

PROPOSAL:

- **Development Variance Permit**

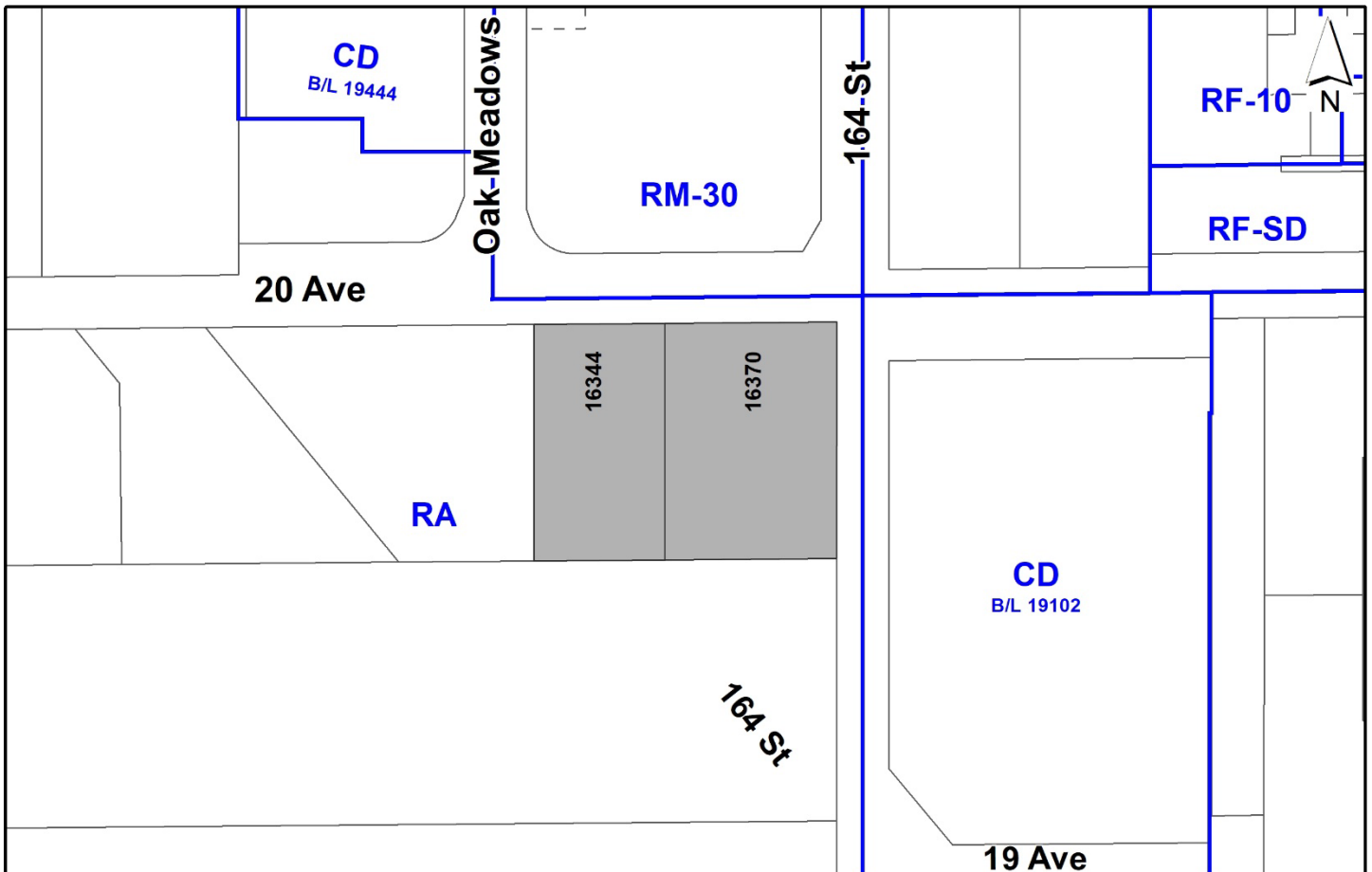
to increase the percentage of back-to-back townhouse units and reduce the associated outdoor amenity space requirements.

LOCATION: 16344 - 20 Avenue
 16370 - 20 Avenue

ZONING: RA

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Multiple Residential 30 – 45 upa and Drainage Corridor



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the percentage of permitted back-to-back units in the Multiple Residential (30) Zone (RM-30).

RATIONALE OF RECOMMENDATION

- Development Application No. 7918-0186-00 proposes a total of 47 townhouse units. The application includes rezoning the townhouse site from “One Acre Residential Zone (RA)” to “Multiple Residential (30) Zone (RM-30)”. The proposal includes an NCP amendment to remove the site from the land consolidation area, Development Permit for Form and Character and Sensitive Ecosystems (Streamside Areas), and variances for reduced setbacks.
- The application received Third Reading of the Rezoning By-law at the Public Hearing - Council Meeting on January 31, 2022, and a Development Permit was supported at the Regular Council Meeting on January 17, 2022. The proposal is identical to the project that was originally considered by Council on January 31, 2022 and has not changed.
- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back units to a maximum of 20% for the “Multiple Residential (30) Zone (RM-30)”, and to increase the required amount of outdoor amenity space for back-to-back units from 3 square metres per unit to 6 square metres per unit. It was anticipated that some in-stream applications would be affected.
- The proposed changes to the RM-30 Zone were adopted on November 20, 2023, and a variance is required, as the subject application proposes 21 back-to-back units out of 47 total units (45% of the proposed units). The proposal includes a total of 192 square metres of outdoor amenity space. The new requirement with the increase for back-to-back units is for 204 square metres. Therefore, the application now has a shortfall of 12 square metres relative to the new requirement for outdoor amenity space, requiring a variance.
- Given the application is nearing completion, and a Building Permit application has already been submitted, staff supports the previously submitted plans, and it is recommended that the proposed variance be supported.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0186-01 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum percentage of back-to-back units from 20% to 45% in the “Multiple Residential (30) Zone (RM-30)”; and
 - (b) to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in the “Multiple Residential (30) Zone (RM-30)”.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Acreage lots with single-family dwellings	‘Multiple Residential 30 – 45 upa’ and ‘Drainage Corridor’	RA
North (Across 20 Avenue):	Future townhouses approved under Development Application No. 7918-0066-00	‘Multiple Residential 30-45 upa’	CD (Bylaw No. 19444)
East (Across 164 Street):	Townhouse development	‘Multiple Residential 30-45 upa’	CD (Bylaw 19102)
South:	Vacant land and BC Hydro ROW	‘Multiple Residential 30-45 upa’ and ‘Drainage Corridor’	RA
West (Across the future Oak Meadows Drive):	Acreage lots with single family dwellings and BC Hydro ROW.	Arterial Road (future Oak Meadows Drive)	RA

Context & Background

- The subject site includes two properties (16344 and 16370 – 20 Avenue) in Sunnyside Heights and is approximately 1.05 hectares in total size. Both lots are each currently occupied with a single-family dwelling.
- The subject site is designated ‘Multiple Residential’ in the Official Community Plan (OCP), ‘Multiple Residential 30 – 45 upa’ and ‘Drainage Corridor’ in the Sunnyside Heights NCP and is zoned ‘One Acre Residential Zone (RA)’.

- The proposal for 47 townhouse units received Third Reading at the Regular Council - Public Hearing Meeting on January 31, 2022.

DEVELOPMENT PROPOSAL

- The applicant is proposing an NCP amendment to remove the subject site from the land consolidation area, rezoning from RA to RM-30, a Form and Character Development Permit, Sensitive Ecosystems (Streamside Areas) Development Permit and a Development Variance Permit (DVP) for building setbacks to facilitate the development of 47 townhouses on the subject site.
- The proposed townhouse site includes standard townhouses with double garages, townhouses with tandem garages, as well as back-to-back townhouses with rooftop amenity spaces.
- The proposed net density of 31 upa is in compliance with the Sunnyside Heights NCP. Staff note that the proposal includes 4,384 square metres of dedication (approximately 41% of the site). This includes road dedications, drainage corridor, and voluntary conveyances of the 15-metre-wide riparian area and triangular portion of land southwest of the BC Hydro corridor, which will be dedicated to Parks.
- The proposed development will consist of 47 townhouse units, in 8 buildings, ranging from 1 to 9 units per building. The unit mix consists of 19 side by side garage units, 21 back-to-back units, and 7 units with tandem garages. The homes are primarily three-bedroom units, with one two-bedroom plus den and one four-bedroom unit. The back-to-back units were subsequently restricted under a Zoning By-law update to a maximum of 20% of the units on a site, and the subject variance is to increase that percentage from 20% to 45%, to align with the proposal that has been granted Third Reading of the associated Rezoning By-law.
- The Zoning By-law update also included an increase to the required amount of outdoor amenity space for back-to-back units from 3 square metres per unit to 6 square metres per unit. A total of 192 square metres of outdoor amenity space is proposed. The Zoning By-law update for back-to-back units increased the required outdoor amenity space to 204 square metres. Therefore, the application now has a minor shortfall of 12 square metres, requiring a variance for the proposal that has been granted Third Reading of the associated Rezoning By-law.

	Proposed
Lot Area	
Gross Site Area:	10,566 sq. m
Dedications:	4,384 sq. m
Net Site Area:	6,182 sq. m
Number of Lots:	1
Building Height:	11 metres (3 storeys)
Unit Density:	31 upa
Floor Area Ratio (FAR):	0.93
Residential Units:	
2-Bedroom plus Den:	1
3-Bedroom:	45
4-Bedroom:	1
Total:	47

Referrals

Engineering: The Engineering Department has no objection to the proposed variance, subject to the completion of Engineering servicing requirements.

Transportation Considerations

- The proposed variance does not impact the original Transportation requirements.

Parkland Considerations

- The proposed variance does not impact the original Parks requirements and comments.

POLICY & BY-LAW CONSIDERATIONS

- The variance request does not impact or change how the application addresses or complies with the Regional Growth Strategy, Official Community Plan or the Sunnyside Heights Neighbourhood Concept Plan.
- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.
- The site is designated Urban in the Official Community Plan (OCP), and the proposal complies with the designation.
- The proposal includes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to remove the subject site from the land consolidation area. This amendment was presented for Council's consideration in the original Planning Report dated January 17, 2022 and was subsequently supported.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)". Rezoning By-law No. 20557 was granted Third Reading at the Regular Council - Public Hearing Meeting on January 31, 2022.

Variance

- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back units to a maximum of 20% of the total units for development under the RM-30 Zone. The proposed changes to the RM-30 Zone were subsequently adopted on November 20, 2023.
- Variances are now required for the subject site, as it proposes 21 back-to-back units out of 47 total units (45% of the proposed units).

- The variances are to increase the maximum percentage of back-to-back units that are permitted from 20% to 45%, and to reduce the required outdoor amenity space from 204 square metres to 192 square metres, as was previously required prior to the amendments to the Zoning By-law for back to back townhouse units.
- The proposal has not changed and is identical to the proposal that was originally considered and supported by Council.
- Should the variances not be supported, the applicant would be required to make significant changes to their proposal to reduce the number of back-to-back unit types to a maximum of 20 percent of the total units.
- Given the application is nearing completion, and a Building Permit application has already been submitted, staff supports the previously submitted plans, and it is recommended that the proposed variance be supported.

TREES

- No trees are impacted by the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|---|
| Appendix I. | Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix II. | Development Variance Permit No. 7918-0186-01 |
| Appendix III. | Initial Planning Report No. 7918-0186-00, dated January 17, 2022. |

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

EM/ar



1600 West 2nd Avenue, Vancouver, BC V6J 1H4
604.684.6161 david@eatonarchitect.ca

Note:
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NOTE:
NO ELECTRICAL CLOSETS TO LOCATED SO AS TO BE DIRECTLY VISIBLE FROM 20 AVENUE AND OAK MEADOWS DRIVE

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Date	Description
	Seal

Project Title
TOWNHOUSE DEVELOPMENT

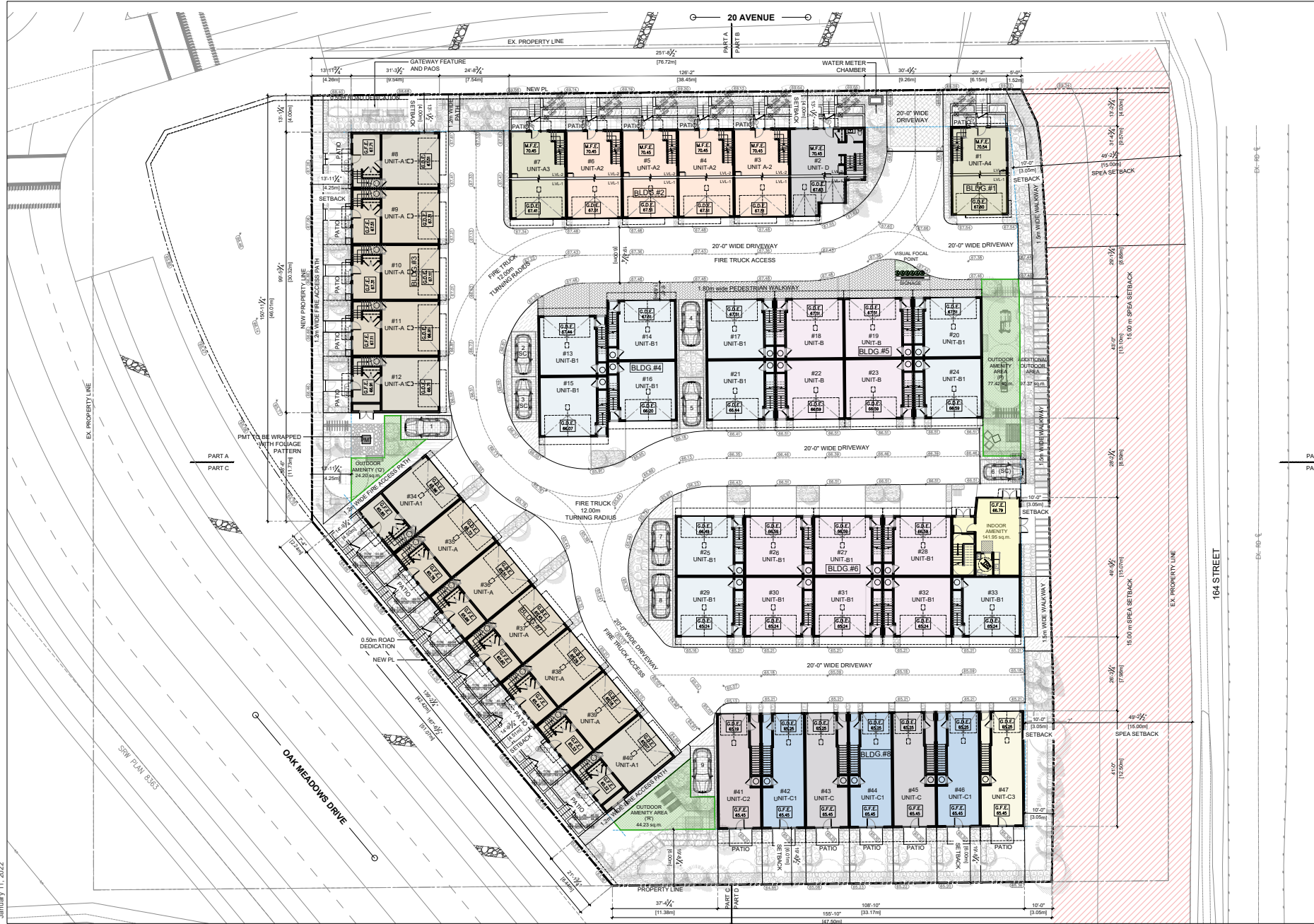
Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID S007_2103

Sheet Title
SITE PLAN

Scale
As Noted

Sheet No.
A-1.0



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0186-01

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: 006-853-331

Lot 31 Section 13 Township 1 New Westminster District Plan 33307
16344 - 20 Avenue

Parcel Identifier: 006-853-358

Lot 32 Section 13 Township 1 New Westminster District Plan 33307
16370 - 20 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) In Subsection J. Special Regulations, 4. Back-to-Back Ground-Oriented Dwelling Units of Part 22 Multiple Residential 30 Zone, the maximum allowable percentage of back-to-back units is increased from 20% to 45%.
 - (b) In Subsection J. Special Regulations, 1.(a)iv. Amenity Spaces of Part 22 Multiple Residential 30 Zone, the outdoor amenity space for back-to-back ground-oriented dwelling units is reduced from 6.0 square metres to 3.0 square metres per dwelling unit.

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



1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604 684-1161 | david@eatonarchitect.com



NOTE:
NO ELECTRICAL CLOSETS TO
LOCATED SO AS TO BE DIRECTLY
VISIBLE FROM 20 AVENUE AND OAK
MEADOWS DRIVE

2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By
PV
Date
2021-03-26

Checked By
DE
Project ID
S007_2103

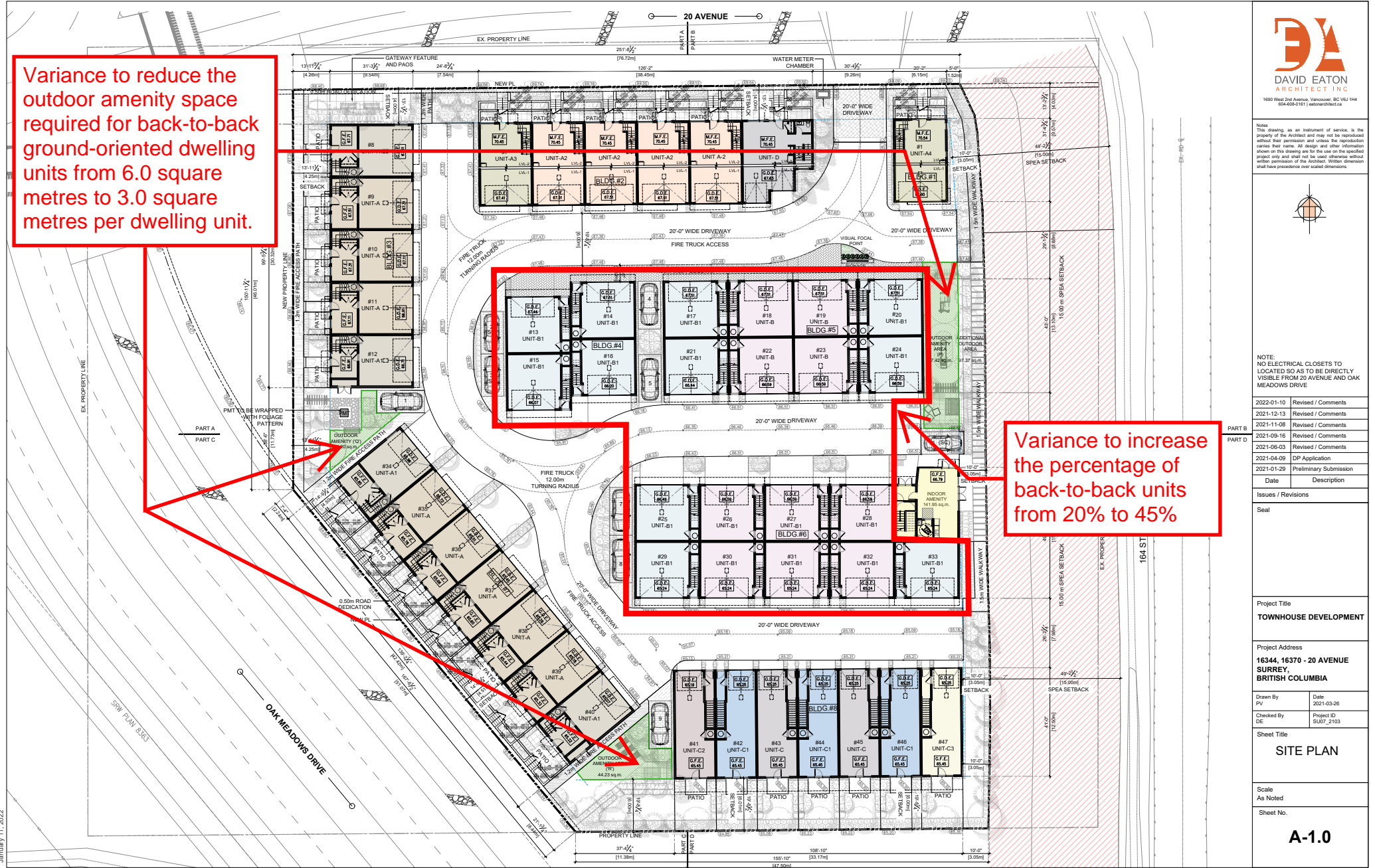
Sheet Title
SITE PLAN

Scale
As Noted

Sheet No.
A-1.0

Variance to reduce the outdoor amenity space required for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.

Variance to increase the percentage of back-to-back units from 20% to 45%



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0186-00

Planning Report Date: January 17, 2022

PROPOSAL:

- **NCP Amendment** to amend the land consolidation area
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 47 townhouse units

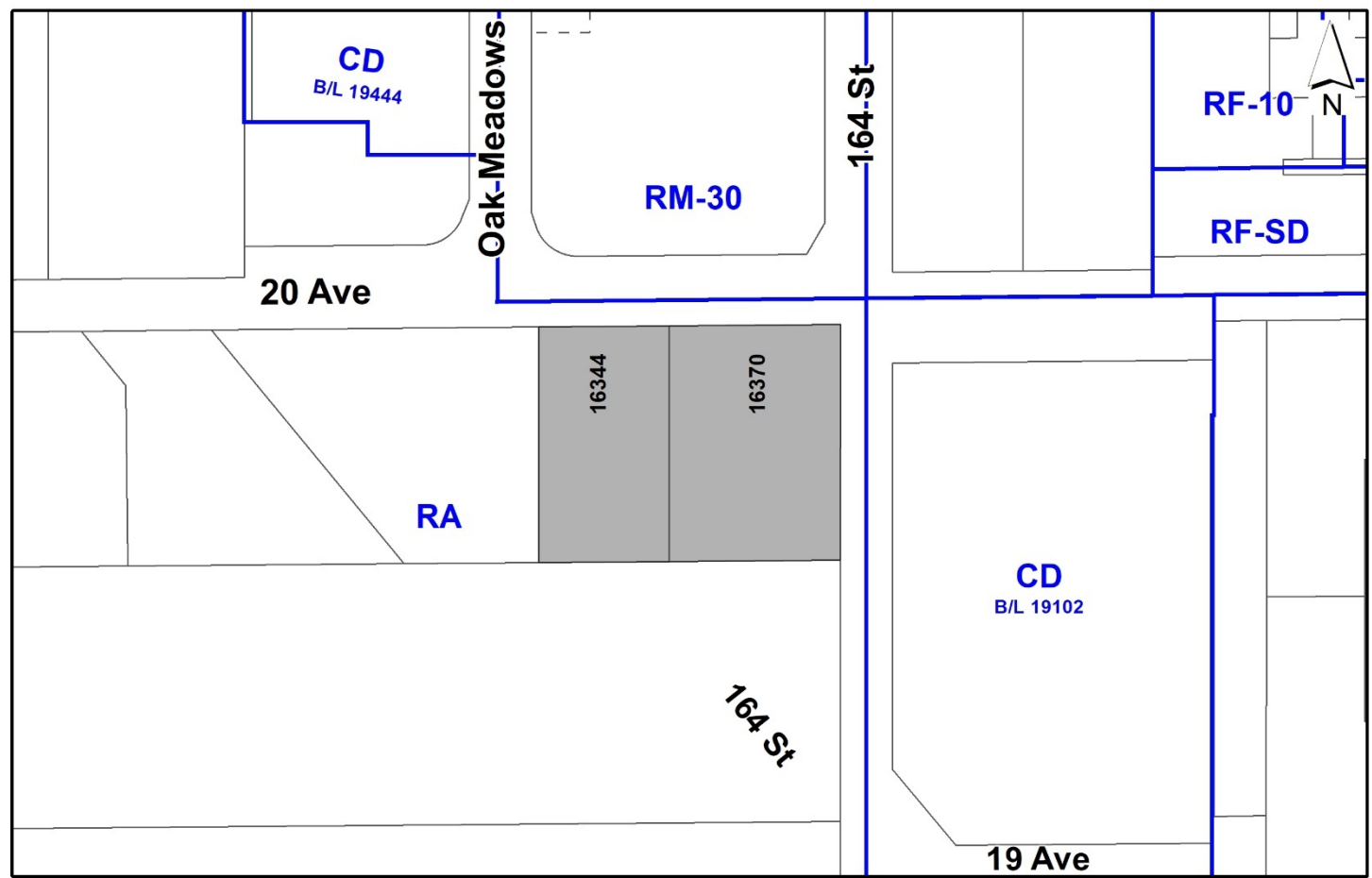
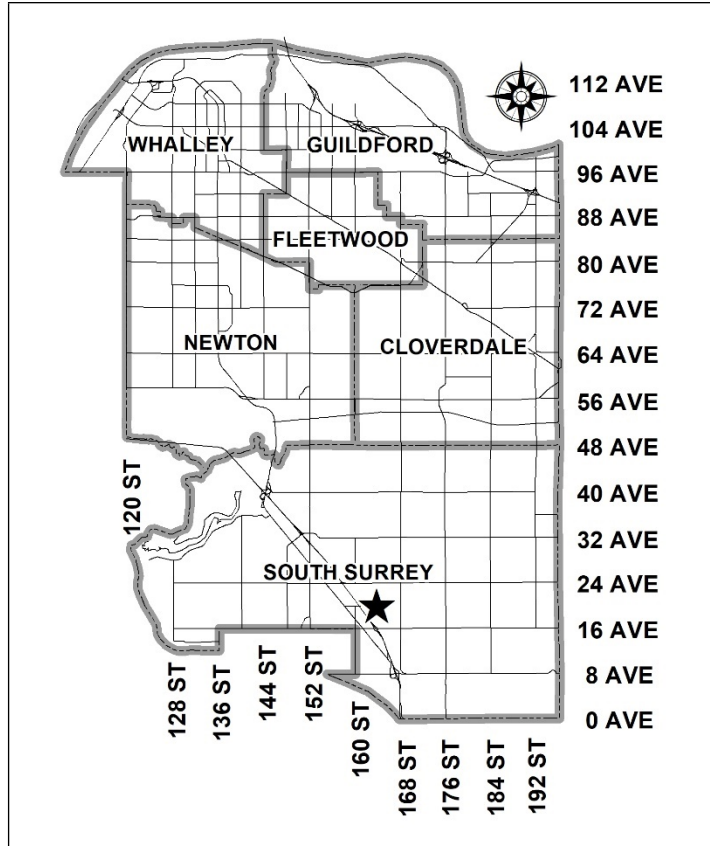
LOCATION: 16344 - 20 Avenue

16370 - 20 Avenue

ZONING: RA

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Multiple Residential 30 - 45 upa and Drainage Corridor



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The subject site is identified in the Sunnyside Heights NCP as being in a consolidation area with a portion of the property to the south of the site, east of the BC Hydro ROW and west of 164 Street. The applicant proposed to remove the subject site from the consolidation area (Appendix V).
- Proposing to reduce the following building setback requirements of the RM-30 Zone:
 - to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to principal building face of Buildings 1, 2 and 3;
 - to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to principal building face of Buildings 1, 6, and 8, and the indoor amenity building; and
 - to reduce the minimum west street side yard setback of the RM-30 Zone from 4.5 metres to 4.2 metres to principal building face of Building 3.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the 'Multiple Residential 30 – 45 upa' and 'Drainage Corridor' designations in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The proposed density and building form are appropriate for this part of the Sunnyside Heights NCP.

-
- The Sunnyside Heights NCP was endorsed by Council in 2010. The intention of the land consolidation area identified in the NCP for the subject lands, and the triangular portion of 1947 – 164 Street to the south (east of BC Hydro ROW and west of 164 Street) was to ensure efficient and feasible development and equitable cost-sharing for servicing. Staff have reviewed the consolidation area and have determined that the triangular portion of the lot to the south is heavily encumbered with road, riparian, and drainage corridor dedications as identified in the NCP. Staff anticipate the triangular portion of 1947 – 164 Street will redevelop as habitat restoration and/or drainage compensation areas, or as part of a larger development concept with the lands west of Oak Meadows Drive. Staff have determined the subject site can proceed independently from the triangular portion of the lot to the south noted in the NCP for consolidation.
 - The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
 - The proposal complies with the Development Permit requirements in the OCP for Form and Character.
 - The proposed setbacks, including the 15-metre riparian setback along 164 Street, achieve a more urban, pedestrian streetscape in accordance with the Sunnyside Heights NCP and Development Permit (Form and Character) design guidelines in the OCP. The reduced setbacks on three (3) of the ultimate property lines interface with streets, a drainage corridor feature, or a protected riparian area and will not negatively impact surrounding properties.
 - The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interfaces have been designed to achieve a positive urban experience between the proposed buildings and 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.7918-0186-00 generally in accordance with the attached drawings (Appendix VII) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7918-0186-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to principal building face of Buildings 1, 2 and 3;
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to principal building face of Buildings 1, 6, 8 and the indoor amenity building; and
 - (b) to reduce the minimum west street side yard setback of the RM-30 Zone from 4.5 metres to 4.2 metres to principal building face of Building 3.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from BC Hydro;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;

- (j) conveyance of riparian areas and parkland to the City;
 - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (l) submission of an acoustical report for the units adjacent to Oak Meadows Drive and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (m) provision of a gateway/entrance landmark signage at the corner of Oak Meadows Drive and 20 Avenue;
 - (n) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (o) 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
 - (p) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Acreage lots with single-family dwellings	'Multiple Residential 30 - 45 upa' and 'Drainage Corridor'	RA
North (Across 20 Avenue):	Future townhouses approved under Development Application No. 7918-0066-00	'Multiple Residential 30-45 upa'	CD (Bylaw No. 19444)
East (Across 164 Street):	Townhouse development	'Multiple Residential 30-45 upa'	CD (Bylaw 19102)
South:	Vacant land and BC Hydro ROW	'Multiple Residential 30-45 upa' and 'Drainage Corridor'	RA
West (Across the future Oak Meadows Drive):	Acreage lots with single family dwellings and BC Hydro ROW.	Arterial Road (future Oak Meadows Drive)	RA

Context & Background

- The subject site includes two properties (16344 and 16370 – 20 Avenue) in Sunnyside Heights and is approximately 1.05 hectares in total size. Both lots are each currently occupied with a single-family dwelling.
- The subject site is designated ‘Multiple Residential’ in the Official Community Plan (OCP), ‘Multiple Residential 30 – 45 upa’ and ‘Drainage Corridor’ in the Sunnyside Heights NCP and is zoned ‘One Acre Residential Zone (RA)’.
- The ‘Multiple Residential 30-45 upa’ land use designation in the Sunnyside Heights NCP allows both townhouses and apartment style buildings.
- The subject property is designated for consolidation with a triangular portion of the southerly lot (1947 – 164 Street) in the NCP. The portion of the southerly lot intended for consolidation with the subject property is east of the BC Hydro ROW and west of 164 Street.
- A small portion of the southwest corner of the site (approximately 78 square metres) is within a BC Hydro Right-Of-Way (ROW). No development will be permitted within this portion of the lot, and it will be conveyed to the City, without compensation, as parkland. The BC Hydro ROW will be separated from the development site by the future Oak Meadows Drive.
- A future arterial road, Oak Meadows Drive will intersect the south west portion of the development site north of the BC Hydro ROW. A roundabout will be provided at the intersection of Oak Meadows Drive and 20 Ave, west of the subject site, to allow the arterial road to continue north. Approximately 2,670 square metres (25% of the gross site area) is being dedicated as road dedication.
- There is a 20-metre-wide drainage corridor intersection the northwest corner of the site, adjacent to the BC Hydro ROW. The NCP identifies approximately 1,650 – 1,700 square metres of drainage corridor at this site. The proposal provides approximately 1,374 square meters, which has been accepted by Drainage Staff.
- There is a Class B channelized stream within the west side of 164 Street, adjacent to the east property line of the subject site. The watercourse originates within the unopened 164 Street road allowance located north of the present-day intersection of 20 Avenue and 164 Street. The watercourse flows south along 164 Street, crosses 20 Avenue, and continues to flow south before draining into Fergus Creek, approximately 700 metres south of the subject site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment to remove the subject site from the land consolidation area, rezoning from RA to RM-30, a Form and Character Development Permit, Sensitive Ecosystems (Streamside Areas) Development Permit and a Development Variance Permit (DVP) for building setbacks to facilitate the development of 47 townhouses on the subject site.

- The proposed townhouse site includes traditional townhouses with double garages, townhouses with tandem garages, as well as some back-to-back townhouses with rooftop amenity spaces.
- The proposed net density of 31 upa is in compliance with the Sunnyside Heights NCP. Staff note that the proposal includes 4,384 square metres of dedication (approximately 41% of the site), including road dedications, drainage corridor, and voluntary conveyances of the 15-metre-wide riparian area and triangular portion of land southwest of the BC Hydro corridor, which will be dedicated to Parks.

	Proposed
Lot Area	
Gross Site Area:	10,566 sq. m
Dedications:	4,384 sq. m
Net Site Area:	6,182 sq. m
Number of Lots:	1
Building Height:	11 metres (3 storeys)
Unit Density:	31 upa
Floor Area Ratio (FAR):	0.93
Residential Units:	
2-Bedroom plus Den:	1
3-Bedroom:	45
4-Bedroom:	1
Total:	47

Referrals

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

School District: The School District has advised that there will be approximately 19 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 9 Elementary students at Edgewood Elementary School
- 7 Secondary students at Earl Marriot 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 late 2023 or 2024.

Parks, Recreation & Culture:	<p>Parks accepts voluntary conveyance of the 78 square metre triangular lot south west of the future Oak Meadows Drive, and the 15-metre-wide riparian area on the east side of the site. Both conveyances will be without financial compensation, and the areas must be conveyed as fee simple lots on the subdivision plan.</p> <p>Parks accepts removal of the City trees 6281, 6319 – 6323 as recommended in the Arborist Report dated November 19, 2021. If there is any unexpected tree removal required on future parkland due to development or construction impacts, or if park trees shown as retained in the Arborist Report are removed or damaged during construction, compensation at the full appraised value of the trees will be required.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the <i>Transportation Act</i> .
Surrey Fire Department:	No concerns.
BC Hydro:	No concerns.

Transportation Considerations

- The applicant is required to provide dedications for 20 Avenue (collector road), 164 Street (local road) and Oak Meadows Drive (collector road) as noted in the Engineering Requirements (Appendix II).
- For 164 Street, the applicant is required to maintain a minimum 6.0 metres of pavement and provide cash in lieu for future removal and reinstatement with top soil and sod/vegetation when the road is closed to vehicular traffic.
- For Oak Meadows Drive, the applicant is responsible for construction of a 1.8 metre wide concrete sidewalk at the property line south of the drainage corridor (for the frontage of Building 7). The sidewalk construction at this location is not DCW eligible as it is required for fire access to the fronting townhouse units.
- There is one (1) proposed vehicular access to the site, along 20 Avenue and proximal to the 164 Street intersection. Transportation has accepted the proposed site access.

Parkland Considerations

- The applicant has volunteered to dedicate to the City, without compensation, a 78 square metre triangular portion of land south west of the future Oak Meadows drive. The triangular portion of the subject lot is fully encumbered by BC Hydro ROW and will be dedicated as parkland.

- The applicant has also volunteered to convey the 15 metre-wide (1,289 sq. m.) riparian area along 164 Street to the City as part of the Sensitive Ecosystem Development Permit. The riparian area will also be conveyed as Parkland and the applicant will not be responsible for future maintenance of the riparian area.

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 proposed development complies with the RGS.

Official Community Plan

Land Use Designation

- The subject site is designated 'Multiple Residential' in the Official Community Plan (OCP). The proposal complies with the OCP.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Policy A1.1: Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy;
The site complies with the 'General Urban' RGS designation.
 - Policy A3.3: require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods;

B3.9: Encourage development that supports increased transit, pedestrian walkability, and bicycle access;

Once Oak Meadows Drive is delivered and constructed, 164 Street will be closed to vehicular traffic between 19 Avenue and 20 Avenue, the existing MUP on the west side of the road will enhance pedestrian and active transportation. The riparian area on the east side of 164 Street will enhance greenspace, and once closed, the road will improve connectivity and walkability in Sunnyside Heights.

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

26 mature trees within the 15-metre-wide riparian area will be retained along 164 Street. The riparian area will be conveyed to the City for ongoing conservation and maintenance.

- B4.7: Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm; and

Townhouses are proposed to front 20 Avenue and Oak Meadows Drive. The townhouse units on the east side of the site are adjacent to the riparian area and will not back onto the future City-owned land.

- D1.4: Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

The proposed development includes the voluntary conveyance of the riparian area in accordance with the City's Sensitive Ecosystem Development Permit guidelines.

Secondary Plans

Land Use Designation

- The subject site is designated 'Multiple Residential 30 – 45 upa' in the Sunnyside Heights NCP.
- The subject site is identified in the NCP as being in a consolidation area with a portion of the property to the south, east of the BC Hydro ROW and west of 164 Street. The applicant proposed to remove the subject site from this NCP requirement (Appendix V).

Amendment Rationale

- The Sunnyside Heights NCP was endorsed by Council in 2010. The intention of the land consolidation area identified in the NCP for the lands south of 20 Ave, west the BC Hydro ROW, and west of 164 Street (including the subject site) was to ensure efficient and feasible development and equitable cost-sharing for servicing.
- The triangular portion of 1947 – 164 Street identified in the NCP for consolidation with the subject lands is heavily encumbered with a 15 metre riparian setback on the east of the site, for the Class B watercourse within the west side of 164 Street and road dedication for the future Oak Meadows Drive (Appendix VI). Additionally, the NCP identifies approximately 1,900 square metres of drainage corridor on the portion of 1947 – 164 Street intended for consolidation with the subject lands.

- Staff anticipate the portion of 1947 – 164 Street will redevelop as riparian setback/enhancement area and/or drainage corridor or will redevelop as part of a larger development for the lands west of Oak Meadows Drive (Development Application No. 7911-0200-00). The applicant has provided a concept (Appendix VI) demonstrating how the southerly lands could develop as a small townhouse project.

Themes/Objectives

- The proposed development is consistent with the following guiding principles in the NCP:
 - Community Structure and Character & Environment and Agriculture
 - *The applicant undertook evaluation of the significant watercourses, and proposed development methods to protect the sensitive environmental areas.*
 - *Existing mature trees along the west side of 164 street are proposed to be retained through conveyance of the 15 metre-wide riparian area to the City. The conveyance will maintain community character and ensure long-term environmental protection.*
 - Residential Land Use
 - *A variety of townhouse styles are proposed including traditional townhomes with double garages, townhouses with tandem garages, and back to back townhouses with rooftop amenity.*
 - Schools, Parks Greenways and Community Amenities & Transportation
 - *164 Street will be closed for vehicular traffic following the delivery of Oak Meadows Drive and will enhance the existing Multi Use Pathway infrastructure on the east side of 164 Street. A greenway is anticipated along the west side of the future Oak Meadows Drive. Both 164 Street and the future greenway will encourage walking and cycling.*
 - *The proposed drainage corridor area at the north west portion of the site will likely be utilized as an informal outdoor amenity / recreation area for future residents of the strata.*
 - Servicing and Infrastructure
 - *A drainage strategy has been proposed, including 1,374 square metres of drainage corridor area adjacent to the site, to support the broader NCP servicing and infrastructure strategy.*

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 uph	75 uph
Floor Area Ratio:	1.0	0.98
Lot Coverage:	45%	44%
Yards and Setbacks		
Front Yard North (20 Avenue):	4.5 m	4.0 m*
Street Side Yard East (164 Street):	4.5 m	3.0 m*
Rear Yard South:	6.0 m	6.0 m
Street Side Yard West (OMD):	4.5 m	4.2 m*
Height of Buildings		
Principal buildings:	13 m	9.7 m
Amenity building	11 m	11 m
Amenity Space		
Indoor Amenity:	3 square metres/unit (141 sq.m)	141 square metres
Outdoor Amenity:	3 square metres/unit (141 sq.m)	191 square metres
Streamside (Part 7A)		
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 m	15 m
Parking (Part 5)		
Number of Stalls		
Residential:	94	94
Residential Visitor:	9	9
Total:		
Tandem (%):	50%	15%
Bicycle Spaces		
Residential Visitor:	6	6 (location TBD)

*Variance required

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face of Buildings 1, 2 and 3;
 - to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to principal building face for Buildings 1, 6, 8 and the indoor amenity building; and
 - to reduce the minimum west street side yard setback of the RM-30 Zone from 4.5 metres to 4.2 metres to principal building face for Building 3.

- The RM-30 Zone requires that buildings and structures have a minimum front yard setback of 4.5 metres, a minimum rear setback of 6.0 metres and minimum street side yard setback of 4.5 metres. The applicant is proposing reduced setbacks along the front (north) yard, and street (east and west) side yard lot lines.
- The proposed building setbacks along the north and west property lines along 20 Avenue and the future Oak Meadows Drive respectively, are considered front yard conditions, therefore a 4.5 metre and 4.25 metre building setback along these edges are appropriate and consistent with similar townhouse development in the City.
- The west street side yard setback is proposed at 4.2 metres to principle building face to accommodate a private walkway along the frontage of Building 3, which fronts the proposed drainage corridor. As the municipal sidewalk for Oak Meadows Drive will be west of the City-owned drainage corridor, a private walkway is required along the frontage of Building 3 for Fire access. A variance to the street side yard setback is required to accommodate the fire access walkway.
- The east street side yard setback is proposed at 3.0 metres. Staff note that the applicant will be voluntarily conveying a 15 metre-wide riparian area along the east property line, for protection of a Class B watercourse along the west side of 164 Street. Inclusive of the 15.0 metre riparian setback area, the proposed townhomes will be setback 18.0 metres from 164 Street.
- 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.
- 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 \$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Sunnyside Heights NCP designation.

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 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.
- Section 3.3.3 of the Sunnyside Heights NCP identifies the subject site for a gateway/entrance landmark, to identify the neighbourhood through unique signage and gateways at major entrances into the community along major arterial roads. The Developer will be required to provide this entrance landmark through the Rezoning and Development Permit process. The signage will be located at the northwest corner of the site, in the publicly-accessible open space plaza fronting 20 Avenue. Finalization of the signage details and location will be a condition of Final Approval.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 12, 2021, and the Development Proposal Signs were installed on November 30, 2021. Staff received eight (8) responses from neighbouring residents (*staff comments in italics*):

Concerns regarding an increase in traffic and road network capacity

Area residents expressed concern with the existing road network and dangerous driving conditions, as well as increased traffic as result of the development.

A new arterial road, Oak Meadows Drive, will run diagonal along the southwest corner of the site and will connect 19 and 20 Ave. A new roundabout will be provided at the intersection of OMD and 20 Ave, and Oak Meadows Drive will continue north. The subject application is dedicating a large triangular portion at the southwest corner of the site to the City, for future development of the road. The widening of 20 Avenue to the collector road standard, and creation of a new arterial road (Oak Meadows Drive) and the future roundabout to the west are expected to handle the capacity of the generated vehicular trips from the proposed development.

Concerns regarding tree removal

Area residents expressed concern regarding removal of existing mature trees, and the removal of trees along 164 Street which in their view would decrease the community/suburban aesthetic.

There are 66 protected trees on site, excluding trees in the proposed riparian area. Of those 66 trees, 23 or 35% of the trees conflict with future City infrastructure (20 Avenue, Oak Meadows Drive, and roundabout to the west). Of the remaining 43 trees outside of future City roadworks infrastructure, 42 are proposed to be removed.

26 mature trees will be retained in the 15 metre-wide riparian area along the east property line, which will maintain the existing interface and aesthetic from 164 Street. 117 replacement trees are proposed within the site, meeting the City's Tree By-law replacement tree requirement.

Concerns regarding ditch and sensitive ecosystem protection

The watercourse within the west side of 164 Street has been classified as Class B watercourse by the applicant's Qualified Environmental Professional (QEP), and peer-reviewer QEP, and as a stream by the provincial Riparian Areas Protection Regulation (RAPR). The City's Zoning By-law requires a 15 metre development setback from the watercourse's top of bank. The applicant is meeting the Zoning By-law requirement and providing this setback on site, and is proposing maximum safeguarding of the riparian area, meaning conveyance to the land to the City for long-term ownership and maintenance. The perimeter of the riparian area will be fenced on the development site to prevent encroachment, and no vegetation or trees are permitted to be removed in this area.

Concerns regarding pedestrian connections along 164 Street and 20 Avenue:

Area residents expressed concern for kids walking/biking to Edgewood Elementary school with no safe pathway available to them.

The cross sections for 20 Avenue and Oak Meadows Drive will be finalized at the time of engineering detailed design. Municipal sidewalks with a minimum width of 1.8 metres will be required for both roads. Once Oak Meadows Drive has been constructed, 164 Street will be closed to vehicular traffic between 19 and 20 Avenue and will build upon the existing multi-use pathway on the east side of the road to become an active transportation corridor.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows south along the west side of 164 Street. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed development setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Afshin Parsamanesh, *R.P. Bio.*, of Enkon Environmental dated November 12, 2021, and peer-reviewed by Mamoud G. Bashi, *P.Eng* (Principal of CSR Environmental), on November 17, 2021, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The QEP has identified a Class B watercourse at 1947 – 164 Street, located within private lands outside of the subject development site. The upstream portion of the Class B watercourse is located along the 60-metre elevation contour and runs parallel to the BC Hydro ROW. The

QEP and the Engineering Consultant (Centras) have confirmed that the proposed onsite development works, as well as future construction of Oak Meadows Drive can be constructed to not impact pre-development interflow conditions, not result in a change in conditions to the Class B watercourse and will not cause harm or negative impacts to fish habitat.

- Upon finalization and City acceptance of the onsite stormwater management design, the QEP will submit a WSA Notification to construct the proposed storm outfall for the development site, and a DFO Request for Project Review.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed 47 unit townhouse project consists of six (6) three-storey buildings with garages accessed internally at grade.
- To provide a pedestrian-friendly interface and appropriate building spacing, the length of all buildings facing the street do not exceed seven (7) units.
- Staff worked successfully with the applicant with respect to several key aspects of the project:
 - Provide the full 15 metre riparian setback from the Class B watercourse within 164 Street. 26 mature trees will be retained within the riparian area, maintaining the existing streetscape character.
 - Provide functional visitor parking spaces and fire access to all units.
 - Provide an additional 97 square metres of outdoor amenity area within the east setback to the riparian area, as informal open space.
- 85% (40) of the proposed 47 townhouse units consist of double car, side-by-side garages, while the remaining 7 townhouses consist of tandem garages, which complies with the RM-30 Zone. All 7 of the tandem garage units will consist of one (1) parking space within the garage and one (1) external parking stall on a parking pad.
- To ensure the tandem parking spaces will not be converted into livable spaces, the applicant is required to register a Section 219 Restrictive Covenant as a condition of Final Adoption of the proposed rezoning.
- 21 (44%) of the proposed 47 townhouse units are back-to-back units. The applicant has provided rooftop outdoor amenity for these units in lieu of a front yard. The rooftop amenity for the back-to-back units was not counted towards the provision of outdoor amenity area to satisfy the Zoning By-law.

- The applicant proposes high-quality building materials including hardie shingle siding, hardie panel siding, dark walnut wood, and wooden doors.

Landscaping

- The new trees on the site will consist of a variety of trees not limited to: vine maple, Japanese maple, eastern redbud, satomi dogwood, Serbian spruce, scotch pine, and slender sweet gum.
- A significant number of shrubs, grasses and perennial plants throughout the subject site including Victoria California lilac, hick's yew, azalea, wintercreeper and Portuguese laurel.

Indoor Amenity

- The RM-30 Zone requires 141 square metres of indoor amenity space to be provided on the site (3 square metres/ unit). The applicant has met the Zoning By-law requirement.
- The applicant proposes a 3 storey amenity building, approximately 141 square metres in size, adjacent to one of the outdoor amenity areas and the additional outdoor space west of the riparian area. One level of rooftop amenity is also proposed on this building.
- The proposed amenity building includes one washroom per level, including an accessible washroom on the first floor. A kitchen is proposed on the main floor, and it is anticipated the programmable space will be used for a combination of dining, lounge, and fitness areas.

Outdoor Amenity

- The RM-30 Zone requires 141 square metres of outdoor amenity space to be provided on the site (3 square metres/unit.)
- The site provides 191 square meters outdoor amenity in 4 locations:
 - Between buildings 3 and 7, southwest of the on-site drainage corridor;
 - Between buildings 7 and 8, at the south of the site;
 - Adjacent to building 5, in the north east portion of the site; and
 - On the rooftop of the amenity building.
- For the purpose of Zoning By-law compliance, 154 square metres of outdoor amenity area is provided at grade, in three (3) locations within the site.
- Within the east building setback, an additional 97 square metres of additional outdoor space is proposed. This additional outdoor space functions as informal outdoor space and is not counted towards the provision of outdoor amenity area to satisfy the requirements of the Zoning By-law as it is within the building setback.
- The additional outdoor space connects the proposed indoor amenity building to outdoor amenity north of the internal drive aisle, and the outdoor space can be accessed from both the north and south via a 1.2-metre-wide pedestrian walkway. The additional outdoor space is in excess of the amenity requirements of the Zoning By-law.

- It is anticipated the drainage corridor at the northwest corner of the site will be utilized for passive recreation purposes by residents of the proposed townhouse development.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Provision of the NCP Gateway signage feature at the north west corner of the site;
 - Finalizing the location of the residential bike parking spaces;
 - Finalizing the Landscaping Plan, to the satisfaction of Trees and Landscaping, specifically with regard to the location of replacement trees, location of shrubs along Oak Meadows Drive, and fencing for the western outdoor amenity area; and
 - Finalizing the site grading, to the satisfaction of Urban Design, specifically that Building 7 meet the OCP DP 1.1.106.(a) requirement to orient the main floor levels with the adjacent sidewalk grade, to a maximum of 1.2 metres above grade.
- 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

- Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture 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	9	9	0
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Plum	1	1	0
Paper Birch	3	3	0
Cherry	1	1	0
Big Leaf Maple	1	1	0
Weeping Birch	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Deodar Cedar	5	5	0
Douglas Fir	17	17	0
Lawson Cypress	0	0	0

Tree Species	Existing	Remove	Retain
Sitka Spruce	1	1	0
Western Hemlock	1	1	0
Western Redcedar	16	15	1
Total (excluding Alder and Cottonwood Trees)	48	47	1
Additional Trees in the proposed Riparian Area	28	2	26
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		86	
Total Retained and Replacement Trees		113	
Contribution to the Green City Program		\$8,000	

- The Arborist Assessment states that there are a total of 48 mature trees on the site, excluding Alder and Cottonwood trees (and excluding the riparian area). 12 existing trees, approximately 25% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 1 tree 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 28 protected trees that are located within the proposed riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. There are two (2) trees on the western limit of the riparian area which will be removed. One (1) of these trees is a Cottonwood tree.
- 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 106 replacement trees on the site. Since only 86 replacement trees can be accommodate on the site, the deficit of 20 replacement trees will require a cash-in-lieu payment of \$8,000, representing \$400 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 20 Avenue and Oak Meadows Drive. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 113 trees are proposed to be retained or replaced on the site (including the trees within the riparian area) with an \$8,000 contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Sunnyside Heights NCP Consolidation Plan
- Appendix VI. Concept Plan for 1947 – 164 Street
- Appendix VII. Development Variance Permit No. 7918-0186-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

SC/cm



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2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID SUB7_2103

Sheet Title
CONTEXT PLAN

Scale
As Noted

Sheet No.
A-0.3



1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-688-9161 | david@eatonarchitects.ca

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2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission
Date	Description

Issues / Revisions

Seal	

Project Title

TOWNHOUSE DEVELOPMENT

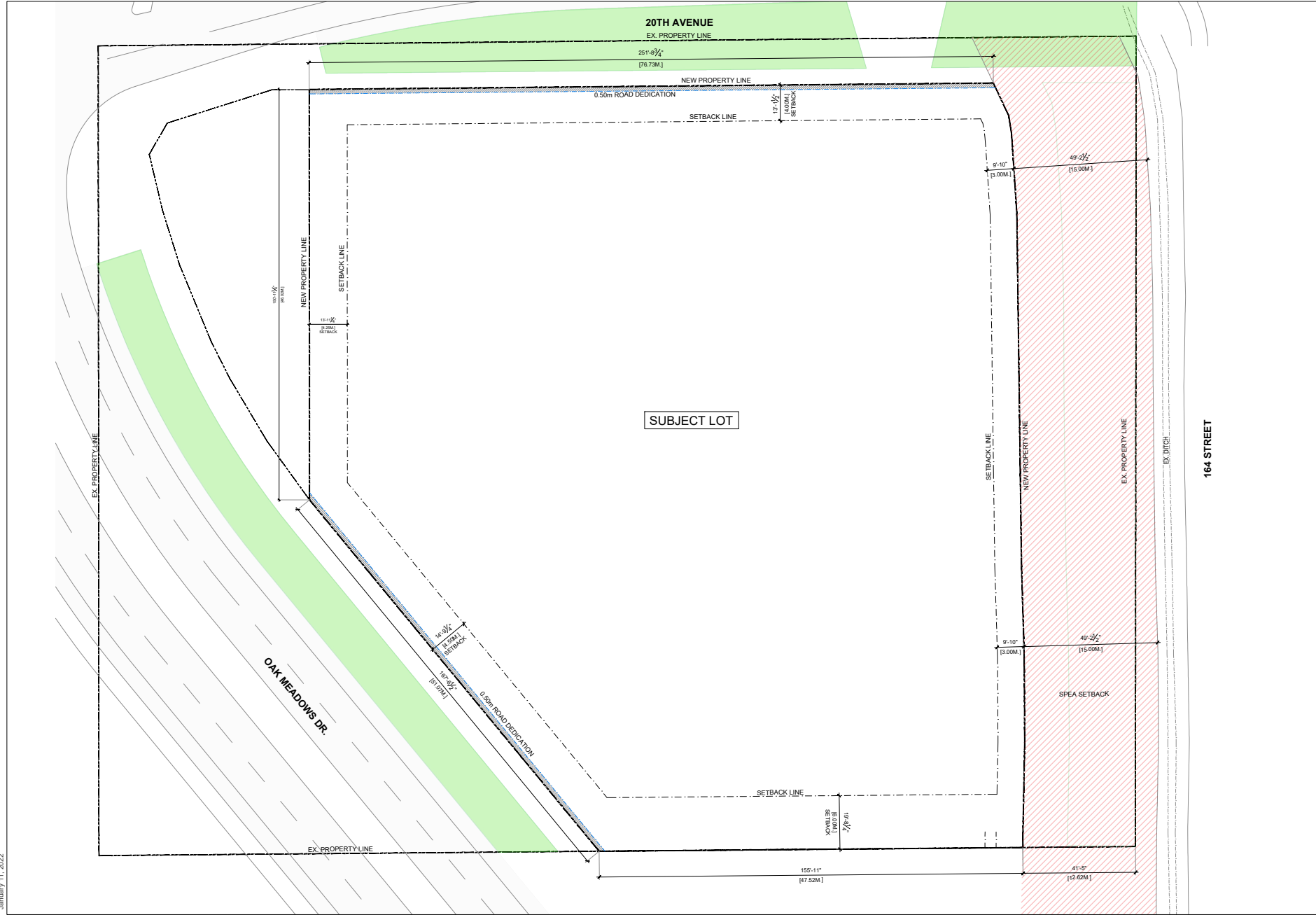
Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By: PV Date: 2021-03-26
Checked By: DE Project ID: SUB7_2103

Sheet Title

BASE PLAN

Scale: As Noted
Sheet No.: **A-0.4**



January 11, 2022

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NOTE:
NO ELECTRICAL CLOSETS TO BE LOCATED SO AS TO BE DIRECTLY VISIBLE FROM 20 AVENUE AND OAK MEADOWS DRIVE

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Date	Description

Project Title
TOWNHOUSE DEVELOPMENT

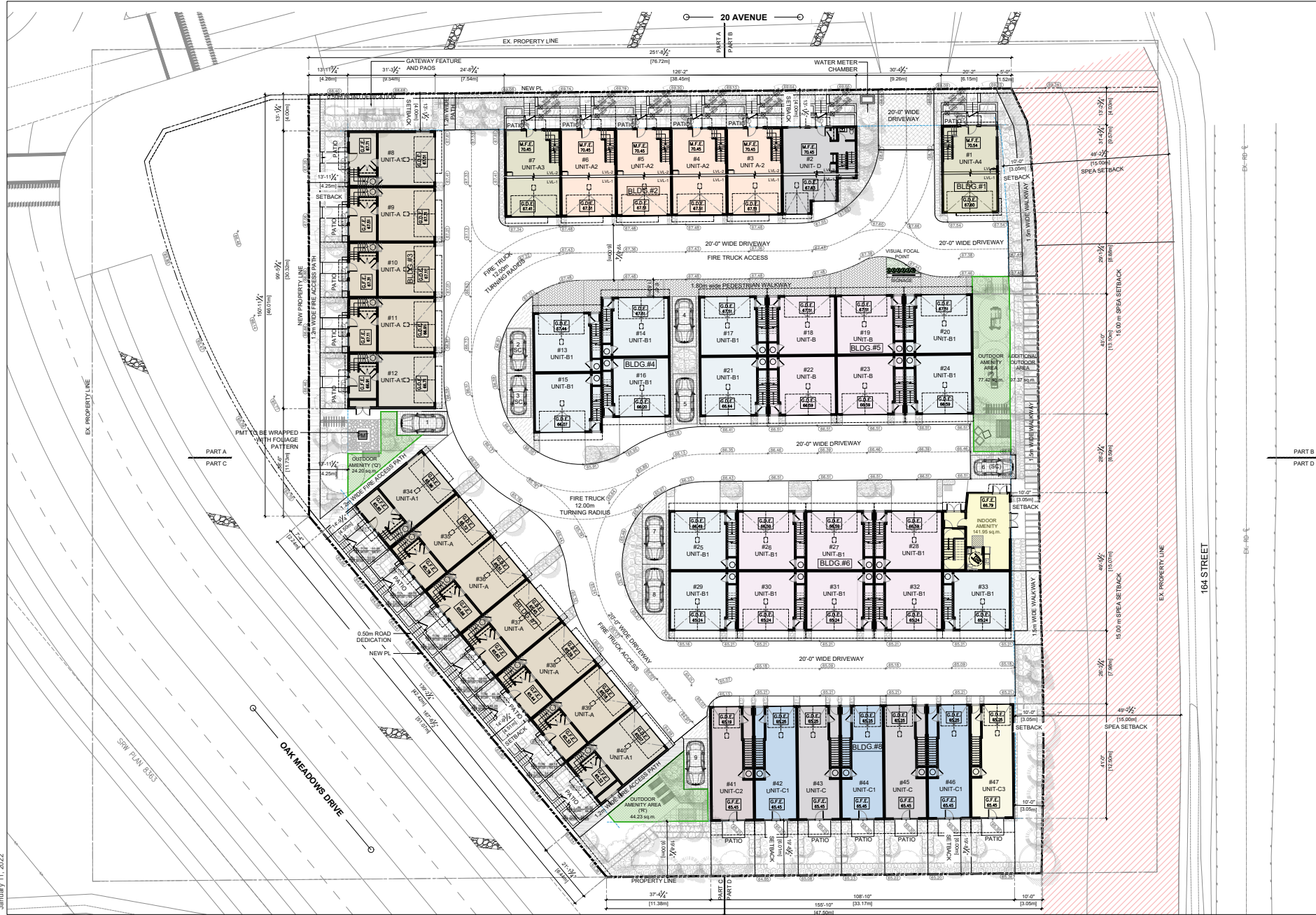
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SURREY,
BRITISH COLUMBIA**

Drawn By: PV Date: 2021-03-26
Checked By: DE Project ID: S007_2103

Sheet Title
SITE PLAN

Scale
As Noted

Sheet No.
A-1.0





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2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-06	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID S1007_2103

Sheet Title
**FIRE ACCESS
PLAN**

Scale
As Noted

Sheet No.

A-1.5



1
PLAN 9399

January 11, 2022

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KEY PLAN



NOTE:
ALL SIDING MATERIALS, TRIMS, CLIPS, REGLET'S, MOULDINGS, REVEALS ARE TO BE COLOUR MATCHED TO THE PANEL.
NO ELECTRICAL CLOSETS TO BE LOCATED SO AS TO BE DIRECTLY FACING 20 AVENUE AND OAK MEADOWS DRIVE STREETS

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-06	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
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Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

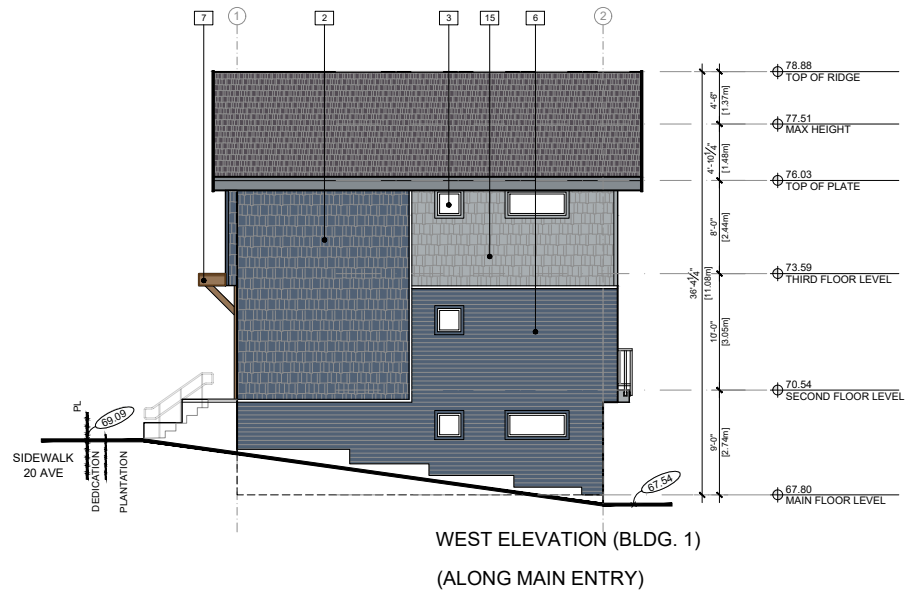
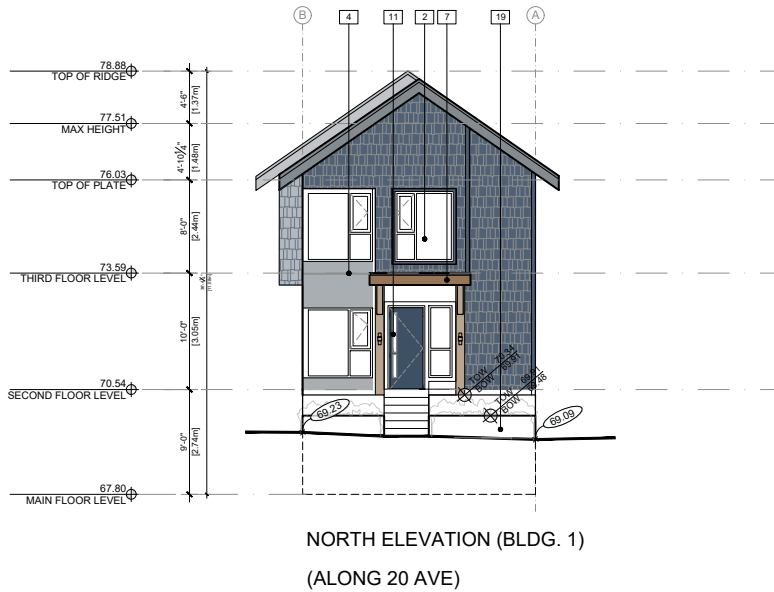
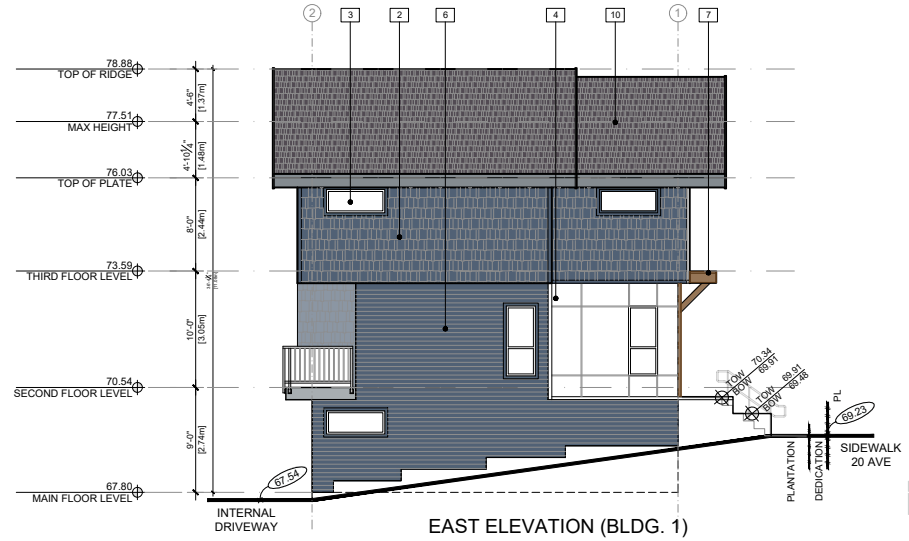
Drawn By	Date
FV	2021-03-26

Checked By	Project ID
DE	SU07_2103

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.
A-3.0



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KEY PLAN



NOTE:
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NO ELECTRICAL CLOSETS TO BE DIRECTLY LOCATED SO AS TO BE DIRECTLY FACING 20 AVENUE AND OAK MEADOWS DRIVE STREETS.

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DIE	Project ID SU07_2103

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.

A-3.1



SOUTH ELEVATION (BLDG. 2)



NORTH ELEVATION (BLDG. 2)
(ALONG 20 AVE.)

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2022-01-10	Revised / Comments
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2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions	

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By	Date
FV	2021-03-26
Checked By	Project ID
DE	SU07_2103

Sheet Title

ELEVATIONS

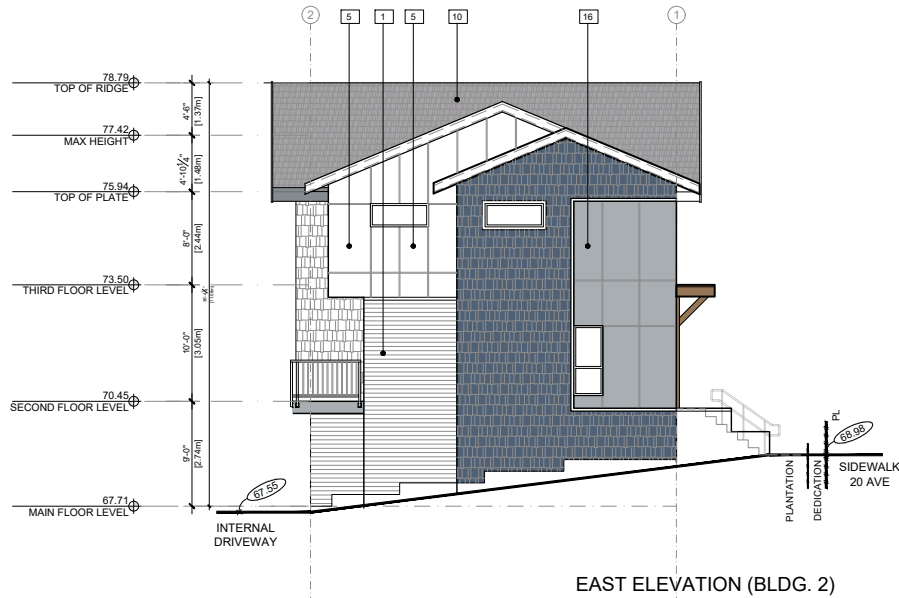
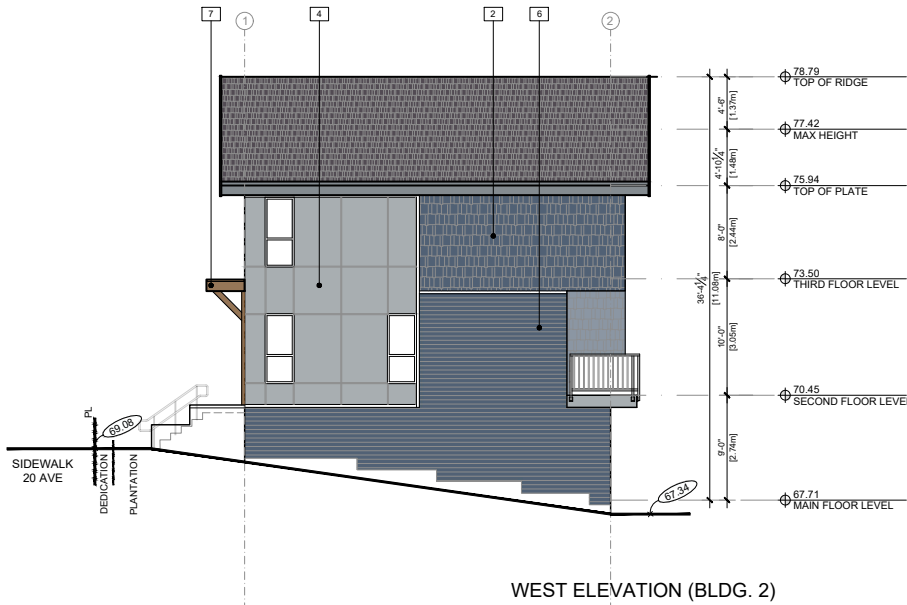
Scale
As Noted

Sheet No.

A-3.2

SCHEDULE OF FINISHES

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE
- 2. HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK
- 3. CLEAR GLASS DOUBLE PANE
- 4. SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG
- 5. SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE
- 6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR: SW7602 INDIGO BATIK
- 7. LONGBOARD DARK NATIONAL WALNUT
- 8. 1"X12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY
- 9. VINYL WINDOWS COLOR TO MATCH BLACK
- 10. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
- 11. SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK
- 12. GARAGE DOORS
COLOR SW 7664 STEELY GRAY
- 13. POWDER COATED (COLOR BLACK) ALUMINUM RAILING
- 14. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG
- 15. HARDIE SHINGLE SIDING
COLOR : SW 6255 MORNING FOG
- 16. HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE
- 17. ALUMINIUM GLAZED DOOR POWDER COATED GREY WTI
INSULATED CORE
- 18. HIGH ALBEDO ROOF COATING (SRI > 0.75)
- 19. STAMPED CONCRETE



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KEY PLAN



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Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID S007_2103

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.

A-3.3



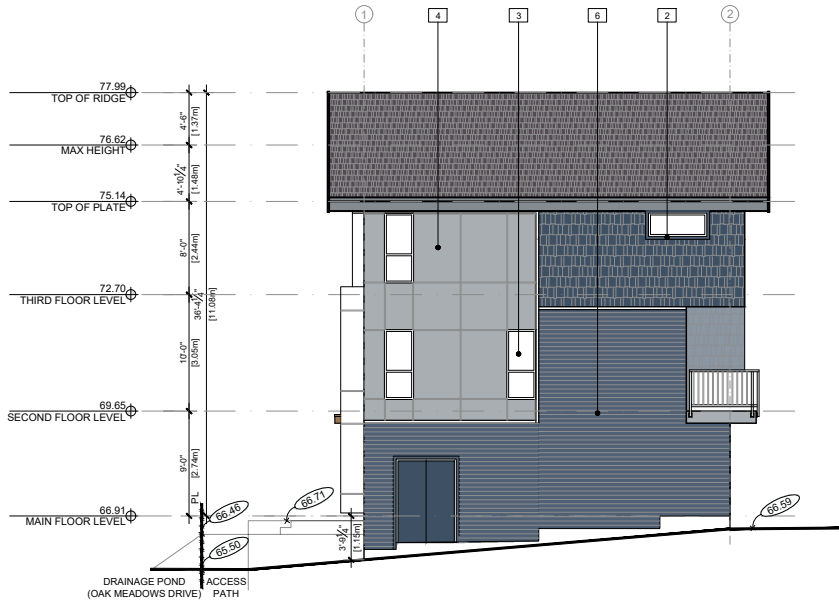
EAST ELEVATION (BLDG. 3)



WEST ELEVATION (BLDG. 3)
(ALONG OAK MEADOWS DR.)



NORTH ELEVATION (BLDG. 3)
(ALONG 20 AVE.)



SOUTH ELEVATION (BLDG. 3)

- SCHEDULE OF FINISHES
1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE
 2. HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK
 3. CLEAR GLASS DOUBLE PANE
 4. SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG
 5. SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE
 6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR: SW7602 INDIGO BATIK
 7. LONGBOARD DARK NATIONAL WALNUT
 8. 1"X12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY
 9. VINYL WINDOWS COLOR TO MATCH BLACK
 10. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
 11. SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK
 12. GARAGE DOORS
COLOR SW 7664 STEELY GRAY
 13. POWDER COATED (COLOR BLACK) ALUMINUM RAILING
 14. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG
 15. HARDIE SHINGLE SIDING
COLOR : SW 6255 MORNING FOG
 16. HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE
 17. ALUMINIUM GLAZED DOOR POWDER COATED GREY WIT
INSULATED CORE
 18. HIGH ALBEDO ROOF COATING (SRI > 0.75)
 19. STAMPED CONCRETE



1650 West 2nd Avenue, Vancouver, BC V6J 1H4
604-684-1161 | david@eatonarchitects.ca

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KEY PLAN



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NO ELECTRICAL CLOSETS TO LOCATED SO AS TO BE DIRECTLY FACING 20 AVENUE AND OAK MEADOWS DRIVE STREETS

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Issue / Revision	Date	Description
Seal		

Project Title

TOWNHOUSE DEVELOPMENT

Project Address

16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA

Drawn By	Date
FV	2021-03-26

Checked By	Project ID
DE	SU07_2103

Sheet Title

ELEVATIONS

Scale
As Noted

Sheet No.

A-3.4



SOUTH ELEVATION (BLDG. 4)



NORTH ELEVATION (BLDG. 4)

- SCHEDULE OF FINISHES**
1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE
 2. HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK
 3. CLEAR GLASS DOUBLE PANE
 4. SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG
 5. SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE
 6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR: SW7602 INDIGO BATIK
 7. LONGBOARD DARK NATIONAL WALNUT
 8. 1"X12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY
 9. VINYL WINDOWS COLOR TO MATCH BLACK
 10. ASPHALT SHINGLES COLOR IKO CAMBRIDGE DUAL BLK
 11. SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK
 12. GARAGE DOORS
COLOR SW 7664 STEELY GRAY
 13. POWDER COATED (COLOR BLACK) ALUMINUM RAILING
 14. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG
 15. HARDIE SHINGLE SIDING
COLOR : SW 6255 MORNING FOG
 16. HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE
 17. ALUMINIUM GLAZED DOOR POWDER COATED GREY WIT
INSULATED CORE
 18. HIGH ALBEDO ROOF COATING (SRI > 0.75)
 19. STAMPED CONCRETE



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Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID SU07_2103

Sheet Title

ELEVATIONS

Scale
As Noted

Sheet No.

A-3.5



WEST ELEVATION (BLDG. 4)



EAST ELEVATION (BLDG. 4)

- SCHEDULE OF FINISHES**
- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE
 - 2. HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK
 - 3. CLEAR GLASS DOUBLE PANE
 - 4. SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG
 - 5. SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE
 - 6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR: SW7602 INDIGO BATIK
 - 7. LONGBOARD DARK NATIONAL WALNUT
 - 8. 1"X12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY
 - 9. VINYL WINDOWS COLOR TO MATCH BLACK
 - 10. ASPHALT SHINGLES COLOR IKO CAMBRIDGE DUAL BL
 - 11. SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK
 - 12. GARAGE DOORS
COLOR SW 7664 STEELY GRAY
 - 13. POWDER COATED (COLOR BLACK) ALUMINUM RAILIN
 - 14. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG
 - 15. HARDIE SHINGLE SIDING
COLOR : SW 6255 MORNING FOG
 - 16. HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE
 - 17. ALUMINIUM GLAZED DOOR POWDER COATED GREY \
INSULATED CORE
 - 18. HIGH ALBEDO ROOF COATING (SRI > 0.75)
 - 19. STAMPED CONCRETE



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Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-03	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
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Issues / Revisions
Seal

Project Title
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Drawn By FV	Date 2021-03-26
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Sheet Title
ELEVATIONS

Scale
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Sheet No.

A-3.6

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2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
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Issues / Revisions
Seal

Project Title
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**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID SU07_2103

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.
A-3.7

SCHEDULE OF FINISHES



- SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE
- HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK
- CLEAR GLASS DOUBLE PANE
- SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG
- SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW7602 INDIGO BATIK
- LONGBOARD DARK NATIONAL WALNUT
- 1"X12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY
- VINYL WINDOWS COLOR TO MATCH BLACK
- ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BL
- SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK
- GARAGE DOORS
COLOR SW 7664 STEELY GRAY
- POWDER COATED (COLOR BLACK) ALUMINUM RAILIN
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG
- HARDIE SHINGLE SIDING
COLOR : SW 6255 MORNING FOG
- HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE
- ALUMINIUM GLAZED DOOR POWDER COATED GREY V
INSULATED CORE
- HIGH ALBEDO ROOF COATING (SRI > 0.75)
- STAMPED CONCRETE



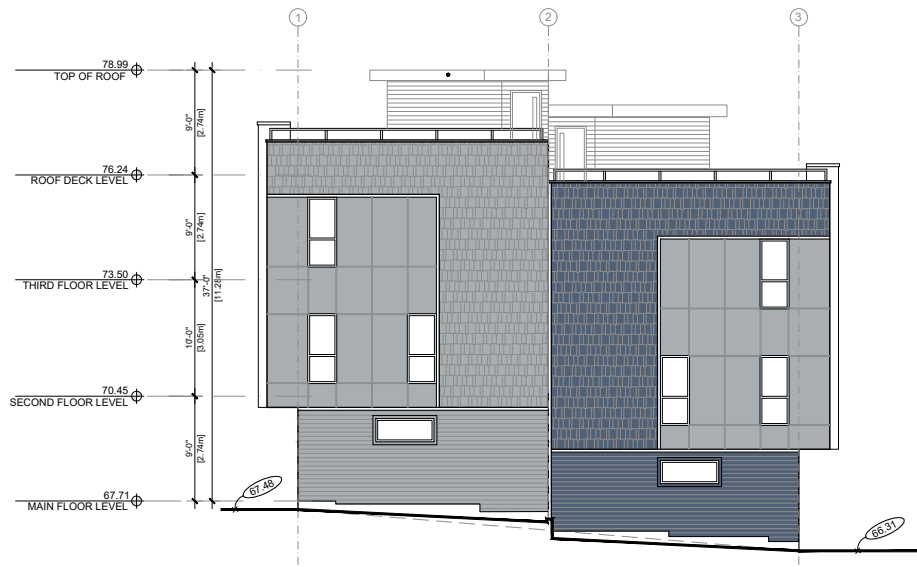
SOUTH ELEVATION (BLDG. 5)



NORTH ELEVATION (BLDG. 5)



WEST ELEVATION (BLDG. 5)
(ALONG 164 STREET)



EAST ELEVATION (BLDG. 5)

SCHEDULE OF FINISHES



1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE
2. HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK
3. CLEAR GLASS DOUBLE PANE
4. SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG
5. SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE
6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW7602 INDIGO BATIK
7. LONGBOARD DARK NATIONAL WALNUT
8. 1"X12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY
9. VINYL WINDOWS COLOR TO MATCH BLACK
10. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BL
11. SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK
12. GARAGE DOORS
COLOR SW 7664 STEELY GRAY
13. POWDER COATED (COLOR BLACK) ALUMINUM RAILIN
14. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG
15. HARDIE SHINGLE SIDING
COLOR : SW 6255 MORNING FOG
16. HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE
17. ALUMINIUM GLAZED DOOR POWDER COATED GREY V
INSULATED CORE
18. HIGH ALBEDO ROOF COATING (SRI > 0.75)
19. STAMPED CONCRETE



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NO ELECTRICAL CLOSETS TO BE DIRECTLY LOCATED SO AS TO BE DIRECTLY FACING 20 AVENUE AND OAK MEADOWS DRIVE STREETS

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Date	Description

Project Title

TOWNHOUSE DEVELOPMENT

Project Address

16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA

Drawn By	Date
FV	2021-03-26

Checked By	Project ID
DE	SU07_2103

Sheet Title

ELEVATIONS

Scale
As Noted

Sheet No.

A-3.8

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2021-06-03	Revised / Comments
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Issues / Revisions

Date	Description
	Seal

Project Title
TOWNHOUSE DEVELOPMENT

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**16344, 16370 - 20 AVENUE
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Drawn By	Date
FV	2021-03-26

Checked By	Project ID
DE	SU07_2103

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.
A-3.9



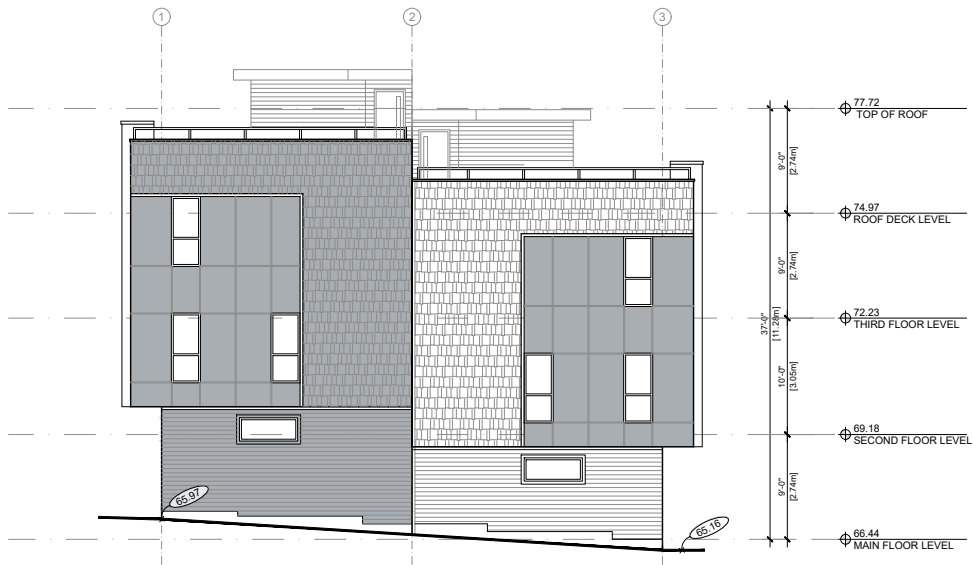
SOUTH ELEVATION (BLDG. 6)



NORTH ELEVATION (BLDG. 6)



EAST ELEVATION (BLDG. 6)
(ALONG 164 STREET)



WEST ELEVATION (BLDG. 6)

SCHEDULE OF FINISHES



1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE
2. HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK
3. CLEAR GLASS DOUBLE PANE
4. SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG
5. SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE
6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR: SW7602 INDIGO BATIK
7. LONGBOARD DARK NATIONAL WALNUT
8. 1"X12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY
9. VINYL WINDOWS COLOR TO MATCH BLACK
10. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
11. SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK
12. GARAGE DOORS
COLOR SW 7664 STEELY GRAY
13. POWDER COATED (COLOR BLACK) ALUMINUM RAILIN
14. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG
15. HARDIE SHINGLE SIDING
COLOR : SW 6255 MORNING FOG
16. HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE
17. ALUMINIUM GLAZED DOOR POWDER COATED GREY V
INSULATED CORE
18. HIGH ALBEDO ROOF COATING (SRI > 0.75)
19. STAMPED CONCRETE



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NO ELECTRICAL CLOSETS TO LOCATED SO AS TO BE DIRECTLY FACING 20 AVENUE AND OAK MEADOWS DRIVE STREETS

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
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2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Issues / Revisions
Seal

Project Title

TOWNHOUSE DEVELOPMENT

Project Address

16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA

Drawn By	Date
FV	2021-03-26
Checked By	Project ID
DE	SU07_2103

Sheet Title

ELEVATIONS

Scale
As Noted

Sheet No.

A-3.10



SOUTH - EAST ELEVATION (BLDG. 7)

SCHEDULE OF FINISHES

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE 2. HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK 3. CLEAR GLASS DOUBLE PANE 4. SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG 5. SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE 6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW7602 INDIGO BATIK 7. LONGBOARD DARK NATIONAL WALNUT 8. 1"X12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY 9. VINYL WINDOWS COLOR TO MATCH BLACK | <ul style="list-style-type: none"> 10. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK 11. SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK 12. GARAGE DOORS
COLOR SW 7664 STEELY GRAY 13. POWDER COATED (COLOR BLACK) ALUMINUM RAILING 14. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG 15. HARDIE SHINGLE SIDING
COLOR : SW 6255 MORNING FOG 16. HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE 17. ALUMINIUM GLAZED DOOR POWDER COATED GREY W/
INSULATED CORE 18. HIGH ALBEDO ROOF COATING (SRI > 0.75) 19. STAMPED CONCRETE |
|---|--|



SOUTH - WEST ELEVATION (BLDG. 7) (ALONG OAK MEADOWS DR.)



Note:
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NOTE:
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NO ELECTRICAL CLOSETS TO LOCATED SO AS TO BE DIRECTLY FACING 20 AVENUE AND OAK MEADOWS DRIVE STREETS.

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	DP Application
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

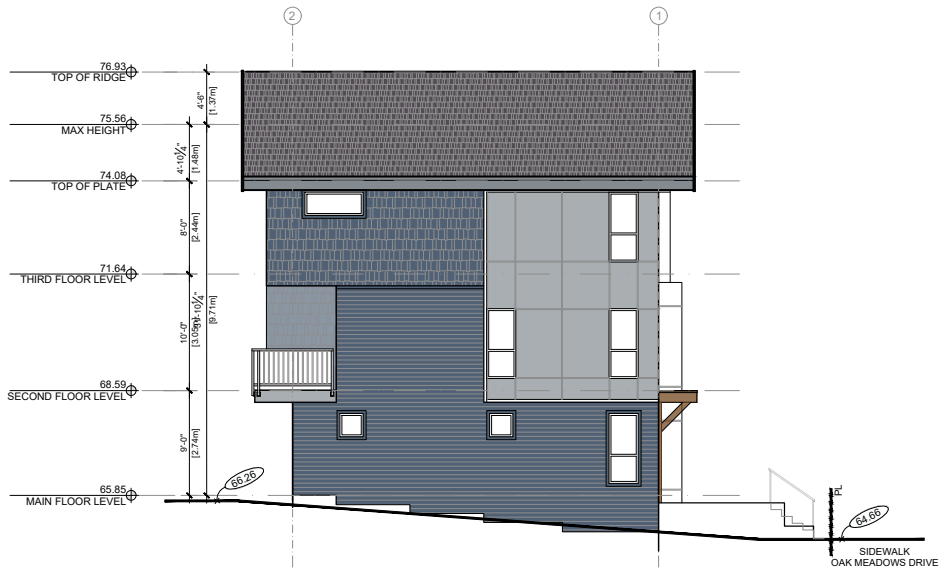
Drawn By
PV
Date
2021-03-26

Checked By
DIE
Project ID
SU07_2103

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.
A-3.11



NORTH-WEST ELEVATION (BLDG. 7)

SCHEDULE OF FINISHES

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE 2. HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK 3. CLEAR GLASS DOUBLE PANE 4. SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG 5. SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE 6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW7602 INDIGO BATIK 7. LONGBOARD DARK NATIONAL WALNUT 8. 1"x12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY 9. VINYL WINDOWS COLOR TO MATCH BLACK | <ul style="list-style-type: none"> 10. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK 11. SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK 12. GARAGE DOORS
COLOR SW 7664 STEELY GRAY 13. POWDER COATED (COLOR BLACK) ALUMINIUM RAILING 14. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG 15. HARDIE SHINGLE SIDING
COLOR : SW 6255 MORNING FOG 16. HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE 17. ALUMINIUM GLAZED DOOR POWDER COATED GREY W/
INSULATED CORE 18. HIGH ALBEDO ROOF COATING (SRI > 0.75) 19. STAMPED CONCRETE |
|---|---|



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NOTE:
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NO ELECTRICAL CLOSETS TO BE LOCATED SO AS TO BE DIRECTLY FACING 20 AVENUE AND OAK MEADOWS DRIVE STREETS

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID SU07_2103

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.

A-3.12



NORTH - EAST ELEVATION (BLDG. 7)

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KEY PLAN



NOTE:
ALL SIDING MATERIALS, TRIMS, CLIPS, REGLET'S, MOULDINGS, REVEALS ARE TO BE COLOUR MATCHED TO THE PANEL.
NO ELECTRICAL CLOSETS TO LOCATED SO AS TO BE DIRECTLY FACING 20 AVENUE AND OAK MEADOWS DRIVE STREETS

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Date	Description

Issues / Revisions

Seal

Project Title

TOWNHOUSE DEVELOPMENT

Project Address

**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By
PV

Date
2021-03-26

Checked By
DE

Project ID
S007_2103

Sheet Title

ELEVATIONS

Scale
As Noted

Sheet No.

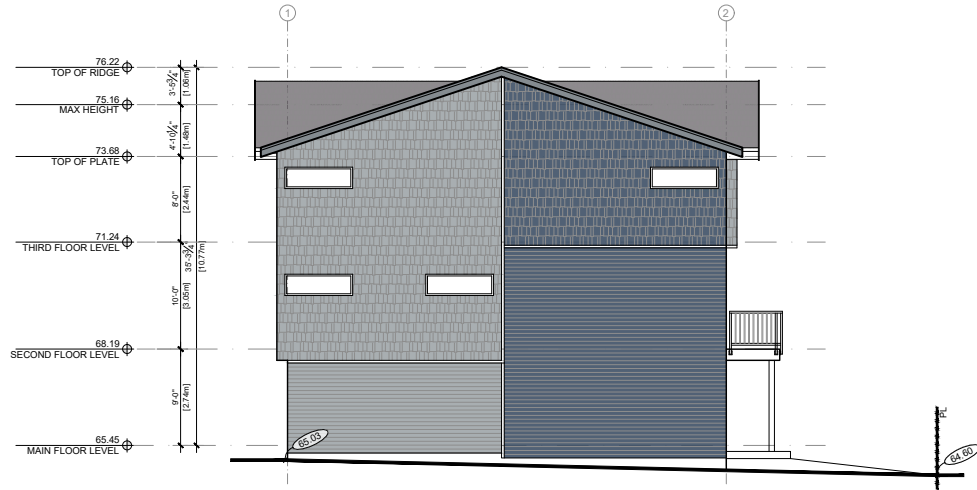
A-3.13



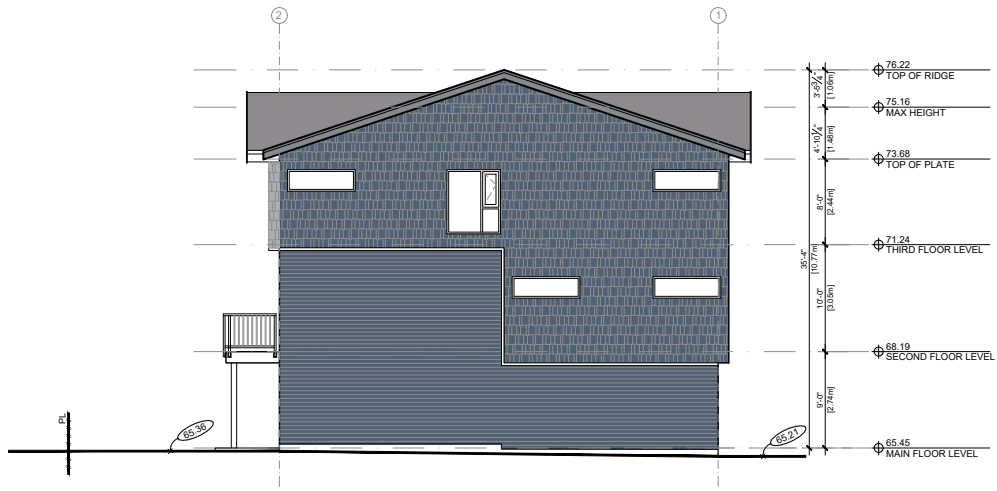
NORTH ELEVATION (BLDG. 8)



SOUTH ELEVATION (BLDG. 8)



WEST ELEVATION (BLDG. 8)



EAST ELEVATION (BLDG. 8)

- SCHEDULE OF FINISHES**
- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : PRIMARY WHITE
 - 2. HARDIE SHINGLE SIDING
COLOR : SW7602 INDIGO BATIK
 - 3. CLEAR GLASS DOUBLE PANE
 - 4. SMOOTH FINISH HARDIE PANEL
COLOR : SW 6255 MORNING FOG
 - 5. SMOOTH FINISH HARDIE PANEL
COLOR : PRIMARY WHITE
 - 6. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW7602 INDIGO BATIK
 - 7. LONGBOARD DARK NATIONAL WALNUT
 - 8. 1"X12" FASCIA BOARD PAINTED TO MATCH
SW 7664 STEELY GRAY
 - 9. VINYL WINDOWS COLOR TO MATCH BLACK
 - 10. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BL
 - 11. SOLID CORE WOOD DOORS
COLOR SW7602 INDIGO BATIK
 - 12. GARAGE DOORS
COLOR SW 7664 STEELY GRAY
 - 13. POWDER COATED (COLOR BLACK) ALUMINUM RAILIN
 - 14. SMOOTH FINISH HARDIE ARTISAN LAP SIDING
COLOR : SW 6255 MORNING FOG
 - 15. HARDIE SHINGLE SIDING
COLOR - SW 6255 MORNING FOG
 - 16. HARDIE SHINGLE SIDING
COLOR : PRIMARY WHITE
 - 17. ALUMINIUM GLAZED DOOR POWDER COATED GREY V
INSULATED CORE
 - 18. HIGH ALBEDO ROOF COATING (SRI > 0.75)
 - 19. STAMPED CONCRETE



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Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions	
Seal	

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID SU07_2103

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.
A-3.14

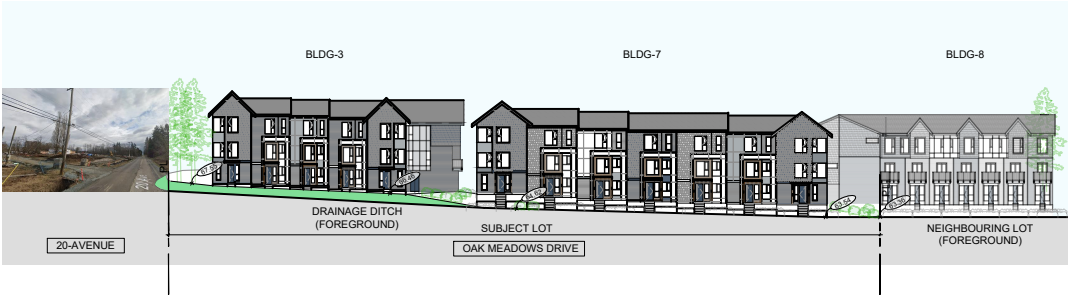


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STREETSCAPE ELEVATION - ALONG 20 AVE



STREETSCAPE ELEVATION - ALONG OAK MEADOWS DRIVE

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID SUB7_2103

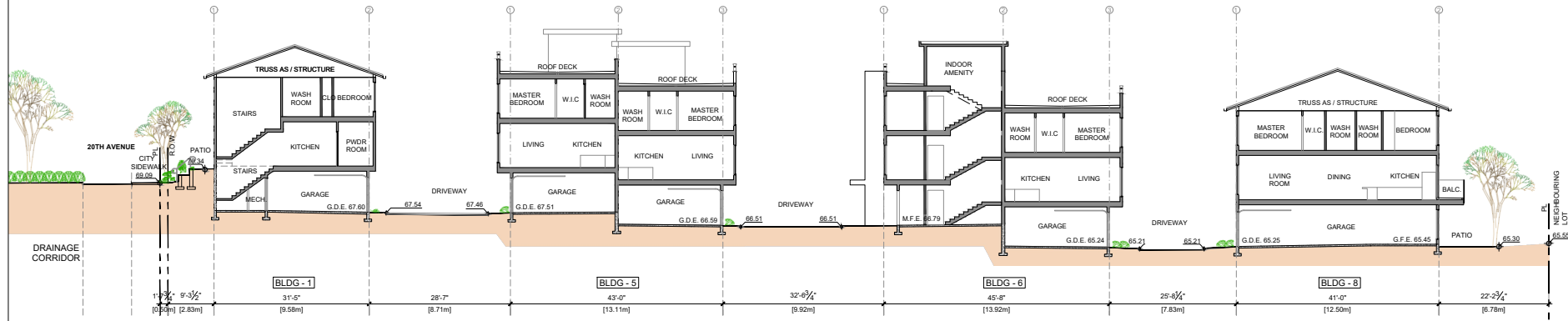
Sheet Title
**STREETSCAPE
ELEVATIONS**

Scale
As Noted

Sheet No.

A-3.14

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2021-01-29	Preliminary Submission

Issues / Revisions	

Seal

Project Title
TOWNHOUSE DEVELOPMENT

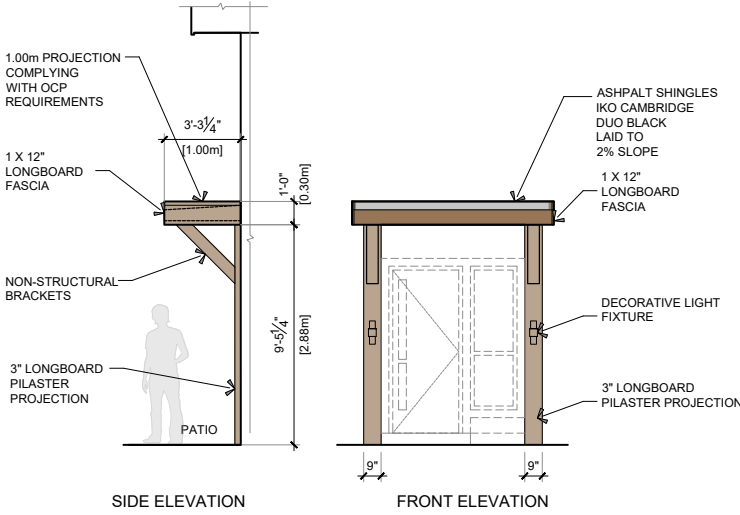
Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID SU07_2103

Sheet Title
SITE SECTIONS

Scale
As Noted

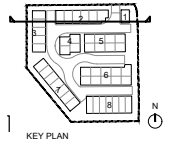
Sheet No.
A-4.0





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2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Date	Description
------	-------------

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By FV	Date 2021-03-26
Checked By DE	Project ID SU07_2103

Sheet Title

SITE SECTIONS

Scale
As Noted

Sheet No.

A-4.1



SECTION B-B'
Scale: N.T.S

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2021-11-06	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Issue No.	Description

Project Title
TOWNHOUSE DEVELOPMENT

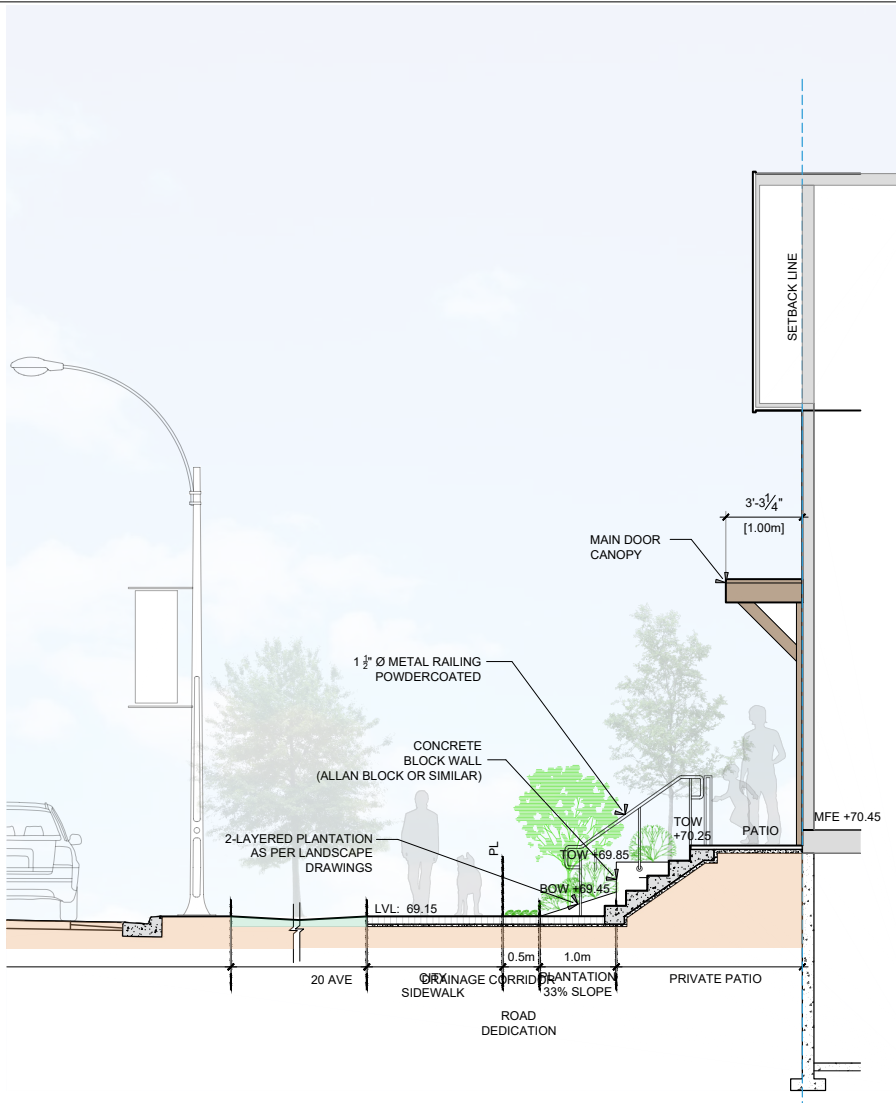
Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By	Date
FV	2021-03-26
Checked By	Project ID
DE	SUB7_2103

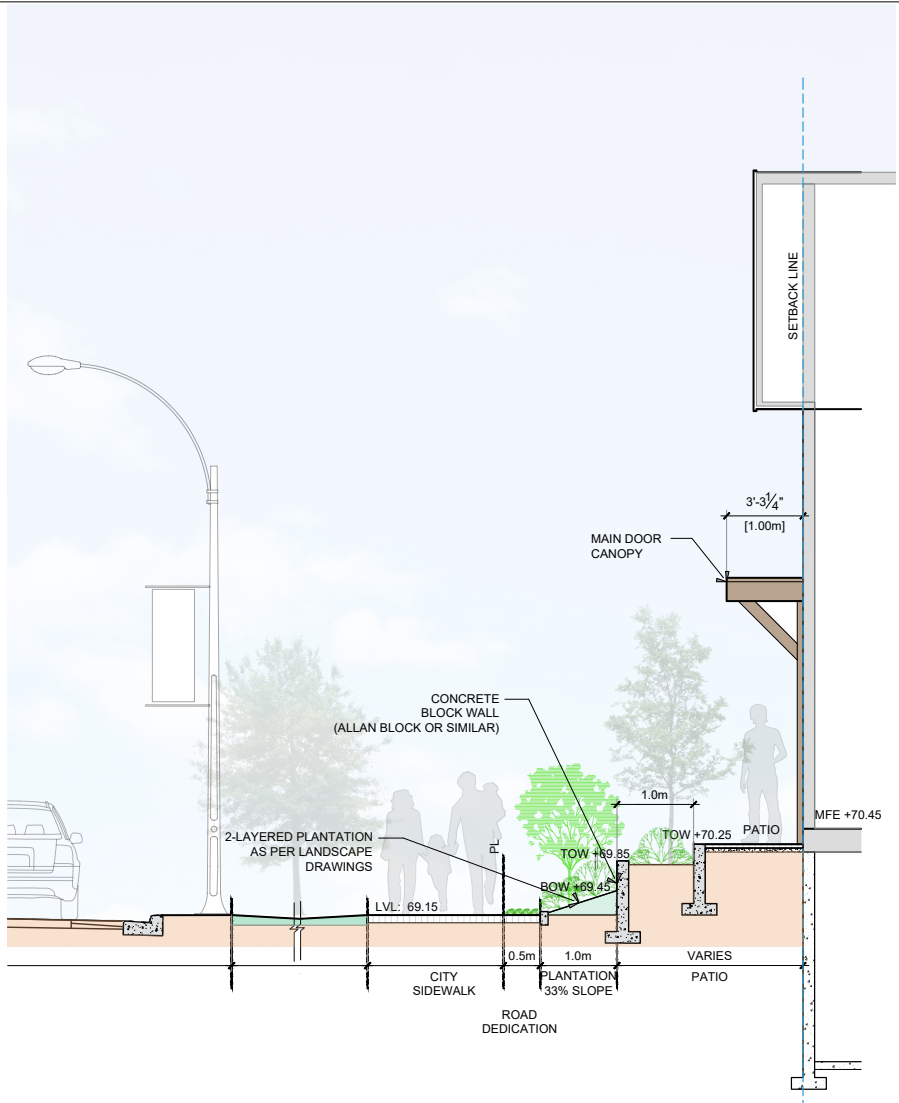
Sheet Title
**SECTIONS -
PATIO**

Scale
As Noted

Sheet No.
A-4.2



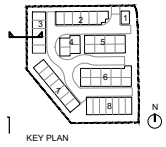
① CROSS SECTION - PATIO THRO' STEPS (20 AVE)
Scale: N.T.S



② CROSS SECTION - PATIO THRO' PLANTER (20 AVE)
Scale: N.T.S

NOTE:
OFF-SITE ELEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

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2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

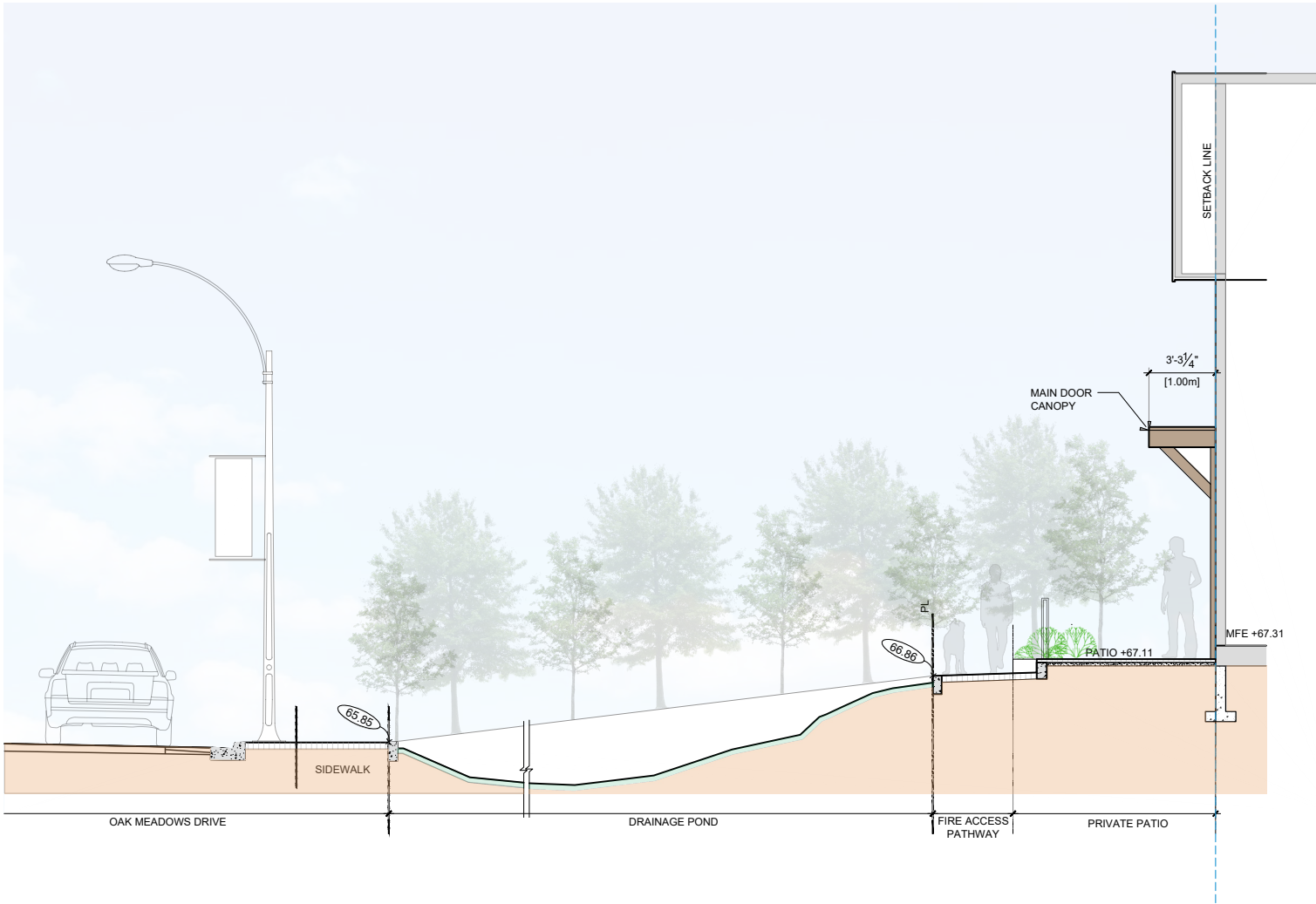
Drawn By FV	Date 2021-03-26
Checked By DE	Project ID SU07_2103

Sheet Title
**SECTIONS -
PATIO**

Scale
As Noted

Sheet No.

A-4.3



1 CROSS SECTION - PATIO THRO' STEP (DRAINAGE POND FRONTING OAK MEADOWS DRIVE)
Scale: N.T.S

NOTE:
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2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Issue / Revision	Date	Description

Project Title

TOWNHOUSE DEVELOPMENT

Project Address

**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

Drawn By	Date
FV	2021-03-26

Checked By	Project ID
DE	SUB7_2103

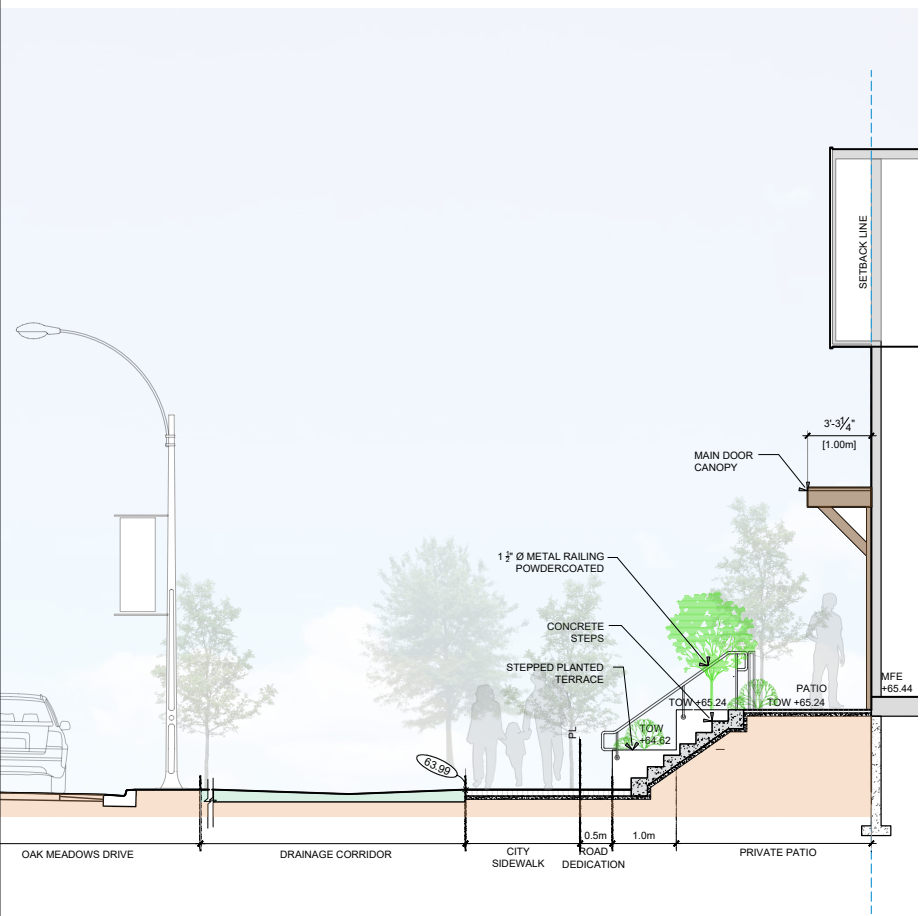
Sheet Title

**SECTIONS -
PATIO**

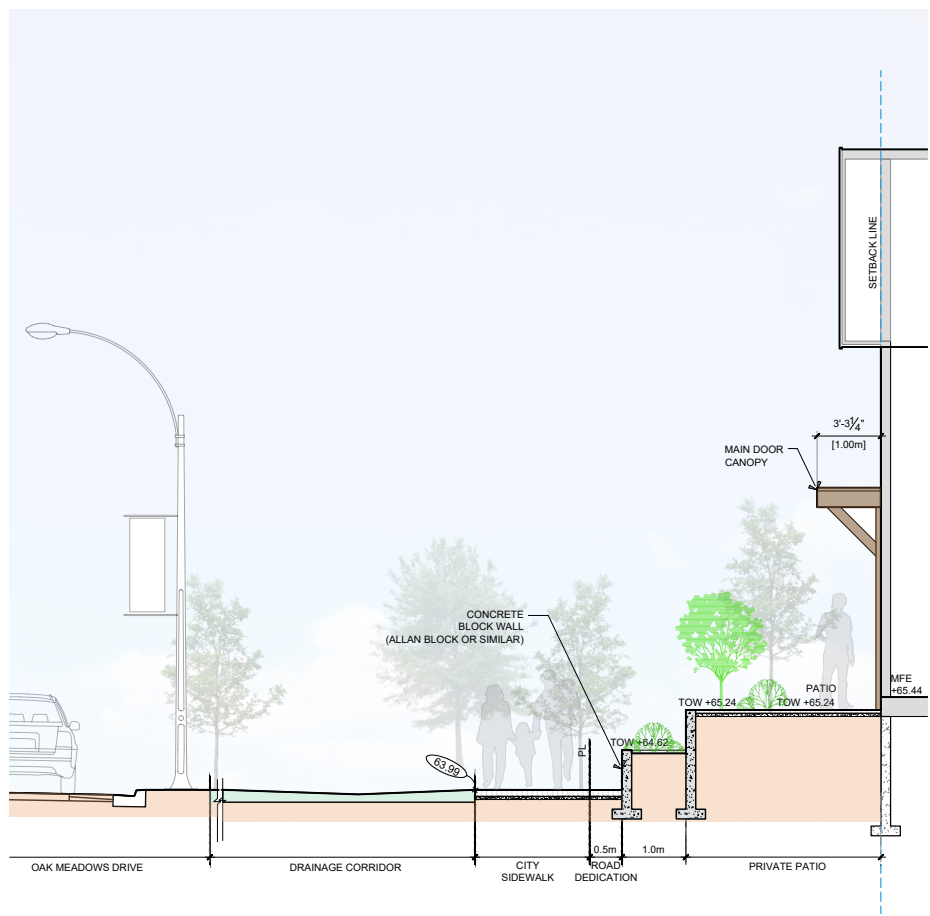
Scale
As Noted

Sheet No.

A-4.4



1 CROSS SECTION - PATIO THRO' STEPS (OAK MEADOWS DRIVE)
Scale: N.T.S



2 CROSS SECTION - PATIO THRO' PLANTER (OAK MEADOWS DRIVE)
Scale: N.T.S

NOTE:
OFF-SITE ELEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

20th AVENUE

PLANT SCHEDULE

MS JOB NUMBER: 21 022

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	5	ACER CIRCINATUM	VINE MAPLE	3M HT, B4B, 3 STEM CLUMP
6	6	ACER PALMATUM	JAPANESE MAPLE	6CM CAL, 2M HT, B4B
7	7	CERUS CANADENSIS	EASTERN REDBUD	6CM CAL, 12CM STD, B4B
8	8	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	3M HT, B4B
9	9	LIQUIDAMBAR STRACIPLUA 'SLENDER SILHOUETTE' SHEET 6M	'SLENDER SILHOUETTE' SHEET 6M	6CM CAL, 2M STD, B4B
10	10	MAGNOLIA SOLANARIANA	SANGER MAGNOLIA	6CM CAL, 12CM STD, B4B
11	11	PICEA CADORICA	SERBIAN SPRUCE	3M HT, B4B
12	12	FRAXUS SYLVENSIS FASTIGIATA	SCOTCH PINE	3.0M HT, B4B
13	13	FRAXUS X TYPHOIDENS 'ACEBONO'	'ACEBONO' CHERRY	6CM CAL, B4B, 12CM STD
14	14	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL, 12CM STD, B4B

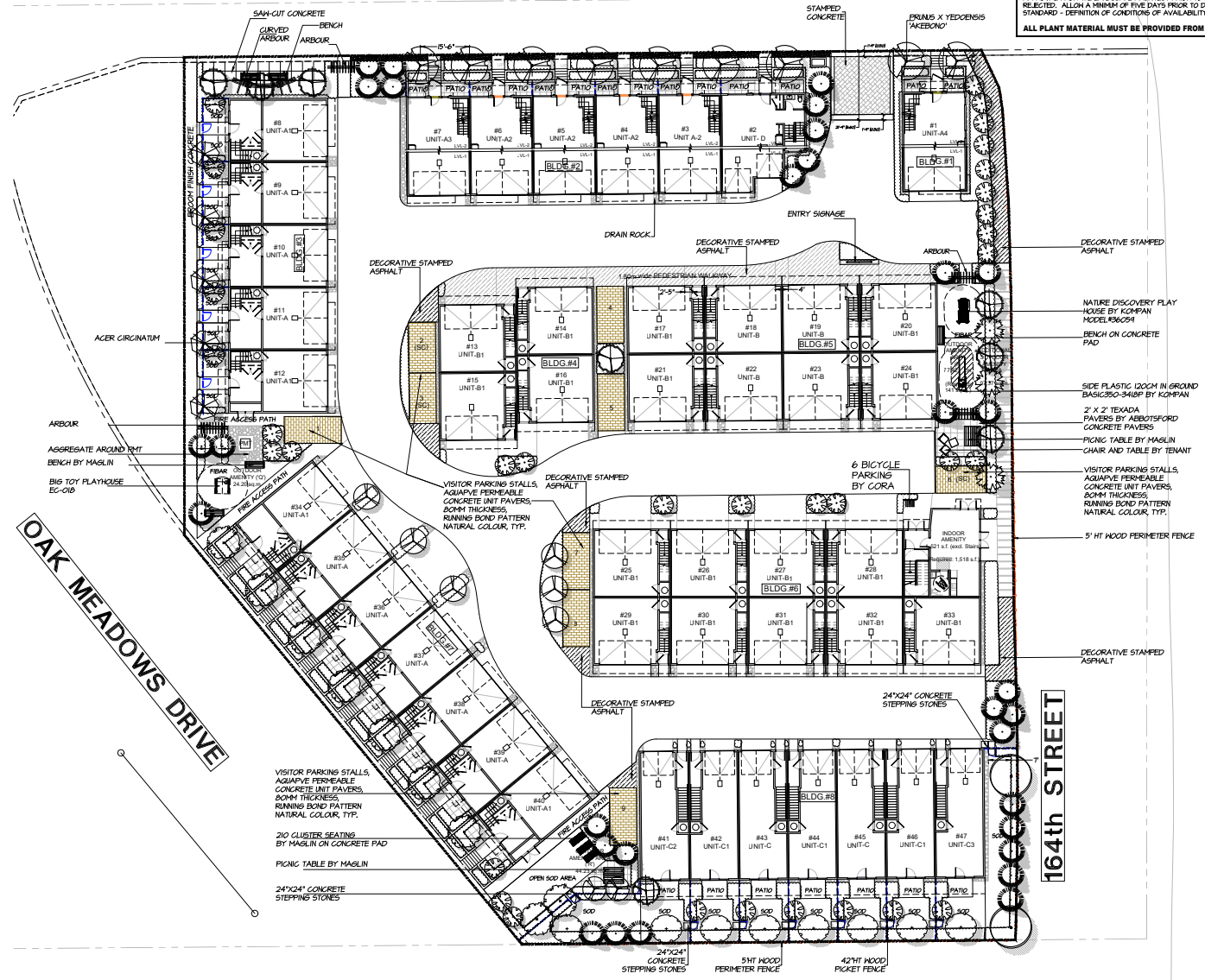
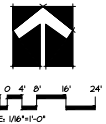
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



FENCE LEGEND

- 42" HOOD PICKET FENCE
- 5' FT HOOD PERIMETER FENCE

LEGEND

- PROPERTY LINE

SURFACE MATERIAL LEGEND

- AQUIVALE PERMEABLE CONCRETE UNIT PAVERS, 80MM THICKNESS, RUNNING BOND PATTERN, NATURAL COLOUR, TYP.
- 500 LAWN
- 12" DRIP STRIP

NO.	DATE	REVISION DESCRIPTION	DR.
1	2022-07-19	ISSUES FOR OP	BN
2	2022-07-19	PRELIMINARY DESIGN	BN
3	2022-07-19	REV AS PER NEW SITE PLAN	BN
4	2022-07-19	REV AS PER NEW SITE PLAN	BN
5	2022-07-19	REV AS PER NEW SITE PLAN	BN
6	2022-07-19	REV AS PER NEW SITE PLAN	BN
7	2022-07-19	REV AS PER NEW SITE PLAN	BN

PROJECT: 16344/70 20TH AVENUE, SURREY, BC

DRAWING TITLE: **TREE PLAN**

DATE: MA 26, 2021 DRAWING NUMBER: **L1**

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

DRAWN: BN

DESIGN: BN

CHK'D: MLTM

MLA PROJECT NUMBER: 21-022

20th AVENUE

164th STREET

OAK MEADOWS DRIVE

PLANT SCHEDULE			M2 JOB NUMBER: 21 022
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SRUB	12 GEANTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CALIFORNIA LILAC	41 POT
	15 AZALEA JAPONICA BLUE DANBEE'	AZALEA, BLUSH-VIOLET	42 POT
	15 BENDER'S THUNDERBOLT 'MONDRIJ'	CHERRY BOMB JAPANESE BARBERY	42 POT; 50CM
	15 BONSAI HYDRANGEA 'WINTER GEM'	LITTLE LEAF BOY	42 POT; 50CM
	11 CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOBWOOD	42 POT
	75 BIGNONIA FORTUNEI 'COLORATA'	WINTERCREPPER	42 POT; 50CM
	6 HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	48POT; 40CM
	8 HYDRANGEA OBERGIFOLIA	OAKLEAF HYDRANGEA	42 POT; 50CM
	41 LESCOTHEA FORTANESIANA 'SCARLETTA'	SCARLETTA LESCOTHEA	42 POT
	36 NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	42 POT
	12 PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	45 POT; 50CM
	14 PRUNUS LUSITANICA	PORTUGUESE LAUREL	1.11 MIB
	13 RHODODENDRON 'PINK PEARL'	RHODODENDRON 'PINK PEARL'	42 POT; 50CM
	12 SALVIA NERODORSA 'MAY NIGHT'	MAY NIGHT SALVIA	42 POT; 50CM
	75 SARCOCOCCIA HOOKERIANA 'RUSCIFOLIA'	FROCKWANT SARCOCOCCIA	45 POT; 50CM
	21 SKIMMIA JAPONICA (20% MALE)	JAPANESE SKIMMIA	45 POT; 50CM
	15 TAXUS X HEIDA 'NICKSII'	NICKS' TEN	45 POT; 50CM
	64 VERONICA DAVIDI	DAVID'S VERONICA	42 POT; 50CM
PERENNIAL	48 CALAMAGROSTIS ACUTIFLORA KARL FOERSTER'	FOERSTER REED GRASS	41 POT
	32 CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIATED JAPANESE SEDGE	41 POT
	41 PENNETHAM ALOPECUROIDES	FOUNTAIN GRASS	41 POT
	87 LAVENDULA ANGSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	41 POT
	66 RHECOCIA FULGIDA 'GOLDFURN'	BLACK-EYED SUSAN	41 POT
	14 ERICA CARNEA 'SPRINGWOOD PINK'	HEATH	41 POT
	52 FAGHIANDKA TERMINALIS	JAPANESE SPURGE	41 POT; 50CM

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

FENCE LEGEND

- 42" HOOD PICKET FENCE
- 5' HT HOOD PERIMETER FENCE

LEGEND

- PROPERTY LINE

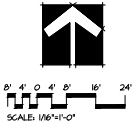
SURFACE MATERIAL LEGEND

- AGRIQUAVE PERMEABLE CONCRETE (INT PAVING) 30MM THICKNESS RAINING BOND PATTERN, NATURAL COLOUR, TYP.
- SOD LAWN
- 12" DRIP STRIP

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M2
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Wines
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6	02/02/2021	NEW SITE PLAN CITY COMMENTS	BN
7	02/02/2021	NEW SITE PLAN CITY COMMENTS	BN
8	02/02/2021	REV AS PER NEW SITE PLAN	BN
9	02/02/2021	REV AS PER NEW SITE PLAN	BN
10	02/02/2021	ISSUES FOR DP	BN
11	02/02/2021	PRELIMINARY DESIGN	BN

PROJECT:

**16344/70 20TH AVENUE,
SURREY, BC**

DRAWING TITLE:

**SHRUB
PLAN**

DATE: **MA 26, 2021** DRAWING NUMBER:

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

DRAWN: **BN**

DESIGN: **BN**

CHK'D: **MLM**

L2

OF 5

M2LA PROJECT NUMBER: **21-022**



INTER-OFFICE MEMO

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

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

DATE: **December 09, 2021** PROJECT FILE: **7818-0186-00**

RE: **Engineering Requirements
Location: 16344, 16370 - 20 Avenue**

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

- Dedicate the Bylaw Road along 20 Avenue that extends from 160 Street to 164 Street;
- Dedicate 5.042 metres along 20 Avenue;
- Dedicate the Bylaw Road along 164 Street that extends from 19 Avenue to 20 Avenue;
- Varying dedication to secure Oak Meadows Drive; and
- Register 0.5 metre statutory right-of-way (SRW) along 20 Avenue and Oak Meadows Drive frontages.

Works and Services

- Construct the south side of 20 Avenue;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT AND DEVELOPMENT PERMIT

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

Jeff Pang, P.Eng.
Acting Development Services Manager

AJ



November 26, 2021

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0186 00

SUMMARY

The proposed 47 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	9
Secondary Students:	7

September 2021 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1411
Capacity (8-12):	1500

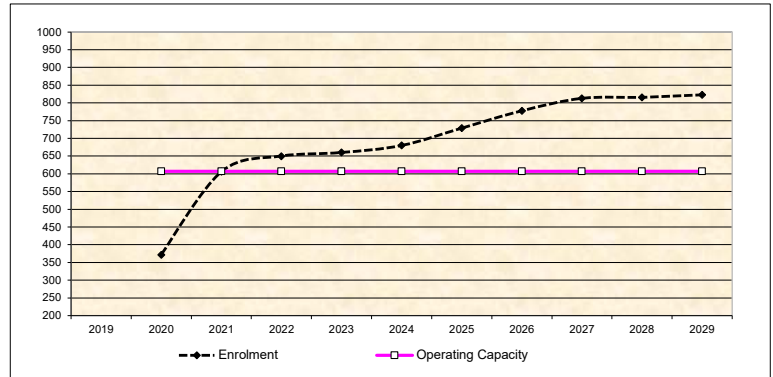
Projected population of school-age children for this development:	19
--	----

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

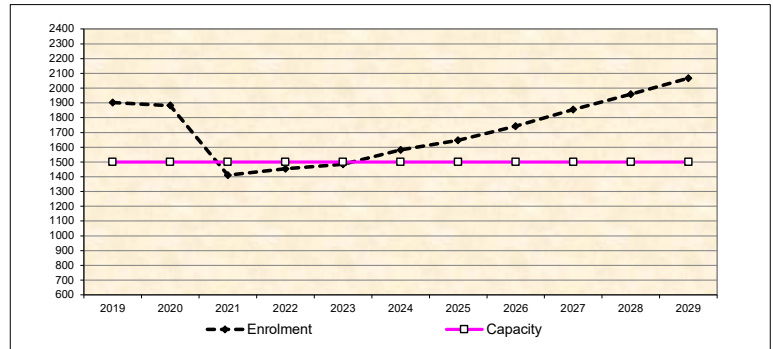
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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’atalu Elementary, located below 20th avenue, is targeted to open early 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 will feed two Secondary schools: Grandview Heights and Earl Marriot.

Edgewood Elementary



Earl Marriott 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.

Tree Preservation Summary

Surrey Project No: -
Address: 16344 & 16370 20 Avenue, Surrey, BC
Registered Arborist: Xudong Bao, PN-8671A

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)	66
Protected Trees to be Removed	65
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 12 \quad} \times \text{one (1)} = 12$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 47 \quad} \times \text{two (2)} = 94$ 	106
Replacement Trees Proposed	86
Replacement Trees in Deficit	20
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	26

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 $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	-
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

7-Jan-22

Date

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	9	9	0
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Plum	1	1	0
Paper Birch	3	3	0
Cherry	1	1	0
Big Leaf Maple	1	1	0
Weeping Birch	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Deodar Cedar	5	5	0
Douglas Fir	17	17	0
Lawson Cypress	0	0	0
Sitka Spruce	1	1	0
Western Hemlock	1	1	0
Western Redcedar	16	15	1
Total (excluding Alder and Cottonwood Trees)	48	47	1
Additional Trees in the proposed Open Space / Riparian Area	28	2	26
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		86	
Total Retained and Replacement Trees		113	

Summary, report and plan prepared and submitted by:

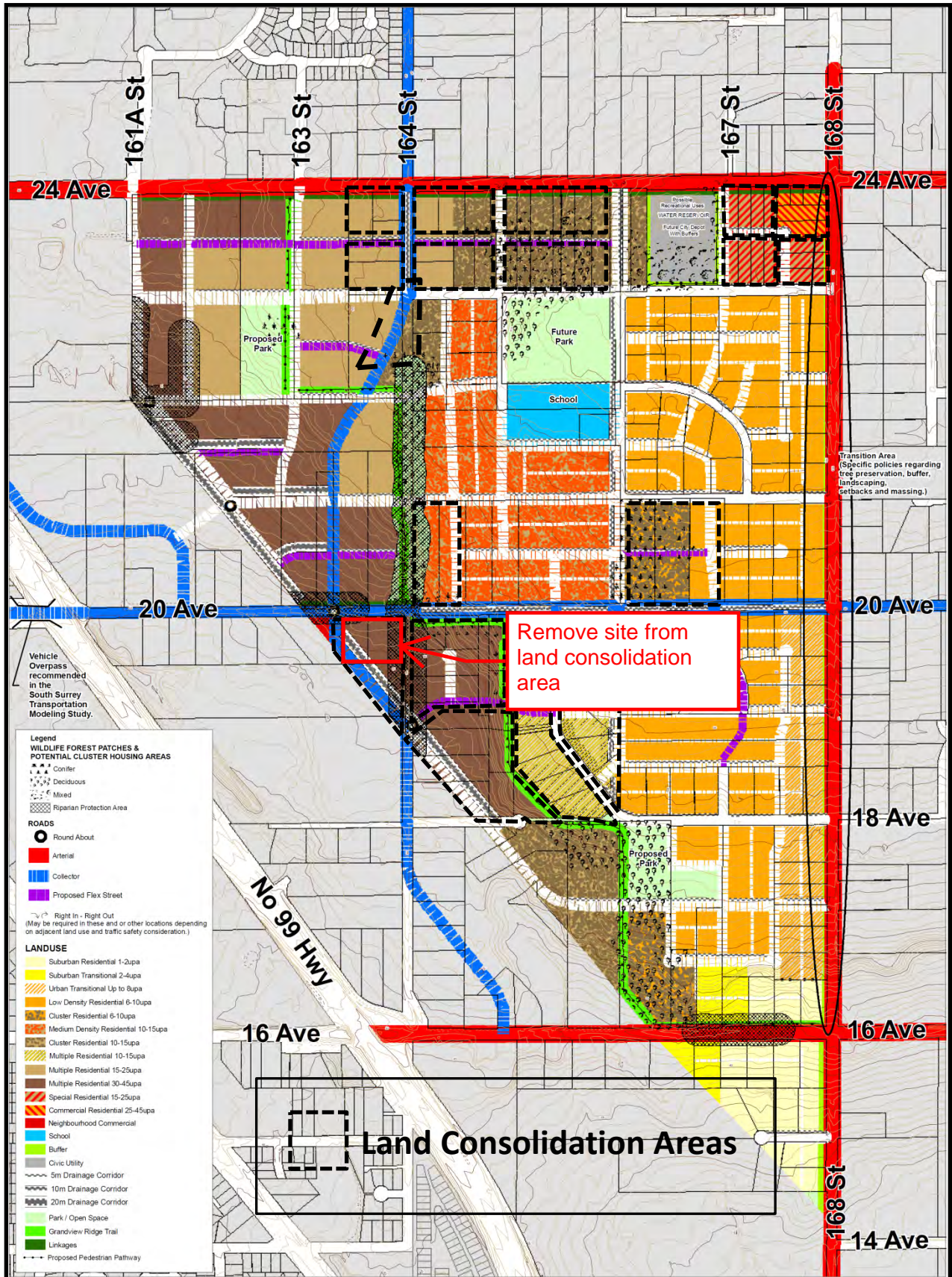


(Signature of Arborist)

7-Jan-22

Date

Figure 2.3 Land Consolidation Areas



Sunnyside Heights Neighbourhood Concept Plan 2010



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NOTE:
NO ELECTRICAL CLOSETS TO LOCATED SO AS TO BE DIRECTLY VISIBLE FROM 20 AVENUE AND OAK MEADOWS DRIVE

Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-08	Revised / Comments
2021-09-16	Revised / Comments
2021-08-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Issue / Revision
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**16344, 16370 - 20 AVENUE
SURREY,
BRITISH COLUMBIA**

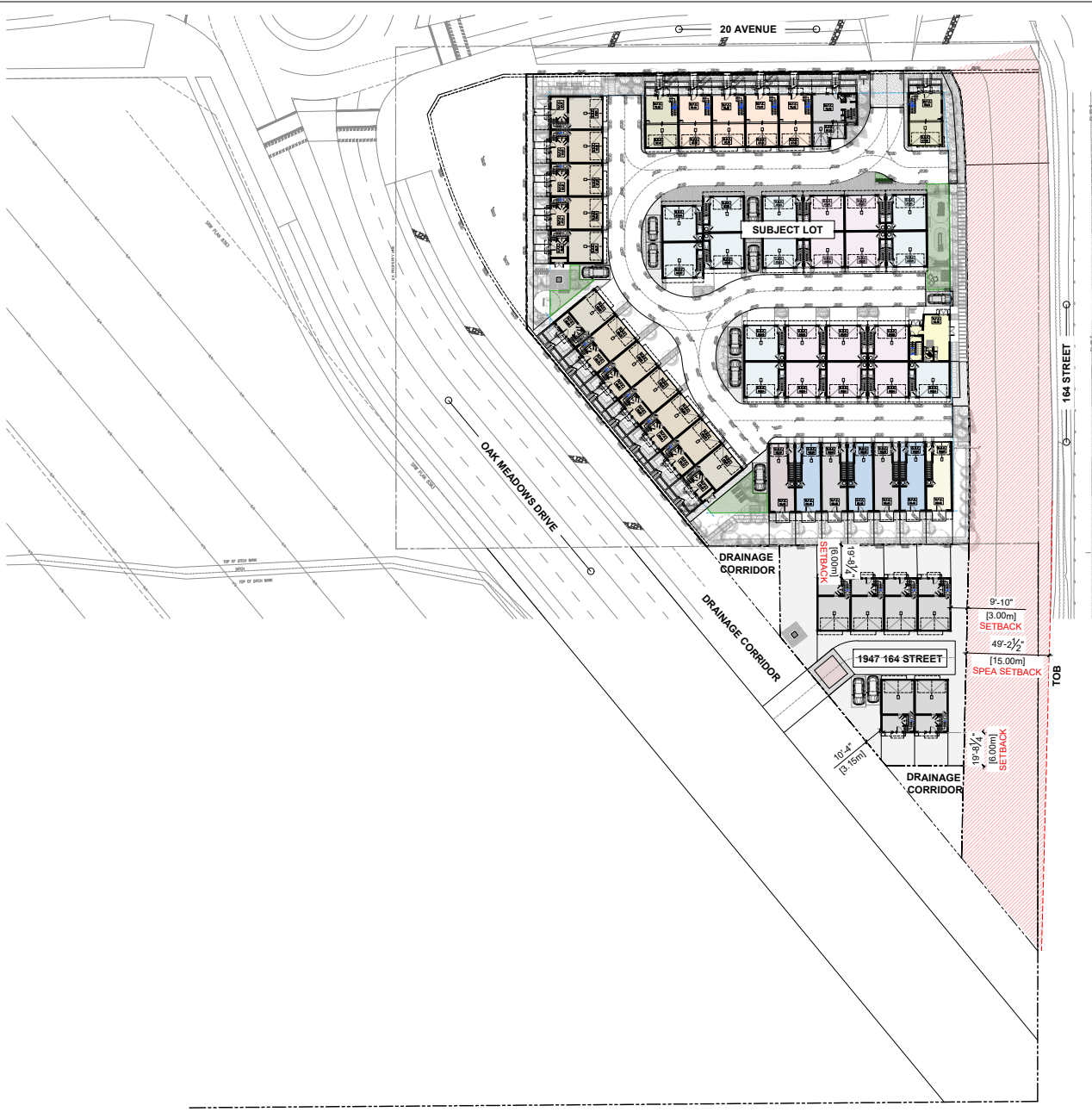
Drawn By PV	Date 2021-03-26
Checked By DE	Project ID SUB7_2103

Sheet Title
CONTEXT PLAN

Scale
As Noted

Sheet No.

A-1.6



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0186-00

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: 006-853-331
 Lot 31 Section 13 Township 1 New Westminster District Plan 33307

 16344 - 20 Avenue

Parcel Identifier: 006-853-358
 Lot 32 Section 13 Township 1 New Westminster District Plan 33307

 16370 - 20 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) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30) the front (north) yard setback is decreased from 4.5 metres to 4.0 metres to principal building face of Buildings 1, 2 and 3;
 - (b) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30) the side (east) yard setback is decreased from 6.0 metres to 3.0 metres to principal building face of Buildings 1, 6, 8, and the indoor amenity building; and
 - (c) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30) the street side (west) yard setback is reduced from 4.5 metres to 4.2 metres to principal building face of Building 3.
5. This development variance permit applies to only 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604.684.6161 david@eatonarchitects.ca

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NOTE:
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Date	Description
2022-01-10	Revised / Comments
2021-12-13	Revised / Comments
2021-11-06	Revised / Comments
2021-09-16	Revised / Comments
2021-06-03	Revised / Comments
2021-04-09	DP Application
2021-01-29	Preliminary Submission

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
16344, 16370 - 20 AVENUE SURREY, BRITISH COLUMBIA

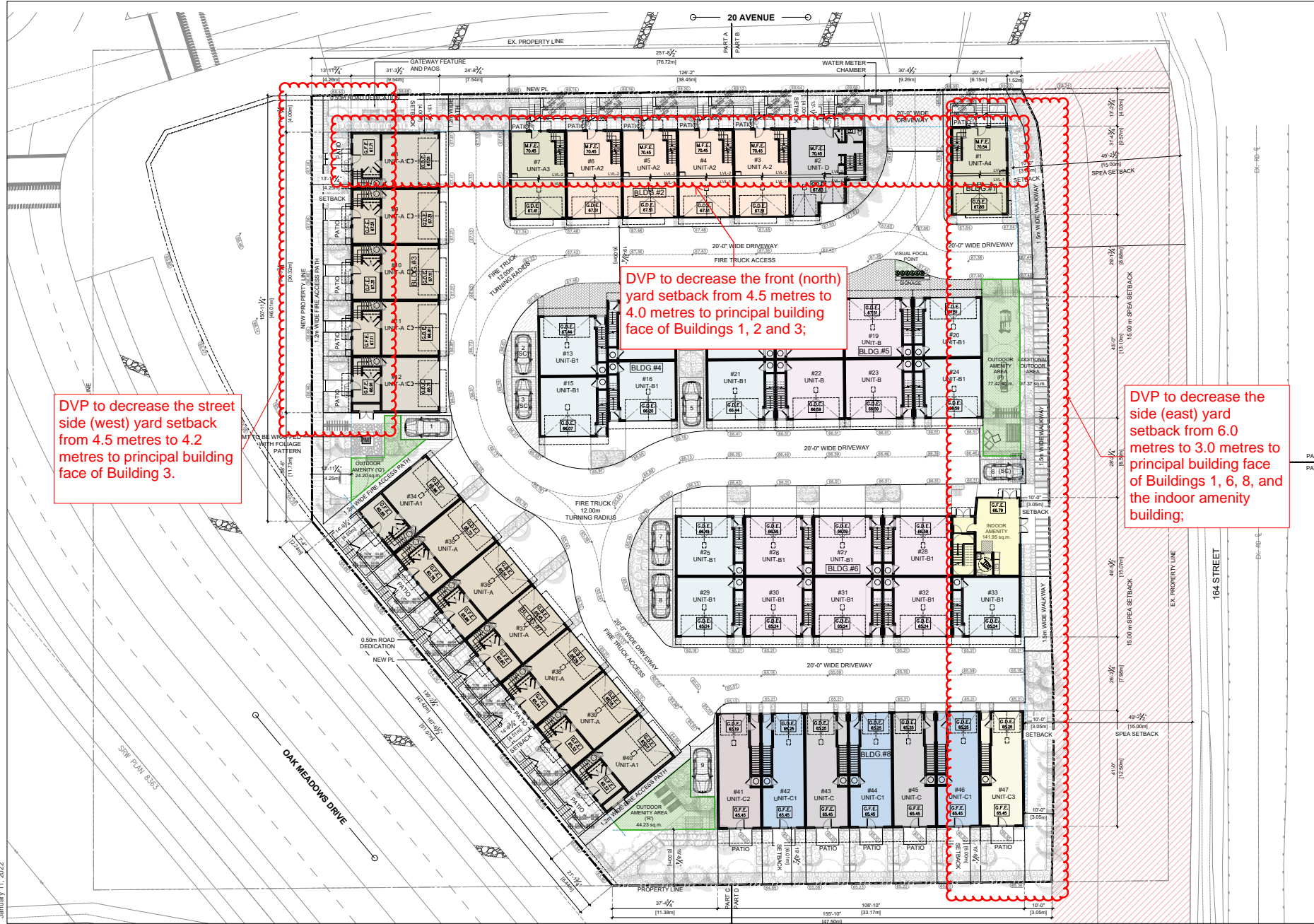
Drawn By
Date
2021-03-26

Checked By
Project ID
S007_2103

Sheet Title
SITE PLAN

Scale
As Noted

Sheet No.
A-1.0



January 11, 2022