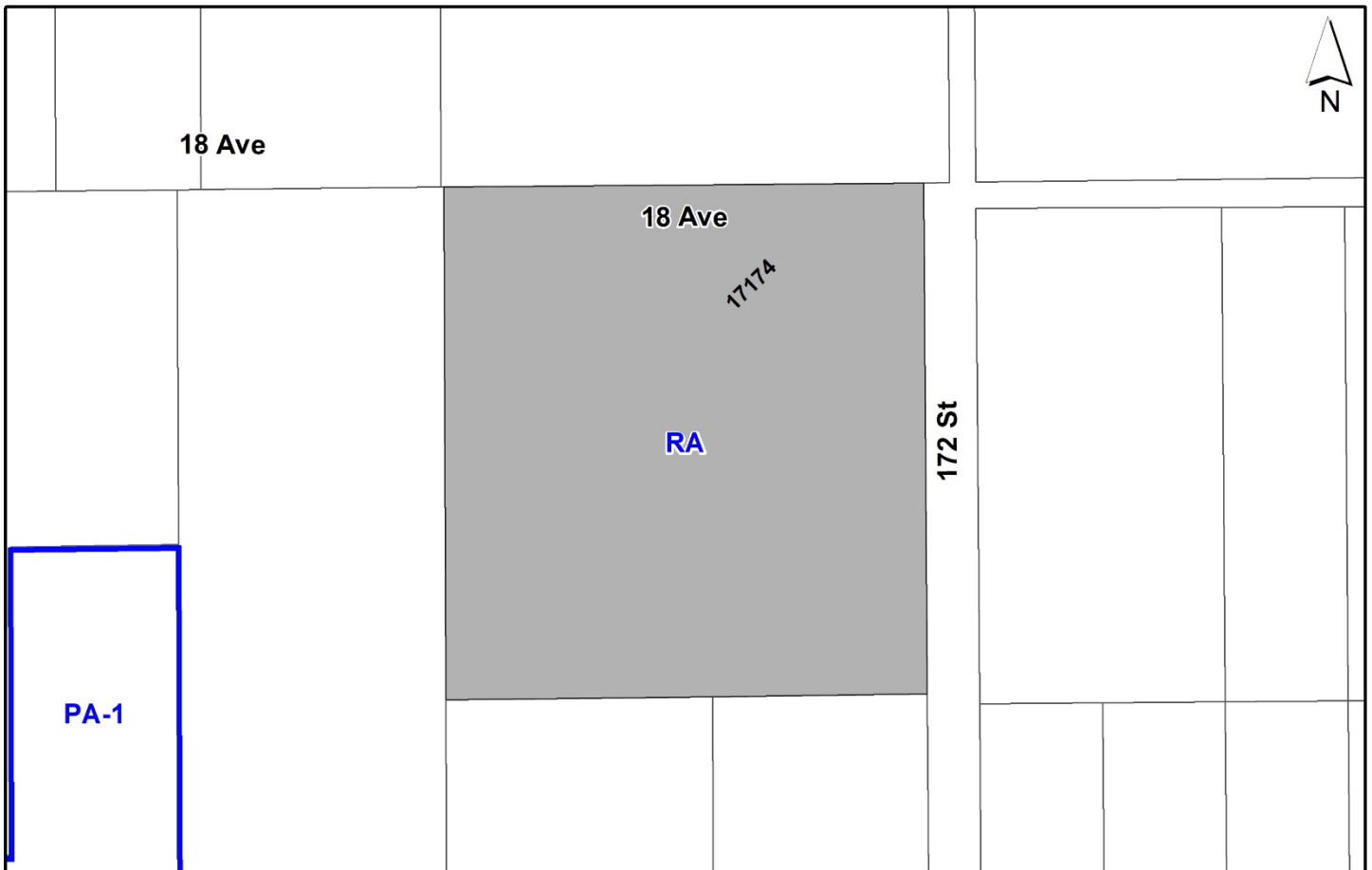
to permit the development of 71 townhouse units.

LOCATION: 17174 - 18 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Townhouse



RECOMMENDATION SUMMARY

- 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 to vary the setback requirements of the Multiple Residential 30 (RM-30) Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Medium Density Townhouse designation in the Darts Hill Neighbourhood Concept Plan (NCP). The proposed density and building form are appropriate for this part of the Darts Hill NCP.
- The subject site is part of the larger previous Development Application No. 7919-0369-00 site, which is proposing a rezoning, General Development Permit and subdivision. Development Application No. 7919-0369-00 received Third Reading on November 14, 2022, and the applicant is working to complete the outstanding requirements.
- The subject site is proposed Lot 1 (northern lot) in Development Application No. 7919-0369-00, which provided a General Development Permit for the subject lot. The subject application for a Detailed Development Permit (and associated Development Variance Permit) complies with the General Development Permit proceeding under Development Application No. 7919-0369-00. The road dedication, riparian dedication and servicing requirements for proposed Lot 1 are being dealt with through Development Application No. 7919-0369-00.
- The proposed buildings achieve an attractive architectural built form. The street interface has been designed to a high quality to achieve a positive urban experience between the buildings and the public realm.
- The proposed setbacks are to permit porches and some risers within the setback area. The building face setback complies with the NCP setbacks.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0378-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7922-0378-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north street (18 Avenue) side yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches;
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 2.10 metres for the risers;
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and to 3.2 metres for porches and to 2.26 metres for the risers;
 - (d) to reduce the minimum west street (171 Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 0.77 metres for the risers.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of Development Application No. 7919-0369-00;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of Parks comments to the satisfaction of the Parks, Recreation and Culture Department; and
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site (17174 – 18 Avenue)	Vacant	Medium Density Townhouse	RA
North (Across 18 Avenue):	Single family residential	Parks and Open Space	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 172 Street):	Single family residential	Medium Density Townhouse, Detached Residential, Riparian Area	RA
South:	Vacant and single family residential, under Development Application No. 7919-0369-00	Medium Density Townhouse, Detention Pond, and Biodiversity Corridor	RA
West (Across 171 Street):	Single family residential	Detached Residential, Semi-Detached Residential, Medium Density Townhouse, and Biodiversity Corridor	RA

Context & Background

- The subject site consists of a portion of the parcel located at 17174 – 18 Avenue. The parcel is zoned "One-Acre Residential Zone" (RA) and is designated Urban in the Official Community Plan (OCP) and Medium Density Townhouse in the Darts Hill Neighbourhood Concept Plan (NCP).
- The subject site is part of the larger Development Application No. 7919-0369-00 site, which is proposing a rezoning, General Development Permit and subdivision (Appendix V). Development Application No. 7919-0369-00 received Third Reading on November 14, 2022, and the applicant is working to complete the outstanding requirements.
- The subject site is proposed Lot 1 in Development Application No. 7919-0369-00, which provided a General Development Permit for the subject lot. The subject application for a Detailed Development Permit (and associated Development Variance Permit) substantially complies with the General Development Permit proceeding under Development Application No. 7919-0369-00. The road dedication, riparian dedication and servicing requirements for proposed Lot 1 are being dealt with through Development Application No. 7919-0369-00.
- The subject parcel is vacant and forested, with a Class B watercourse running parallel along the northern property line and is bordered to the north, east and west by single family acreage parcels.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - A Form and Character Development Permit to permit 71 townhouse units; and

- A Development Variance Permit to vary the setback provisions of the "Multiple Residential 30 Zone" (RM-30).

	Proposed
Lot Area	
Net Site Area:	11,837 sq.m.
Number of Lots:	1
Building Height:	12.0 m
Unit Density:	60 units per hectare (24 units per acre)
Floor Area Ratio (FAR):	0.88
Floor Area	
Residential:	10,398 sq.m.
Residential Units:	
3-Bedroom:	12
4-Bedroom:	59
Total:	71

Referrals

Engineering: The Engineering Department has no objection to the project, as the Engineering servicing requirements are to be completed under Development Application No. 7919-0369-00.

School District: **For the larger Development Application No. 7919-0369-00, the School District has advised that there will be approximately 114 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

64 Elementary students at Edgewood Elementary School
27 Secondary students at Grandview Heights Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2025.

Parks, Recreation & Culture:

Future active parkland is proposed across 18 Avenue from the development as part of the Darts Hill Neighbourhood Concept Plan (NCP). 126A – Neighbourhood Park is the closest park with natural area and is 235 metres walking distance from the development. The applicant is required to address some minor interface issues with the public realm.

Surrey Fire Department: No concerns.

Advisory Design Panel: The application was not subject to review by the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is proposing one vehicular access from 171 Avenue to the west.
- Under Development Application No. 7919-0369-00, the applicant is conveying portions of 18 Avenue to the north and 171 Street to the west, and a 5-metre wide north-south walkway on the eastern portion of the site.

Parkland and/or Natural Area Considerations

- Under Development Application No. 7919-0369-00, the applicant is conveying the 172 Street and 18 Avenue riparian areas to the City, at no cost.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The General Urban designation is typically intended for residential neighbourhoods and centres, which are supported by shopping, services, institutions, recreational facilities, and public parks. As such, the proposal for townhouses complies with the RGS designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP) and the proposal complies with the designation.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided in italics):
 - 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.)
 - A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where possible.

(The proposed development retains 10 trees in the riparian protection area to be conveyed to the City.)
 - A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - provide housing options.

(The proposed development will provide townhouse living options in the Darts Hill Neighbourhood Concept Plan area.)
 - C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is a compact and efficient land use.)

Secondary Plans

Land Use Designation

- The subject site is designated Medium Density Townhouse in the Darts Hill Neighbourhood Concept Plan (NCP). The proposal complies with the designation.

Zoning By-law

- The subject site is being rezoned from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) under Development Application No. 7919-0369-00, which is currently at Third Reading, and which is required to be completed before the subject application can finalize.
- The table below provides an analysis of the development proposal in relation to the requirements of the RM-30 Zone and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	60 uph (24 upa)
Floor Area Ratio:	1.00	0.88
Lot Coverage:	45%	43%
Yards and Setbacks		
North (street side yard):	4.5m	*see variance section below
East (front yard):	4.5m	
South (side yard):	6.0m	
West (front yard):	4.5m	
Height of Buildings		
Principal buildings:	13m	9.2m
Accessory buildings:	4.5m	n/a
Amenity Space		
Indoor Amenity:	213 sq.m.	The proposed 216 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	213 sq.m.	The proposed 424 m ² meets the Zoning By-law requirement.
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	142	142
Residential Visitor:	14	14
Total:	156	156
Tandem (%):	50% permitted	No tandem proposed.

- The applicant is proposing to provide 142 resident parking spaces and 14 visitor parking spaces, for a total of 156 residential parking spaces, which meets the Zoning By-law requirements.
- The proposed unit density of 60 units per hectare (24 units per acre) and Floor Area Ratio (FAR) of 0.88 complies with the RM-30 Zone.
- The proposal complies with the RM-30 Zone, with the exception of the variances noted below.

Variances

- The applicant is requesting the following variances:
 - to reduce the minimum north street (18 Avenue) side yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches;

- to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 2.10 metres for the risers;
- to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and to 3.2 metres for porches and to 2.26 metres for the risers;
- to reduce the minimum west street (171 Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 0.77 metres for the risers.
- The proposed setback relaxations are primarily to permit front porches within the setback areas on all four sides of the site. In addition, on the east side of the site, a variance is proposed to allow more than 3 risers within the setback area, and on the south side, to allow the building face to be set back at 5.0 metres rather than the 6.0 metres in the RM-30 Zone. As there is a proposed 10-metre wide public multi-use pathway on the south side of the site, the units are oriented to the multi-use pathway, and therefore the proposed 5 metre setback to building face is appropriate.
- The proposed setbacks comply with the 5.0-metre building face setback to the street indicated in the Darts Hill Neighbourhood Concept Plan (NCP).
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- Tier 1 Capital Plan Project Community Amenity Contributions (CACs) and the Affordable Housing contribution are requirements of the rezoning process. The subject application is for Development Permit and Development Variance Permit only. The rezoning for the subject site is being done under Development Application No. 7919-0369-00, which is currently at Third Reading.
- 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 \$2,000 per new unit. Under Development Application No. 7919-0369-00, the applicant will be providing a Restrictive Covenant to ensure Tier 1 Capital Plan Project CACs are provided at Building Permit stage.
- Under Development Application No. 7919-0369-00, the applicant will be providing Tier 2 Capital Plan Project CACs for proposed density greater than 20 units per acre, as the applicant is not proposing to implement the Zero Carbon Initiative identified in the Darts Hill Neighbourhood Concept Plan. The Tier 2 CAC contribution is required to be paid prior to Final Adoption of Development Application No. 7919-0369-00.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 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.
- Under Development Application No. 7919-0369-00, the applicant will be providing a Restrictive Covenant to ensure the Affordable Housing contribution is provided at Building Permit stage.

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.
- Under Development Application No. 7919-0369-00, the applicant will be providing a Restrictive Covenant to ensure the public art contribution is provided at Building Permit stage.

PUBLIC ENGAGEMENT

- A Development Proposal Sign was installed on January 26, 2023. Staff have received no comments.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The subject application is a Detailed Development Permit for Form and Character to permit 71 townhouse units on proposed Lot 1 of Development Application No. 7919-0369-00. The proposal complies with the General Development Permit proposed under Development Application No. 7919-0369-00 for Lot 1, which received approval to draft at the October 3, 2022 Regular Council – Land Use meeting.
- The Hazard Lands (Steep Slopes), Sensitive Ecosystem (Green Infrastructure Areas), and Farming Protection Development Permit components are dealt with under Development Application No. 7919-0369-00, which received Third Reading on November 14, 2022. The applicant is required to complete Development Application No. 7919-0369-00 before the subject Detailed Development Permit for Form and Character can be finalized.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Darts Hill Neighbourhood Concept Plan (NCP).

- The proposed development consists of 14 buildings containing a total of 71 townhouse units and one amenity building. The number of units within individual buildings ranges from 3 to 6. The proposed units range in size from 136 square metres to 197 square metres. No tandem parking units are proposed – all units have a side-by-side double garage.
- The site plan orients as many buildings as possible to be street-facing or public realm facing (as there are public pathways proposed along the east and south sides of the parcel, in addition to the street frontages on the north and west sides of the parcel), to provide an attractive interface to the public realm. In addition, all of the public realm facing units will contain active living spaces on the ground floor which will promote interaction with the public realm. These units have front doors facing the street or public pathway and windows that provide casual surveillance of the public realm.
- The buildings are designed to step with the grades of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations, and the roof line is broken up through the stepping of the buildings.
- The proposed development uses hardi-plank single siding (alabaster, beige, dark gray), horizontal hardi-plank siding (alabaster, white, dark gray), and high profile gray asphalt shingles.

Landscaping

- The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas.
- A 0.9 metre high cedar plank fence with picket entry gates is proposed by the street frontages. The fence will be set back from the property line to allow for some of planting in front of the fence. A small site identification sign is proposed at the main vehicular entrance.
- Decorative paving is proposed at the vehicular entrances and concrete unit pavers are proposed for the visitor parking spaces. Structured soil is proposed for many of the parking aprons, to facilitate tree planting in the drive-aisle areas.
- Publicly accessible open space pedestrian plazas are proposed at each corner of the proposed townhouse development. Various pedestrian pathways and connections are proposed throughout the site.

Indoor Amenity

- The Zoning By-law requires that 213 square metres of both indoor and outdoor amenity space be provided, based on 3 square metres per dwelling unit.
- The applicant is proposing 216 square metres (5,145 sq.ft.) of indoor amenity space, which meets the requirements in the Zoning By-Law. The indoor amenity building is located centrally on the site, adjacent to the outdoor amenity area. The indoor amenity building is two storeys, with a gym space and a bathroom on the lower floor, and a multi-purpose room with a bathroom and kitchen facilities on the upper floor.

Outdoor Amenity

- The applicant is proposing to provide 424 square metres of outdoor amenity space, which exceeds the requirements of the Zoning By-law. The outdoor amenity area is located adjacent to the indoor amenity building and is located centrally on the site. Programming within the outdoor amenity area includes outdoor seating, open lawn, children's play equipment and a table for table tennis.

TREES

- Corey Plester, 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
Alder and Cottonwood Trees			
Alder/Cottonwood	68	68	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Bigleaf	2	2	0
Hawthorn sp.	1	1	0
Coniferous Trees			
Douglas-fir	2	2	0
Redcedar, Western	1	1	0
Pine, Shore	1	1	0
Total (excluding Alder and Cottonwood Trees)	7	7	0
Additional Estimated Trees in the proposed Riparian Area	10	0	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		149	
Total Retained and Replacement Trees		149	
Green City Program		N/A	

- The Arborist Assessment states that there are a total of 7 mature trees on the site, excluding Alder and Cottonwood trees. Sixty-eight (68) existing trees, approximately 91 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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 10 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. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 82 replacement trees on the site. The applicant is proposing 149 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maple, dogwood, sweetgum, spruce, Douglas-fir and ironwood.
- In summary, a total of 149 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

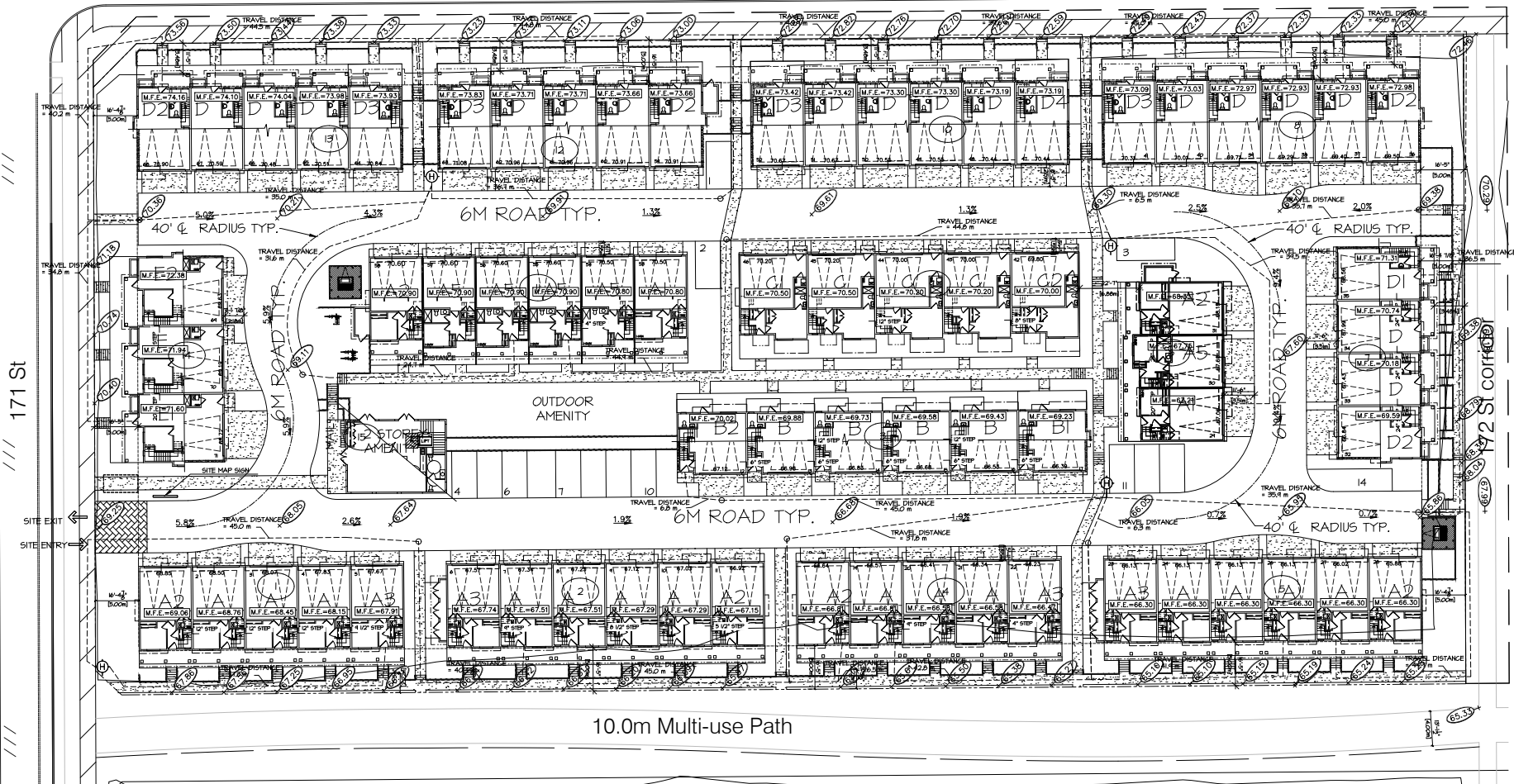
Appendix I.	Proposed Site Plan, Building Elevations, and Landscape Plans
Appendix II.	Development Variance Permit No. 7922-0378-00
Appendix III.	School District Comments for "Parent" Development Application No. 7919-0369-00 (includes the subject site)
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Overall Site Plan of Development Application No. 7919-0369-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

KB/ar

18 Ave



LEGEND

- DISTANCE FROM HYDRANT TO PRINCIPAL ACCESS POINT
- RETAINING WALLS
- PROPOSED HYDRANT

NOTE:
 STANDARD CONNECTIONS ARE TO BE INSTALLED ON THE INTERMEDIATE STAIRWELL LANDING.
 THE CITY OF SURREY IS LAMINAR FOR PUBLIC SAFETY E-COMM RADIO APPLICATIONS APPLICABLE TO THIS BUILDING.
 IN ORDER TO AID SUPPRESSION OPERATIONS, PROVIDE A ROOF TOP STAIRWELL CONNECTION.
 DO NOT INSTALL A FIRE DEPARTMENT CONNECTION THAT CAN NOT BE UNLOCKED OR REMOVED FROM THE OUTSIDE.
 SUBMIT A FIRE SAFETY PLAN TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL, PRIOR TO OCCUPANCY RECEPTION.
 THE FIRE SAFETY PLAN SHALL BE ISSUED IN A FIRE SAFETY PLAN BOX NOT TO THE ALARM MANAGER PANEL, CORRELATE WITH THE DEPT FOR THE APPROVED BOX.
 STORAGE LOCKERS ARE TO BE DESIGNED IN CONFORMANCE WITH NFPA 10



FIRE ACCESS PLAN

SCALE: 1" = 20'-0"

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
REV. NO.	
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REV. NO.	

COPI-CLASH

DESIGN :	
MD :	
DRAWN :	
DATE :	Feb. 9 2017
SCALE :	1" = 20'-0"

CLIENT : CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
 PROJECT : TOWNHOUSE DEVELOPMENT
 SHEET CONTENTS : FIRE ACCESS SITE PLAN

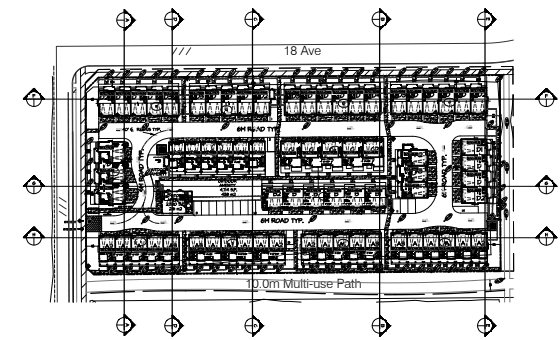
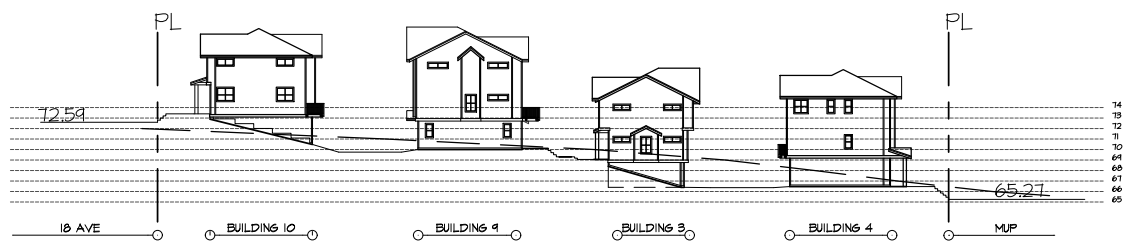
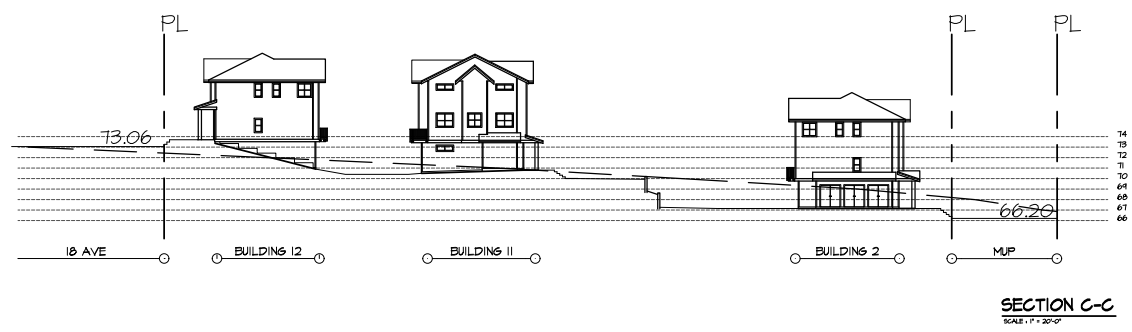
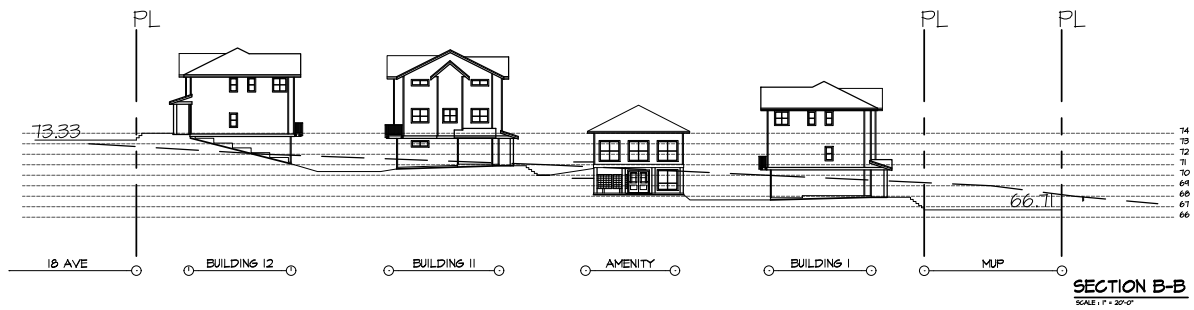
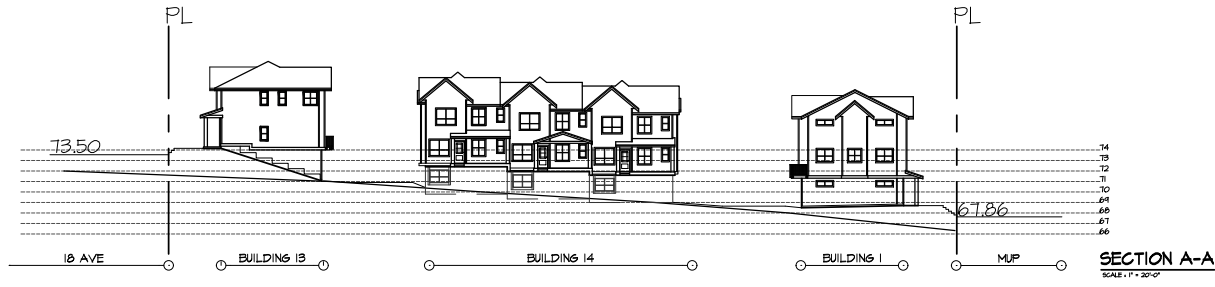
barnett dembck

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1R8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mo@barnett-dembck.com

CLIENT NO.	SHEET NO.
22004	AC-103
PROJECT NO.	REV. NO.

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KEY PLAN
 NTS

ISSUE NO.	DATE	BY	ISSUED FOR

004-014.dwg

DESIGN	DATE	SCALE
M.D.	Jan 12 20	1" = 10'-0"

CLIENT	PROJECT	SHEET CONTENTS
CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP	PROJECT : TOWNHOUSE DEVELOPMENT	CONCEPTUAL SITE SECTIONS

barrett dembek

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barndem.com

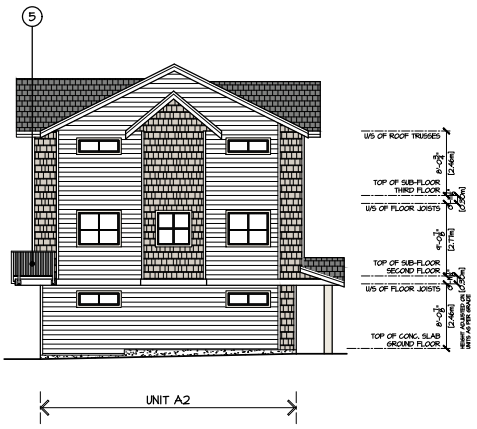
CLIENT NO.	SHEET NO.
	AC-1.06

PROJECT NO.	REV. NO.
22004	

SECTION D-D
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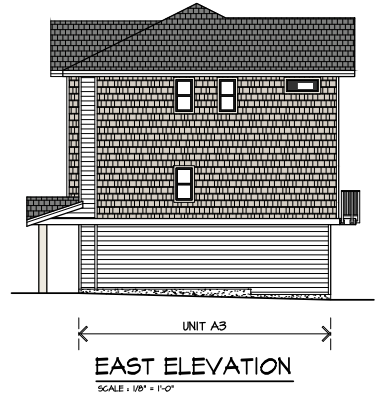
SOUTH ELEVATION (MUP)
SCALE : 1/8" = 1'-0"



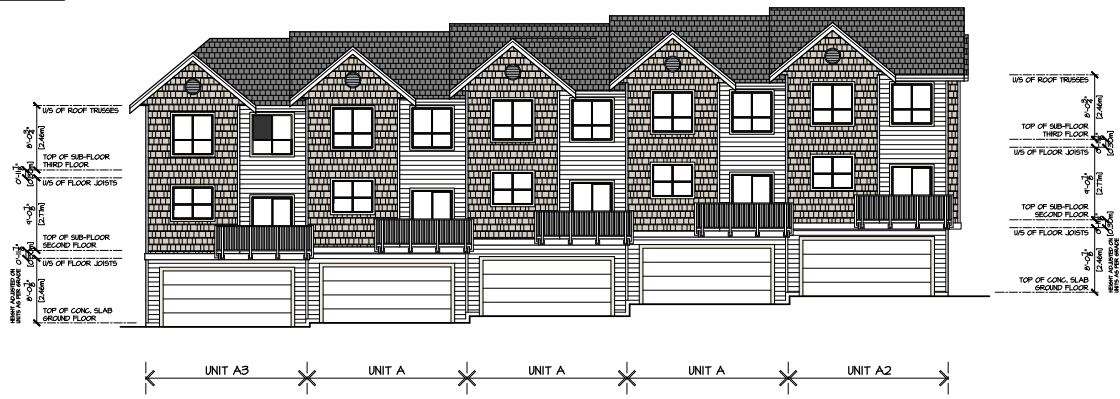
WEST ELEVATION (171 St)
SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

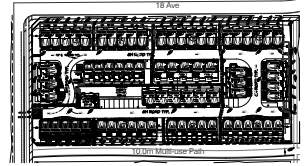
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING - COBBLESTONE GRAY
- ② PREFINISHED ALUMINUM GUTTER - BLACK ON 2 x 8 WOOD FASCIA
- ③ HARDI PLANK SHINGLE SIDING - COLLINGSWOOD
- ④ HORIZONTAL HARDI PLANK SIDING - WHITE
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM - ALABASTER
- ⑦ 1 x 4 WOOD TRIM ON 2 x 6 WOOD TRIM
- ⑧ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑨ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH - ALABASTER



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



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



KEY PLAN
N15

BUILDING #1

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ISSUE FOR	BY	DATE	ISSUE	REV	DATE	DN	OD

DESIGN :	DRAWN :	DATE :	SCALE :
1/11/25	1/11/25	1/11/25	1/8" = 1'-0"
CLIENT : CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP			
PROJECT : TOWNHOUSE DEVELOPMENT			
SHEET CONTENTS : CONCEPTUAL ELEVATIONS			

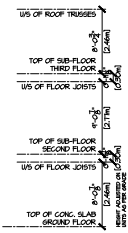
barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

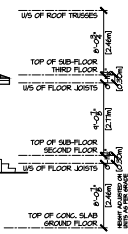
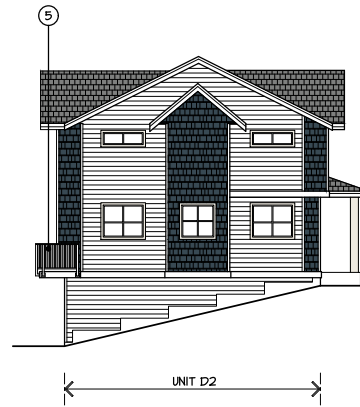
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@darkitex.com

CLIENT NO. N15	SHEET NO. AC-4.01
PROJECT NO. 22004	REV. NO.

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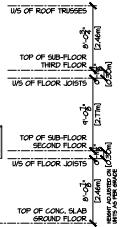
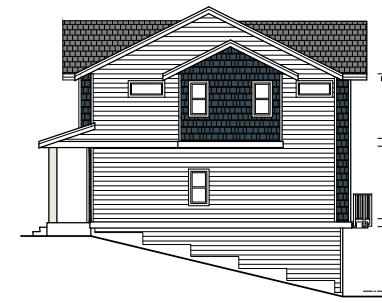
EAST ELEVATION (MUP-172st)
 SCALE : 1/8" = 1'-0"



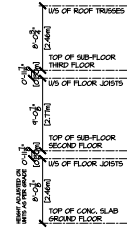
SOUTH ELEVATION
 SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

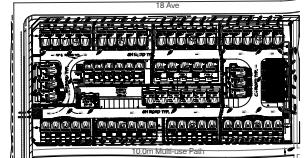
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING - COBBLESTONE GRAY
- ② PREFINISHED ALUMINUM GUTTER - BLACK ON 2 x 8 WOOD FASCIA
- ③ HARDI PLANK SHINGLE SIDING - GALE FORCE
- ④ HORIZONTAL HARDI PLANK SIDING - WHITE
- ⑤ POWDER COATED ALUMINUM RAILING
- ⑥ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM - ALABASTER
- ⑦ 1 x 4 WOOD TRIM ON 2 x 6 WOOD TRIM
- ⑧ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑨ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH - ALABASTER



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



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



KEY PLAN
 NTS

ISSUE NO.	ISSUED FOR	BY	DATE	ISSUE

DESIGN :	CLIENT :
	CRESSEY (GRANDVIEW HEIGHTS)
DRAWN :	DEVELOPMENT LLP
	PROJECT : TOWNHOUSE DEVELOPMENT
DATE :	SHEET CONTENTS :
JAN 11 20	CONCEPTUAL ELEVATIONS
SCALE :	
1/8" = 1'-0"	

barnett dembck

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barnett-dembck.com

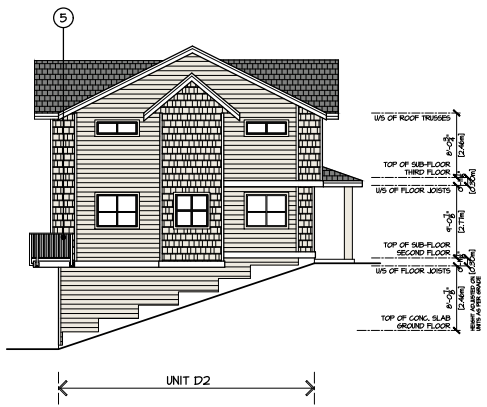
CLIENT NO.	SHEET NO.
	AC-4.07
PROJECT NO.	REV. NO.
22004	

BUILDING #7

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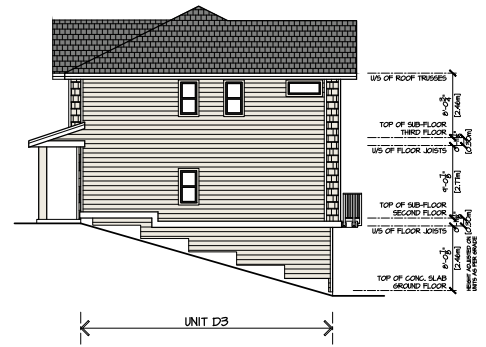
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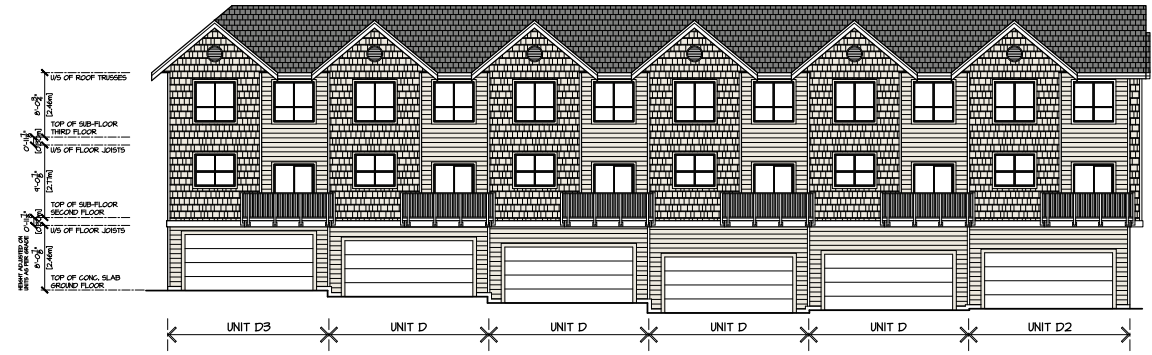
EAST ELEVATION (MUP-172st)
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

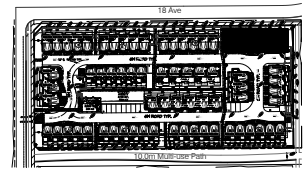
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING - COBBLESTONE GRAY
- ② PREFINISHED ALUMINUM GUTTER - BLACK ON 2 x 8 WOOD FASCIA
- ③ HARDI PLANK SHINGLE SIDING - ALABASTER
- ④ HORIZONTAL HARDI PLANK SIDING - ALABASTER
- ⑤ POWDER COATED ALUMINUM RAILING
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- ⑧ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑨ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH - ALABASTER



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



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



KEY PLAN
 NTS

ISSUED FOR	BY	DATE	ISSUE	REV. NO.	DATE	BY	DESCRIPTION

604-0411499

DESIGN: HCL
 DRAWN: JLN
 DATE: JUN 11 2013
 SCALE: 1/8" = 1'-0"

CLIENT: CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
 PROJECT: TOWNHOUSE DEVELOPMENT
 SHEET CONTENTS: CONCEPTUAL ELEVATIONS

barnett dembek

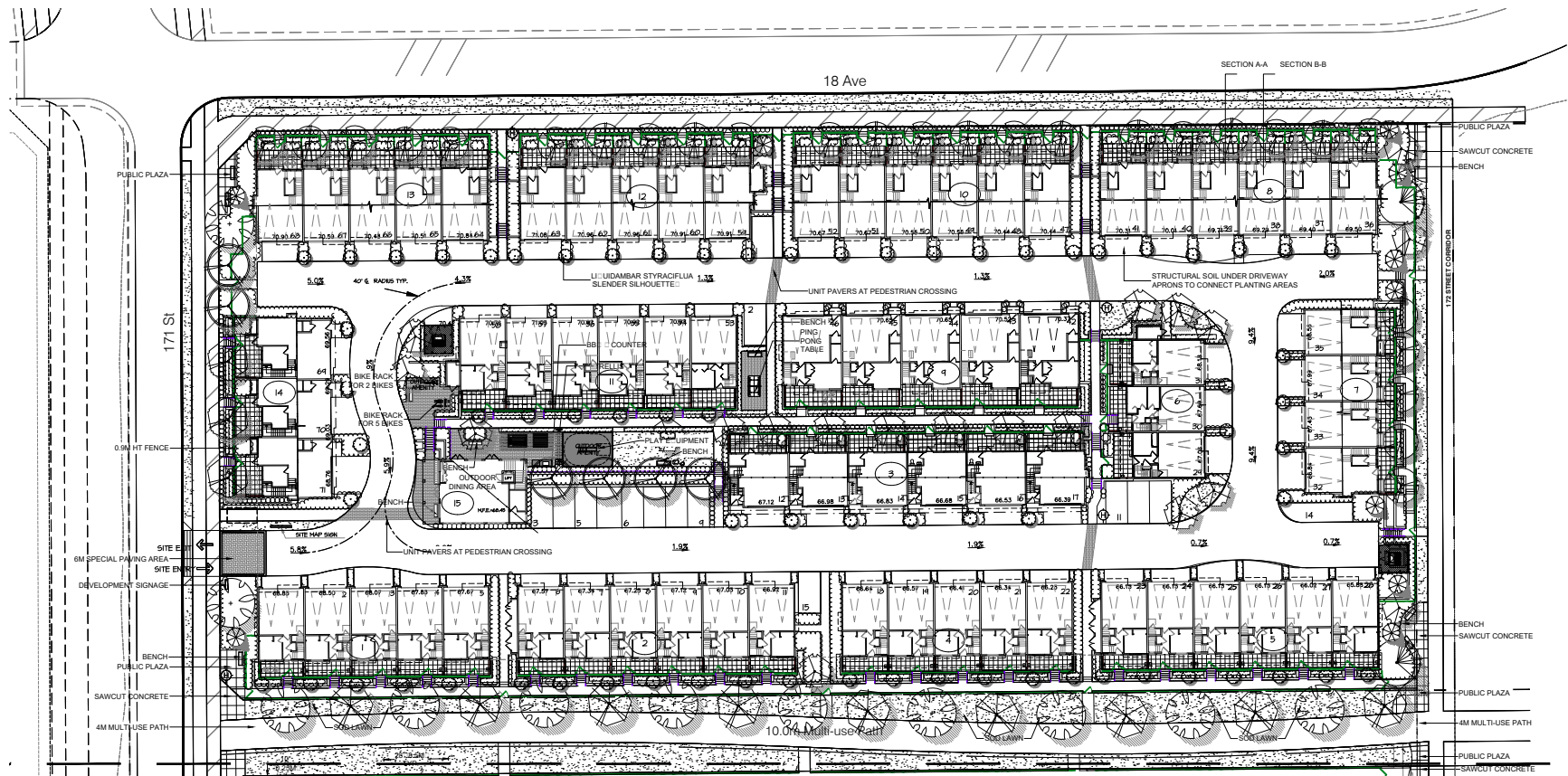
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett-dembeck.com

CLIENT NO. SHEET NO. AC-4.0B
 PROJECT NO. 22004 REV. NO.

BUILDING #8

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
4	22 JAN 11	NEW SITE PLAN	GD
3	22 JAN 09	REVISION AS PER CITY COMMENTS	GD
2	22 NOV 08	NEW SITE & CIVIL PLANS	GD
1	22 NOV 07	NEW SITE PLAN	GD

FURNISHINGS LOT 1

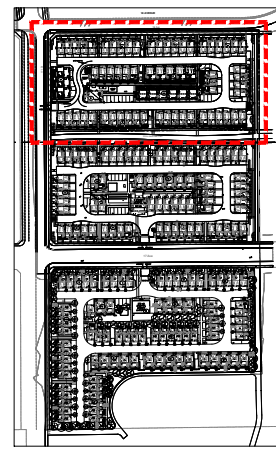


TREE SCHEDULE - LOT 1

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 22-056
				PLANTED SIZE / REMARKS
20		ACER CIRCONATUM	VINE MAPLE	5 CM CAL. B: B
6		ACER GRISELUM	PAPERBARK MAPLE	6CM CAL. 1.1M STD. B: B
15		ACER JAPONICUM VITIFOLIUM	FULLBLOOM MAPLE	5 CM CAL. B: B
11		CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	6CM CAL. 2.5M HT. B: B
71		L'UDAMBAR STYRACIFLIA SLENDER SILHOUETTE	TELEBLENDER SILHOUETTE SWEETGUM	6CM CAL. 2M STD. B: B
9		MAGNOLIA GRANDIFLORA VICTORIAL	VICTORIA SOUTHERN MAGNOLIA (EVERGREEN)	5 CM CAL. B: B
12		PARROTIA PERSICA RUBY VASE	RUBY VASE PERSIAN IRONWOOD	5 CM CAL. TREE FORM B: B
10		PICEA OMORICA BRUNGS	BRUNGS SIBERIAN SPRUCE	1.5M HT. B: B
2		PSUEDOTSUGA MENZIESII	DOUGLAS FIR	3M HT. B: B
3		STYRAX JAPONICUS PINK CHIMES	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL. B: B

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 CAL. 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 GRAND FLOOR VICTORIAL. *SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR RE-BEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. *ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- All soft landscape areas to be irrigated with automatic installation to I.A.B.C. Standards, latest edition.
- A minimum soil depth of 450mm is preferred at all planting locations.



KEY PLAN - N.T.S.



CLIENT:

PROJECT:
DARTS HILL TOWNHOUSE & DETENTION POND DEV. LOT 1
17148 18 AVE & 17127 & 17175 16 AVE SURREY, BC

DRAWING TITLE:
LOT 1 LANDSCAPE PLAN

DATE: November 14, 2022 DRAWING NUMBER:

SCALE: 1" = 25'-0"

DRAWN: CJ

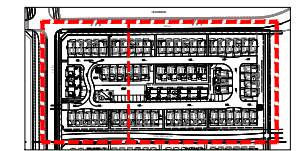
DESIGN: CJ

CHKD: YR

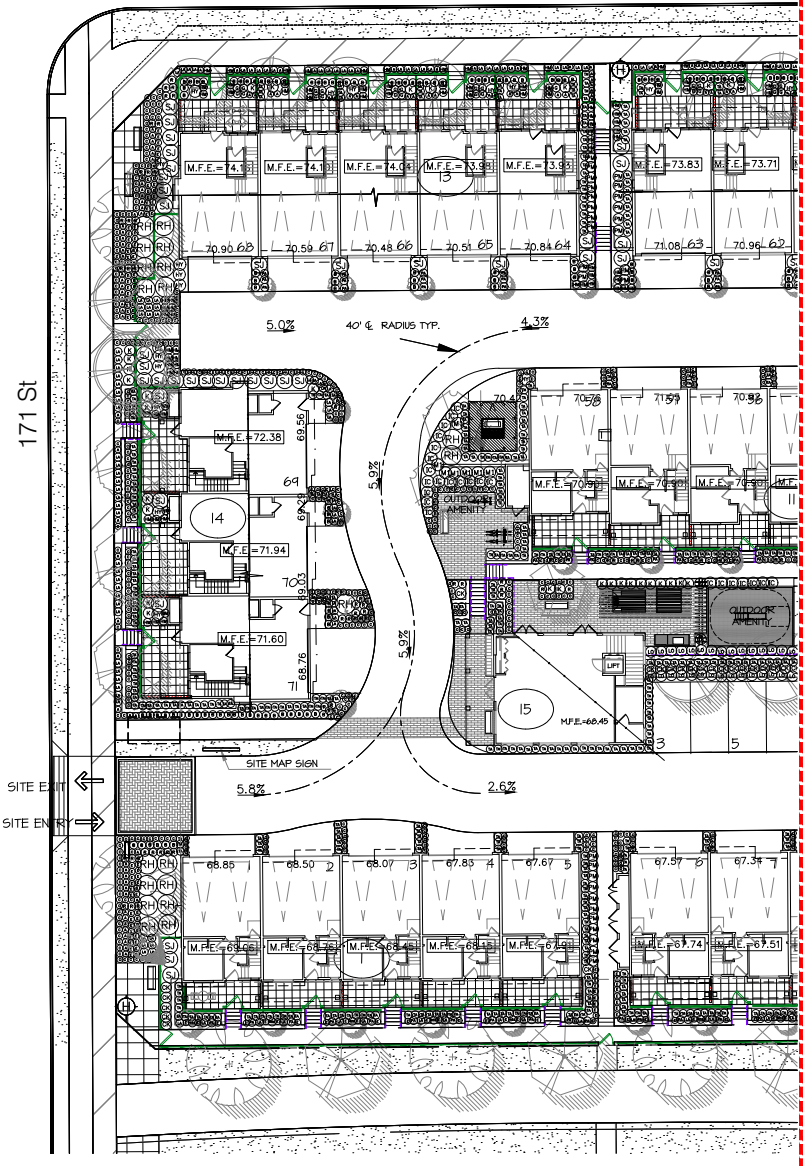
L1

OF 6

SEAL:



KEY PLAN - N.T.S.



SHRUB SCHEDULE - LOT 1

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 22-056	PLANTED SIZE / REMARKS
SHRUB	307	BUXUS MICROPHYLLA WINTER GEM:	LITTLELEAF BOX		#3 POT-40CM
	5	CHERRY TERNATA	MEXICAN ROCK ORANGE		#3 POT-30CM
	43	CORNUS SERICEA KELSEYI:	KELSEY DOGWOOD		#3 POT-80CM
	48	HYDRANGEA LUCIDIFOLIA SIKES DWARF:	SIKES DWARF-DANGLEAF HYDRANGEA		#3 POT-30CM
	88	ILEX CRISTATA SPOY PRINCE:	SPOY PRINCE JAPANESE HOLLY		#3 POT-30CM
	43	KALIMA LATIFOLIA ELF:	DWARF MOUNTAIN LAUREL		#3 POT-30CM
	27	MAHONIA A. SIFOLICUM	OREGON GRAPE HOLLY		#3 POT-30CM
	26	RHOODOENDRON P.J.M.:	RHOODOENDRON LIGHT PURPLE/E. MAY		#3 POT-50CM
	64	ROSA GYMNOCARPA	BALDHP ROSE		#2 POT-40CM
	86	SKIMMIA JAPONICA (10) MALE:	JAPANESE SKIMMIA		#3 POT-50CM
	19	SYMPHORICARPOS ALBUS	SNOWBERRY		#2 POT-30CM
	1114	TAXUS X MEDIA HICKSII:	HICKS YEW		1.0M B-B
GRASS	825	CAREX OSHIMENSIS EVERGOLD:	EVERGOLD JAPANESE SEDGE		#1 POT
	309	HAKONECHLOA MACRA	JAPANESE FOREST GRASS		#1 POT
	160	FENISTETUM ALOPECUROIDES HAMLIN:	DWARF FOUNTAIN GRASS		#1 POT
PERENNIAL	170	ACHILLEA ANTHEA:	YELLOW YARROW		15CM POT
	142	GERANIUM MACRORRHIZUM BEVAN'S VARIETY:	BEVAN'S VARIETY HARDY GERANIUM		15CM POT
	152	HEMEROCALLIS RED MAGIC:	DAYLILY RED AND YELLOW		#2 POT-3-FAN
	248	LAVANDULA STOECHAS OTTO-UMAST:	SPANISH LAVENDER PURPLE		15CM POT #1 POT
	78	RUDEBECKIA FULGIDA VAR SULLIVANTI:	GOLDSUNRUBUDECKIA-YELLOW		15CM POT
DEC	182	ERICA CARNEA SPRINGWOOD PINK:	WINTER HEATH PINK		#1 POT
	147	GALLIHERIA SHALLOM	SALAL		#1 POT-20CM
	99	LONGICERA PILEATA	PIRETE HONEYBUCKLE		#2 POT-25CM
	16	MAHONIA NERVOSA	LONGLEAF MAHONIA		#2 POT-25CM
	178	POLYSTICHUM MUNITUM	WESTERN SWORD FERN		#1 POT-25CM
	99	LONGICERA PILEATA	PIRETE HONEYBUCKLE		#2 POT-25CM

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 CANA 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. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR RE-TEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
1	22-JAN-23	NEW SITE PLAN	GD
2	22-NOV-23	REVISION AS PER CITY COMMENTS	GD
3	22-NOV-23	NEW SITE & CIVIL PLANS	GD
4	22-NOV-23	NEW SITE PLAN	GD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
DARTS HILL TOWNHOUSE & DENTENTION POND DEV. LOT 1

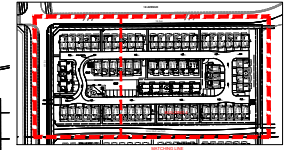
17148 18 AVE & 17127 & 17175 16 AVE
SURREY, BC

DRAWING TITLE:
LOT 1 SHRUB PLAN

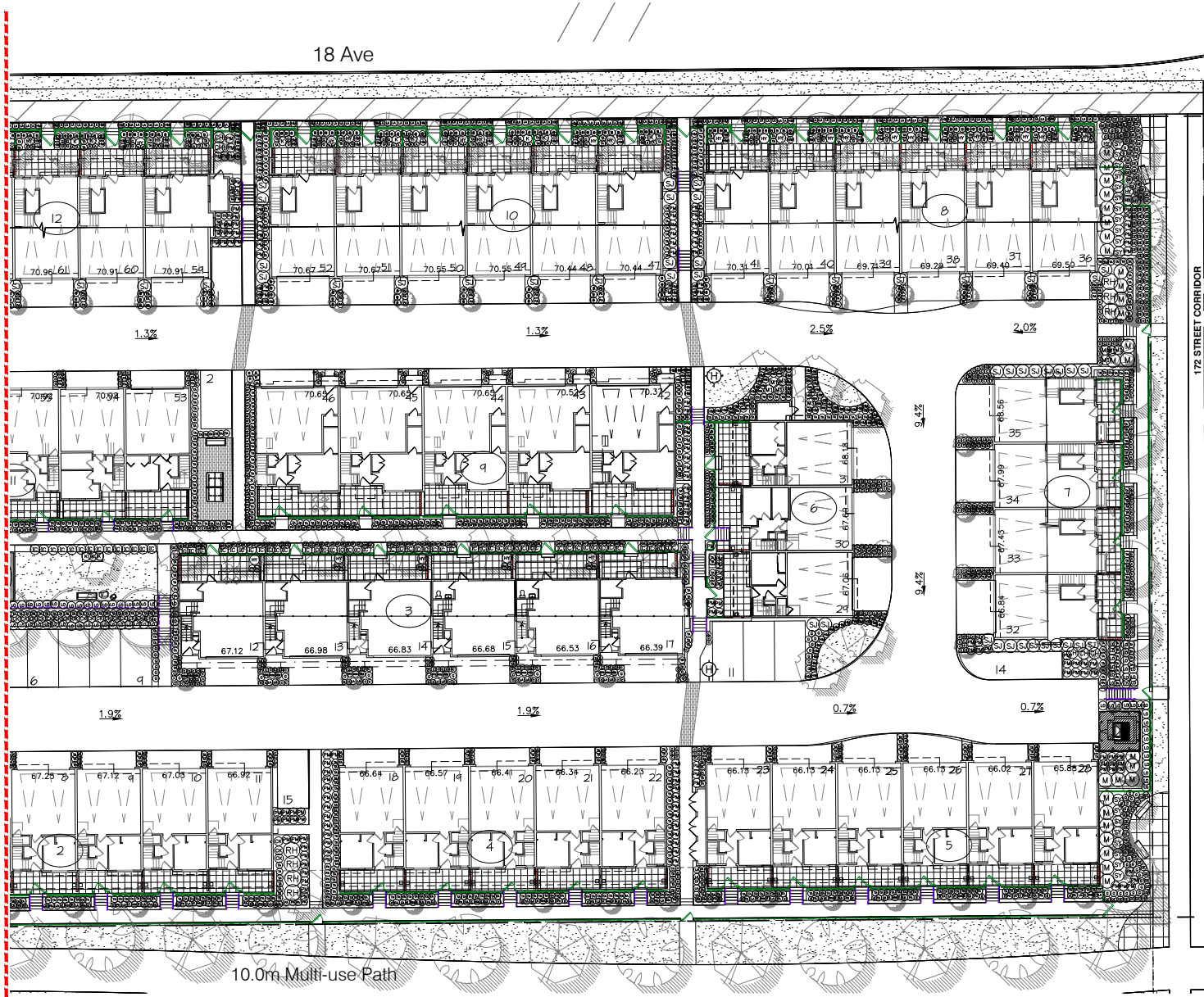
DATE: November 14, 2022 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: CJ
DESIGN: CJ
CHKD: YR OF 6

L2

SEAL:



KEY PLAN - N.T.S.



NO.	DATE	REVISION DESCRIPTION	DR.
1	22 JAN 11	NEW SITE PLAN	CD
2	22 JAN 11	REVISION AS PER CITY COMMENTS	CD
3	22 NOV 28	NEW SITE & CIVIL PLANS	ED
4	22 NOV 28	NEW SITE PLAN	CD

CLIENT:

PROJECT:
**DART'S HILL TOWNHOUSE
& DENTENTION POND DEV.
LOT 1**
17148 18 AVE
& 17127 & 17175 16 AVE
SURREY, BC
DRAWING TITLE:
**LOT 1
SHRUB PLAN**

DATE: November 14, 2022 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: CJ
DESIGN: CJ
CHKD: YR

L3
OF 6

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	22 JAN 11	NEW SITE PLAN	GD
3	22 JAN 9	REVISION AS PER CITY COMMENTS	GD
2	22 NOV 28	NEW SITE & CIVIL PLANS	GD
1	22 NOV 21	NEW SITE PLAN	GD

CLIENT:

PROJECT:
**DARTS HILL TOWNHOUSE
& DENTENTION POND DEV.
LOT 1**

**17148 18 AVE
& 17127 & 17175 16 AVE
SURREY, BC**

DRAWING TITLE:
**LOT 1
MATERIALS PLAN**

DATE: November 14, 2022 DRAWING NUMBER:

SCALE: 1" = 25'-0"

DRAWN: CJ

DESIGN: CJ

CHKD: YR

PMG PROJECT NUMBER:

L5

OF 6



22056-2.2P

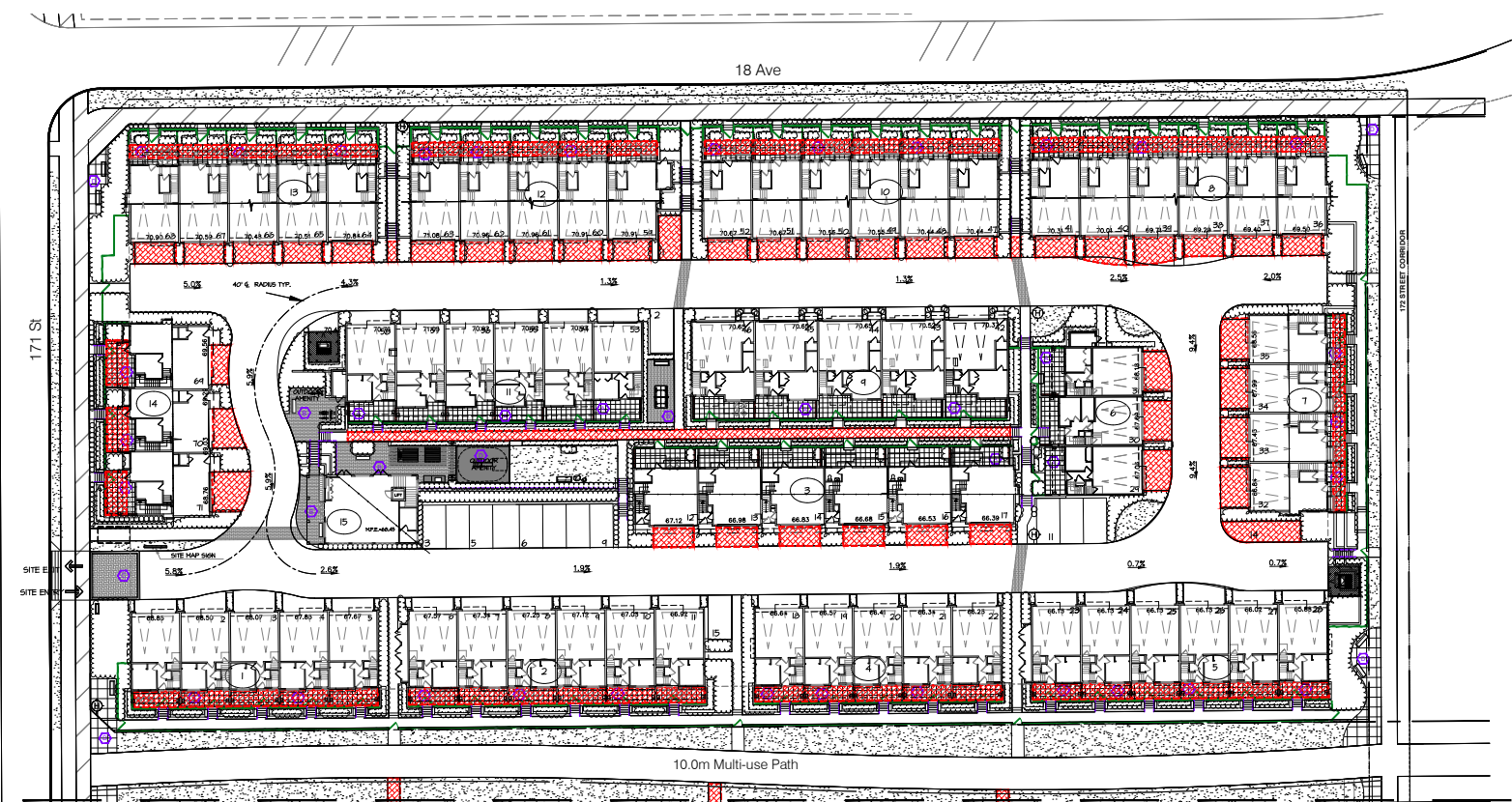


MATERIALS LEGEND

	2.5" UNCOMPRESSIBLE CONCRETE SLAB
	CONCRETE UNIT PAVERS W/ 4" CONCRETE INLAY AND GRASS PAVERS
	CONCRETE UNIT PAVERS W/ 4" CONCRETE INLAY INTERLOCKING PATTERN
	ENGINEERED WOOD FIBRE PLAY SAFETY SURFACE
	SOD LAWN
	STRUCTURAL SOIL 30" DEPTH TYP. SEE DETAIL AND SPECIFICATIONS
	SAWCUT CONCRETE

FENCE LEGEND

	0.9M / 30" HEIGHT WOOD RAIL FENCE
	GUARD RAIL BY ARCHITECT
	1.8M / 72" HEIGHT WOOD PATIO SCREEN
	RETAINING WALL



171 St

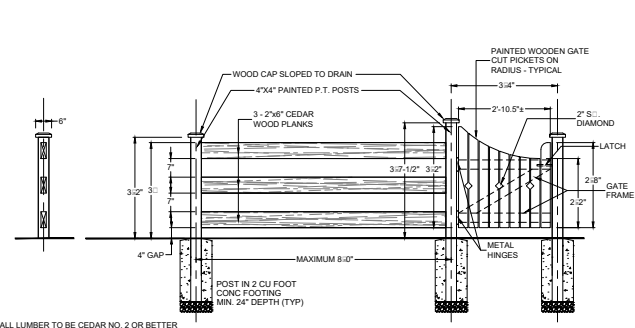
18 Ave

172 STREET COMMON

SITE E
SITE B

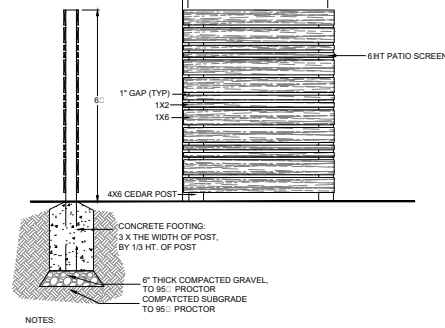
10.0m Multi-use Path

SCALE:



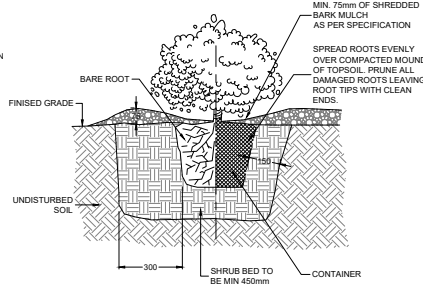
ALL LUMBER TO BE CEDAR NO. 2 OR BETTER
ALL HARDWARE MUST BE GALVANIZED OR A.C. APPROVED.
APPLY 2 COATS OF STAIN, BENJAMIN MOORE - IRON MOUNTAIN

1 36" HT. WOOD FENCE WITH GATE ALONG SPEA AND YARDS
1/2" = 1'-0"



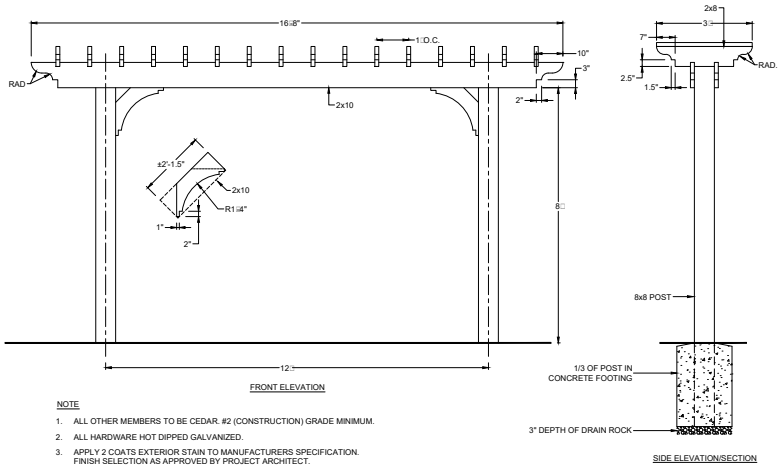
NOTES:
1. ALL HARDWARE HOT DIPPED GALVANIZED.
2. ALL LUMBER TO BE CEDAR NO. 2 OR BETTER
3. APPLY 2 COATS OF STAIN, BENJAMIN MOORE - IRON MOUNTAIN

2 PATIO SCREEN
1/2" = 1'-0"



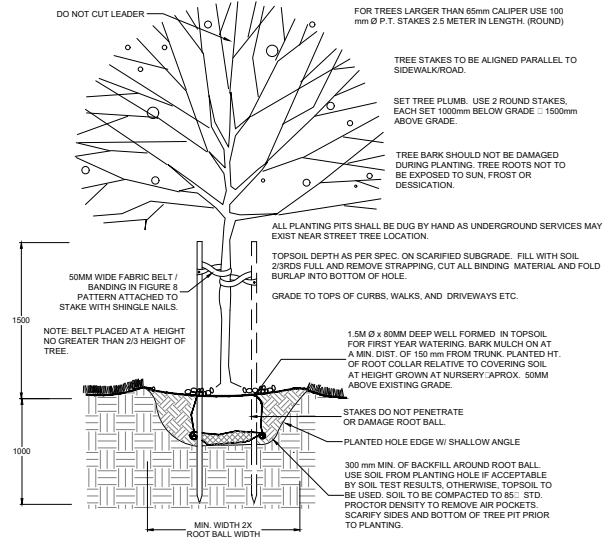
NOTE:
• MULCH TO BE 75mm DEEP AT DRIP LINE, TAPERING TO 0mm AT TRUNK FLARE.
• LOOSEN ROOT MASS PRIOR TO PLANTING.
• CONTAINER IS TO BE CUT CAREFULLY AWAY.
• THE USE OF POLY EDGING AND FILTER FABRIC

3 BARE ROOT/CONTAINER SHRUB PLANTING
N.T.S.



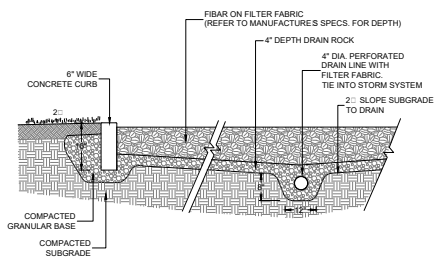
NOTE:
1. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
2. ALL HARDWARE HOT DIPPED GALVANIZED.
3. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

4 WOOD TRELLIS
1/2" = 1'-0"

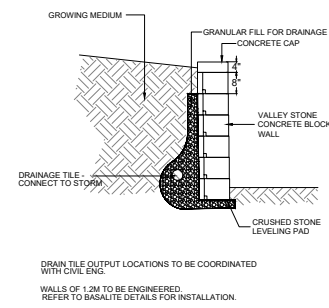


NOTE: BELT PLACED AT A HEIGHT NO GREATER THAN 2/3 HEIGHT OF TREE.
1.5M Ø x 80MM DEEP WELL FORMED IN TOPSOIL FOR FIRST YEAR WATERING. BARK MULCH ON AT A MIN. DIST. OF 150 mm FROM TRUNK PLANTED HT. OF ROOT COLLAR RELATIVE TO COVERING SOIL AT HEIGHT GROWN AT NURSERY. APPROX. 50MM ABOVE EXISTING GRADE.
STAKES DO NOT PENETRATE OR DAMAGE ROOT BALL.
PLANTED HOLE EDGE W/ SHALLOW ANGLE
300 mm MIN. OF BACKFILL AROUND ROOT BALL. USE SOIL FROM PLANTING HOLE IF ACCEPTABLE BY SOIL TEST RESULTS. OTHERWISE, TOPSOIL TO BE USED. SOIL TO BE COMPACTED TO BE: STD. PROCTOR DENSITY TO REMOVE AIR POCKETS. SCARIFY SIDES AND BOTTOM OF TREE PIT PRIOR TO PLANTING.

5 TYPICAL DECIDUOUS TREE DETAIL
N.T.S.

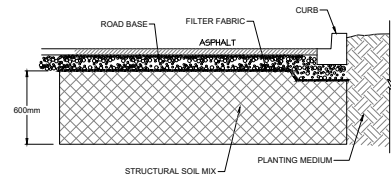


6 PLAYGROUND SAFETY SURFACE
1/2" = 1'-0"



DRAIN TILE OUTPUT LOCATIONS TO BE COORDINATED WITH CIVIL ENG.
WALLS OF 1.2M TO BE ENGINEERED. REFER TO BASALITE DETAILS FOR INSTALLATION.

7 BASALITE VALLESTONE WALL
1/2" = 1'-0"



NOTES:
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.
DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN

8 SECTION THROUGH STRUCTURAL SOIL
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	22 JAN 11	NEW SITE PLAN	GD
2	22 JAN 19	REVISION AS PER CITY COMMENTS	GD
3	22 NOV 28	NEW SITE & CIVIL PLANS	GD
4	22 NOV 21	NEW SITE PLAN	GD
5	NO DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:
DARTS HILL TOWNHOUSE & DETENTION POND DEV. LOT 1
17148 18 AVE & 17127 & 17175 16 AVE
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: November 14, 2022 DRAWING NUMBER:

SCALE: 1/2" = 1'-0"

DRAWN: CJ

DESIGN: CJ

CHKD: YR

L6

OF 6

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0378-00

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: 000-476-706
Lot 4 Except: South 646.4 Feet, Legal Subdivision 3 Section 18 Township 7 New
Westminster District Plan 8488
17174 - 18 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) to reduce the minimum north street (18 Avenue) side yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches;
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 2.10 metres for the risers;
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and to 3.2 metres for porches and to 2.26 metres for the risers;
 - (d) to reduce the minimum west street (171 Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 0.77 metres for the risers.
5. The landscaping and the siting of buildings and structures shall be in accordance with Schedule A which is attached hereto and forms part of this development variance permit.
6. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

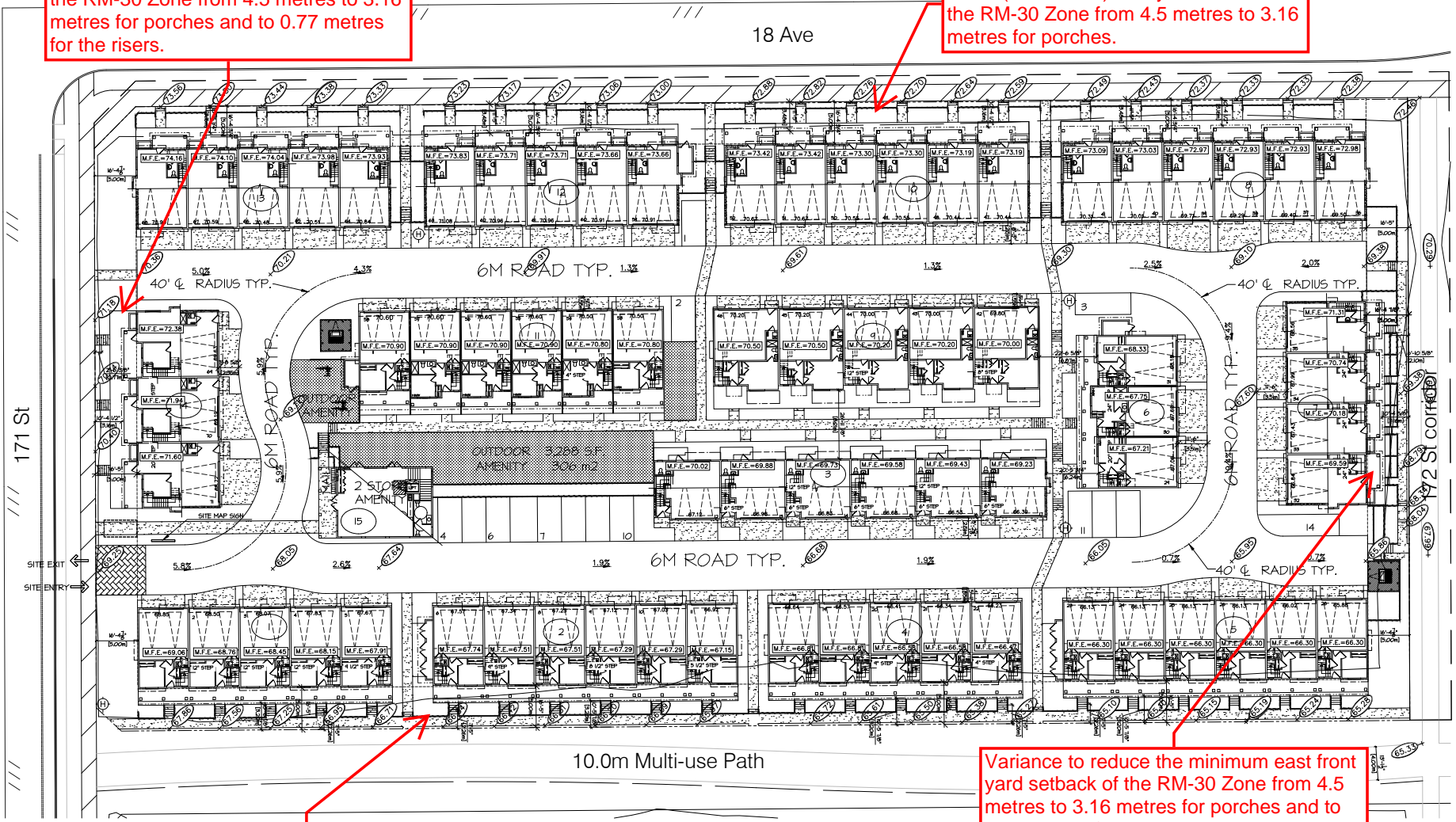
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A

Variance to reduce the minimum west street (171 Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 0.77 metres for the risers.

Variance to reduce the minimum north street (18 Avenue) side yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches.



Variance to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and to 3.2 metres for porches and to 2.26 metres for the risers.

Variance to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 2.10 metres for the risers.



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ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
REV. NO.	
DATE	
REV. NO.	
DATE	
REV. NO.	
DATE	
REV. NO.	

COA-CO-049

DESIGN :	CRESSEY (GRANDVIEW HEIGHTS)
MD :	DEVELOPMENT LLP
DRAWN :	
DATE :	Feb. 9 2017
SCALE :	1" = 20'-0"

CLIENT : CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
 PROJECT : TOWNHOUSE DEVELOPMENT
 SHEET CONTAINS : CONCEPTUAL LOT 1 OUTDOOR AVENUE AND SETBACKS

barnett dembek

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1T8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22004	AC-1,01a



August 8, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0369 00

SUMMARY

The proposed 245 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	64
Secondary Students:	27

September 2021 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

Projected population of school-age children for this development:	114
--	-----

Population: The projected population of children aged 0-19 Impacted by the development.

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

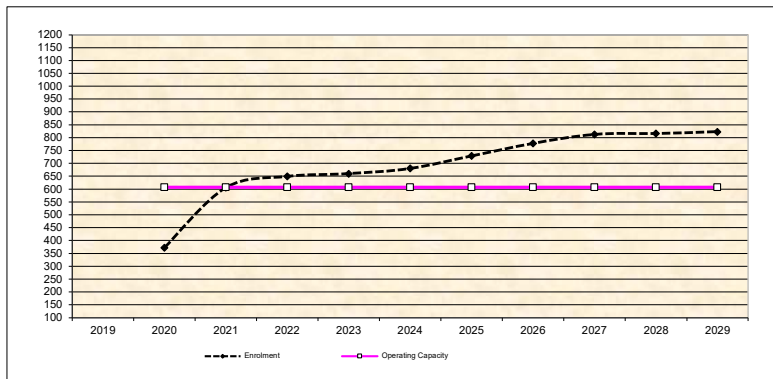
School Enrolment Projections and Planning Update:

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

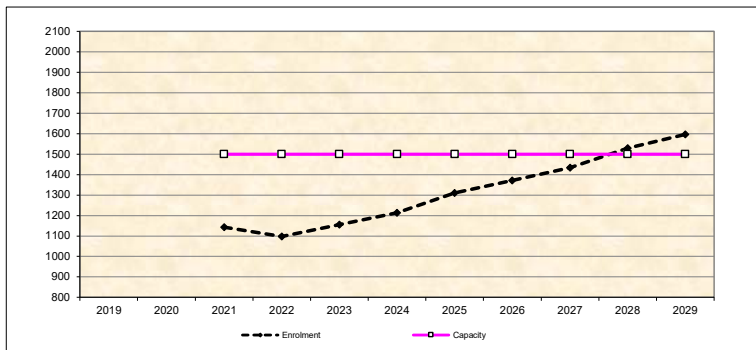
The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta'talu Elementary, located below 20th Avenue, is targeted to open fall of 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment feeds two Secondary schools: Grandview Heights and Earl Marriot.

Edgewood Elementary



Grandview Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 22-0378-00

Address: 17174 18 Avenue, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

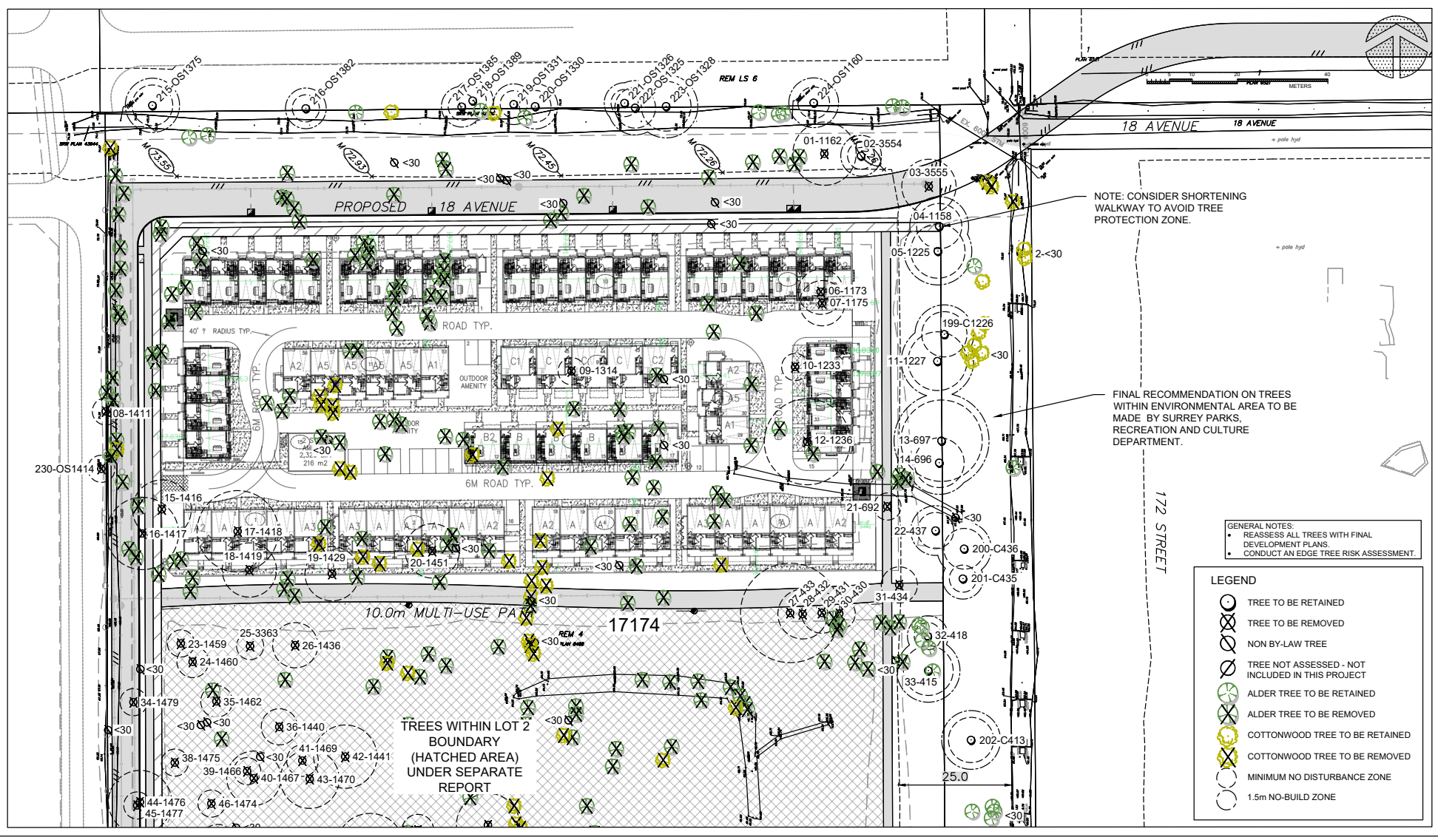
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	75
Protected Trees to be Removed	75
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 68 X one (1) = <u>68</u> - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = <u>14</u> 	82
Replacement Trees Proposed	149
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	10

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

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

Signature of Arborist: 	Date: February 3, 2023
--	------------------------





NOTE: CONSIDER SHORTENING WALKWAY TO AVOID TREE PROTECTION ZONE.

FINAL RECOMMENDATION ON TREES WITHIN ENVIRONMENTAL AREA TO BE MADE BY SURREY PARKS, RECREATION AND CULTURE DEPARTMENT.

- GENERAL NOTES:
- REASSESS ALL TREES WITH FINAL DEVELOPMENT PLANS.
 - CONDUCT AN EDGE TREE RISK ASSESSMENT.

- LEGEND
- TREE TO BE RETAINED
 - TREE TO BE REMOVED
 - NON BY-LAW TREE
 - TREE NOT ASSESSED - NOT INCLUDED IN THIS PROJECT
 - ALDER TREE TO BE RETAINED
 - ALDER TREE TO BE REMOVED
 - COTTONWOOD TREE TO BE RETAINED
 - COTTONWOOD TREE TO BE REMOVED
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	OCT18/21	MK	SITE PLAN	6	AUG25/22	MK	SITE PLAN
2	OCT25/21	MK	KEY PLAN	7	AUG31/22	MK	CIVIL PLAN
3	JUN07/22	MK	SITE PLAN	8	NOV23/22	MK	LOT #1 SITE PLAN
4	JUN14/22	MK	CIVIL PLAN				
5	JUN22/22	MK	SITE PLAN				

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

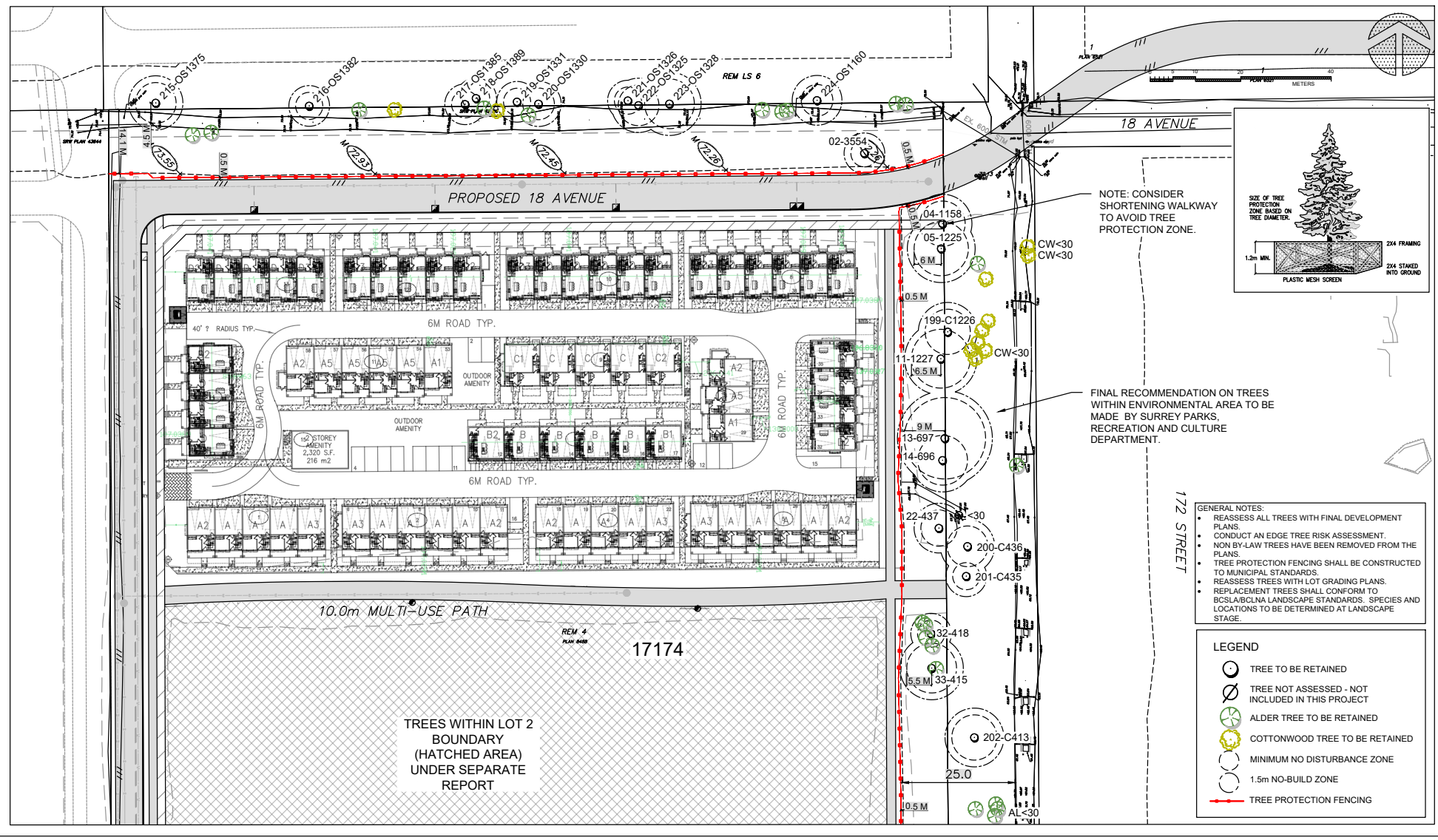
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PROJECT TITLE
17174 18 AVENUE
LOT # 1
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE NOVEMBER 20, 2019

T-1
 SHEET 1 OF 2



- GENERAL NOTES:**
- REASSESS ALL TREES WITH FINAL DEVELOPMENT PLANS.
 - CONDUCT AN EDGE TREE RISK ASSESSMENT.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSL/BC/LN LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

- LEGEND**
- TREE TO BE RETAINED
 - ⊘ TREE NOT ASSESSED - NOT INCLUDED IN THIS PROJECT
 - ⊗ ALDER TREE TO BE RETAINED
 - ⊙ COTTONWOOD TREE TO BE RETAINED
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - TREE PROTECTION FENCING

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	OCT18/21	MK	SITE PLAN	6	AUG25/22	MK	SITE PLAN
2	OCT25/21	MK	KEY PLAN	7	AUG31/22	MK	CIVIL PLAN
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4	JUN14/22	MK	CIVIL PLAN				
5	JUN22/22	MK	SITE PLAN				

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PROJECT TITLE
 17174 18 AVENUE
 LOT # 1
 SURREY, B.C.

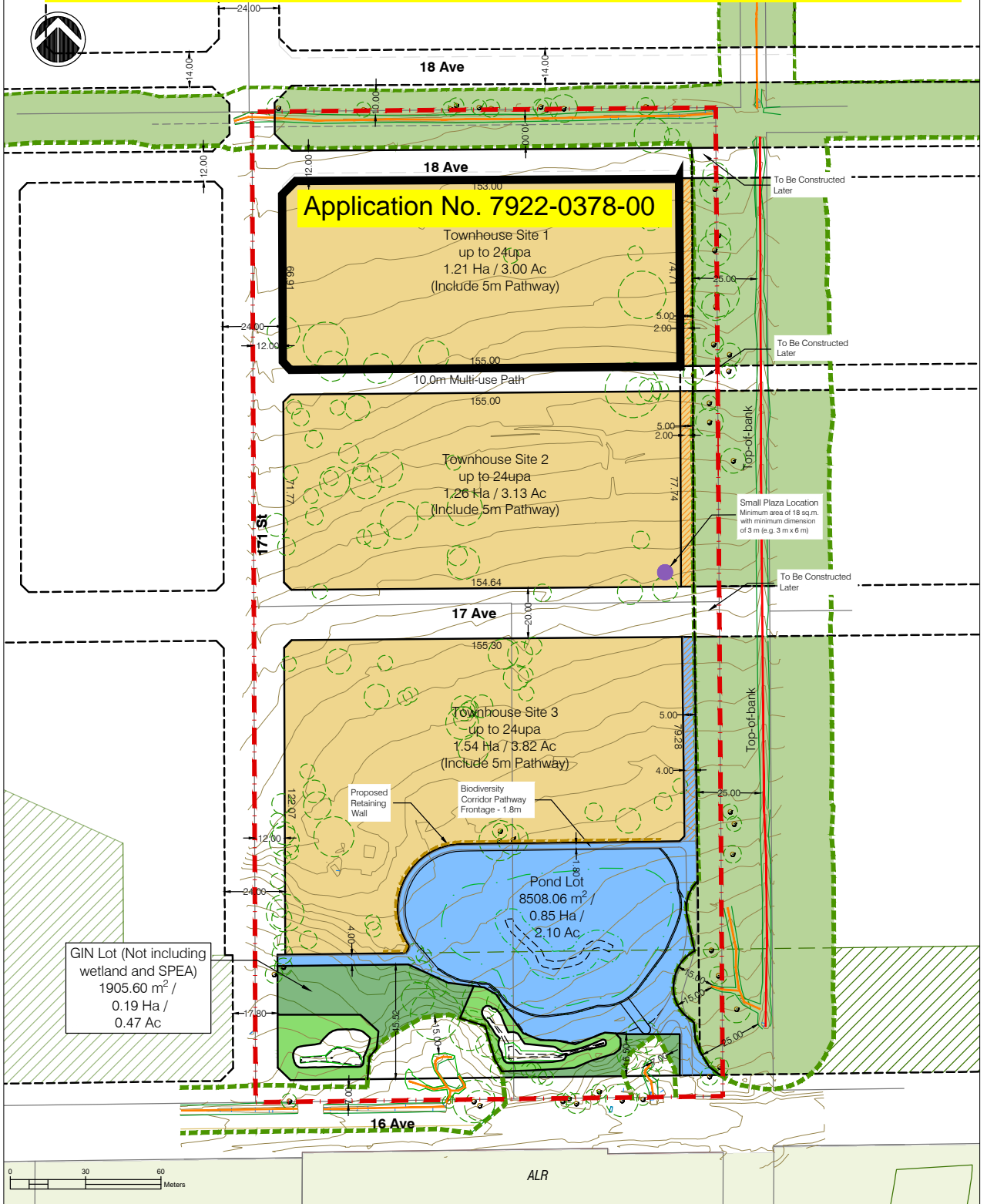
SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DATE
 NOVEMBER 20, 2019

DRAWN MK
SCALE AS SHOWN
T-2
 SHEET 2 OF 2

Application No. 7922-0378-00 Site Location Map (within File 7919-0369-00)



Watercourse Class A	Proposed Pond Lot (8508.06 m ² / 0.85 Ha / 2.10 Ac)
Watercourse Class B	Proposed GIN Lot (1905.60 m ² / 0.19 Ha / 0.47 Ac)
Tree Protection Zone of Bylaw Trees	Riparian Planting Area (1152.28 m ² / 0.11 Ha / 0.28 Ac)
GIN per NCP	5.0m Park Path Area
Bylaw Environmental Setback	Townhouse Site Area
Bylaw Environmental Area	

Canadian Horizons (Pacific Heights East)
Development Corp.
Subdivision Development
17174 18 Ave, 17127 and 17175 16 Ave, Surrey

SUBDIVISION CONCEPT

LEGAL DESCRIPTION
PID 000-476-706
PID 006-290-299
PID 011-336-391

GROSS SITE AREA
7.3 hectares / 18.0 acres

TOWNHOUSE SITE 1 AREA
(includes 5.0m park path)
1.21 hectares / 3.00 acres

TOWNHOUSE SITE 2 AREA
(includes 5.0m park path)
1.26 hectares / 3.13 acres

TOWNHOUSE SITE 3 AREA
(Excludes 5.0m park path)
1.54 hectares / 3.82 acres



Project 16-564
08 / 09 / 2022
Drawn by: AR