

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0062-00

Planning Report Date: April 25, 2022

PROPOSAL:

- Development Permit
- Development Variance Permit

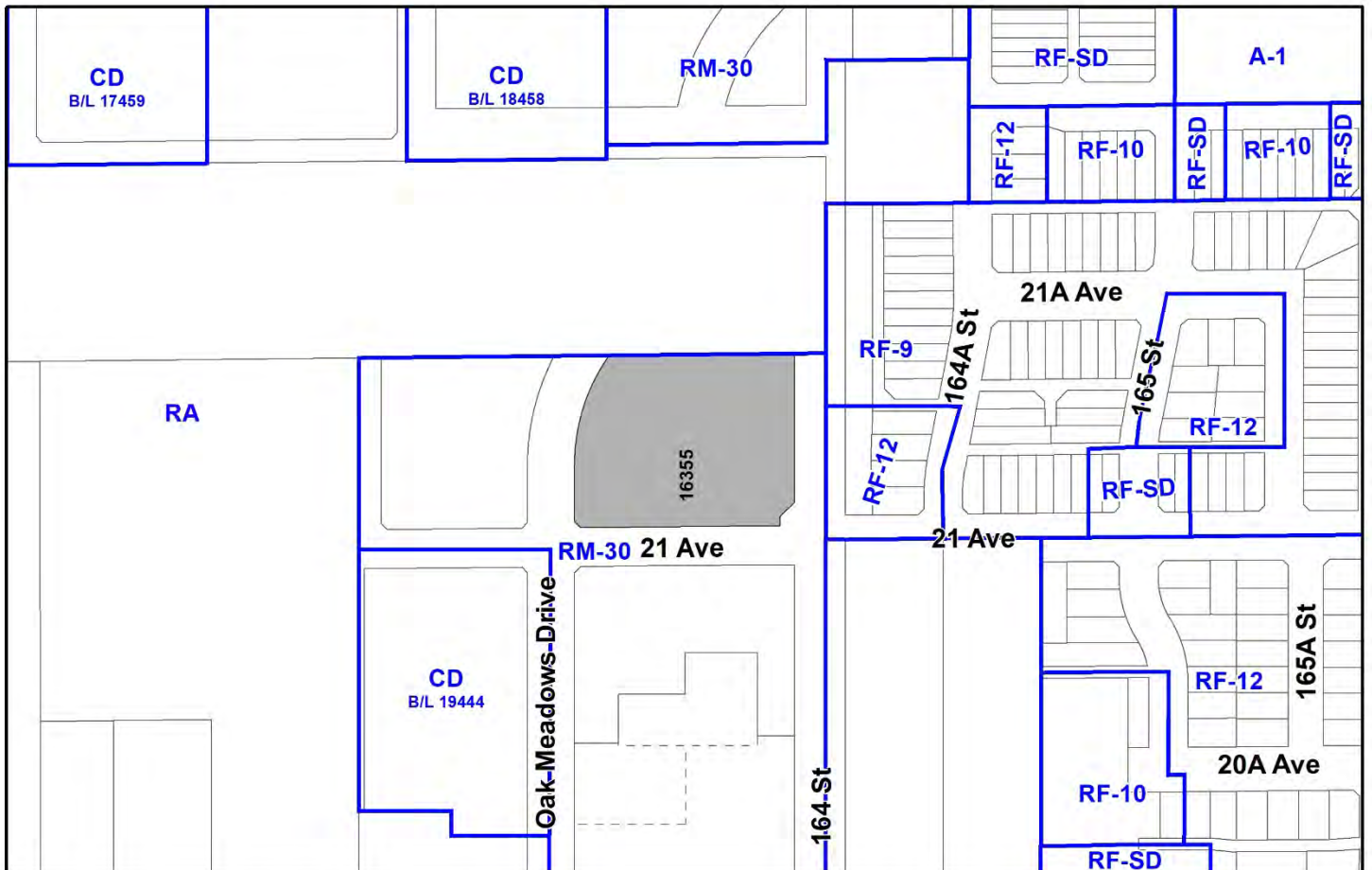
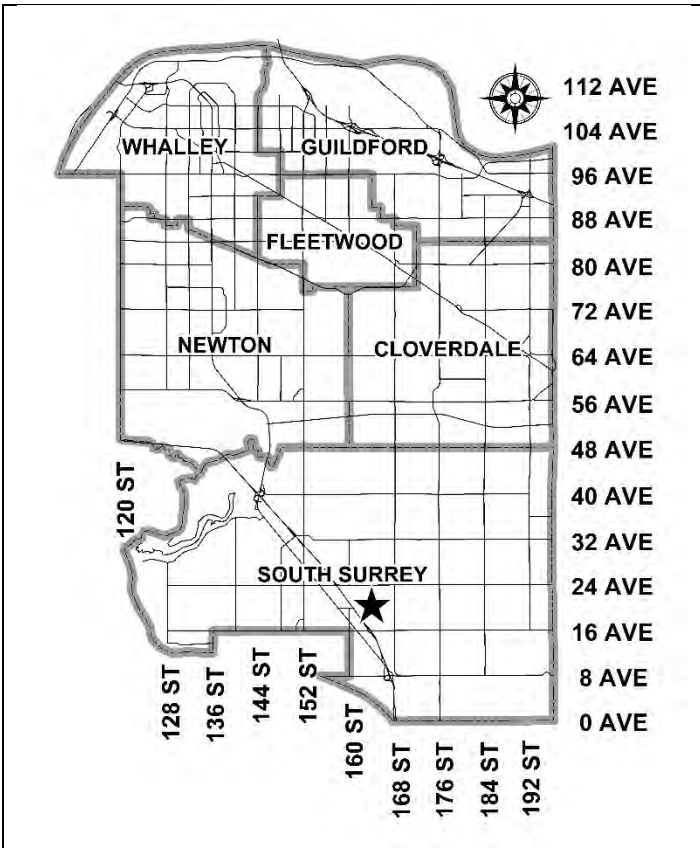
to permit the development of 60 townhouse units.

LOCATION: 16355 - 21 Avenue

ZONING: RM-30

OCP DESIGNATION: Urban

NCP DESIGNATION: Multiple Residential 15-25 upa



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the Multiple Residential 15 – 25 u.p.a. designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and the proposed density and building form are appropriate for this part of the Sunnyside Heights NCP.
- Under Development Application No. 7911-0219-00, the subject site was rezoned, subdivided and a General Development Permit was issued. Application No. 7911-0219-00, which contained the first phase of this townhouse site (at 2070 Oak Meadows Drive), was approved by Council on April 6, 2020. The subject proposal is the applicant's third phase of the larger project.
- The proposed buildings achieve an attractive architectural built form. The street interface has been designed to a high quality to achieve a positive urban experience between the buildings and the public realm.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Sunnyside Heights NCP and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The reduced setbacks on all four sides of the property are interfacing with either streets, a drainage pond feature or a public walkway and will not negatively impact surrounding properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0062-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7918-0062-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for Buildings 2 and 5, and to allow a maximum of 8 risers within the setback area;
 - (b) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for the principal building face, and to allow a maximum of 8 risers within the setback area;
 - (c) to reduce the minimum south street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face and to allow a maximum of 5 risers within the setback area; and
 - (d) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face and to allow a maximum of 3 risers within the setback area.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) provision of a cash-in-lieu contribution to implement the viewpoint amenity identified in the Neighbourhood Concept Plan at this location;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) registration of a shared access and maintenance easement between the subject site and 16325 – 21 Avenue (File No. 7918-0063-00), a future phase to the west, for shared use of the proposed indoor amenity building located on the subject site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant parcel	Multiple Residential 15-25 upa	RM-30

Direction	Existing Use	NCP Designation	Existing Zone
North:	Large acreage single family/farm parcel	Multiple Residential 15-25 upa	RA
East:	Grandview Ridge Trail and City-owned riparian area	Multiple Residential 30-45 upa	n/a
South (Across 21 Avenue):	Townhouse project under construction	Multiple Residential 30-45 upa	RM-30
West (Across Oak Meadows Drive):	Vacant parcel, under Development Application No. 7918-0063-00 (pre-Council) for townhouses	Multiple Residential 30-45 upa	RM-30

Context & Background

- The 9,620 square metre subject site is located at 16355 – 21 Avenue in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area.
- The subject parcel was created under Development Application No. 7911-0219-00, which was completed in April 2020. Application No. 7911-0219-00 was a larger rezoning and subdivision application which created 4 townhouse parcels. Under the original application, a detailed Development Permit was done for the Phase 1 townhouse parcel at 2070 Oak Meadows Drive, with a General Development Permit for the other 3 townhouse parcels. The subject site is Phase 3 of the overall townhouse concept envisioned under Development Application No. 7911-0219-00.
- Under Development Application No. 7911-0219-00, the various items associated with the rezoning were secured, including the Servicing Agreement, road and drainage corridor dedications, and the Restrictive Covenant to secure the Public Art contribution. The Affordable Housing contribution is not applicable as Development Application No. 7911-0219-00 was in process prior to the introduction of the Affordable Housing Policy. Tier 1 Community Amenity Contributions (CACs) are also not applicable to this site as Development Application No. 7911-0219-00 received Third Reading prior to the introduction of the Community Amenity Contribution Policy.
- Under Development Application No. 7911-0219-00, dedication for the Grandview Ridge Trail was secured on the eastern portion of the site adjacent to the riparian area, and a viewpoint feature, as identified in the NCP, was also secured. The applicant will be providing a contribution towards implementing the viewpoint amenity.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - A Form and Character Development Permit to permit 60 townhouse units; and

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

	Proposed
Lot Area	
Site Area:	9,620 sq.m.
Number of Lots:	1
Building Height:	11.8 metres
Unit Density:	62 uph (25 upa)
Floor Area Ratio (FAR):	0.84
Floor Area	
Residential:	8,071.5 sq.m.
Residential Units:	
2-Bedroom:	20
3-Bedroom:	28
4-Bedroom:	12
Total:	60

Referrals

Engineering: The Engineering Department has no objection to the project subject, as the Engineering servicing requirements were completed under Development Application No. 7911-0219-00.

School District: **The School District has advised that there will be approximately 24 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

11 Elementary students at Edgewood Elementary School
 9 Secondary students at Grandview Heights Secondary School

(Appendix II)

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

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

Parks, Recreation & Culture:	No concerns. The applicant will be providing a cash-in-lieu contribution for the viewpoint amenity identified in the NCP at this location.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is proposing one vehicular access from 21 Avenue to the south.
- The subject site is located along the Grandview Ridge Trail multi-use pathway, which was conveyed to the City through Development Application No. 7911-0219-00.

Parkland and/or Natural Area Considerations

- The applicant is providing a cash-in-lieu contribution for development of a viewpoint amenity at the southeast corner of the subject site, for the viewpoint area conveyed to the City by the applicant under Development Application No. 7911-0219-00.

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 proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided italics):
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy (RGS) (2011)*.

(The proposed development complies with the RGS designation.)
 - A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order.

(The proposed development is within the Sunnyside Heights Neighbourhood Concept Plan.)
 - 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

(The townhouse units along Oak Meadows Drive and 21 Avenue are oriented to the street.)

Secondary Plans

Land Use Designation

- The subject site is designated Multiple Residential 15-25 upa in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Themes/Objectives

- The proposal provides direct pedestrian access from street-fronting units to the sidewalk and reduces the setback to the street to provide "eyes on the public realm". Building facades are articulated and the character of the individual units is reinforced.

Zoning By-law

- The subject site was rezoned from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) under previous Development Application No. 7911-0219-00.
- The table below provides an analysis of the development proposal in relation to the requirements of the RM-30 Zone and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	62 uph
Floor Area Ratio:	1.00	0.84
Lot Coverage:	45%	37%
Yards and Setbacks		
North (side yard):	6.0m	4.0m for two buildings and up to 8 risers within the setback area.
East (rear yard):	6.0m	4.0m and up to 8 risers with the setback area.
South (street side yard):	4.5m	4.0m and up to 5 risers within the setback area.
West (front yard):	4.5m	4.0m and up to 3 risers within the setback area.
Height of Buildings		
Principal buildings:	13m	11.8m
Accessory buildings:	4.5m	n/a
Amenity Space		
Indoor Amenity:	180 sq.m.	The proposed 334 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	180 sq.m.	The proposed 542 m ² meets the Zoning By-law requirement.
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	120	120
Residential Visitor:	12	13
Total:	132	133
Tandem (%):	50% permitted	20 (17%)

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for Buildings 2 and 5, and to allow a maximum of 8 risers within the setback area;
 - to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for the principal building face, and to allow a maximum of 8 risers within the setback area;

- to reduce the minimum south street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face and to allow a maximum of 5 risers within the setback area; and
- to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face and to allow a maximum of 3 risers within the setback area.
- The proposed south and west setbacks achieve a more urban, pedestrian streetscape in accordance with the Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed east setback to the Grandview Ridge Trail allows for units to provide surveillance of the multi-use pathway. All the units have an entry door at grade connected with a pathway to the Grandview Ridge Trail to encourage pedestrian activity.
- The proposed north setback variance is for side-of-unit for Buildings 2 and 5. The rear yard spaces for Buildings 3 and 4 are provided with a 6 metre setback to the building face.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs) and Affordable Housing Strategy

Tier 1 Capital Plan Project Community Amenity Contributions (CACs) and the Affordable Housing contribution are requirements of the rezoning process. The subject application is for Development Permit and Development Variance Permit only. The rezoning for the subject site was done under previous Development Application No. 7911-0219-00.

Public Art Policy

- Under Development Application No. 7911-0219-00, the applicant registered a Public Art Restrictive Covenant on the subject site to ensure collection of the Public Art contribution.

PUBLIC ENGAGEMENT

- A Development Proposal Sign was installed originally on May 10, 2019 and re-installed on April 11, 2022. Staff have received no comments.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP, the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and the General Development Permit approved under Development Application No. 7911-0219-00.
- The proposed development consists of 12 buildings containing a total of 60 townhouse units and 1 amenity building. The number of units within individual buildings ranges from 4 to 6. The proposed units range in size from 122 square metres to 159 square metres.
- Of the 60 proposed units, 20 units are proposed to be back-to-back townhouse units, located in the interior of the site. The applicant is proposing roof decks for all of the back-to-back townhouse units, to provide these units with direct private outdoor amenity space access. The applicant is proposing side-by-side garage units for all street-fronting units, and also 10 tandem-parking units, which are facing the northern property line.
- The site plan reflects an effort to orient buildings towards the abutting streets (Oak Meadows Drive and 21 Avenue) to provide an attractive interface with the public realm. In addition, all of the street-fronting units contain active living space on the ground floor, doors facing the street and a walkway connecting each residence to the street, which will promote interaction with the public realm. The units that face onto Grandview Ridge Trail have a front door expression and enhanced glazing to provide a front yard aesthetic along the pathway.
- The buildings are designed to step with the grades of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations, and the roof line is broken up through the stepping of the buildings.
- The proposed high quality exterior materials include hardie panels (white, gray, brown, and beige) on street-facing facades, with some use of vinyl siding (white, grey, brown, and beige) on interior elevations. The use of alternating blue, red and grey doors provides an accent of colour. Asphalt shingles (gray) are proposed for the roof.

Indoor Amenity

- The Zoning By-law requires that 180 square metres (4,910 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 334 square metres (5,145 sq.ft.) of indoor amenity space. The applicant is proposing that the indoor amenity space on the subject site also provide the indoor amenity space required for the applicant's townhouse proposal (Development Application No. 7918-0063-00) across Oak Meadows Drive. Forty-five (45) units are proposed in Development Application No. 7918-0063-00, for a total of 105 townhouse units, which would require 315 square metres of indoor amenity space. The proposal exceeds the requirements in the Zoning By-Law.
- The applicant is proposing to share the indoor amenity space between the subject site and the

property across Oak Meadows Drive at 16325 – 21 Avenue. The property at 16325 – 21 Avenue is the last phase of the applicant's four-phase project at this location. The applicant will be required to register a shared access and maintenance easement between the subject site and 16325 – 21 Avenue (File No. 7918-0063-00) for shared use of the proposed indoor amenity building located on the subject site.

- The indoor amenity building is located centrally on the site, adjacent to the outdoor amenity space. The amenity building is proposed to have three levels. The ground floor will have a kitchen area, a lounge area and washroom. The second floor has a large lounge area with a fireplace. The partially covered and enclosed third floor area offers semi-outdoor space, with a barbeque, fireplace, and seating areas.

Outdoor Amenity

- The applicant is proposing to provide 542 square metres of outdoor amenity space, which exceeds the requirements of the Zoning By-law. The outdoor amenity area is located adjacent to the indoor amenity building. There is a patio and barbeque area immediately adjacent to the indoor amenity building, and also a child's play area. The amenity building also contains a partially covered outdoor amenity area on the third floor.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. A corner plaza with benches is proposed in the southwest corner of the site to enhance the public realm.
- A 1.4 metre high entry sign identifying the name of the development is proposed adjacent to the vehicular entryway along 21 Avenue. Decorative paving is proposed at the vehicular site entrance. Porous unit pavers are proposed for the visitor parking spaces.
- No fences are proposed along the Oak Meadows Drive and 21 Avenue frontages as the applicant is using landscaping and steps up to doorways to demarcate the private realm from the public realm. A 1.8 metre high cedar fence is proposed along the north property line.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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 and Cottonwood	67	67	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	3	3	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	77		
Total Retained and Replacement Trees	77		

- The Arborist Assessment states that there are a total of 3 mature trees on the site, excluding Alder and Cottonwood trees. Sixty-seven (67) existing trees, approximately 96% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 73 replacement trees on the site. The applicant is proposing 77 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maples, dogwood, white ash, and spruce.
- In summary, a total of 77 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Site Plan, Building Elevations and Landscape Plans
- Appendix II. School District Comments
- Appendix III. Development Variance Permit No. 7918-0062-00
- Appendix IV. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jeff Arason
 Acting General Manager
 Planning and Development

KB/cm

Appendix I

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1 SITE PLAN LOT 2

ISSUE:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
02.02.18	SS-ISSUE FOR DP
22.07.18	RE-ISSUE FOR DP
14.08.18	DP REVIEW
24.08.18	RE-ISSUED FOR DP
12.09.18	RE-ISSUED FOR DP
30.04.19	RE-ISSUED FOR DP
10.10.19	RE-ISSUED FOR DP
04.03.22	RE-ISSUED FOR DP
12.04.22	RE-ISSUED FOR DP



CICOZZI
ARCHITECTURE

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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
CHELSEA AT THE BOROUGHS LOT 2
16385 21 AVENUE
SURREY, BC

DRAWN:	C.E.	CHECKED BY:	SM
SCALE:	1:250	PROJECT NO.:	830
SHEET TITLE: SITE PLAN (NE)			

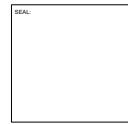
REVISION NO.:	SHEET NO.:
-	A1.00.3

File: C:\Users\p16385\Documents\Projects\16385\16385_01.dwg

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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
22.01.19	RE-ISSUE FOR DP
14.05.19	DP REVIEW
24.08.19	RE-ISSUED FOR DP
28.07.19	RE-ISSUED FOR DP
12.03.21	RE-ISSUED FOR DP
30.04.21	RE-ISSUED FOR DP
10.12.21	RE-ISSUED FOR DP
04.03.22	RE-ISSUED FOR DP
12.04.22	RE-ISSUED FOR DP



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PROJECT
CHELSEA AT THE BOROUGHS LOT 2
16385 21 AVENUE
SURREY, BC

DRAWN:	C.E.	CHECKED BY:	S.M.
SCALE:	N/A	PROJECT NO.:	830

SHEET TITLE:
PROJECT STATS

REVISION NO.:	SHEET NO.:
-	AO.00.1

SITE DATA - NORTH-EAST PARCEL STATISTICS							
SITE ADDRESS:	LOT 16385 AND 16387 SOUTH BURREY, B.C.					RM-30	
SITE AREA - NET:	103,591.0 S.F.	9,620.2 M ²	2.4 ACRE				
	ALLOWED/REQUIRED:		PROPOSED:				
LOT COVERAGE:	45%		36.66%	3,545.6 M ²	(based on site footprint)		
DENSITY:							
UNITS / ACRE (NET):				25.2 UPA			
F.A.R.:				0.84	(INCLUDES GARAGE)		
F.A.R. (NET):							
BUILDING HEIGHT:	13 M		11.77 M	9 BLOS T			
SETBACKS:							
NORTH:	6.0M/4.0M		6.0M/3.0M				
SOUTH:	4.0 M		4.0 M	(21 AVENUE)			
EAST:	4.0 M		4.00 M	(GRANOVUE RIDGE TRAIL)			
WEST:	4.0 M		4.00 M	(1634 STREET)			
AMENITY (INDOOR):	3 M ² PER UNIT + 333 M ² (3,584 S.F.)		334 SQM (3,595 S.F.)	INDOOR SPACE (SHARED WITH LOT 1)			
AMENITY (OUTDOOR):	3 M ² PER UNIT + 333 M ² (3,584 S.F.)		841.9 SQM (9,032.9 S.F.)	TOTAL OUTDOOR SPACE			
				PLAY AREA/GREEN SPACES:	1208.9 M ² (4379.9 S.F.)		
				PATH:	50.1 M ² (538.7 S.F.)		
				ROCK DECK:	84.9 M ² (914.3 S.F.)		
PARKING REQUIREMENTS:							
	ALLOWED/REQUIRED:		PROPOSED:				
RESIDENT PARKING:	2.0 STALLS/UNIT	1/22	120		DOUBLE GARAGE		
			20		TANDEM GARAGE		
			120		TOTAL		
VISITOR PARKING:	0.2 STALLS/UNIT	1/12	12				
			0		SMALL CARS		
			0		INCLUDE H.C. STALL		
PARKING ACCESSIBLE WIDTH:	81 M ACCESS ROAD						
UNIT BREAKDOWN:							
	TYPE	BEDROOMS:	PER UNIT NET AREA (S.F.)	PER UNIT AREA (S.M.)	QTY.	TOTAL AREA PER UNIT TYPE (S.F.)	TOTAL AREA PER UNIT TYPE (S.M.)
	UNIT A1	3 BEDROOMS	1366.4 SFT	128.9 S.M.	5	6831.8 SFT	644.2 S.M.
	UNIT A2	3 BEDROOMS	1395.8 SFT	129.7 S.M.	4	5583.4 SFT	518.9 S.M.
	UNIT C3	3 BEDROOMS	1420.3 SFT	130.1 S.M.	1	1420.3 SFT	130.1 S.M.
	UNIT C4	3 BEDROOMS	1408.8 SFT	130.9 S.M.	5	7044.2 SFT	654.7 S.M.
	UNIT C5	3 BEDROOMS	1415.1 SFT	131.5 S.M.	4	5660.3 SFT	526.1 S.M.
	UNIT F	4 BEDROOMS	1553.2 SFT	144.4 S.M.	6	9319.8 SFT	864.6 S.M.
	UNIT FE	4 BEDROOMS	1566.7 SFT	147.6 S.M.	4	6266.8 SFT	580.6 S.M.
	UNIT G	2 BEDROOMS	1910.9 SFT	176.9 S.M.	4	7643.6 SFT	711.1 S.M.
	UNIT GE	2 BEDROOMS	1916.4 SFT	177.5 S.M.	16	30862.4 SFT	2860.4 S.M.
	UNIT H	3 BEDROOMS	1871.1 SFT	173.3 S.M.	5	9355.6 SFT	876.5 S.M.
	UNIT HE	3 BEDROOMS	1662.4 SFT	154.4 S.M.	3	4987.1 SFT	463.1 S.M.
	UNIT HF	3 BEDROOMS	1710.6 SFT	159.0 S.M.	1	1710.6 SFT	159.0 S.M.
					TOTAL # UNITS:	60	
					TOTAL FLOOR AREA:	68849.5 SFT	6371.5 S.M.



REAR YARDS
4 m SETBACK

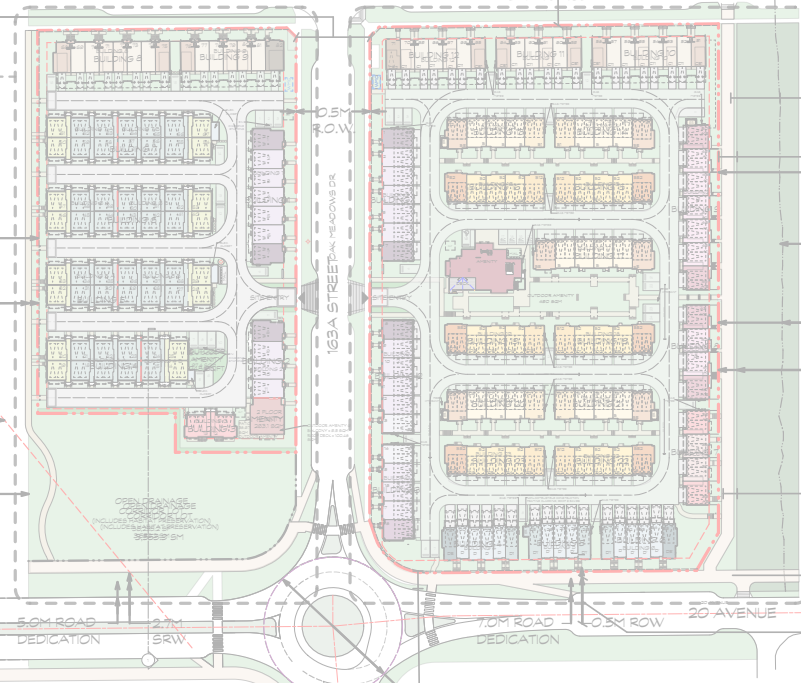
4 m SETBACK

4 m SETBACK
164 STREET
24m DEDICATION

LOT 1
NEW PROPERTY LINE
0.5M R.O.W.
11.5 M

LOT 3
NEW PROPERTY LINE
3M DEDICATION
BC HYDRO S.R.O.W.
DRAINAGE CORRIDOR
LOT PROPERTY LINE

5.7 m SROW



4 m SETBACK

M.U.P. NODE

16 m SETBACK FROM
TOP-OF-BANK

NEW
PROPERTY LINE

6M DEDICATION TO
GRANDVIEW RIDGE TRAIL

21M FROM T.O. BANK

LOOKOUT
NODE

20 m
BCS CORRIDOR
(CONCIDES WITH PROPOSED P/L)

21 AVENUE
20 m DEDICATION

LOT 4

16 m SETBACK FROM
TOP-OF-BANK

6 m M.U.P.
(SROW REQ'D)

NEW
PROPERTY LINE

TOP OF
BANK

21M FROM T.O. BANK

6M DEDICATION TO
GRANDVIEW RIDGE TRAIL

4 m SETBACK

M.U.P. NODE

20 AVENUE
24 m DEDICATION
(12 m FROM C/L TO
PROPOSED P/L)

45M DIAMETER
2 LANE
ROUNDAUT

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DATE	DESCRIPTION
02.02.16	ISSUE FOR DP
22.01.19	RE-ISSUE FOR DP
14.02.19	DP REVIEW
24.02.19	RE-ISSUED FOR DP
12.03.21	RE-ISSUED FOR DP
30.04.21	RE-ISSUED FOR DP
10.12.21	RE-ISSUED FOR DP
04.03.22	RE-ISSUED FOR DP
12.04.22	RE-ISSUED FOR DP



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CANADA V6E 2M6
TEL: (604) 687-4741

STREETSIDE
DEVELOPMENTS

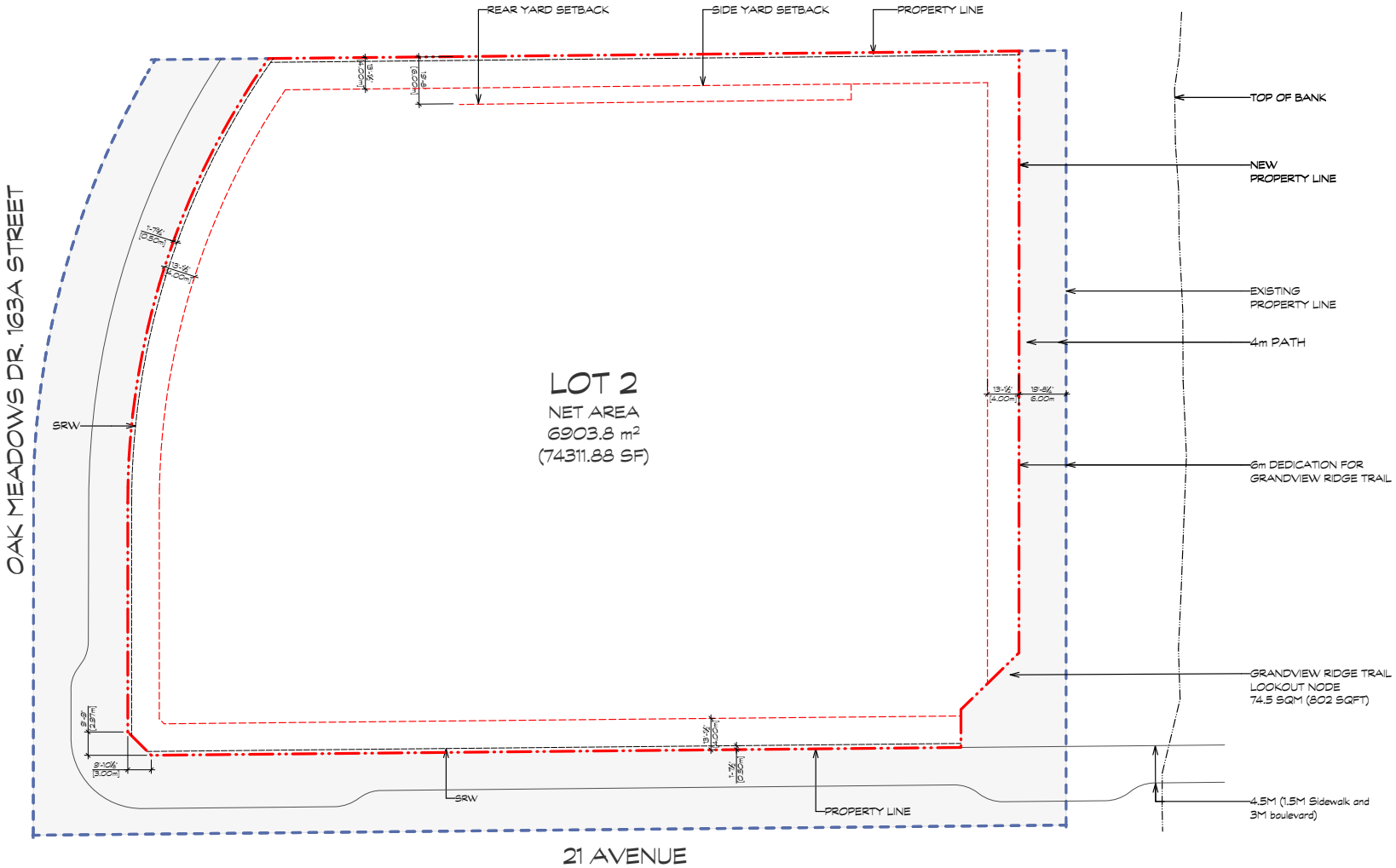
A QUALICO Company

PROJECT
**CHELSEA
AT THE BOROUGHS
LOT 2**
16355 21 AVENUE
SURREY, BC

DRAWN	C.E.	CHECKED BY	S.M.
SCALE:	1:750	PROJECT NO.:	830

SHEET TITLE:
MASTERPLAN

REVISION NO.:	SHEET NO.:
-	A1.00.1



LOT 2
 NET AREA
 6903.8 m²
 (74311.88 SF)

- GROSS AREA (12630.3 M²)
- ROAD DEDICATION (3022.9 M²)
- NET AREA (6907.4 M²)

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REVISION:		
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DATE	DESCRIPTION
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 CANADA V6E 2M6
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STREETSIDE
 DEVELOPMENTS
 A QUALICO Company

PROJECT
CHELSEA
AT THE BOROUGHS
LOT 2
 16385 21 AVENUE
 SURREY, BC

DRAWN:	C.E.	CHECKED BY:	S.M.
SCALE:	1:200	PROJECT NO.:	830

SHEET TITLE:
PROPERTY
SETBACK DIAGRAM

REVISION NO.:	SHEET NO.:
-	A1.00.2A

NOTE:
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STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**CHELSEA
AT THE BOROUGH
LOT 2**
16385 21 AVENUE
SURREY, BC

DRAWN: C.E. CHECKED BY: SHM
SCALE: 1/8" = 1'-0" PROJECT NO.: 830
SHEET TITLE:
**STREETSCAPE
163A STREET**

REVISION NO.: - SHEET NO.: A1.03.1



1 PARTIAL STREETSCAPE THROUGH 163A STREET
SCALE: 1/8" = 1'-0"

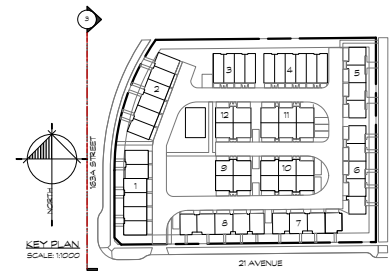


2 PARTIAL STREETSCAPE THROUGH 163A STREET
SCALE: 1/8" = 1'-0"

NOTE:
ELEVATIONS AS PER PREVIOUS DP ISSUE



3 STREETSCAPE THROUGH 163A STREET
SCALE: 1/400



BUILDING 8

NOTE:
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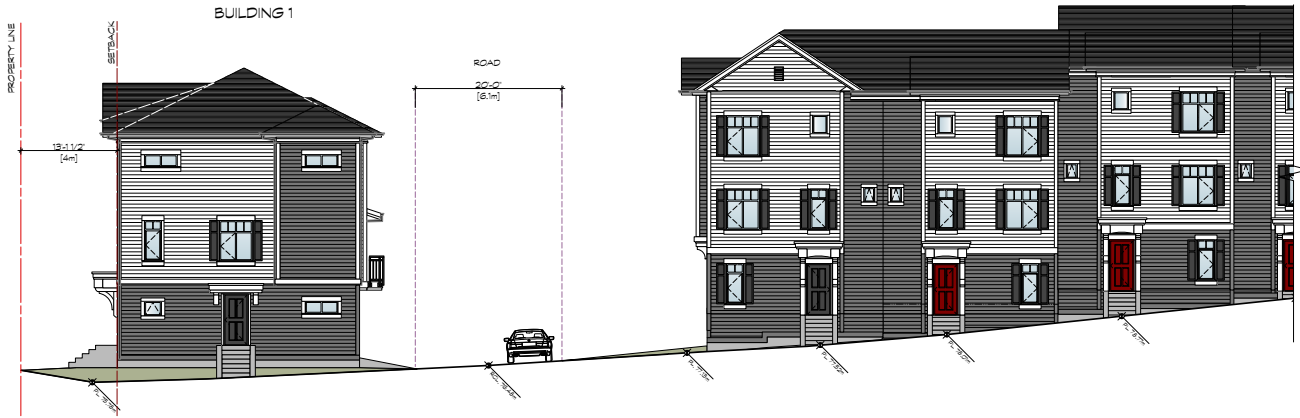
ISSUE:

NO.	DATE	DESCRIPTION

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30.04.20	RE-ISSUED FOR DP
10.02.21	RE-ISSUED FOR DP
12.04.22	RE-ISSUED FOR DP

SEAL



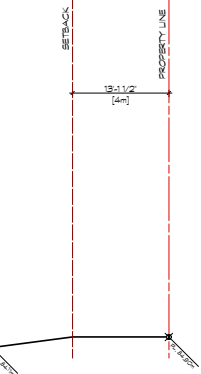
1 PARTIAL STREETSCAPE THROUGH 21 AVENUE
SCALE: 1/8" = 1'-0"



2 PARTIAL STREETSCAPE THROUGH 21 AVENUE
SCALE: 1/8" = 1'-0"



3 STREETSCAPE THROUGH 21 AVENUE
SCALE: 1/400



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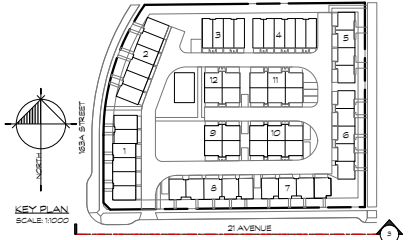
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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**CHELSEA
AT THE BOROUGHS
LOT 2**
16385 21 AVENUE
SURREY, BC

DRAWN: C.E. CHECKED BY: SM
SCALE: 1/8" = 1'-0" PROJECT NO.: 830
SHEET TITLE:
**STREETSCAPE
21 AVENUE**

REVISION NO.: - SHEET NO.: A1.03.2



NOTE:
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ELEVATION SHEETS.

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14.08.18	DP RE-REV
24.08.18	RE-ISSUED FOR DP
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12.04.22	RE-ISSUED FOR DP



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STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**CHELSEA
AT THE BOROUGHS
LOT 2**
16385 21 AVENUE
SURREY, BC

DRAWN: C.E. CHECKED BY: SHM
SCALE: 1/8" = 1'-0" PROJECT NO.: 830

SHEET TITLE:
**STREETSCAPE
GRANDVIEW RIDGE
TRAIL**

REVISION NO.: - SHEET NO.: **A1.03.3**



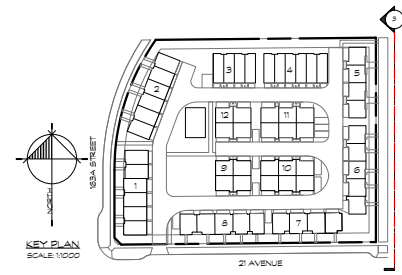
1 PARTIAL STREETSCAPE THROUGH GRANDVIEW RIDGE TRAIL
SCALE: 1/8" = 1'-0"



2 PARTIAL STREETSCAPE THROUGH GRANDVIEW RIDGE TRAIL
SCALE: 1/8" = 1'-0"

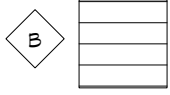


3 STREETSCAPE THROUGH GRANDVIEW RIDGE TRAIL
SCALE: 1/400

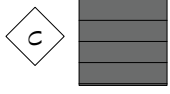




ASPHALT SHINGLES
OWENS CORNING
ONYX BLACK



HORIZONTAL HARDIE PLANK (STANDARD)
ARCTIC WHITE
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE
HARDIE PLANK (MITTEN COLLECTION - FROST)



HORIZONTAL HARDIE PLANK
NIGHT GRAY
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE
VINYL SIDING (PREMIUM)(MITTEN COLLECTION - SAPPHIRE BLUE)



HARDIE TRIM
BM - CC-30 - OXFORD WHITE
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE
VINYL TRIM (MITTEN COLLECTION - FROST WHITE)



HARDIE TRIM
NIGHT GRAY
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE
VINYL TRIM (MITTEN COLLECTION - SAPPHIRE BLUE)



**WOOD TRIMS, FASCIAS, SOFFITS,
& DECORATIVE LOUVRES**

BENJAMIN MOORE
CC-30 - OXFORD WHITE



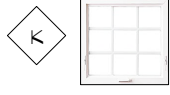
WINDOW SHUTTERS
BENJAMIN MOORE
2133-10 - ONYX



**PREFINISHED ALUMINUM
RAILINGS**
BLACK

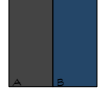


CONCRETE



**DOUBLE GLAZED
VINYL WINDOWS**
WHITE

SCHEME 1



ENTRY DOORS
FIBERGLASS
BENJAMIN MOORE
A _ 2133-10 - ONYX
B _ 2060-10 - SYMPHONY BLUE



BACK DOORS
BENJAMIN MOORE
A _ 2133-10 - ONYX
B _ CC-30 - OXFORD WHITE



GARAGE DOORS
BENJAMIN MOORE
CC-30 - OXFORD WHITE



**PREFINISHED ALUMINUM
GUTTERS & DOWNSPOUTS**
STANDARD BLACK



**ENTRANCE CANOPY/
FASCIA/SHUTTERS**
BENJAMIN MOORE
2133-10 - ONYX

BUILDING CHARACTER



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STREETSIDE
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












PROJECT
**CHELSEA
AT THE BOROUGHES
LOT 2**
16385 21 AVENUE
SURREY, BC

DRAWN: C.B. CHECKED BY: S.M.
SCALE: 1/50 PROJECT NO: 830

SHEET TITLE:
**MATERIAL BOARD
SCHEME 1**

REVISION NO: - SHEET NO: A2.00.1



A		ASPHALT SHINGLES OWENS CORNING ONYX BLACK	F		WOOD TRIMS, FASCIAS, SOFFITS, & DECORATIVE LOUVRES BENJAMIN MOORE BM CC-30 - OXFORD WHITE	L		ENTRY DOORS FIBERGLASS BENJAMIN MOORE A _ 2133-10 - ONYX B _ 2080-10 - RASPBERRY TRUFFLE
B		HORIZONTAL HARDIE PLANK (STANDARD) COBBLE STONE NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (MITTEN COLLECTION - BONE)	G		WINDOW SHUTTERS BENJAMIN MOORE 2133-10 - ONYX	M		BACK DOORS BENJAMIN MOORE A _ 2133-10 - ONYX B _ CC-30 - OXFORD WHITE
C		HORIZONTAL HARDIE PLANK (STANDARD) AGED PEWTER NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (MITTEN COLLECTION - STRATUS)	H		PREFINISHED ALUMINUM RAILINGS BLACK	N		GARAGE DOORS BENJAMIN MOORE BM CC-30 - OXFORD WHITE
D		HARDIE TRIM BM CC-30 - OXFORD WHITE NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - FROST WHITE)	J		CONCRETE	P		PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS STANDARD BLACK
E		HARDIE TRIM AGED PEWTER NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - STRATUS)	K		DOUBLE GLAZED VINYL WINDOWS WHITE	Q		ENTRANCE CANOPY/ FASCIA/SHUTTERS BENJAMIN MOORE 2133-10 - ONYX

SCHEME 2

BUILDING CHARACTER

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04.03.22	RE-ISSUED FOR DP
12.04.22	RE-ISSUED FOR DP

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STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**CHELSEA
AT THE BOROUGHES
LOT 2**

16385 21 AVENUE
SURREY, BC











DRAWN: C.B. CHECKED BY: S.M.
SCALE: 1/50 PROJECT NO: 830

SHEET TITLE:
**MATERIAL BOARD
SCHEME 2**






REVISION NO: - SHEET NO: **A2.00.2**



R:\02\Projects\New\16385 21\16385 21.dwg

A		ASPHALT SHINGLES OPENING CORNER ONYX BLACK	F		WOOD TRIMS, FASCIAS, SOFFITS & DECORATIVE LOUVRES BENJAMIN MOORE CC-30 - OXFORD WHITE
B		HORIZONTAL HARDIE PLANK (STANDARD) KHAKI BROWN NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (MITTEN COLLECTION - BROWN STONE)	G		WINDOW SHUTTERS BENJAMIN MOORE 2133-10 - ONYX
C		HORIZONTAL HARDIE PLANK RICH ESPRESSO NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (PREMIUM)(MITTEN COLLECTION - ROCKAWAY GREY)	H		PREFINISHED ALUMINUM RAILINGS BLACK
D		HARDIE TRIM BM - CC-30 - OXFORD WHITE NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - FROST WHITE)	J		CONCRETE
E		HARDIE TRIM RICH ESPRESSO NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - ROCKAWAY GREY)	K		DOUBLE GLAZED VINYL WINDOWS WHITE

SCHEME 3

L		ENTRY DOORS FIBERGLASS BENJAMIN MOORE A _ 2133-10 - ONYX B _ 2060-10 - RASPBERRY TRUFFLE
M		BACK DOORS BENJAMIN MOORE A _ 2133-10 - ONYX B _ CC-30 - OXFORD WHITE
N		GARAGE DOORS BENJAMIN MOORE CC-30 - OXFORD WHITE
P		PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS STANDARD BLACK
Q		ENTRANCE CANOPY/ FASCIA/SHUTTERS BENJAMIN MOORE 2133-10 - ONYX



BUILDING CHARACTER



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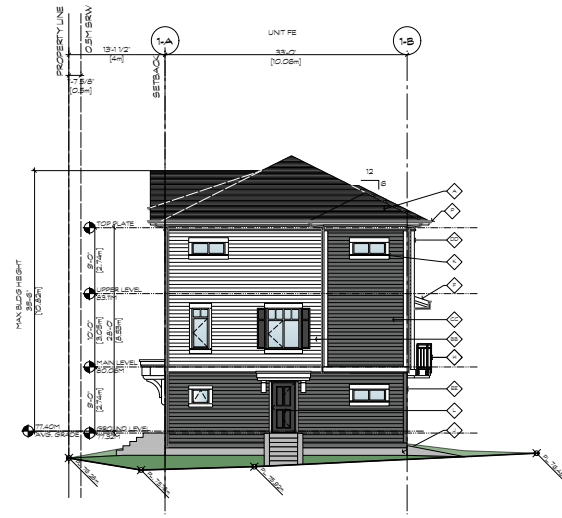
PROJECT
CHELSEA AT THE BOROUGHS LOT 2
16385 21 AVENUE
SURREY, BC

DRAWN:	C.B.	CHECKED BY:	S.M.
SCALE:	1:50	PROJECT NO.:	830
SHEET TITLE: MATERIAL BOARD SCHEME 3			

REVISION NO.:	SHEET NO.:
-	A2.00.3



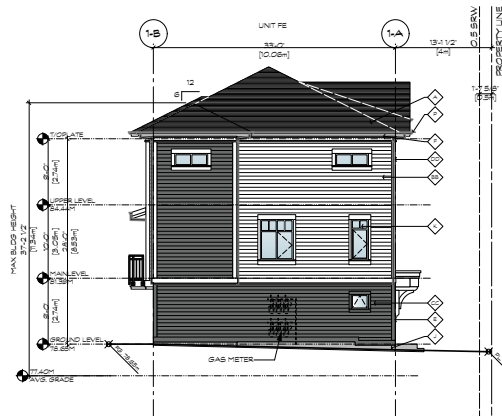
1 WEST ELEVATION (163A STREET)
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION (21 AVENUE)
SCALE: 1/8" = 1'-0"



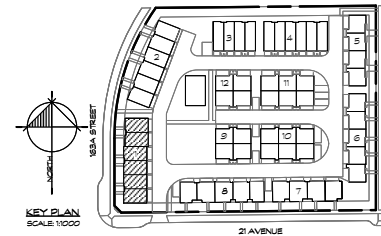
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

**SCHEME 1
COLOUR & MATERIAL LEGEND**

◆ ASPHALT SHINGLES - OWENS CORNING ONYX BLACK	◆ TRIMS, FASCIAE, SOFFITS, LOULRES SH - CC-07 - ICE MIST
◆ VINYL SIDING - MITTEN COLLECTION - SATIN GRAY	◆ WINDOW SHUTTERS SH 234-30 - RON MOUNTAIN
◆ HARDE SIDING - ARCTIC WHITE	◆ PREFINISHED ALUMINUM PAULING - BLACK
◆ VINYL SIDING - MITTEN COLLECTION - SAPPHIRE BLUE	◆ CONCRETE
◆ HARDE SIDING - NIGHT GRAY	◆ DOUBLE-GLAZED VINYL WINDOWS - WHITE
◆ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	◆ ENTRY DOORS - FIBERGLASS (1) SH 233-10 - ONYX (2) SH 205-00 - SYMPHONY BLUE BACK DOORS
◆ HARDE TRIM - SH - CC-30 - OXFORD WHITE	◆ (1) 233-10 - ONYX (2) SH CC-30 - OXFORD WHITE
◆ VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE	◆ GARAGE DOORS SH CC-07 - ICE MIST
◆ HARDE TRIM - NIGHT GRAY	◆ PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS - BLACK



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NO. DATE DESCRIPTION

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14.05.18	DP REVIEW
24.05.18	RE-18 FOR DP
28.07.18	RE-18 FOR DP
12.03.19	RE-18 FOR DP
02.04.19	RE-18 FOR DP
04.03.22	RE-18 FOR DP
12.04.22	RE-18 FOR DP



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VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

STREETSIDE
DEVELOPMENTS
A QUALICO Company

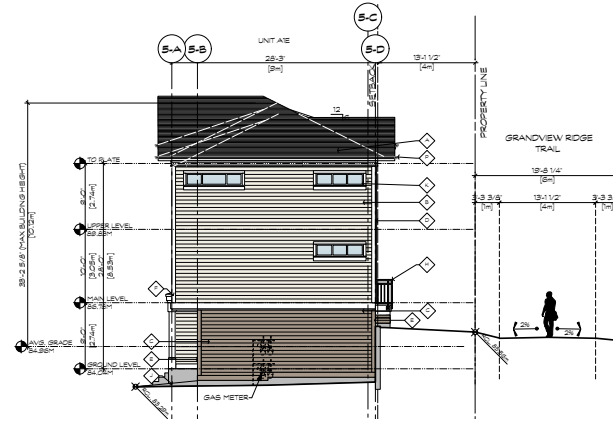
PROJECT
**CHELSEA
AT THE BOROUGHS
LOT 2**
16355 21 AVENUE
SURREY, BC

DRAWN: C.E. CHECKED BY: S.M.
SCALE: 1/8" = 1'-0" PROJECT NO: 830
SHEET TITLE:
**BUILDING 1
ELEVATIONS**

REVISION NO: - SHEET NO: **A2.01.3**



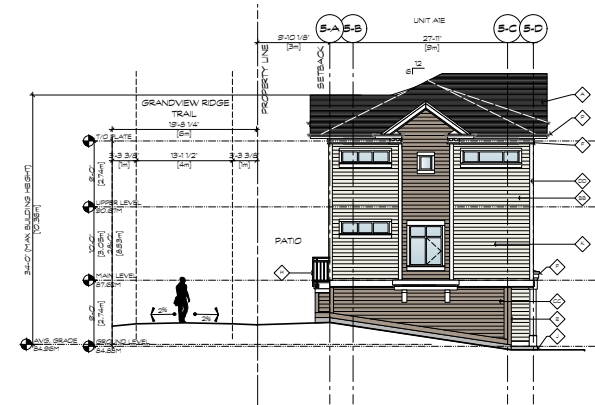
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SCALE 1/8" = 1'-0"



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



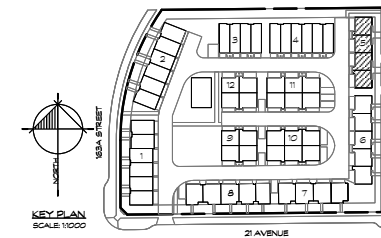
2 EAST ELEVATION (GRANDVIEW RIDGE TRAIL)
SCALE 1/8" = 1'-0"



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

**SCHEME 2
COLOUR & MATERIAL LEGEND**

<ul style="list-style-type: none"> ◊ ASPHALT SHINGLES - OWENS CORNING ◊ VINYL SIDING - MITTEN COLLECTION - BONE ◊ HARDIE SIDING - COBBLESTONE ◊ VINYL SIDING - MITTEN COLLECTION - STRATUS ◊ HARDIE PLANK - AGED PEWTER ◊ VINYL TRIM - MITTEN COLLECTION - FROST WHITE ◊ HARDIE TRIM - BM - CO-30 - ONYX WHITE ◊ VINYL TRIM - MITTEN COLLECTION - STRATUS ◊ HARDIE TRIM - AGED PEWTER 	<ul style="list-style-type: none"> ◊ TRIMS, FASCIAS, SOFFITS, LOUVERES ◊ BM CO-30 - ONYX WHITE ◊ WINDOW SHUTTERS ◊ BM 2133-10 - ONYX ◊ PREFINISHED ALUMINUM PAINTING - BLACK ◊ CONCRETE ◊ DOUBLE GLAZED VINYL WINDOWS - WHITE ◊ ENTRY DOORS - FIBERGLASS ◊ (1) BM 2133-10 - ONYX ◊ (2) BM 2133-10 - RASPBERRY TRUFFLE ◊ BACK DOORS ◊ (1) 2133-10 - ONYX ◊ (2) BM CO-30 - ONYX WHITE ◊ GARAGE DOORS ◊ BM CO-30 - ONYX WHITE ◊ PREFINISHED ALUMINUM BUTTERS & DOWNSPOUTS - BLACK
--	--



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
22.02.18	ISSUE FOR DP
22.07.18	RE-ISSUE FOR DP
14.02.19	DP REVIEW
24.02.19	RE-ISSUED FOR DP
28.07.19	RE-ISSUED FOR DP
12.03.20	RE-ISSUED FOR DP
30.04.20	RE-ISSUED FOR DP
04.03.22	RE-ISSUED FOR DP
12.04.22	RE-ISSUED FOR DP



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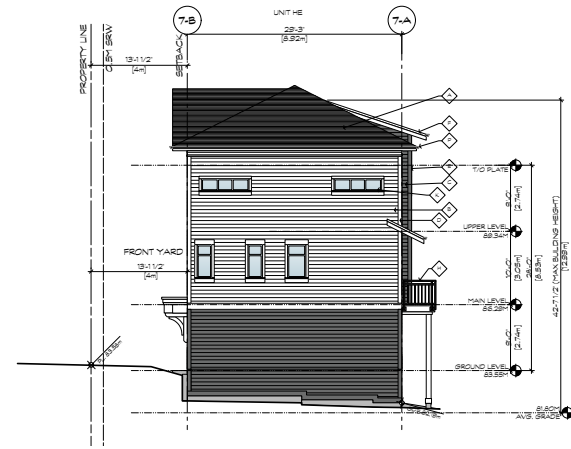
PROJECT
CHELSEA AT THE BOROUGHS LOT 2
16385 21 AVENUE
SURREY, BC

DRAWN: C.E. CHECKED BY: S.M.
SCALE: 1/8" = 1'-0" PROJECT NO: 830
SHEET TITLE:
BUILDING 5 ELEVATIONS

REVISION NO: - SHEET NO: **A2.05.2**



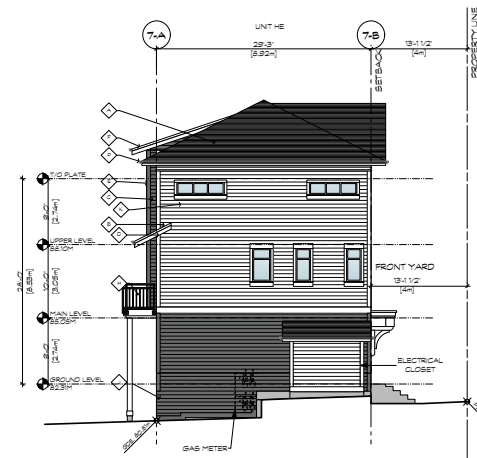
1 SOUTH ELEVATION (21 AVENUE)
SCALE 1/8" = 1'-0"



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



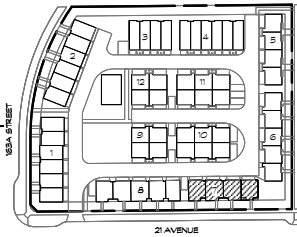
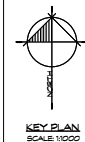
3 NORTH ELEVATION
SCALE 1/8" = 1'-0"



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

**SCHEME 1
COLOUR & MATERIAL LEGEND**

◆ ASPHALT SHINGLES - OWENS CORNING ONYX BLACK	◆ TRIMS, FASCIAS, SOFFITS, LOUVERS BM - CC-ST - ICE MIST
◆ VINYL SIDING - MITTEN COLLECTION - SATIN GRAY	◆ WINDOW SHUTTERS BM 234-30 - IRON MOUNTAIN
◆ HARD SIDING - ARCTIC WHITE	◆ PREFINISHED ALUMINUM PANELS - BLACK
◆ VINYL SIDING - MITTEN COLLECTION - SAPPHIRE BLUE	◆ CONCRETE
◆ HARD SIDING - NIGHT GRAY	◆ DOUBLE-GLAZED VINYL WINDOWS - WHITE
◆ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	◆ ENTRY DOORS - FIBERGLASS (1) BM 233-01 - ONYX (2) BM 206-01 - SYMPHONY BLUE
◆ HARD TRIM - BM - CC-30 - OXFORD WHITE	◆ BACK DOORS (1) BM 233-01 - ONYX (2) BM CC-30 - OXFORD WHITE
◆ VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE	◆ GARAGE DOORS BM CC-ST - ICE MIST
◆ HARD TRIM - NIGHT GRAY	◆ PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS - BLACK



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
22.07.18	RE-ISSUE FOR DP
14.02.19	DP REVIEW
24.02.19	RE-ISSUED FOR DP
28.07.19	RE-ISSUED FOR DP
12.03.20	RE-ISSUED FOR DP
30.04.20	RE-ISSUED FOR DP
04.03.22	RE-ISSUED FOR DP
12.04.22	RE-ISSUED FOR DP



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STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**CHELSEA
AT THE BOROUGHS
LOT 2**
16355 21 AVENUE
SURREY, BC

DRAWN: C.E. CHECKED BY: S.M.
SCALE: 1/8" = 1'-0" PROJECT NO: 230
SHEET TITLE:
**BUILDING 7
ELEVATIONS**

REVISION NO: - SHEET NO: **A2.07.3**

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REVISION:

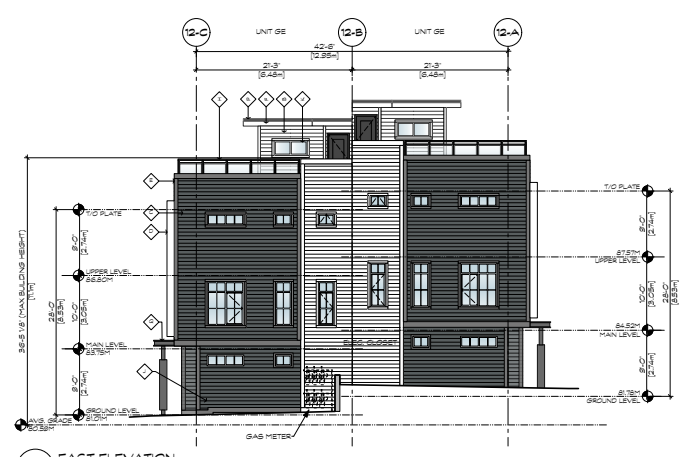
NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
02.02.16	ISSUE FOR DP
22.07.18	RE-ISSUE FOR DP
14.02.19	DP REVIEW
24.02.19	RE-ISSUED FOR DP
28.07.19	RE-ISSUED FOR DP
12.03.20	RE-ISSUED FOR DP
02.04.20	RE-ISSUED FOR DP
04.03.22	RE-ISSUED FOR DP
12.04.22	RE-ISSUED FOR DP



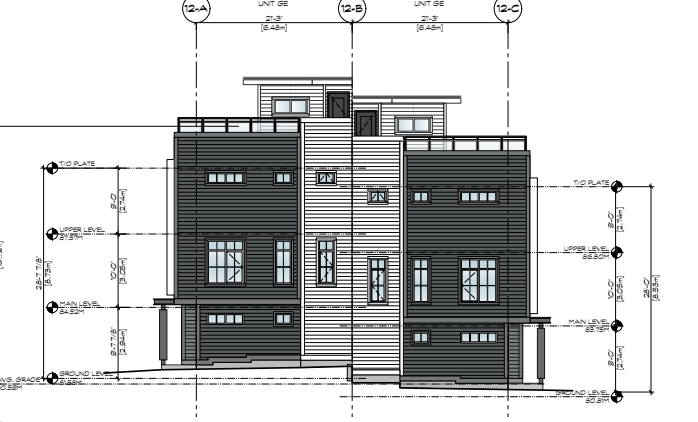
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SCALE: 1/8" = 1'-0"



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



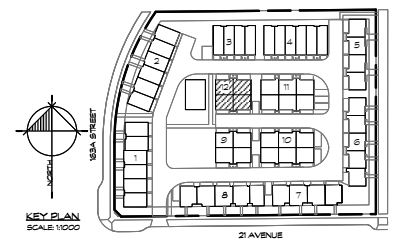
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEME 1
COLOUR & MATERIAL LEGEND

◆ ASPHALT SHINGLES; OWENS CORNING ONYX BLACK	◆ TRIMS, FASCIAS, SOFFITS, LOUVRES BM - CC-87 - ICE MST
◆ VINYL SIDING - MITTEN COLLECTION - SATIN GRAY	◆ WINDOW SHUTTERS BM-238-30 - BROWN MOUNTAIN
◆ HARDIE SIDING - ARCTIC WHITE	◆ PREFINISHED ALUMINUM PAINTS - BLACK
◆ VINYL SIDING - MITTEN COLLECTION - SAPPHIRE BLUE	◆ CONCRETE
◆ HARDIE SIDING - NIGHT GRAY	◆ DOUBLE GLAZED VINYL WINDOWS - WHITE
◆ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	◆ ENTRY DOORS - FIBERGLASS (1) BM-233-0 - ONYX (2) BM-208-0 - SYMPHONY BLUE BACK DOORS
◆ HARDIE TRIM - BM - CC-30 - ONFORD WHITE	◆ (1) 238-0 - ONYX (2) BM-CC-30 - ONFORD WHITE
◆ VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE	◆ GARAGE DOORS BM-CC-87 - ICE MST
◆ HARDIE TRIM - NIGHT GRAY	◆ PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS - BLACK



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STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
CHELSEA AT THE BOROUGHS LOT 2
16385 21 AVENUE
SURREY, BC

DRAWN: C.E. CHECKED BY: S.M.
SCALE: 1/8" = 1'-0" PROJECT NO: 830

SHEET TITLE:
BUILDING 12 ELEVATIONS

REVISION NO: - SHEET NO: **A2.12.3**

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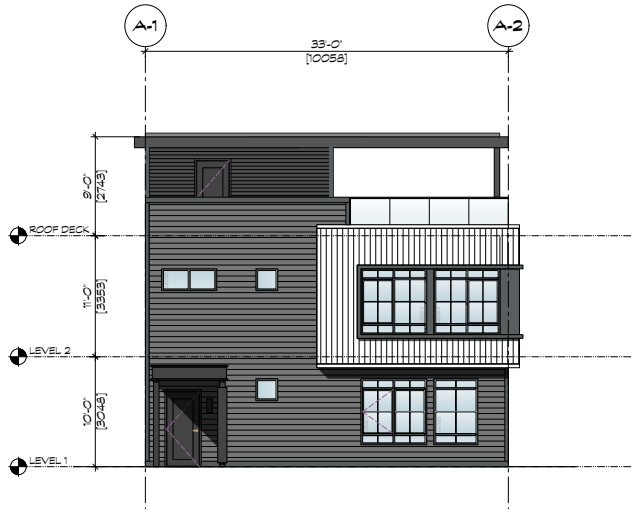
REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
22.01.18	RE-ISSUE FOR DP
14.05.18	DP REVIEW
24.05.18	RE-ISSUED FOR DP
28.07.18	RE-ISSUED FOR DP
12.03.21	RE-ISSUED FOR DP
30.04.21	RE-ISSUED FOR DP
10.12.21	RE-ISSUED FOR DP
04.09.22	RE-ISSUED FOR DP
12.04.22	RE-ISSUED FOR DP

SEAL



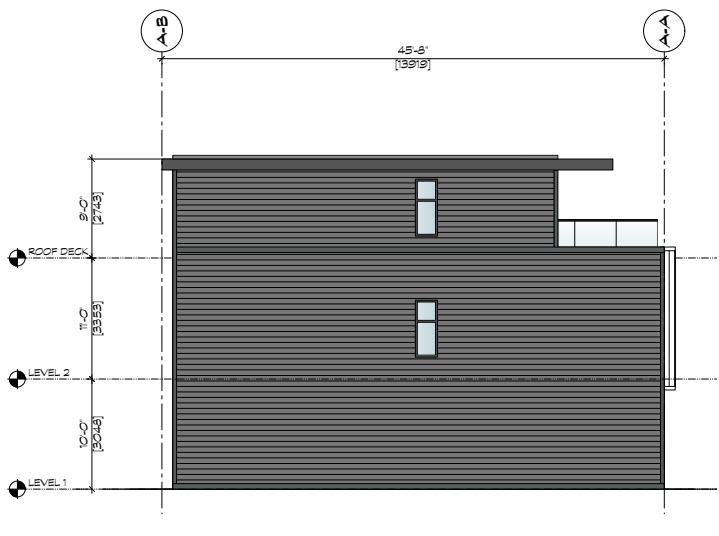
1 NORTH ELEVATION
SCALE 3/8" = 1'-0"



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



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



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

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STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
CHELSEA
AT THE BOROUGHS
LOT 2
18355 21 AVENUE
SURREY, BC

DRAWN:	C.E.	CHECKED BY:	S.M.
SCALE:	1/8" = 1'-0"	PROJECT NO.:	530

SHEET TITLE:
AMENITY BUILDING
FLOOR PLANS

REVISION NO.:	SHEET NO.:
-	A3.00.2



Issues No.	Description	Date
1	Issued for Development Permit	21/12/2018
2	Issued for DP Review	2019/05/14
3	Re-issued for DP	2019/05/27
4	Re-issued for DP	2021/03/12
5	Re-issued for DP	2021/04/30
6	Re-issued for DP	2021/12/15
7	Re-issued for DP	2022/03/03

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Client:
STREETSIDE DEVELOPMENTS

Project Title:
Chelsea at The Boroughts

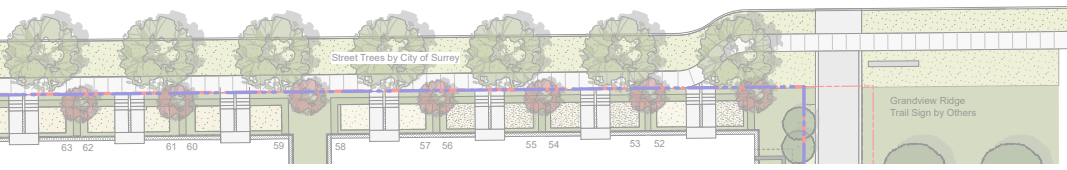
16355 21 Avenue, Surrey BC

Drawing Title:
Lot 2 - Layout and Materials Plan

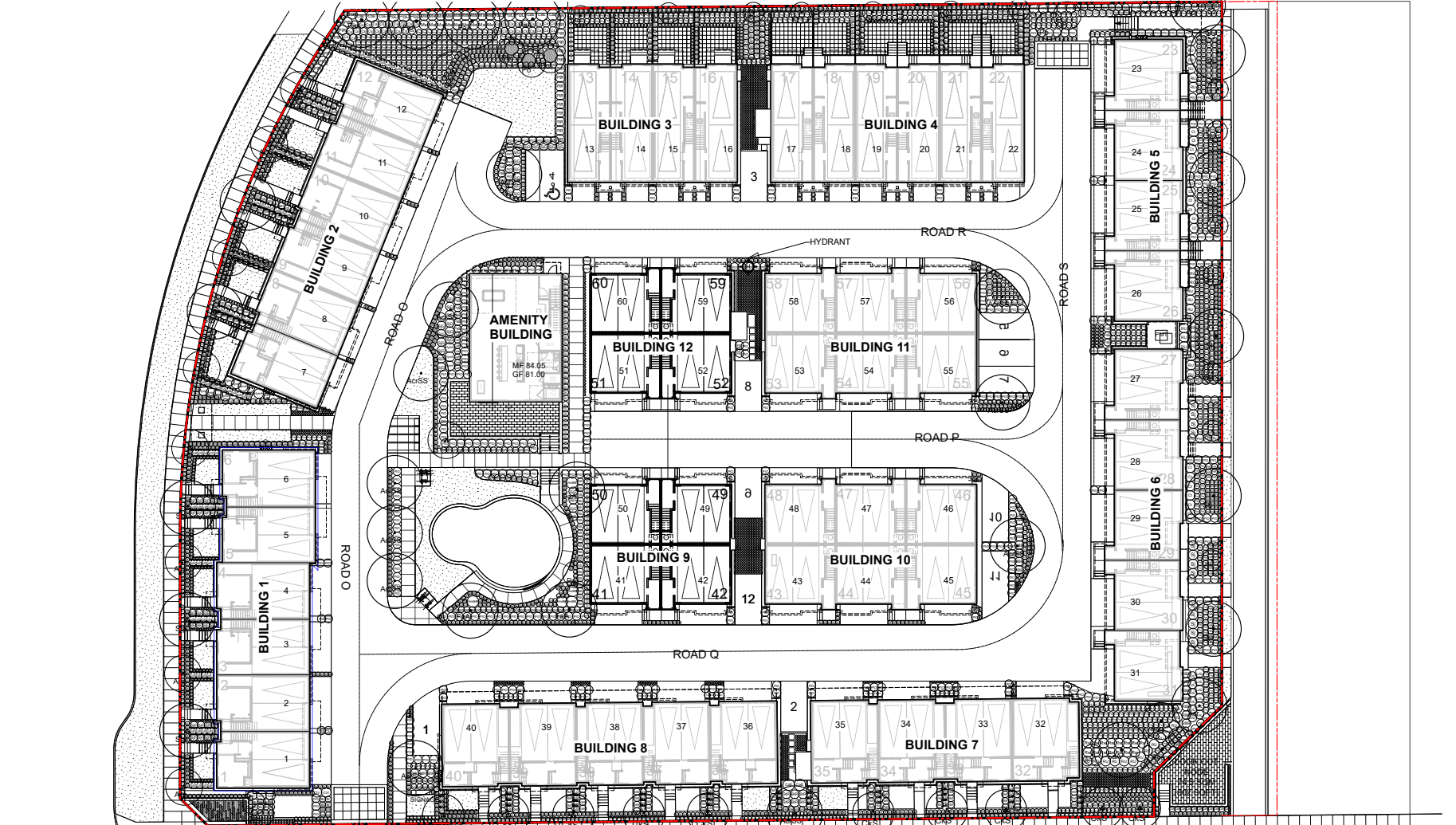
Project North: Drawn By: **KS**
Checked By: **MP**
Scale: **1:200** Job No.: **17-006**

Sheet No.:

LEGEND			
CIP Concrete Paving	Play Surfacing	Brick Clad Signage Wall	Bench
CIP Vehicular Concrete Paving	Flush Concrete Band	Rounded River Rock	Bike Racks
Hydrantless Slab Paving	CIP Concrete Wall	Structural Soil	Garbage Can
Aquasave Paving	Allan Block Wall	CIP Concrete Stair	Bench at Look Out
Corner Plaza Paving	Wood Edger and Drain Block	Guardrail	Entry Trellis
		Trellis at Look Out	Play Equipment - Seesaw
		Play Equipment - Theme & Mount Collage	
		Play Equipment - Table with Sitting Posts	
		Play Equipment - Free Staircase	
		Play Equipment - Spiral Frame	



Issues	No.	Description	Date
	1	Issued for Development Permit	21/12/2018
	2	Issued for DP Review	2019/05/14
	3	Re-issued for DP	2019/05/27
	4	Re-issued for DP	2021/03/12
	5	Re-issued for DP	2021/04/30
	6	Re-issued for DP	2021/12/15
	7	Re-issued for DP	2022/03/03



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Project Title: Chelsea at The Boroughts

16355 21 Avenue, Surrey BC

Drawing Title: Lot 2 - Planting Plan

Project North: Drawn By: KS

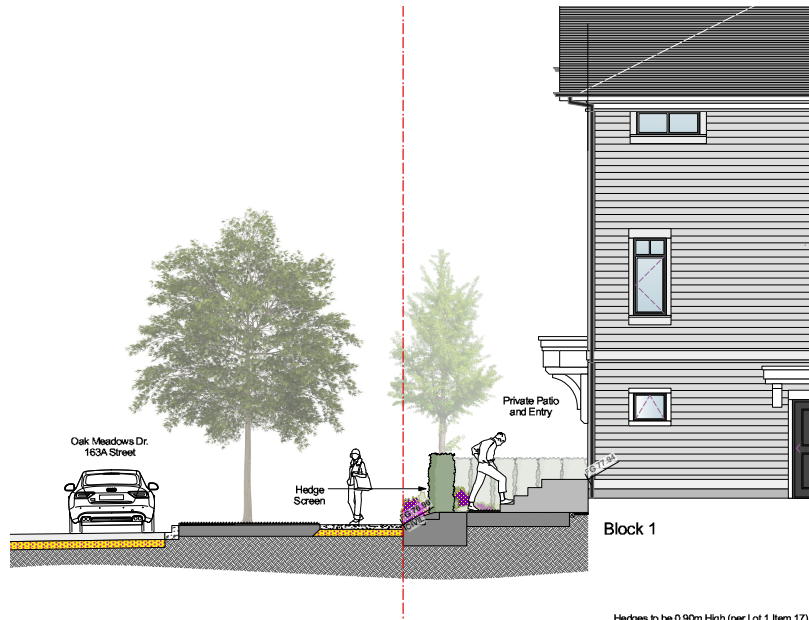
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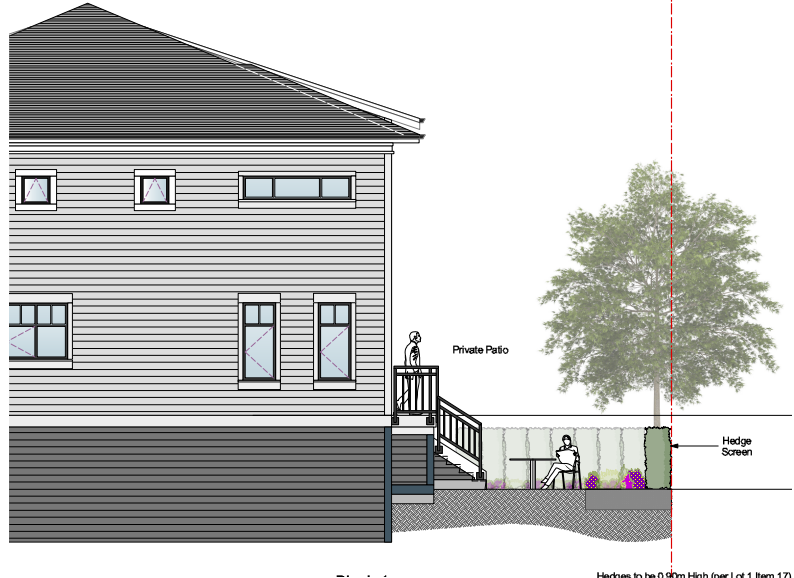
L3.0

Plant List	Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks	Plant List	Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Tree	11	Hydrangea macrophylla 'Amethyst'	Amethyst Boleaf Hydrangea	#5 pot			Groundcovers, Vines, Ferns, Perennials and Grasses	Aug	61	Acorus gramineus 'Ogon'	Golden Variegated Sweet Flag	#1 pot	
Tree	12	Hydrangea macrophylla 'Blue Billies'	Lanceap Hydrangea	#5 pot			Aug	3	Achillea millefolium	Yarrow	#1 pot		
Tree	13	Hydrangea macrophylla 'Blue Billies'	Lanceap Hydrangea	#5 pot			Al	10	Astilbe japonica 'Deutschtand'	Amethyst False Spirea	#1 pot	white flower colour	
Tree	14	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			Am	14	Astrantia major	Masterwort	#1 pot		
Tree	15	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			Can	18	Catananopsis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot		
Tree	16	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			CE	28	Carex oshimensis 'Evergold'	Sedge	#1 pot		
Tree	17	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			GS	82	Gaillardia x grandiflora 'Sunburst Burgundy'	Sunburst Burgundy Silk Blanke	#1 pot		
Tree	18	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			HC	18	Hakonechloa macra 'All Gold'	Japanese Forest Grass	#1 pot		
Tree	19	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			HNS	22	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot		
Tree	20	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			HJ	48	Heuchera 'Cherries Jubilee'	Coral Bell	#1 pot		
Tree	21	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			HL	78	Hosta 'August Moon'	August Moon Hosta	#1 pot		
Tree	22	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			LAM	8	Hosta 'June'	June Hosta	#1 pot		
Tree	23	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			LJ	88	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot		
Tree	24	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			P	74	Liriodendron tulipifera	Yellow Tulip Tree	#1 pot		
Tree	25	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			P	153	Pachysandra terminalis	Japanese Saurge	#1 pot	Groundcover	
Tree	26	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			Pm	80	Polystichum munumbi	Western Sword Fern	#1 pot		
Tree	27	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			PS	204	Polystichum Swain	Black-eyed Susan	#1 pot		
Tree	28	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			SH	48	Salvia nemorosa 'East Friesland'	Perennial Sage	#1 pot		
Tree	29	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			SH	19	Sedum telephium 'Autumn Joy'	Autumn Joy Sedum	#1 pot		
Tree	30	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot			SH	81	Stipa tenuissima	Mexican Feather Grass	#1 pot		
Tree	31	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	32	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	33	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	34	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	35	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	36	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	37	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	38	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	39	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	40	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	41	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	42	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
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Tree	46	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	47	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	48	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
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Tree	50	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	51	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	52	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	53	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	54	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	55	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	56	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	57	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	58	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	59	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	60	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	61	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	62	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	63	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	64	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	65	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	66	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	67	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	68	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	69	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	70	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	71	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	72	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	73	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	74	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	75	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	76	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	77	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	78	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
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Tree	80	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	81	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	82	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	83	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	84	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	85	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	86	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	87	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	88	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	89	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	90	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	91	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	92	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	93	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	94	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	95	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	96	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	97	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	98	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	99	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	100	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	101	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	102	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	103	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	104	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	105	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	106	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	107	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	108	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	109	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	110	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	111	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	112	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	113	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	114	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydran	#5 pot									
Tree	115	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lace										

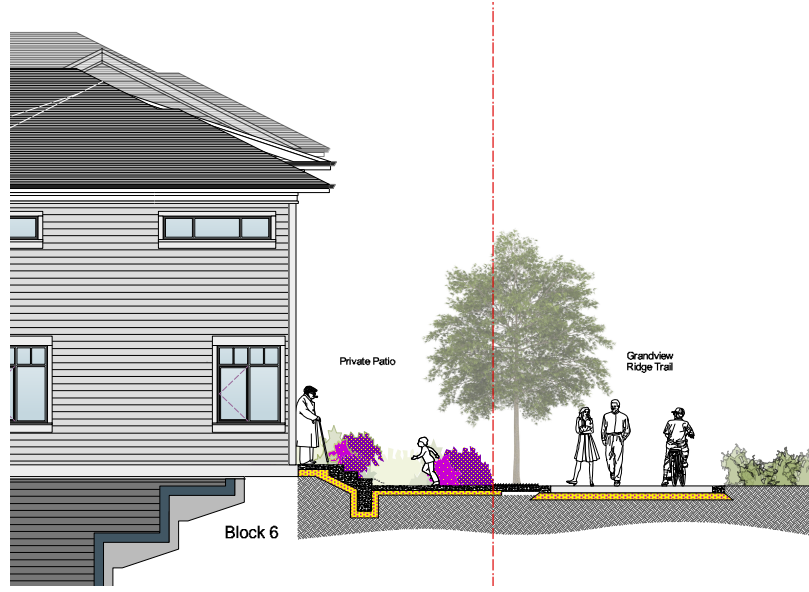
Issues	No.	Description	Date
	1	Issued for Development Permit	21/12/2018
	2	Issued for DP Review	2018/05/14
	3	Released for DP	2018/05/27
	4	Released for DP	2021/01/12
	5	Released for DP	2021/08/06
	6	Released for DP	2021/12/13
	7	Released for DP	2022/03/03



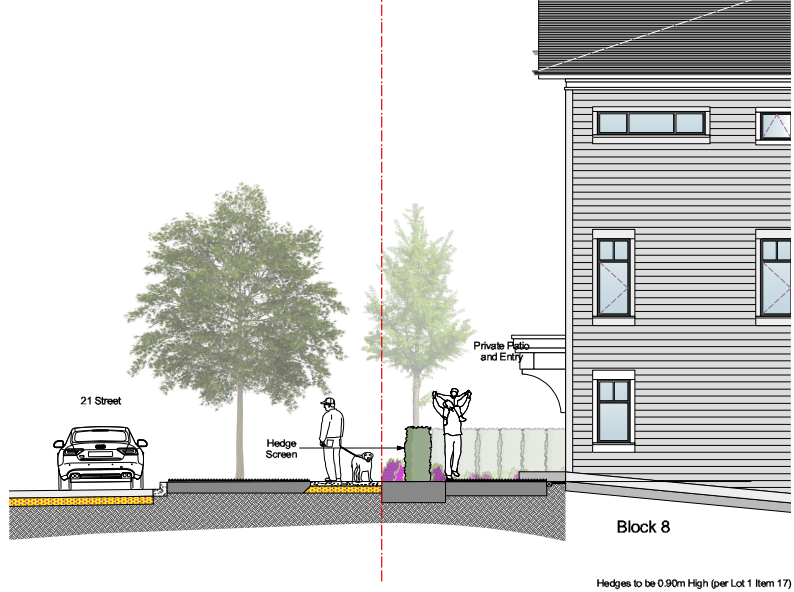
1 Block 1 at 163A Street
1:50



2 Block 4
1:50



3 Block 6 at Grandview Ridge Trail
1:50



4 Block 8 at 21 Street
1:50

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Client:
STREETSIDE DEVELOPMENTS

Project Title:
Chelsea at The Boroughs

16355 21 Avenue, Surrey BC

Drawing Title:
Illustrative Sections (Lot 2)

Project North:
Drawn By: KS
Checked By: MP

Scale: As Shown Job No.: 17-006

Sheet No.:

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.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0062 00 (Updated April 2022)

SUMMARY

The proposed 60 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	11
Secondary Students:	9

September 2021 Enrolment/School Capacity

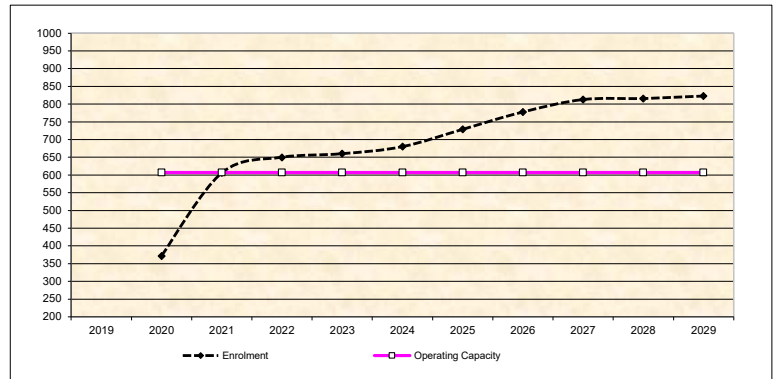
Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

Projected population of school-age children for this development:	24
--	----

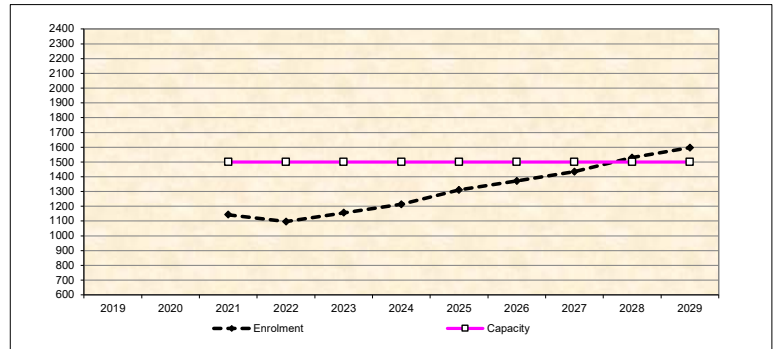
Population: The projected population of children aged 0-19 impacted by the development.

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

Edgewood Elementary



Grandview Heights Secondary



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

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0062-00

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: 031-086-055
Lot 2 Section 13 Township 1 New Westminster District Plan EPP79513
16355 - 21 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for Buildings 2 and 5, and to allow a maximum of 8 risers within the setback area;
 - (b) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for the principal building face, and to allow a maximum of 8 risers within the setback area;
 - (c) to reduce the minimum south street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face and to allow a maximum of 5 risers within the setback area; and
 - (d) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face and to allow a maximum of 3 risers within the setback area.

4. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

Schedule A



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REVISION:
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
14.05.19		ISSUE FOR DP
24.08.19		RE-ISSUED FOR DP
12.03.21		RE-ISSUED FOR DP
30.04.21		RE-ISSUED FOR DP
10.11.21		RE-ISSUED FOR DP
04.03.22		RE-ISSUED FOR DP
12.04.22		RE-ISSUED FOR DP

SEAL

CICOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
CHELSEA AT THE BOROUGHS LOT 2
16385 21 AVENUE
SURREY, BC

DRAWN: C.E. CHECKED BY: SM
SCALE: 1:250 PROJECT NO: 893
SHEET TITLE:
SITE PLAN (NE)

REVISION NO.: - SHEET NO.: A1.00.3

Variance to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for Buildings 2 and 5, and to allow a maximum of 8 risers within the setback area.

Variance to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for the principal building face, and to allow a maximum of 8 risers within the setback area.

Variance to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face and to allow a maximum of 3 risers within the setback area.

Variance to reduce the minimum south street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face and to allow a maximum of 5 risers within the setback area.



1 SITE PLAN LOT 2

