

PROPOSAL:

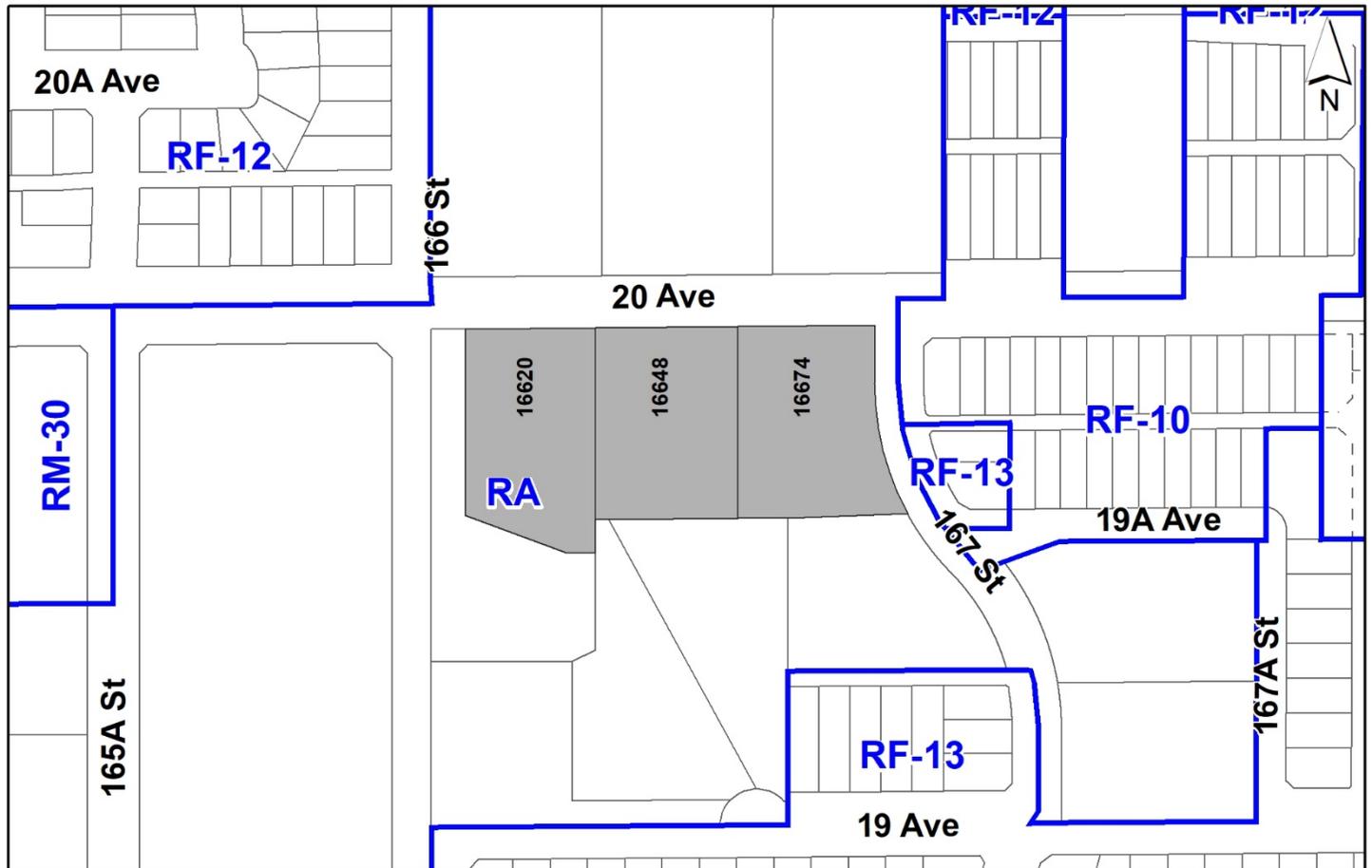
- **Development Variance Permit**
 to vary the percentage of back-to-back units permitted in a 62-unit townhouse development

LOCATION: 16674 20 Avenue
 16648 20 Avenue
 16620 20 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Residential 6-10 u.p.a.,
 Drainage Corridor 5m, and Low
 Density Residential 6-10 u.p.a.



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 within the “Multiple Residential 30 Zone (RM-30)”.

RATIONALE OF RECOMMENDATION

- The proposal received Third Reading at the November 20, 2023 Regular Council – Public Hearing meeting and Approval to Draft at the April 17, 2023 Regular Council – Land Use meeting. The development proposes a total of 62 townhouse units and includes an NCP Amendment from “Cluster Residential 6-10 u.p.a.,” “Drainage Corridor 5 m,” “and “Low Density Residential 6-10 u.p.a,” to “Multiple Residential 15-25 u.p.a.” and Drainage Corridor 5 m” and for changes to the local road network and rezoning from “One Acre Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30)”.
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning Bylaw, which include limiting the percentage of back-to-back units to a maximum of 20% for the RM-30 Zone, and to increase the required amount of outdoor amenity space for back-to-back units from 3.0 square metres per unit, to 6.0 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 by Council on November 20, 2023. A variance is required to the subject application to permit more back-to-back units in the proposed development than the RM-30 zone now allows. The subject application proposes 22 back-to-back units out of 62 total units (35.5% of the proposed units), which exceeds the maximum 20% in the RM-30 Zone.
- The applicant also proposes a total of 342 square metres of outdoor amenity space, exceeding the combined total of 252 square metres for all 62 units of outdoor amenity space required under the new Zoning Bylaw provisions for back-to-back townhouse units.
- Given the application was supported by Council prior to endorsing the Zoning Bylaw changes limiting the amount of back-to-back townhouse units in the RM-30 Zone, staff supports the previously submitted plans, and staff recommends that the proposed variances be supported.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0159-01 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law to increase the maximum percentage of back-to-back townhouse units permitted within the “Multiple Residential 30 Zone (RM-30)” from 20% to 35.5%.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) all conditions of approval outlined in the Additional Planning Comments Report No. 7920-0159-01 dated October 30, 2023 (Appendix II).

SITE CONTEXT & BACKGROUND

Context & Background

- The proposal received Third Reading at the November 20, 2023 Regular Council – Public Hearing meeting and Approval to Draft at the October 30, 2023 Regular Council – Land Use meeting. The development proposes a total of 62 townhouse units and includes an NCP Amendment from “Cluster Residential 6-10 u.p.a.,” “Drainage Corridor 5 m,” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 15-25 u.p.a.” and Drainage Corridor 5 m” and for changes to the local road network and rezoning from “One Acre Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30)”.
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning Bylaw, which include limiting the percentage of back-to-back units to a maximum of 20% for the RM-30 Zone, 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 to the subject application to permit additional back-to-back units in the proposed development. The subject application proposes 22 back-to-back units out of 62 total units (35.5% of the proposed units), which exceeds the maximum 20% in the RM-30 Zone.
- The applicant also proposes a total of 342 square metres of outdoor amenity space, exceeding the combined total of 252 square metres for all 62 units of outdoor amenity space required under the new Zoning Bylaw provisions for back-to-back townhouse units.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following to permit the development of 62 townhouse units:
 - an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from “Cluster Residential 6-10 u.p.a.,” “Drainage Corridor 5m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 15-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network;
 - rezoning a portion of the site from “One Acre Residential Zone (RA) to “Multiple Residential 30 Zone (RM-30)”;
 - to consolidate the properties into a single townhouse lot;
 - Development Permit for Form and Character; and
 - a Development Variance Permit.

	Proposed
Lot Area	
Gross Site Area:	12,213 square metres
Road Dedication:	1,230 square metres
Undevelopable Area:	960 square metres
Net Site Area:	10,023 square metres
Number of Lots:	1 townhouse development lot
Building Height:	8.7 metres -13.0 metres
Unit Density:	62 units per hectare (25 units per acre)
Floor Area Ratio (FAR):	0.80
Floor Area	
Residential:	7,987 square metres
Total:	7,987 square metres
Residential Units:	
3-Bedroom:	62
Total:	62

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in the Additional Planning Report No. 7920-0159-01.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant is requesting the following variances:
 - (a) to vary the Zoning By-law to increase the maximum percentage of back-to-back townhouse units permitted within the “Multiple Residential 30 Zone (RM-30)” from 20% to 35.5%.
- The applicant proposes 342 square metres of outdoor amenity space, exceeding the increased combined requirement of 318 square metres for all 62 units of outdoor amenity space associated with the back-to-back townhouse units.
- Given the application was supported by Council prior to endorsing the Zoning Bylaw changes limiting back-to-back townhouse units in the RM-30 Zone, staff supports the previously submitted plans, and it is recommended that the proposed variances be supported.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7920-0159-01
- Appendix II. Additional Planning Comments Report No. 7920-0159-01, dated October 30, 2023

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0159-01

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: 005-577-811

Lot 42 Section 13 Township 1 New Westminster District Plan 57371

16674 - 20 Avenue

Parcel Identifier: 005-577-829

Lot 43 Section 13 Township 1 New Westminster District Plan 57371

16648 - 20 Avenue

Parcel Identifier: 003-766-357

Lot 60 Section 13 Township 1 New Westminster District Plan 66460

16620 - 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 Part 22, Section J.4 of the “Multiple Residential 30 Zone (RM-30)”, the maximum permitted percentage of back-to-back townhouse units on a lot is increased from 20% to 35.5%.
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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



NO.	DATE	DESCRIPTION	BY	CHKD.
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-01-30	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2022-12-09	ISSUED FOR DP REVISION		
6	2022-11-19	ISSUED FOR DP REVISION		
5	2022-08-24	ISSUED FOR DP REVISION		
4	2022-05-24	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-08-24	ISSUED FOR DP SUBMISSION		
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN		
REV.	15/11/2020	REVISION / DRAWING ISSUE		REVIEW

CONTRACT NO. 16620-20AVE

PROJECT STAMP

SCALE

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THE DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

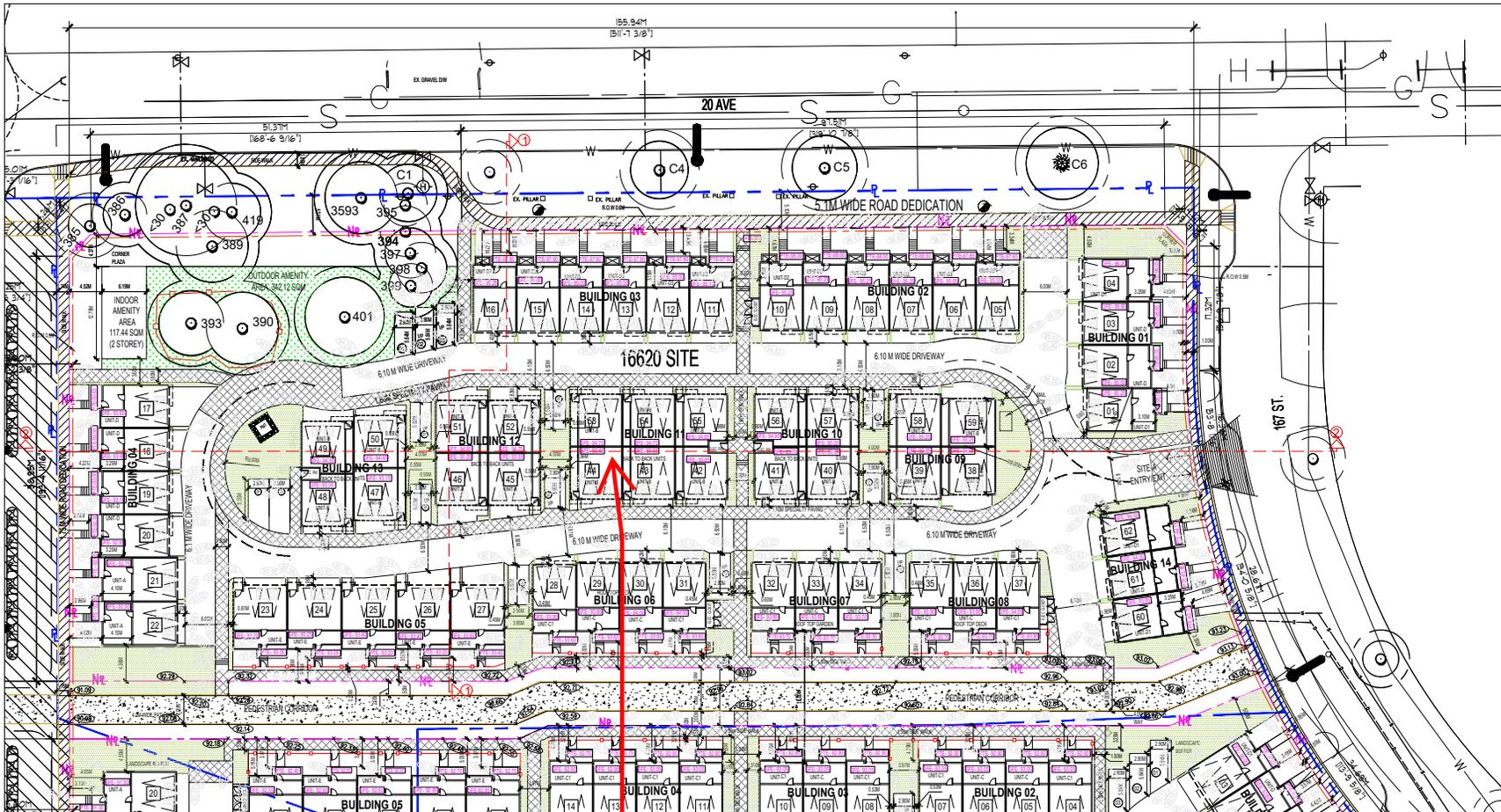
PROJECT

16620 - 20 AVE TOWNHOUSES
16620, 16648 & 16674, 20 AVE, 1949-1677H ST,
16663, 16655 & 16621-19 AVE,
16606-20AVE, SURREY, B.C

DRAWING TITLE
**SITE PLAN
SITE - A (NORTH)**

DRAWING ISSUE
ISSUED FOR DP REVISION

PROJECT NO.	PLAT DATE	DRAWN	AD
722009	2023-04-11		
SCALE	AS INDICATED	REVIEWED	CY
DRAWING NO.			REVISION
DP-2.11			09



In Part 22, Section J.4 of the "Multiple Residential 30 Zone (RM-30)", the maximum permitted percentage of back-to-back townhouse units on a lot is increased from 20% to 35.5%.

1 SITE PLAN
DP-2.11
1/24" = 1'-0"

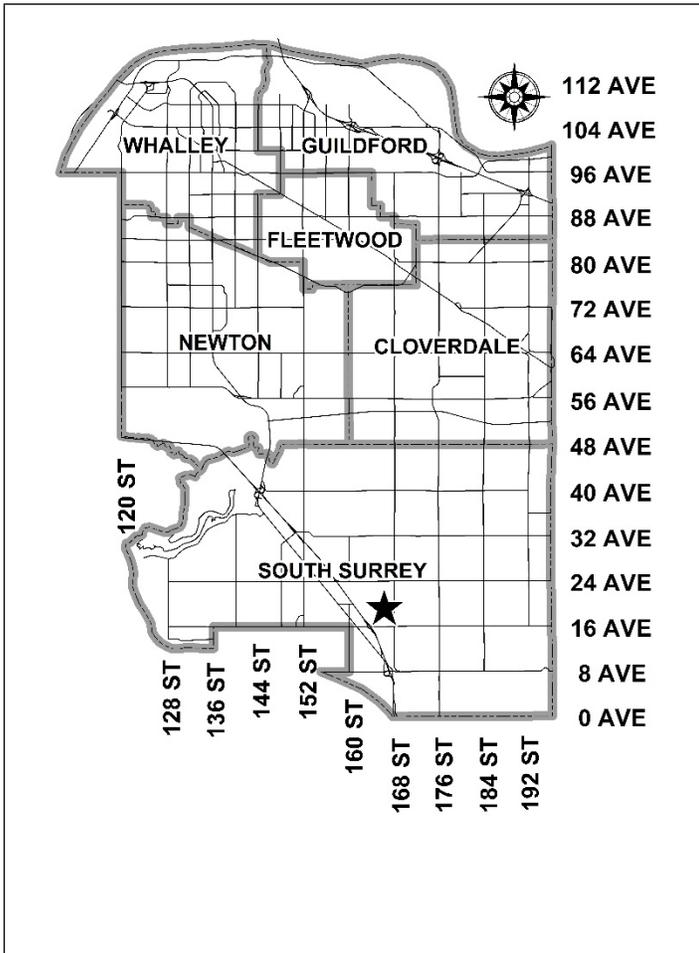
APPENDIX II

City of Surrey

ADDITIONAL PLANNING COMMENTS

Application No.: 7920-0159-01

Planning Report Date: October 30, 2023



PROPOSAL:

- **NCP Amendment** from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5 m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 15-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network.
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

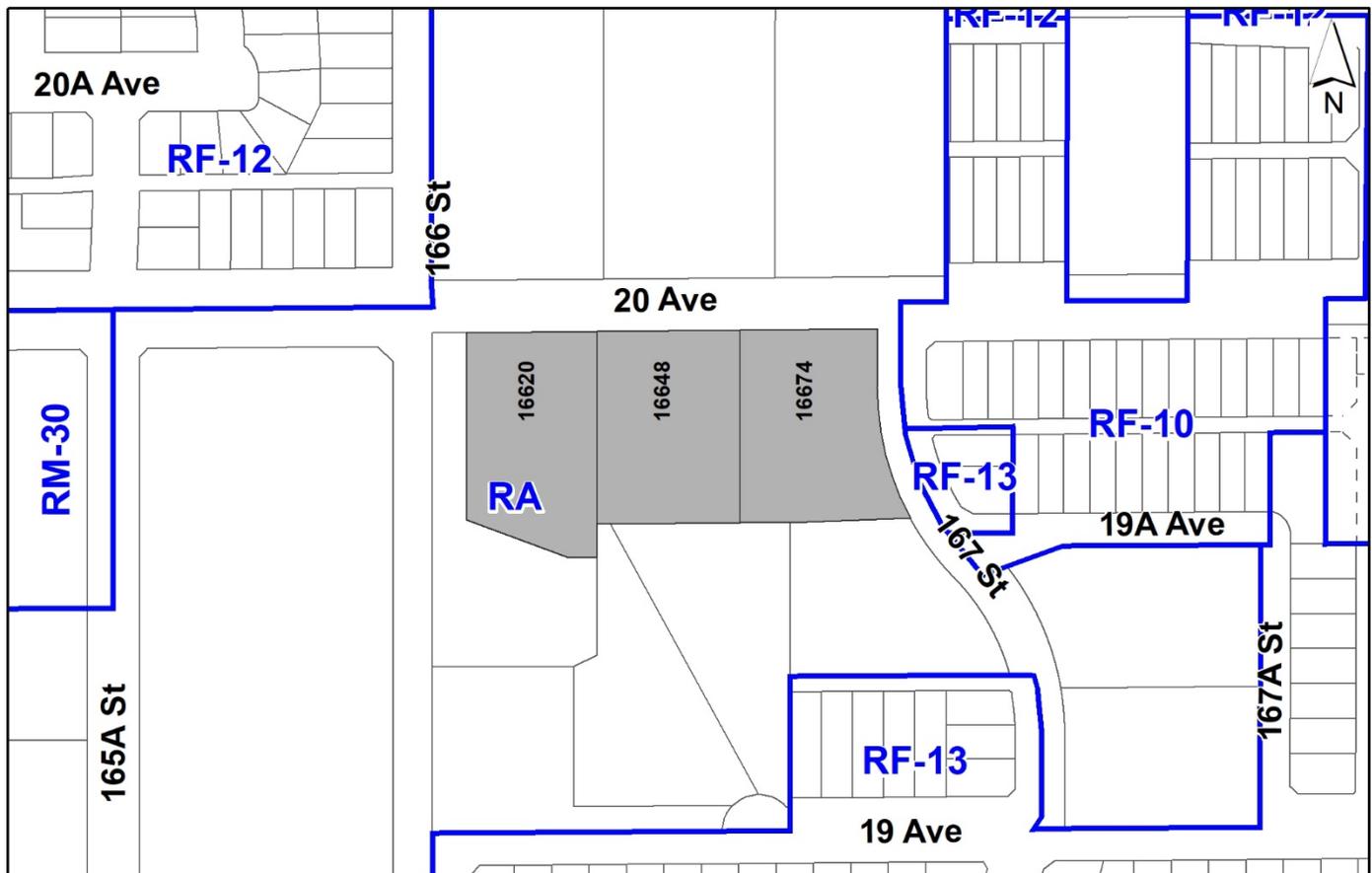
to permit the development of 62 townhouse units

LOCATION: 16674, 16648, 16620 – 20 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Residential 6-10 u.p.a., Drainage Corridor 5m, and Low Density Residential 6-10 u.p.



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) Amendment from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 15-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network.
- Proposing to reduce the building setback requirements of the Multiple Residential 30 Zone (RM-30) and the General Provisions to allow for stair risers within the setbacks

RATIONALE OF RECOMMENDATION

- Development Application Nos. 7920-0159-00 and 7920-0162-00 (development application to the south) were running in conjunction and were considered under a single Council report and a single CD By-law that was granted Third Reading at the May 1, 2023 Regular Council – Public Hearing meeting. The single rezoning by-law required that both projects be completed at the same time. This has created challenges for the applicant in delivering all 166 units (62 units under Development Application No. 7920-0159-00, the subject north application, and 104 units under Development Application No. 7920-0162-00, to the south) at one time.
- To accommodate both proposals moving forward, it is proposed to separate the two applications into two separate rezoning by-laws, which will allow each application to proceed independently, while still delivering a centralized walkway that bisects the two sites.
- There are no changes to the proposed developments that were considered by Council at the May 1, 2023 Regular Council – Public Hearing meeting.
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed amendment to the Sunnyside Heights NCP will facilitate a variety of housing types in this neighbourhood that are more affordable than the larger single-detached dwellings that were anticipated under the NCP.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed building setbacks achieve a more urban, pedestrian streetscape in compliance with the Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and will facilitate additional visitor parking stalls.
- Some area residents have raised objections to the proposal. In response, the applicant held a Public Information Meeting (PIM) to solicit feedback from area residents. The applicant amended the proposal by reducing the number of overall units.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (i) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and

- (l) completion of all requirements as outlined in the Initial Planning Report No. 7920-0159-00/7920-0162-00, dated April 17, 2023, as well as the Additional Planning Comments Report No. 7920-0162-02, dated October 30, 2023.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 15-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single-detached homes on acreage lots.	Cluster Residential 6-10 u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a	RA
North (Across 20 Avenue):	Vacant acreage lots under Development Application No. 7922-0149-00, which proposes rezoning to RM-30 and RF-10 to permit development of 171 townhouse units and 2 single-detached small lots.	Cluster Residential 6-10 u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a	RA
East (Across 167 Street):	Single-detached homes on acreage lots. Development Application No. 7921-0080-00 for rezoning to RF-10 and RF-13 to allow subdivision into 19 single family small lots, received Third Reading on February 14, 2022.	Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a	RA
South:	Single detached small lots and single detached homes on acreage lots. A portion of the lands to the south are under Development Application No. 7920-0162-00, which proposes to rezone the subject lots to RM-30 and RF-13 to permit the development of 104 townhouse units and 1 single-detached lot small lot. Development Application No. 7920-0162-00 was granted Third Reading at the May 1, 2023 Regular Council – Public Hearing meeting, but the by-law is being reconsidered at the October 16, 2023 Regular Council – Land Use meeting to eliminate lands from the subject application.	Medium Density Residential 10-15 u.p.a.	RF-13, RA
West (Across 166 Street):	New elementary school (Ta'talu Elementary) under construction.	School	RA

Context & Background

- Development Application Nos. 7920-0159-00 and 7920-0162-00 were running in conjunction and were considered under a single Council report and a single CD By-law (Rezoning By-law No. 20925) as they function as one larger development of several properties in Sunnyside Heights bounded by 20 Avenue to the north, 19 Avenue to the south, 167 Street to the east, and future 166 Street to the west.
- Rezoning By-law No. 20925 was granted Third Reading at the May 1, 2023 Regular Council – Public Hearing meeting. Since that time, the applicant has expressed a desire to see the applications separated to allow each application to proceed independently. Doing so will allow for a more efficient phased delivery of the 166 townhouse units and one single-detached small lot across both development applications.
- As the previous rezoning by-law (No. 20925) was considered for all of the lands under both applications, the development applications cannot be separated without bringing a second by-law forward (i.e., one rezoning by-law for each application).
- The applicant wishes to advance Development Application No. 7920-0162-00 first and as such, staff are requesting (under a separate report) that Third Reading of Rezoning By-law No. 20925 be rescinded, the lands under that by-law be amended by eliminating the portion of the lands under the subject application (No. 7920-0159-00), and Third Reading be granted to the amended by-law under Development Application No. 7920-0162-00.
- Given this process would eliminate the portion of the (northern) lands under Development Application No. 7920-0159-00 being considered for rezoning, a new rezoning by-law must be brought forward for these lands.
- At the April 17, 2023 Regular Council – Land Use meeting, Council authorized staff to draft the Development Permit for Development Application No. 7920-0159-00 (the subject application). No changes to the proposed development permit are proposed and therefore, no further action with regards to the proposed Development Permit is required.
- At the May 1, 2023 Regular Council – Public Hearing meeting, following public notification, Council supported Development Variance Permit No. 7920-0159-00 for the subject application. No changes to the proposed development variance permit are proposed and therefore, no further action with regards to the proposed Development Variance Permit is required.
- The 1.2-hectare subject site consists of three properties situated along 20 Avenue and 167 Street (16620, 16648, and 16674 – 20 Avenue) which is located in Sunnyside Heights.
- The subject site is designated “Cluster Residential 6-10 u.p.a”, “Drainage Corridor 5m”, and “Low Density Residential 6-10 u.p.a” in the Sunnyside Heights Neighbourhood Concept Plan and zoned “One-Acre Residential Zone (RA)”.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following to permit the development of 62 townhouse units:
 - an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 15-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network;
 - rezoning a portion of the site as identified as Block A on the Survey Plan attached as Appendix I, from “One Acre Residential Zone (RA) to “Multiple Residential 30 Zone (RM-30)”;
 - to consolidate the properties into a single townhouse lot;
 - Development Permit for Form and Character; and
 - a Development Variance Permit.

	Proposed
Lot Area	
Gross Site Area:	12,213 square metres
Road Dedication:	1,230 square metres
Undevelopable Area:	960 square metres
Net Site Area:	10,023 square metres
Number of Lots:	1 townhouse development lot
Building Height:	8.7 metres -13.0 metres
Unit Density:	62 units per hectare (25 units per acre)
Floor Area Ratio (FAR):	0.80
Floor Area	
Residential:	7,987 square metres
Total:	7,987 square metres
Residential Units:	
3-Bedroom:	62
Total:	62

Referrals

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

School District: The School District has advised that there will be approximately 53 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

29 Elementary students at Edgewood Elementary School
14 Secondary students at Grandview Heights Secondary School

(Appendix IV)

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

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

*A new elementary school (Ta'atalu Elementary School) is being constructed to the immediate west and is scheduled to open in Fall 2025.

**A new secondary school opened in Fall 2021 in the Grandview neighbourhood (Grandview Heights Secondary). Due to the continued development of this area, the school catchment boundaries are still being reviewed.

Parks, Recreation & Culture: Should this application be supported by Council, Parks, Recreation and Culture will accept a voluntary amenity contribution in the amount of \$30,000 (in conjunction with the adjacent Development Application No. 7920-0162-00, to the south) by the applicant in response to residents' concerns about increased density over what was planned for the neighbourhood. The voluntary contribution will be used for park amenities in the Sunnyside Heights neighbourhood.

The closest active park/playground is 125G Neighbourhood Park, which will be fully constructed in consultation with area residents upon acquisition of lands associated with Development Application No. 7917-0506-00. The park has temporary amenities including play structures and open space and is 350 metres walking distance from the development. The closest natural area is Darts Hill Garden Park which is 620 metres walking distance from the development.

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

- A complete overview of the transportation considerations for this project is included in the Initial Planning Report No. 7920-0159-00/7920-0162-00, dated April 17, 2023 (Appendix VI).
- The central 8-metre wide walkway will be delivered (dedicated and constructed) under the adjacent Development Application No. 7920-0162-00, to the south.

Parkland and/or Natural Area Considerations

- As part of the community consultation process, residents in the neighbourhood sought additional amenities in the temporary portion of 125G Neighbourhood Park due to the proposed densification.
- Parks currently has all the temporary amenities they can provide in 125G Neighbourhood Park. Upon acquiring all lands associated with this neighbourhood park, Parks staff will undertake community engagement to determine the appropriate permanent amenities to be included in the park.
- Should this application be supported by Council in conjunction with Development Application No. 7920-0162-00 to the south, the applicant agreed to provide a combined cash-contribution to the City for park amenities in the amount of \$30,000.
- The cash contribution provided by the applicant, should this application proceed, would be directed towards park amenities within the Sunnyside Heights NCP, which may include the future build-out of 125G Neighbourhood Park or other parks identified within the Sunnyside Heights NCP.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. The applicant will amend the roof top patios design to include a high albedo roof with a SRI value of 75 for those buildings with rooftop patios/flat roofs.
- To further reduce the urban heat island effect, provide thermal comfort for future residents, nicer streetscapes and in accordance with the Development Permit guidelines for Form and Character, staff requested the applicant provide trees within drive-aisles. The applicant does not propose to provide trees in the drive-aisle for the majority of the subject site. Trees cannot be accommodated without the removal of a significant number of units.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated “General Urban” in the Regional Growth Strategy (RGS) and the proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject site is designated “Urban” in the Official Community Plan (OCP) and the proposed townhouses comply with this designation provided Council supports an amendment to the Sunnyside Heights Neighbourhood Concept Plan.

Themes/Policies

- Staff support the change in land use from single family to townhouses to accommodate a variety of housing types in the Sunnyside Heights neighbourhood in accordance with OCP policies B4.2 and B4.5, which seek to plan and design new neighbourhoods to accommodate a wide range of diverse households through a diversity of housing types and sizes.

Secondary Plans

Land Use Designation

- The applicant proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 15-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network.
- The Initial Planning Report No. 7920-0159-00/7920-0162-00, dated April 17, 2023 noted the proposed land use plan amendment, which incorrectly included an amendment to the “Multiple Residential 20-25 u.p.a.” designation. The correct amendment should read “Multiple Residential 15-25 u.p.a.” as noted above.

Amendment Rationale

Rationale for Land-Use Redesignation

- The Initial Planning Report No. 7920-0159-00/7920-0162-00, dated April 17, 2023 (Appendix VI), provides an outline for the amendment rationale.

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from “One-Acre Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30),” depicted as (northern) Block A on the attached Survey Plan (Appendix I).

- 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)", and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	62 units per hectare (25 units per acre)
Floor Area Ratio:	1.0	0.80
Lot Coverage:	60%	35%
Yards and Setbacks		
North:	4.5 m	4.5 m *variance to 4.3 m for indoor amenity building
East:	4.5 m	4.5 m
South:	4.5 m	4.5 m *variance to 4.3 m to Building 5 and 3.0 m for Building 14
West:	4.5 m	4.5 m *variance to 4.2 m for Building 4
Height of Buildings		
Principal buildings:	13 m	8.7 – 13.0 metres
Accessory buildings:	11 m	9.5 metres
Amenity Space		
Indoor Amenity:	186 square metres	The proposed 144 m ² [+ CIL of \$21,00] meets the Zoning By-law requirement.
Outdoor Amenity:	186 square metres	The proposed 342 m ² meets the Zoning By-law requirement.
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	124	124
Residential Visitor:	12	14
Total:	136	138
Bicycle Spaces		
Residential Secure Parking:	n/a	n/a
Residential Visitor:	12	12

Setback Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum west front yard setback of the RM-30 Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
 - (b) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
 - (c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres; and
 - (d) to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4.
- The proposed Development Variance Permit No. 7920-0159-00, was supported by Council at the May 1, 2023 Regular Council – Public Hearing meeting, following public notification. No changes to the proposed variances are requested and therefore, no further action is required with regard to the subject Development Variance Permit.

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. The current rate is \$2,000 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Sunnyside Heights NCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for South Surrey is \$20,000 per unit for townhouses.

Affordable Housing Strategy

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 25, 2022 and the Development Proposal Signs were installed on February 11, 2022. Staff received 65 responses from neighbouring residents. In addition, a Public Information Meeting was held by the applicant on August 17, 2022.
- These concerns included the potential for increased traffic, overcapacity at surrounding schools, the lack of amenities within the neighbourhood, and a desire to see additional tree retention. For a record of public comments and staff responses, see the Initial Planning Report for Development Application Nos. 7920-0159-00/7920-0162-00, dated April 17, 2023 (Appendix VI).

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development partially complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

- At the April 17, 2023 Regular Council – Land Use meeting, Council authorized staff to draft the Development Permit for the subject application. As there are no proposed changes to the form and character as part of Development Application No. 7920-0159-00, no further action to the proposed development permit is required. For a detailed description of the proposed design, see the Initial Planning Report for Development Application Nos. 7920-0159-00/7920-0162-00, dated April 17, 2023 (Appendix VI).

TREES

- There are no changes to the proposed tree retention and removal that was previously presented to Council in the Initial Planning Report No. 7920-0159-00/7920-0162-00, dated April 17, 2023

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Block Plan
Appendix II	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	NCP Plan
Appendix VI.	Initial Planning Report No. 7920-0159-00/7920-0162-00, dated April 17, 2023

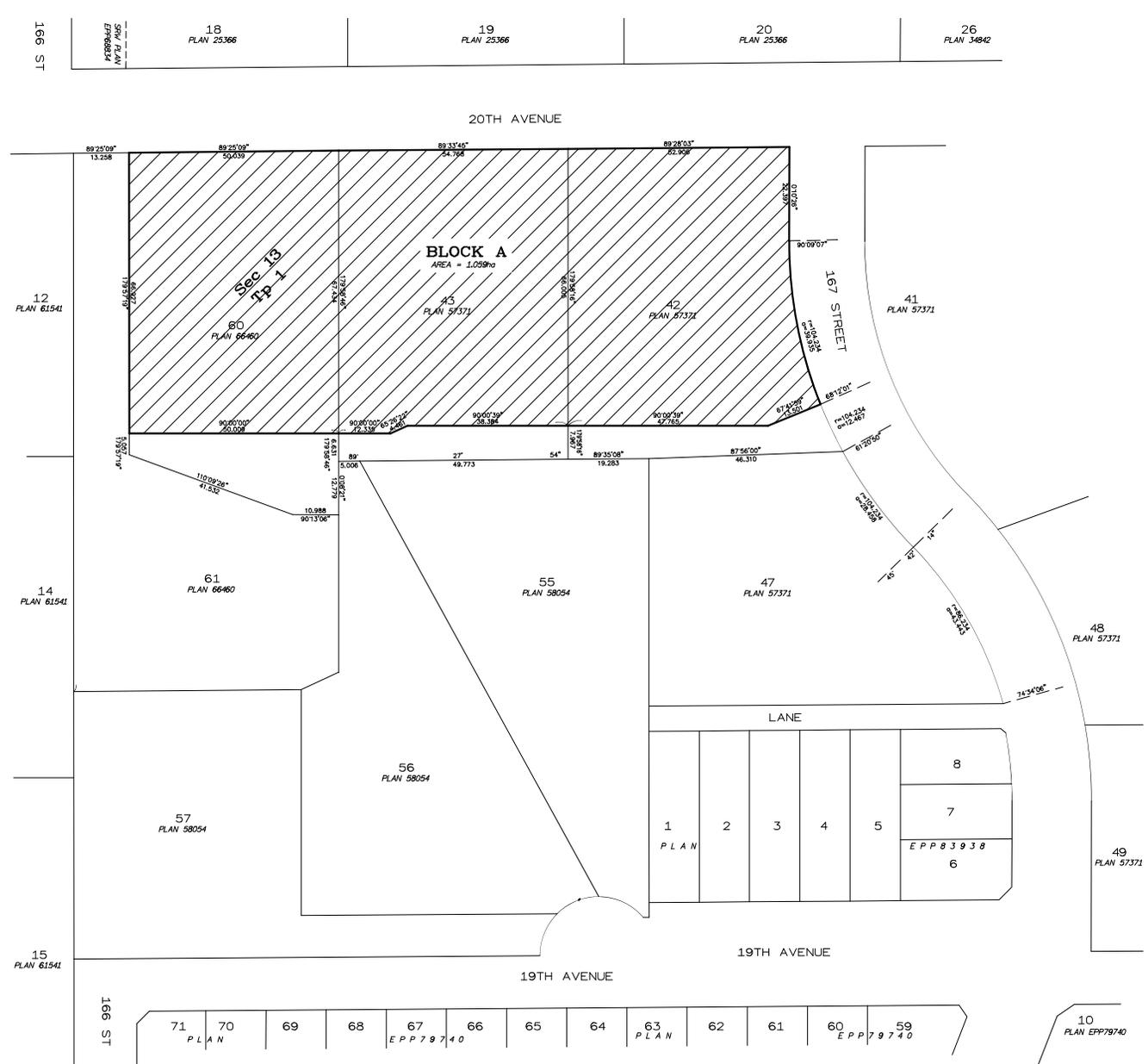
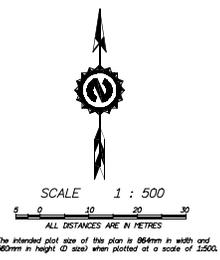
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
No: _____ OF: PART OF LOTS 60 & 61 PLAN 66460
AND PART OF LOTS 42, 43 PLAN 57371
ALL OF SECTION 13 TOWNSHIP 1 NWD

FOR REZONING PURPOSES
LEGEND
 ha DENOTES HECTARES
 m² DENOTES SQUARE METRES



Property boundary dimensions shown hereon are derived from field surveys.
 CERTIFIED CORRECT
 DATED THIS 8th DAY OF OCTOBER, 2021.

 H. Adam Fullerton B.C.L.S.

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

TARGET
 LAND SURVEYING
 1120-20178 96TH AVE
 LANSLEY BC
 604-583-6181
 FILE: 9483-BLOCK-PLAN-2

16620-20 AVE TOWNHOUSES

16620, 16648 & 16674 - 20 AVE, SURREY, BC. CANADA



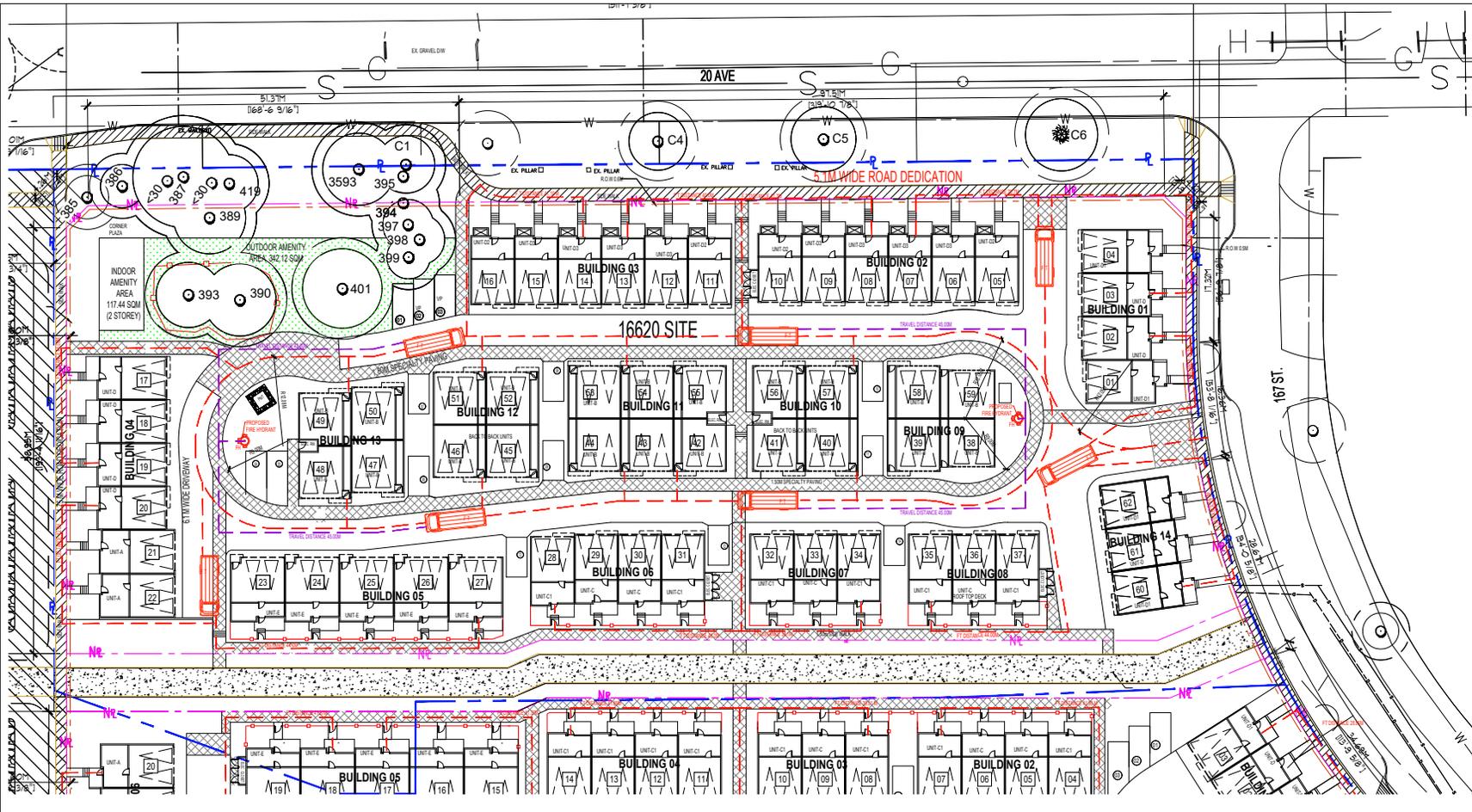
DATA SHEET

TOWN HOUSES		11-Apr-23				
PROJECT NAME:		16620-20 AVE TOWNHOUSES				
ADDRESS:		16620,16648 & 16674-20 AVE, SURREY, BC. CANADA				
LEGAL DESCRIPTION						
ACTUAL SITE AREA						
	131467.92	SFT or 12213.77	SQM or 3.02 Acres			
AREA TRANSFERRED TO 16651(SOUTH SITE)	10335.00	SFT or 960.1529	SQM or 0.24 Acres			
GROSS SITE AREA	121132.92	SFT or 11253.62	SQM or 2.78 Acres			
ROAD DEDICATION	9775.37	SFT or 908.1616	SQM or 0.22 Acres			
PEDESTARIAN CORRIDOR DEDICATION	3467.00	SFT or 322.0948	SQM or 0.08 Acres			
NET SITE AREA	107890.55	SFT or 10023.36	SQM or 2.48 Acres			
FLOOR AREA RATIO:						
F A R = NET AREA (EXCLUDING GARAGE & ROOF GARDEN AREAS) / NET SITE AREA						
	85981.00	/	107890.55 0.80 FSR			
F A R = NET AREA (EXCLUDING GARAGE & ROOF GARDEN AREAS) / GROSS SITE AREA						
	85981.00	/	121132.92 0.71 FSR			
LOT COVERAGE = LOWER FLOOR AREA / NET SITE AREA						
	37770.00	/	107890.55 35%			
BUILDING 1 (04 UNITS)	7302.00	SFT	678.38 SQM			
BUILDING 2 (06 UNITS)	10914.00	SFT	1013.94 SQM			
BUILDING 3 (06 UNITS)	10914.00	SFT	1013.94 SQM			
BUILDING 4 (06 UNITS)	11285.00	SFT	1048.41 SQM			
BUILDING 5 (05 UNITS)	10556.00	SFT	980.59 SQM			
BUILDING 6 (04 UNITS)	7226.00	SFT	671.50 SQM			
BUILDING 7 & 8 (06 UNITS)	10864.00	SFT	1009.30 SQM			
BUILDING 9 (04 UNITS)	7088.00	SFT	658.50 SQM			
BUILDING 10 (04 UNITS)	7088.00	SFT	658.50 SQM			
BUILDING 11 (06 UNITS)	10632.00	SFT	987.75 SQM			
BUILDING 12 (04 UNITS)	7088.00	SFT	658.50 SQM			
BUILDING 13 (04 UNITS)	7088.00	SFT	658.50 SQM			
BUILDING 14 (03 UNITS)	5488.00	SFT	509.85 SQM			
TOTAL AREA	113534.00	SFT	8855.33 SQM			
TOWN HOUSES AREAS						
AREAS						
S.NO	TYPE	NO UNITS	AREAS			
			GARAGE MAIN FLOOR (EXCL GARAGE) SECOND FLOOR THRD FLOOR ROOF GARDEN TOTAL UNIT AREA (EXCL GARAGE / ROOF GRDN) FAR AREA (EXCL GARAGE / ROOF GRDN)			
			SFT SQM			
1	UNIT-A	2	417 38.74 264 24.53 642 59.64 690 63.17 1586 147.40 3172 294.69			
2	UNIT-B (ROOF TOP GARDEN)	22	495.00 45.99 81.00 7.53 598.00 55.56 598.00 55.56 496.00 46.08 1277.00 118.64 28094.00 2610.02			
3	UNIT-C (ROOF TOP GARDEN)	4	406.00 37.72 201.00 18.87 571.00 53.05 618.00 57.41 544.00 50.54 1390.00 129.14 5560.00 516.54			
4	UNIT-C1 (ROOF TOP GARDEN)	6	411.00 38.18 203.00 18.86 578.00 53.70 626.00 58.16 544.00 50.54 1407.00 130.71 8442.00 784.29			
5	UNIT-D	6	410.00 38.09 203.00 18.86 577.00 53.61 624.00 57.97 1404.00 130.44 8424.00 782.62			
6	UNIT-D1	9	415.00 38.55 203.00 19.05 585.00 54.35 632.00 58.71 1422.00 132.11 7110.00 660.54			
7	UNIT-D2	4	410.00 38.09 202.00 18.70 577.00 53.61 624.00 57.97 1403.00 130.34 8412.00 781.37			
8	UNIT-D3	8	413.00 38.37 203.00 18.86 580.00 53.88 626.00 58.16 1409.00 130.90 11272.00 1047.20			
9	UNIT-E (ROOF TOP GARDEN)	5	452.00 41.99 242.00 22.48 705.00 65.50 712.00 66.15 611.00 56.76 1659.00 154.13 8295.00 770.63			
TOTAL UNITS		62		TOTAL TOWN HOUSES FAR AREA	85981	7987.90
TOTAL NUMBER OF UNITS PROPOSED				62 Nos		
NUMBER OF UNITS PER ACRE (NET SITE AREA)				25 Nos		
NUMBER OF UNITS PER ACRE (GROSS SITE AREA)				22 Nos		
NUMBER OF UNITS PER HECTARE (GROSS SITE AREA)				55 Nos		
NUMBER OF UNITS PER HECTARE (NET SITE AREA)				62 Nos		
AMENITY AREA REQUIRED				SQM SFT		
AMENITY AREA (OUTDOOR AREA)				NO. 186.00 2002.09		
OF UNITS *3 SQ M PER UNIT						
AMENITY AREA (INDOOR AREA)				NO. 188.00 2002.09		
OF UNITS *3 SQ M PER UNIT						
AMENITY AREA PROVIDED				SQM SFT		
AMENITY AREA (OUTDOOR AREA)				342.12 3682.55		
AMENITY AREA (INDOOR AREA, 2 STORY)				117.44 1264.11		
TOWN HOUSES REQUIRED PARKING				SQM SFT		
UNITS PARKING REQUIRED (2 PER UNIT)				62 *2 124 STALLS		
UNITS PARKING PROVIDED				124 STALLS		
VISITOR PARKING REQUIRED (0.2 PER UNIT)				62 *0.2 12 STALLS		
VISITOR PARKING PROVIDED				14 STALLS		
TOTAL STALLS				136		

SHEET INDEX

CONTEXT MAP N.T.S





Kasian Architecture
Interior Design
and Planning Ltd

1500 West Georgia Street, Suite 1050
Vancouver, BC, Canada V6G 2R6
T: 604 683 4145 F: 604 683 2627
www.kasian.com



NO.	DATE	DESCRIPTION
10	2023-04-11	ISSUED FOR DP REVISION
9	2023-01-30	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2023-12-09	ISSUED FOR DP REVISION
6	2023-11-19	ISSUED FOR DP REVISION
5	2023-08-24	ISSUED FOR DP REVISION
4	2023-05-04	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-08-24	ISSUED FOR DP SUBMISSION
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN
REV.	15774-0002	REVISION / DRAWING ISSUE

CONTRACT NO. _____
PROJECT NAME _____
PROJECT ADDRESS _____

PROJECT STAMP _____

SCALE _____

DATE _____

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PROJECT

16620 - 20 AVE TOWNHOUSES
16620, 16648 & 16674, 20 AVE, 1949-167TH ST,
16663, 16651 & 16621-19 AVE,
16606-20AVE, SURREY, B.C

DRAWING TITLE
SITE - A (NORTH)
FIRE TRUCK ACCESS ROUTE

DRAWING ISSUE
ISSUED FOR DP REVISION

PROJECT NO.	PLAT DATE	DRAWN	AD
722009	2023-04-11		
DRAWING NO.	SCALE	REVISION	CY
	AS INDICATED		

DRAWING NO. DP-2.14A REVISION 09

1 FIRE TRUCK ACCESS ROUTE
DP-2.14 1/24" = 1'-0"





NO	DATE	DESCRIPTION
10	2023-04-11	ISSUED FOR DP REVISION
9	2023-03-09	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2022-12-09	ISSUED FOR DP REVISION
6	2022-11-10	ISSUED FOR DP REVISION
5	2022-09-24	ISSUED FOR DP REVISION
4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR DP SUBMISSION
1	2020-02-26	ISSUED FOR PRELIMINARY DESIGN

DATE: 11/11/2023 DRAWING ISSUE: REVIEW

CONSULTANT: REVIEW

FORMAT STAMP

SCALE

PROJECT

16620 - 20 AVE TOWNHOUSES

SURREY, B.C.

DRAWING TITLE

BUILDING SCHEME MAP

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO: 722009 PLOT DATE: 11-04-2023 DRAWN: AD

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

DRAWING NO: DP 2.16A REVISION: 10



SITE COLOUR ALLOCATION LAYOUT



COLOUR SCHEME - A



COLOUR SCHEME - B



COLOUR SCHEME - C



APR 1 2023

NO	DATE	ISSUED FOR	REVISION
10	2023-04-11	ISSUED FOR DP REVISION	
9	2023-03-07	ISSUED FOR DP REVISION	
8	2023-01-11	ISSUED FOR 1 ST REVISION	
7	2022-12-20	ISSUED FOR DP REVISION	
6	2022-11-10	ISSUED FOR DP REVISION	
5	2022-09-24	ISSUED FOR DP REVISION	
4	2022-09-24	ISSUED FOR DP REVISION	
3	2021-12-03	ISSUED FOR DP REVISION	
2	2021-06-04	ISSUED FOR 1 ST PRELIMINARY DESIGN	
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN	

REVISION: 11117588-000 REVISION - DRAWING ISSUE REVIEW

CONSULTANT

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PROJECT

16620-20 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

DRAWING TITLE

AMENITY BUILDING (SITE-A) ELEVATIONS

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	722009	PLOT DATE	11-04-2023	DRAWN	SS
SCALE	As indicated	REVIEWED		CY	

DRAWING NO.	DP-6.01	REVISION	10
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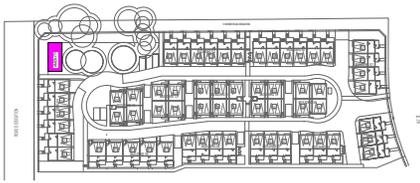


MATERIAL LEGEND :

MATERIAL	COLOR	
(FL) FLASHING	LIGHT GREY	
(TR1) TRIM	LIGHT GREY	
(FA) FASCIA	LIGHT GREY	
(CS) HARDI SIDING	WOODSTOCK BROWN	
(W) WINDOWS	BLACK	
(D) DOORS	BLACK	
(RS) ROOF SHINGLE	DARK GREY	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

1 EAST ELEVATION
DP-6.01 1/4" = 1'-0"



KEY PLAN



2 WEST ELEVATION
DP-6.01 1/4" = 1'-0"



NO	DATE	ISSUED FOR
10	2023-04-11	ISSUED FOR DP REVISION
9	2023-03-07	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR 1 ST REVISION
7	2022-12-09	ISSUED FOR DP REVISION
6	2022-11-10	ISSUED FOR DP REVISION
5	2022-09-24	ISSUED FOR DP REVISION
4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR 1 ST SUBMISSION
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN

SCALE: 1/4" = 1'-0" REVISION: DRAWING ISSUE REVIEW

CONSULTANT:

FORMAT STAMP:

SCALE:

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PROJECT:

16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16665
& 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE:

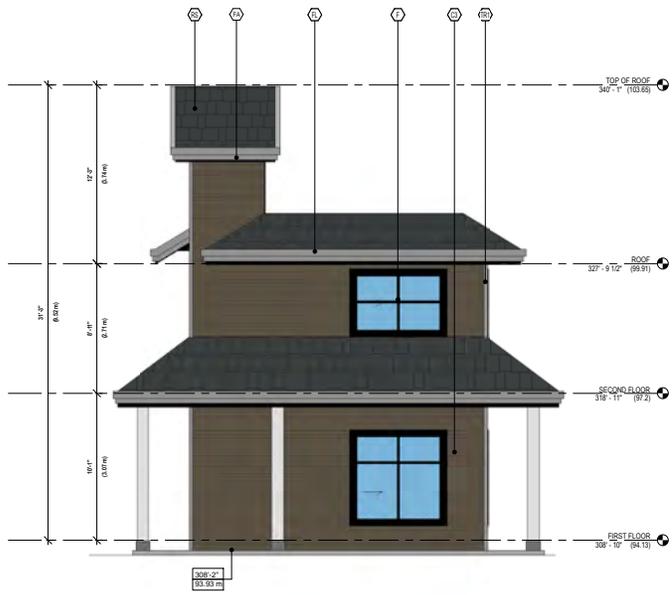
**AMENITY BUILDING (SITE-A)
ELEVATIONS**

DRAWING ISSUE:

ISSUED FOR DP REVISION

PROJECT NO:	722009	DATE:	11-04-2023	DRAWN BY:	SS
SCALE:	As indicated	REVIEWED BY:	CY	REVISION:	

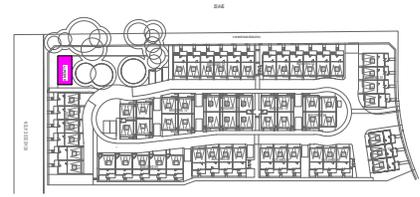
DRAWING NO: **DP-6.02** REVISION: **10**



1 NORTH ELEVATION
DP-6.02/ 1/4" = 1'-0"



2 SOUTH ELEVATION
DP-6.02/ 1/4" = 1'-0"



KEY PLAN

MATERIAL LEGEND:

MATERIAL	COLOR	
(FL) FLASHING	LIGHT GREY	
(TR) TRIM	LIGHT GREY	
(FA) FASCIA	LIGHT GREY	
(CS) HARDY SIDING	WOODSTOCK BROWN	
(F) WINDOWS	BLACK	
(D) DOORS	BLACK	
(RS) ROOF SHINGLE	DARK GREY	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



AP# 11 2023

NO	DATE	ISSUED FOR	BY	REVIEW
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-08	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2022-12-08	ISSUED FOR DP REVISION		
6	2023-11-10	ISSUED FOR DP REVISION		
5	2022-09-24	ISSUED FOR DP REVISION		
4	2022-09-24	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-06-04	ISSUED FOR DP PRELIMINARY DESIGN		
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN		

REVISION: CORRECTING ISSUE

CONSULTANT

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PROJECT

16620-20 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

DRAWING TITLE

**BUILDING-02 (SITE-A)
ELEVATIONS (UNIT-D2 & D3)**

DRAWING SCALE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN	VS
722009	4/11/2023		

DRAWING NO.	SCALE	1/8" = 1'-0"	REVIEWED	CY

DP-6.21

10

MATERIAL LEGEND:

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR3 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARDI SIDING	WHITE
C2 HARDI BRICKS	DARK GREY
C3 HARDI SIDING	WOODSTOCK BROWN
C4 HARDI SIDING	DARK GREY
C5 HARDI PANEL	DARK GREY
F WINDOWS	BLACK
D DOORS	BLACK
RD1 ROLL-UP DOOR	DARK GREY
RD2 ROLL-UP DOOR	WHITE
RS ROOF SHINGLE	DARK GREY

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



1 NORTH ELEVATION (20th AVENUE)
DP-6.21 1/8" = 1'-0"



2 SOUTH ELEVATION
DP-6.21 1/8" = 1'-0"



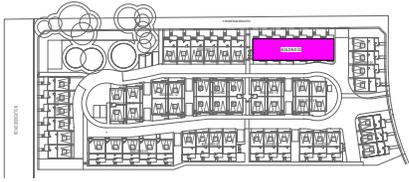
3 EAST ELEVATION
DP-6.21 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.21 1/8" = 1'-0"

AVERAGE EXISTING GARDE
95.38 + 94.56 + 96.56 + 96.12 = 95.75
4

MAX BUILDING HEIGHT
95.75 + 13 = 108.75



KEY PLAN



APR 11 2023

MATERIAL LEGEND:

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
GR RAILING	RAILING	
TR1 TRIM	BLACK	
TR2 TRIM	LIGHT GREY	
FA FASCIA	LIGHT GREY	
C1 HARD SIDING	WHITE	
C2 HARD BRICKS	DARK GREY	
C3 HARD SIDING	EVENING BLUE	
C4 HARD SIDING	DARK GREY	
C5 HARDI PANEL	DARK GREY	
E WINDOWS	BLACK	
P DOORS	BLACK	
RD1 ROLL-UP DOOR	DARK GREY	
RD2 ROLL-UP DOOR	WHITE	
RS ROOF SHINGLE	DARK GREY	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

NO	DATE	ISSUED FOR	REVISION
10	2023-04-11	ISSUED FOR	DP REVISION
9	2023-03-08	ISSUED FOR	DP REVISION
8	2023-01-11	ISSUED FOR	DP REVISION
7	2022-12-08	ISSUED FOR	DP REVISION
6	2022-11-10	ISSUED FOR	DP REVISION
5	2022-09-24	ISSUED FOR	DP REVISION
4	2022-09-24	ISSUED FOR	DP REVISION
3	2021-12-03	ISSUED FOR	DP REVISION
2	2021-08-04	ISSUED FOR	DP PRELIMINARY DESIGN
1	2020-03-08	ISSUED FOR	PRELIMINARY DESIGN

REVISION: CORRECTING/REVISION/CHANGING/ISSUE

CONSULTANT

FORMAT STAMP

SEAL

PROJECT

16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

BUILDING-03 (SITE-A)
ELEVATIONS (UNIT-D2 & D3)

DRAWING TITLE

ISSUED FOR DP REVISION

PROJECT NO.	PLAT DATE	DRAWN	VS
722009	11-04-2023		

DRAWING NO.	SCALE	1/8" = 1'-0"	REVISION	CY
DP-6.31				10



1 NORTH ELEVATION (20th AVENUE)
DP-6.31 1/8" = 1'-0"



2 SOUTH ELEVATION
DP-6.31 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.31 1/8" = 1'-0"

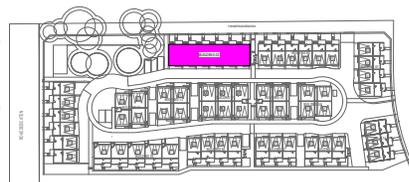


4 WEST ELEVATION
DP-6.31 1/8" = 1'-0"

AVERAGE EXISTING GARDE

$$\frac{84.82 + 96.33 + 96.56 + 94.82}{4} = 95.63$$

MAX BUILDING HEIGHT

$$95.75 + 13 = 108.63$$


KEY PLAN



APR 11 2023

10	2023-04-11	ISSUED FOR DP REVISION
9	2023-03-28	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2023-12-08	ISSUED FOR DP REVISION
6	2023-11-10	ISSUED FOR DP REVISION
5	2023-09-24	ISSUED FOR DP REVISION
4	2023-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR PRELIMINARY DESIGN
1	2020-03-26	ISSUED FOR PRELIMINARY DESIGN

REVISION/CHANGING ISSUE REVISION/CHANGING ISSUE

CONSULTANT

FORMAT STAMP

SCALE

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PROJECT

16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE

**BUILDING-4 (SITE-A)
ELEVATIONS (UNIT-D & A)**

DRAWING SCALE

ISSUED FOR DP REVISION

PROJECT NO. 722009

SCALE 1/8" = 1'-0"

DRAWING NO. DP-6.41

REVISION CY

10

MATERIAL LEGEND :

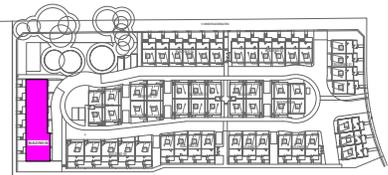
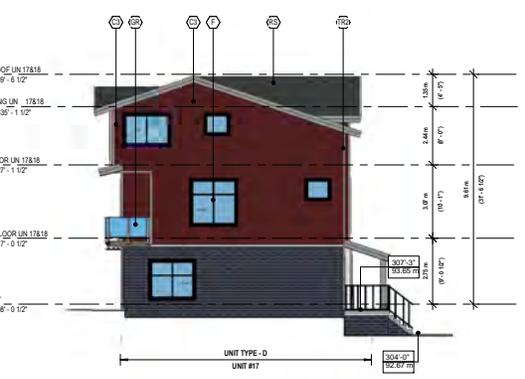
MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
CA FASCIA	LIGHT GREY
C1 HARD SIDING	WHITE
C2 HARD BRICKS	DARK GREY
C3 HARD SIDING	COUNTRYLANE RED
C4 HARD SIDING	DARK GREY
C5 HARD SIDING	DARK GREY
CA HARD PANEL	DARK GREY
F WINDOWS	BLACK
D DOORS	BLACK
(RD1) ROLL-UP DOOR	DARK GREY
(RD2) ROLL-UP DOOR	WHITE
RS ROOF SHINGLE	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GARDE

$$\frac{93.11 + 93.74 + 93.00 + 91.65}{4} = 92.87$$

MAX BUILDING HEIGHT

$$95.75 + 13 = 108.87$$




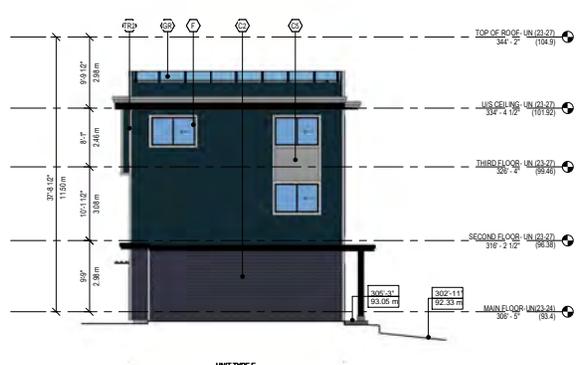
1 SOUTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.51
1/8" = 1'-0"



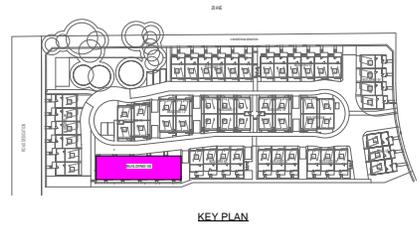
2 NORTH ELEVATION
DP-6.51
1/8" = 1'-0"



3 EAST ELEVATION
DP-6.51
1/8" = 1'-0"



4 WEST ELEVATION
DP-6.51
1/8" = 1'-0"



KEY PLAN



Kasian Architecture
Interior Design
and Planning Ltd
1500 West Georgia Street, Suite 1606
Vancouver, BC Canada V6G 2S9
T 604 683 4145 F 604 683 2627
www.kasian.com



NO.	DATE	DESCRIPTION	BY	CHKD.
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-09	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2023-11-30	ISSUED FOR DP REVISION		
6	2023-11-10	ISSUED FOR DP REVISION		
5	2022-09-24	ISSUED FOR DP REVISION		
4	2022-09-24	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-06-04	ISSUED FOR DP REVISION		
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN		

AVERAGE EXISTING GARDE	
93.11 + 92.44 + 92.82 + 92.89	= 92.81M
4	
MAX BUILDING HEIGHT	
92.89 + 13	= 105.81M

MATERIAL	COLOR	
FL	FLASHING	LIGHT GREY
GR	RAILING	RAILING
TR1	TRIM	BLACK
TR2	TRIM	LIGHT GREY
FA	FASCIA	LIGHT GREY
C1	HARDI SIDING	WHITE
C2	HARDI BRICKS	DARK GREY
C3	HARDI SIDING	EVENING BLUE
C4	HARDI PANEL	DARK GREY
C5	HARDI SIDING	GREY
C7	HARDI SIDING	GREY
F	WINDOWS	BLACK
D	DOORS	BLACK
RD1	ROLL-UP DOOR	DARK GREY
RD2	ROLL-UP DOOR	WHITE

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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PROJECT
16620-20AVE TOWNHOUSES
16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE
BUILDING-05 (SITE-A) ELEVATIONS (UNIT-E)

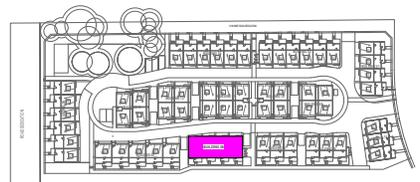
DRAWING ISSUE
ISSUED FOR DP REVISION

PROJECT NO.	11-04-2023	DRAWN	VS
722009	SCALE	1/8" = 1'-0"	REVIEWED
			CY

DRAWING NO. **DP-6.51** REVISION **10**



APR 11 2023



KEY PLAN



1 SOUTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.61 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.61 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.61 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.61 1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
GR RAILING	RAILING	
TR1 TRIM	BLACK	
TR2 TRIM	LIGHT GREY	
FA FASCIA	LIGHT GREY	
C1 HARD SIDING	WHITE	
C2 HARD BRICKS	DARK GREY	
C3 HARD SIDING	WOODSTOCK BROWN	
F WINDOWS	BLACK	
P DOORS	BLACK	
RD1 ROLL-UP DOOR	DARK GREY	
RD2 ROLL-UP DOOR	WHITE	
RS ROOF SHINGLE	DARK GREY	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED.

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16651-19 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

BUILDING-06 (SITE-A)
ELEVATIONS (UNIT-C & C1)

ISSUED FOR DP REVISION

PROJECT NO. 722009	PLAT DATE 11-04-2023	DRAWN SS
DRAWING NO.	SCALE 1/8" = 1'-0"	REVIEWED CY

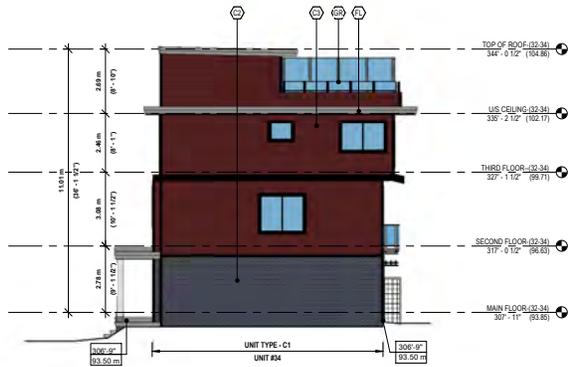
DP-6.61 10



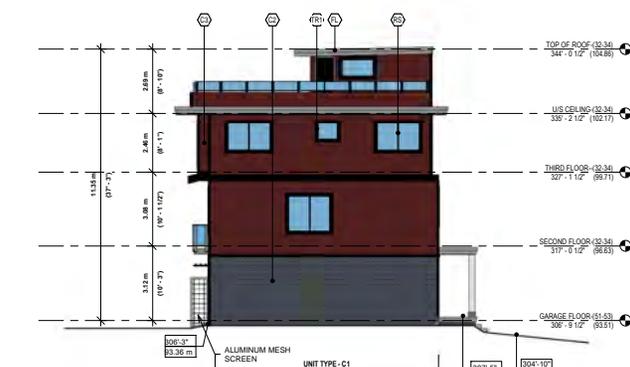
1 SOUTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.71 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.71 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.71 1/8" = 1'-0"



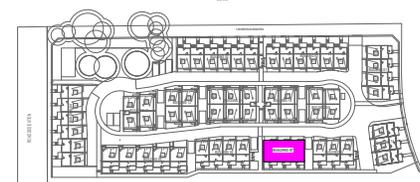
4 WEST ELEVATION
DP-6.71 1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
GR RAILING	RAILING	
TR1 TRIM	BLACK	
TR2 TRIM	LIGHT GREY	
FA FASCIA	LIGHT GREY	
C1 HARDI SIDING	WHITE	
C2 HARDI BRICKS	DARK GREY	
C3 HARDI SIDING	COUNTRYLANE RED	
E WINDOWS	BLACK	
P DOORS	BLACK	
RD1 ROLL-UP DOOR	DARK GREY	
RD2 ROLL-UP DOOR	WHITE	
RS ROOF SHINGLE	DARK GREY	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GARDE
 $93.34 + 93.48 + 93.07 + 93.21 = 93.27$
 4
 MAX BUILDING HEIGHT
 $93.27 + 13 = 106.27$



KEY PLAN



Kasian Architecture
Interior Design
and Planning Ltd



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Vancouver, BC Canada V6G 2Z6
T 604 683 4146 F 604 683 2627
www.kasian.com

NO	DATE	ISSUED FOR DP REVISION	REVISION/ORDINANCE ISSUE	REVIEW
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-09	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2022-12-08	ISSUED FOR DP REVISION		
6	2022-11-10	ISSUED FOR DP REVISION		
5	2022-09-24	ISSUED FOR DP REVISION		
4	2022-08-24	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-06-04	ISSUED FOR DP REVISION		
1	2020-06-02	ISSUED FOR PRELIMINARY DESIGN		

CONSULTANT

FORMAT STAMP

SEAL

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PROJECT
16651-19AVE TOWNHOUSES
16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE
BUILDING-07 (SITE-A)
ELEVATIONS (UNIT-C & C1)

DRAWING ISSUE
ISSUED FOR DP REVISION

PROJECT NO.	DATE	SCALE	ISSUED FOR DP REVISION	REVISION/ORDINANCE ISSUE	REVIEW
722009	11-04-2023	1/8" = 1'-0"			SS
					CY

DRAWING NO. DP-6.71 REVISION 10



1 SOUTH ELEVATION
DP-6.10/ 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.10/ 1/8" = 1'-0"

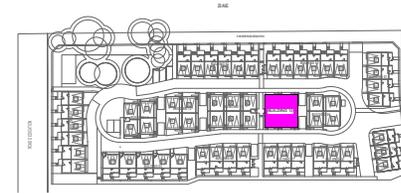


3 WEST ELEVATION
DP-6.10/ 1/8" = 1'-0"



4 EAST ELEVATION
DP-6.10/ 1/8" = 1'-0"

AVERAGE EXISTING GARDE
 $94.74 + 94.86 + 92.53 + 93.47$
 4
 = 94.15M
 MAX BUILDING HEIGHT
 94.15 - 13 = 107.15M



KEY PLAN

MATERIAL LEGEND:

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARDI SIDING	WHITE
C2 HARDI BRICKS	DARK GREY
C3 HARDI SIDING	WOODSTOCK BROWN
C4 HARDI PANEL	DARK GREY
F WINDOWS	BLACK
D DOORS	BLACK
RD1 ROLL-UP DOOR	DARK GREY
RD2 ROLL-UP DOOR	WHITE
MC PRIVACY SCREEN	NATURAL CEDAR

NOTE: COLOURS FROM SHERWIN WILLIAMS
NOTE: UNLESS NOTED



APR 11 2023

NO.	DATE	ISSUED FOR	REVISION
1	2023-01-09	ISSUED FOR DP REVISION	
2	2023-01-11	ISSUED FOR DP REVISION	
3	2023-01-11	ISSUED FOR DP REVISION	
4	2023-01-11	ISSUED FOR DP REVISION	
5	2023-09-24	ISSUED FOR DP REVISION	
6	2023-09-24	ISSUED FOR DP REVISION	
7	2023-12-03	ISSUED FOR DP REVISION	
8	2023-12-03	ISSUED FOR DP REVISION	
9	2023-12-03	ISSUED FOR DP REVISION	
10	2023-04-11	ISSUED FOR DP REVISION	
11	2023-01-09	ISSUED FOR DP REVISION	
12	2023-01-11	ISSUED FOR DP REVISION	
13	2023-01-11	ISSUED FOR DP REVISION	
14	2023-09-24	ISSUED FOR DP REVISION	
15	2023-09-24	ISSUED FOR DP REVISION	
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17	2023-09-24	ISSUED FOR DP REVISION	
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19	2023-09-24	ISSUED FOR DP REVISION	
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21	2023-09-24	ISSUED FOR DP REVISION	
22	2023-09-24	ISSUED FOR DP REVISION	
23	2023-09-24	ISSUED FOR DP REVISION	
24	2023-09-24	ISSUED FOR DP REVISION	
25	2023-09-24	ISSUED FOR DP REVISION	
26	2023-09-24	ISSUED FOR DP REVISION	
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90	2023-09-24	ISSUED FOR DP REVISION	
91	2023-09-24	ISSUED FOR DP REVISION	
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93	2023-09-24	ISSUED FOR DP REVISION	
94	2023-09-24	ISSUED FOR DP REVISION	
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97	2023-09-24	ISSUED FOR DP REVISION	
98	2023-09-24	ISSUED FOR DP REVISION	
99	2023-09-24	ISSUED FOR DP REVISION	
100	2023-09-24	ISSUED FOR DP REVISION	

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FORMAT STAMP

SCALE

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PROJECT

16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE

**BUILDING-10 (SITE-A)
ELEVATIONS (UNIT-B)**

DRAWING SCALE

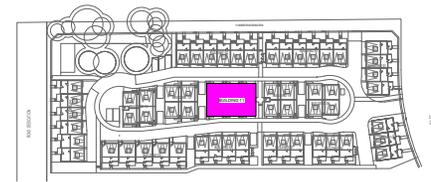
ISSUED FOR DP REVISION

PROJECT NO.	722009	DATE	11-04-2023	DRAWN	SS
SCALE	1/8" = 1'-0"	REVIEWED	CY		

DP-6.101 10



APR 11 2023



KEY PLAN



AVERAGE EXISTING GARDE
84.60 + 93.97 + 93.24 + 84.47 = 93.92M
MAX BUILDING HEIGHT
93.92 + 13 = 106.92M

MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARDI SIDING	WHITE
C2 HARDI BRICKS	DARK GREY
C3 HARDI SIDING	EVENING BLUE
C4 HARDI PANEL	DARK GREY
F WINDOWS	BLACK
P DOORS	BLACK
RD1 ROLL-UP DOOR	DARK GREY
RD2 ROLL-UP DOOR	WHITE
NC PRIVACY SCREEN	NATURAL CEDAR

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

BUILDING-11 (SITE-A)
ELEVATIONS (UNIT-B)

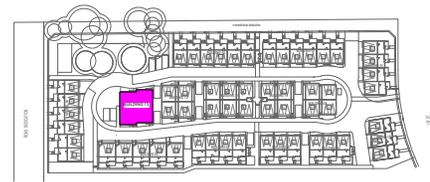
ISSUED FOR DP REVISION

PROJECT NO.	722009	PLAT DATE	11-04-2023	DESIGN	SS
SCALE	1/8" = 1'-0"	REVIEWED	CY	REVISION	

DP-6.111 10



APR 11 2023



KEY PLAN



1 SOUTH ELEVATION
DP-6.13 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.13 1/8" = 1'-0"



3 WEST ELEVATION
DP-6.13 1/8" = 1'-0"



4 EAST ELEVATION
DP-6.13 1/8" = 1'-0"

AVERAGE EXISTING GARDE
 $\frac{94.05 + 94.15 + 92.90 + 93.07}{4} = 93.54M$
MAX BUILDING HEIGHT
 $93.54 + 13 = 106.50M$

MATERIAL LEGEND:

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARD SIDING	WHITE
C2 HARD BRICKS	DARK GREY
C3 HARD SIDING	WOODSTOCK BROWN
C4 HARDI PANEL	DARK GREY
F WINDOWS	BLACK
P DOORS	BLACK
RD1 ROLL-UP DOOR	DARK GREY
RD2 ROLL-UP DOOR	WHITE

NOTE: COLOURS FROM SHERWIN WILLIAMS
UNLESS NOTED

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16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

BUILDING-13 (SITE-A)
ELEVATIONS (UNIT-B)

ISSUED FOR DP REVISION

PROJECT NO.	722009	PLAT DATE	11-04-2023	DRAWN	SS
SCALE	1/8" = 1'-0"	REVIEWED	CY		

DP-6.13 10

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
12	23.APR.04	NEW SITE PLAN	CO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	CO
10	23.JAN.13	COORDINATE ARCHIST INFORMATION	CO
9	22.FEB.23	NEW SITE PLAN	CO
8	22.MAY.13	NEW SITE PLAN / CITY COMMENTS	CO
7	22.AUG.20	REMOVE BIODIVAR FROM 20TH	MAN
6	23.AUG.20	NEW SITE PLAN / CITY COMMENTS	CO
5	22.MAY.27	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.18	NEW SITE PLAN	CO
3	21.JUN.10	NEW SITE PLAN	CO
2	21.JAN.09	CITY COMMENTS	CO
1	21.JUN.02	NEW SITE PLAN / CIVIL COORDINATION	CO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE
SURREY

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 21.MAY.11 DRAWING NUMBER:

SCALE: 1:250

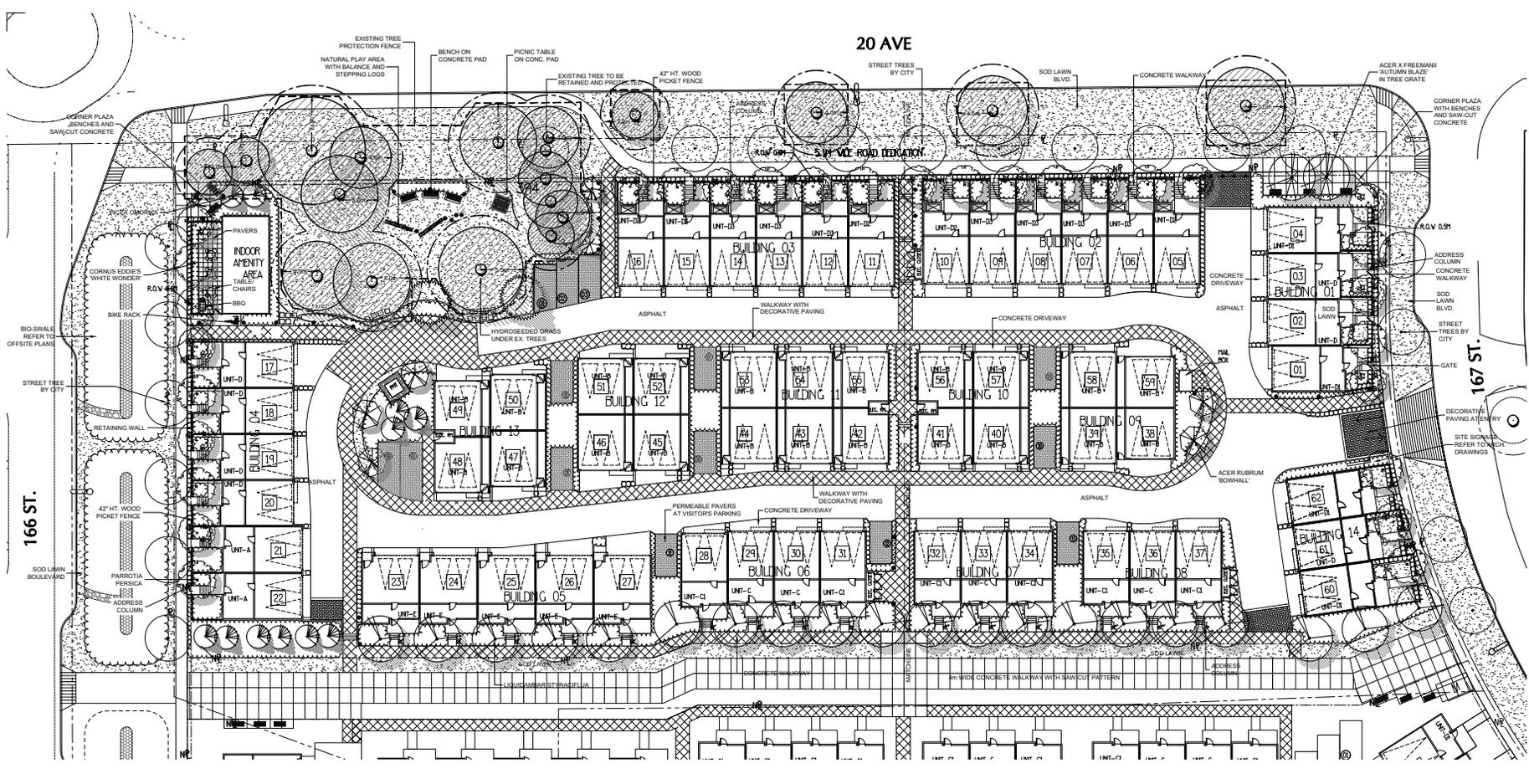
DRAWN: JR

DESIGN: JR

CHKD: MCV

OF 7

PMG PROJECT NUMBER: 20-102



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 20-102	PLANTED SIZE / REMARKS
	5	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE		6CM CAL; 2M STD; BBB
	2	ACER X FREEMANI 'AUTUMN GLAZE' IN TREE GRATE	AUTUMN GLAZE MAPLE		6CM CAL; 1.5M STD; BBB
	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS		2.5M HT; BBB
	14	CORNUS EDDIES 'WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD		5CM CAL; 6TD FORM; BBB
	20	LIQUIDAMBAR STYRACIFLUA	SWEET GUM		6CM CAL; 2M STD; BBB
	2	METASEQUOIA GLYPTOSTROBODES	DAWN REDWOOD		3.0M HT; BBB
	16	PARROTIA PERSICA	PERSIAN IRONWOOD		5CM CAL; 1.5M STD; BBB
	11	PICEA OMORICA	SERBIAN SPRUCE		2.5M HT; BBB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CAN1200. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

- PERMEABLE PAVERS AT VISITOR'S PARKING; AQUARIUS STANDARD; DESERT SAND; HERRINGBONE PATTERN
- STAMPED CONCRETE AT WALKWAYS; HERRINGBONE PATTERN
- CONCRETE PAVERS AT ROAD ENDS; ABBOTSFORD CONCRETE STANDARD; DESERT SAND; HERRINGBONE PATTERN WITH CONCRETE BORDER



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
12	23.APR.04	NEW SITE PLAN	COO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	COO
10	23.JAN.13	COORDINATE ADDRESS INFORMATION	COO
9	22.FEB.23	NEW SITE PLAN	COO
8	22.MAY.13	NEW SITE PLAN / CITY COMMENTS	COO
7	22.AUG.20	REMOVE BIOWALK FROM 20TH	MMH
6	23.AUG.20	NEW SITE PLAN / CITY COMMENTS	COO
5	22.MAY.27	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.18	NEW SITE PLAN	FI
3	21.JUN.20	NEW SITE PLAN	FI
2	21.JUN.20	CITY COMMENTS	FI
1	21.JUN.20	NEW SITE PLAN / CIVIL COORDINATION	FI

CLIENT:

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A
16666 - 19TH AVENUE SURVEY

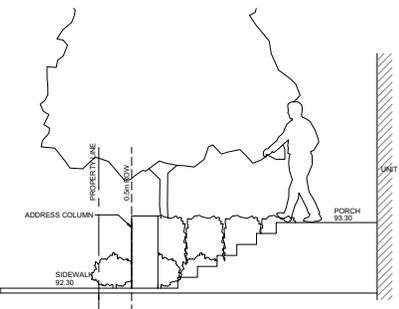
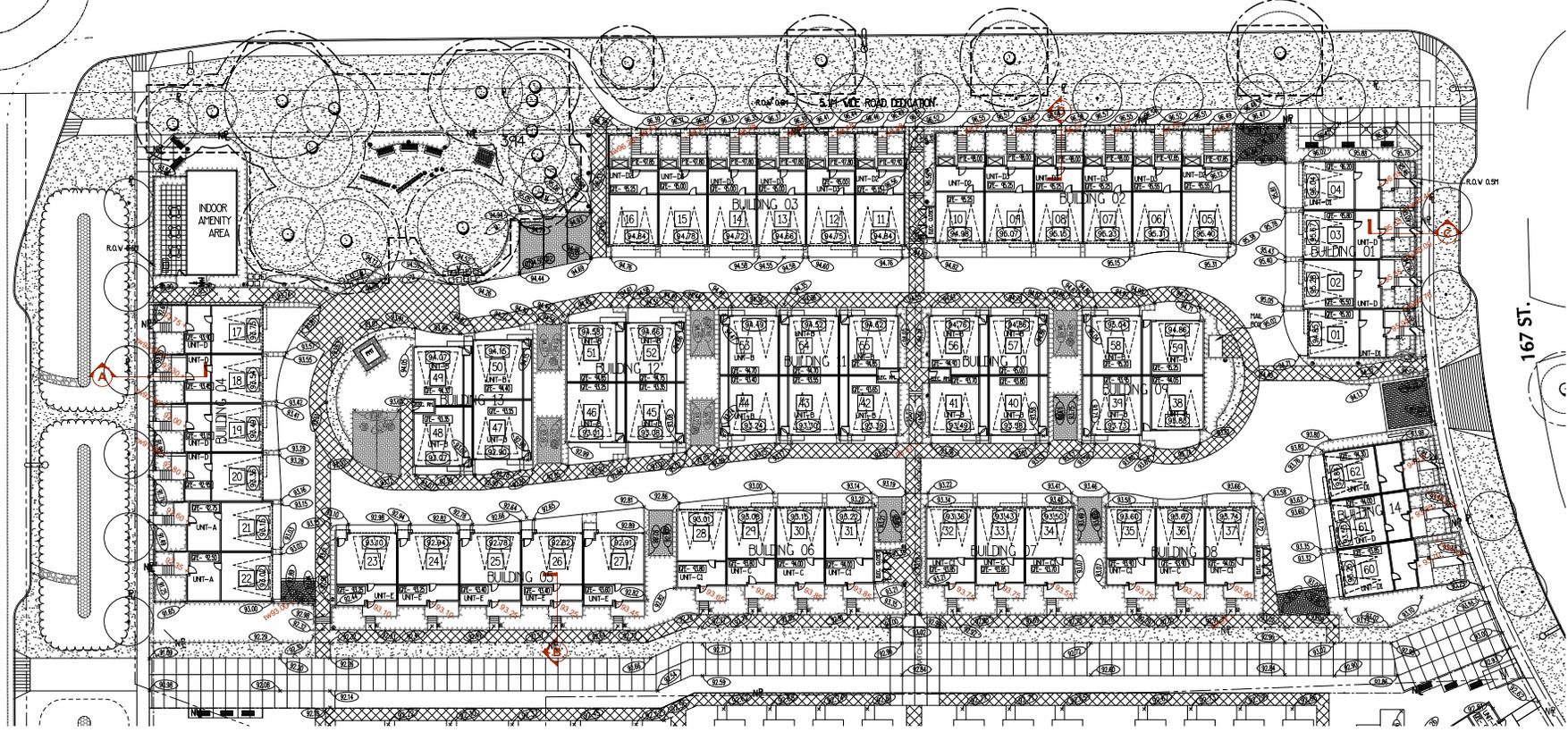
DRAWING TITLE:
LANDSCAPE GRADING PLAN

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: 1:250
DRAWN: JR
DESIGN: JR
CHKD: MCV OF 7

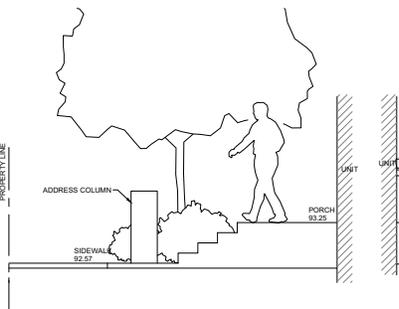
L3

167 ST.

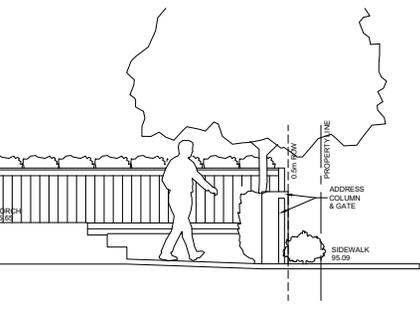
166 ST.



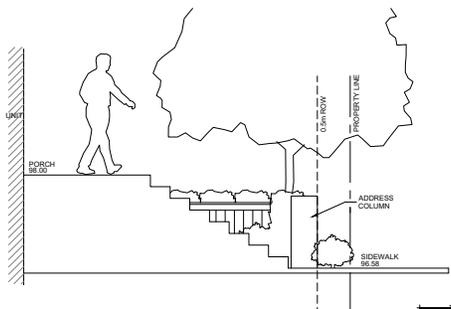
A FRONT PORCH TYPICAL CONDITION WEST
N.T.S.



B FRONT PORCH TYPICAL CONDITION SOUTH
N.T.S.



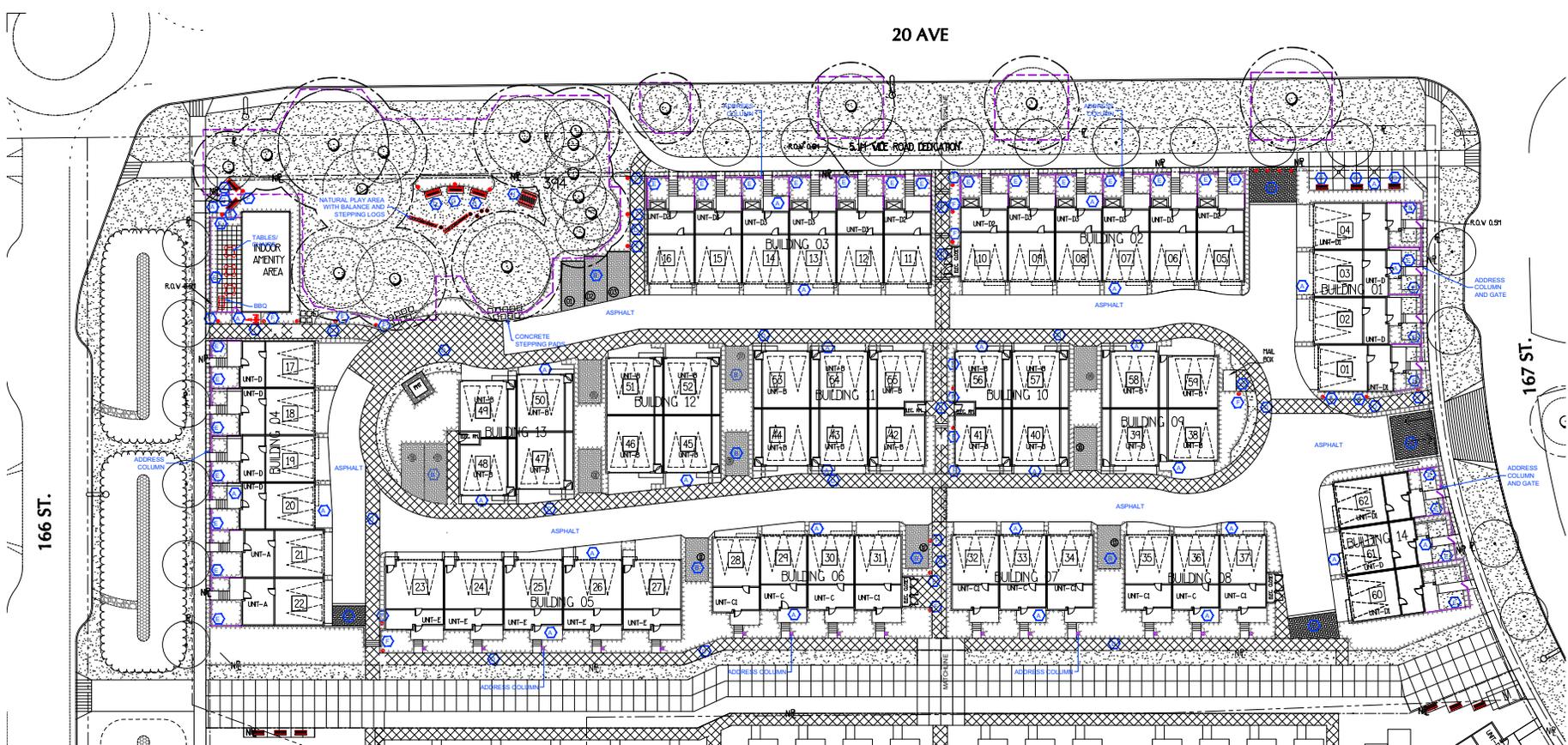
C FRONT PORCH TYPICAL CONDITION EAST
N.T.S.



D FRONT PORCH TYPICAL CONDITION NORTH
N.T.S.



SEAL:



R&V 0.91

ADDRESS COLUMN AND GATE

167 ST.

ADDRESS COLUMN AND GATE

166 ST.

NO.	DATE	REVISION DESCRIPTION	DR.
12	23.APR.04	NEW SITE PLAN	COO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	COO
10	23.JAN.13	COORDINATE AMBUSH INFORMATION	COO
9	22.FEB.12	NEW SITE PLAN	COO
8	22.MAY.13	NEW SITE PLAN / CITY COMMENTS	COO
7	22.AUG.10	REMOVE SIGNAGE FROM 20TH	MAN
6	23.AUG.08	NEW SITE PLAN / CITY COMMENTS	COO
5	22.MAY.17	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.18	NEW SITE PLAN	KL
3	21.JUN.10	NEW SITE PLAN	KL
2	21.JUN.09	CITY COMMENTS	JR
1	21.JUN.02	NEW SITE PLAN / CIVIL COORDINATION	JR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE SURVEY

DRAWING TITLE:
LANDSCAPE MATERIALS PLAN

DATE: 23.JAN.20 DRAWING NUMBER:
SCALE: 1:250
DRAWN: JR
DESIGN: JR
CHKD: MCY

L4

OF 7



BENCHES: WISHBONE INDUSTRIES, MODENA PARK BENCH MAL-6, IN TEXTURED SILVER



TABLE & CHAIRS: MAGLIN BISTRO TABLE FR11700-RD SERIES, CHAIR FR11700-MSF-A SERIES 2, IN SILVER



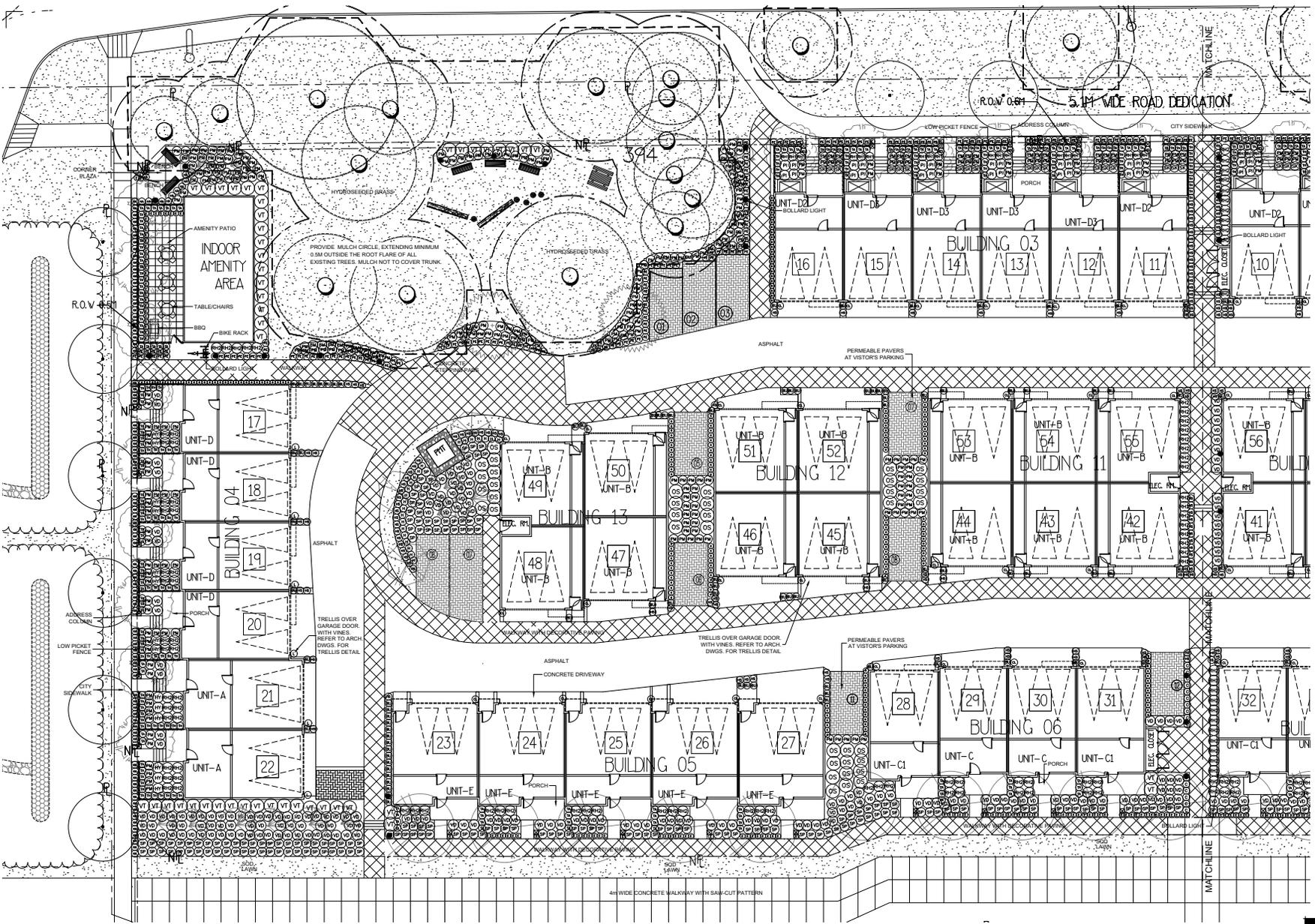
PICNIC TABLE: MAGLIN PARKER PICNIC TABLE PKPT200-6, IN BLACK



BIKE RACK: CORA EXPO 8 BIKE CAPACITY W5008, IN BLACK

KEY	ITEM	DESCRIPTION
(Symbol)	CONCRETE	BROOM FINISHED
(Symbol)	PERMEABLE PAVERS	AQUAPAVE STANDARD, DESERT SAND, HERRINGBONE PATTERN
(Symbol)	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STANDARD, DESERT SAND, HERRINGBONE PATTERN WITH CONCRETE BORDER
(Symbol)	STAMPED CONCRETE	STAMPED CONCRETE AT WALKWAYS: HERRINGBONE PATTERN; NATURAL COLOUR
(Symbol)	FENCE	42" HT. WOOD PICKET. REFER TO DETAIL
(Symbol)	LIGHT BOLLARD	BY OTHERS
(Symbol)	BENCH	WISHBONE INDUSTRIES, MODENA PARK BENCH MAL-6, IN TEXTURED SILVER
(Symbol)	PICNIC TABLE	MAGLIN 200 SERIES CLUSTER SEATING, ON CONCRETE PAD
(Symbol)	BIKE RACK	BIKE RACK: CORA EXPO W5008, BLACK

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
12	23.APR.04	NEW SITE PLAN	COO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	COO
10	23.JAN.11	COORDINATE ARBORIST INFORMATION	COO
9	22.OCT.27	NEW SITE PLAN	COO
8	22.MAY.13	NEW SITE PLAN / CITY COMMENTS	COO
7	22.AUG.20	REMOVE SIDEWALK FROM 20TH	MAN
6	23.AUG.20	NEW SITE PLAN / CITY COMMENTS	COO
5	22.MAY.27	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.18	NEW SITE PLAN	PL
3	21.JUN.20	NEW SITE PLAN	PL
2	21.JUN.09	CITY COMMENTS	PL
1	21.JUN.02	NEW SITE PLAN / CIVIL COORDINATION	PL

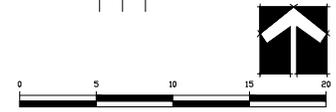
CLIENT:

PROJECT:
**GRANDVIEW ASSEMBLY
TOWNHOUSE, SITE A**

16666 - 19TH AVENUE
SURREY

DRAWING TITLE:
**SHRUB
PLAN**

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHKD: MCV
L5
OF 7



SCALE:

PLANT SCHEDULE			PMG PROJECT NUMBER: 20-102	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
82		AZALEA JAPONICA 'HINO CRIMSON'	AZALEA, SINGLE DEEP CRIMSON	#2 POT; 25CM
140		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT; 40CM
36		HYDRANGEA SIERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT; 40CM
71		OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#2 POT; 50CM
48		PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#2 POT; 30CM
36		RHODODENDRON 'BOW BELLS'	RHODODENDRON, PINK	#2 POT; 20CM
134		RHODODENDRON 'UNIQUE'	RHODODENDRON, YELLOW; APRIL	#2 POT; 50CM
35		SKIMMIA PSEUSINIA	DWARF SKIMMIA	#2 POT; 20CM
250		SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
269		TAKEUS X MEDIA 'M. EDIE'	EDDIE'S YEW	1.0M S&B
158		TRJAU OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT. S&B
278		VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
67		VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 30CM
GRASS				
25		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
97		HAKONEGLORA MACRA 'NICOLAS'	NICOLAS JAPANESE FOREST GRASS	#1 POT
254		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
218		PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
VINE				
49		CLEMATIS JACKMANI 'RUBRA'	CLEMATIS, CRIMSON	#3 POT; 75CM; STAKED
13		LONICERA JAPONICA	HONEYSUCKLE	#3 POT; 75CM; STAKED
PERENNIAL				
362		ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
11		HELLEBORUS X HYBRIDUS	LENTEN ROSE	15CM POT
42		HEMEROCALLIS 'STELLA D'OR'	DAWLIK; YELLOW	#1 POT; 1-2 FAN
GC				
251		GAULTHERIA SHALLOW	SALAL	#1 POT; 25CM
378		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DIMENSIONS, CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



NO.	DATE	REVISION DESCRIPTION	DR.
12	22.APR.04	NEW SITE PLAN	CO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	CO
10	23.JAN.13	COORDINATE ADDRESS INFORMATION	CO
9	22.FEB.12	NEW SITE PLAN	CO
8	22.MAY.13	NEW SITE PLAN / CITY COMMENTS	CO
7	22.AUG.10	REMOVE SIGNAGE FROM 20TH	MM
6	23.AUG.08	NEW SITE PLAN / CITY COMMENTS	CO
5	22.MAY.27	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.18	NEW SITE PLAN	FI
3	21.JUN.10	NEW SITE PLAN	FI
2	21.JUN.09	CITY COMMENTS	FI
1	21.JUN.02	NEW SITE PLAN / CIVIL COORDINATION	JR

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE
SURREY

DRAWING TITLE:
SHRUB PLAN

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHKD: MCY

CLIENT:

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

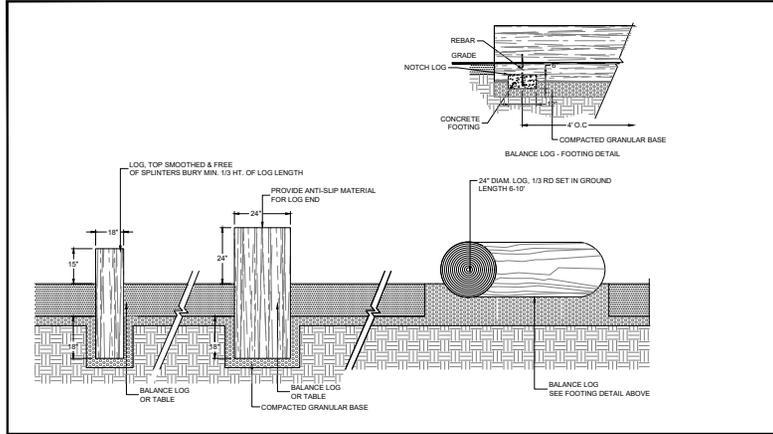
16666 - 19TH AVENUE
SURREY

DRAWING TITLE:
SHRUB PLAN

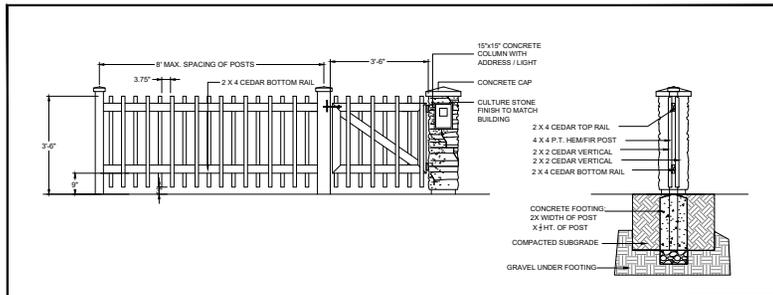
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SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHKD: MCY

CLIENT:

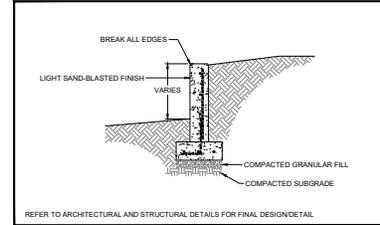
SEAL:



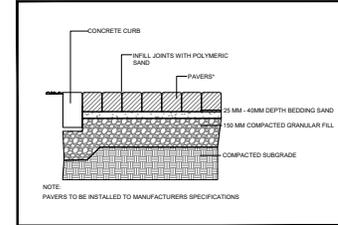
1 BALANCE / STEPPING LOGS
1/2"=1'-0"



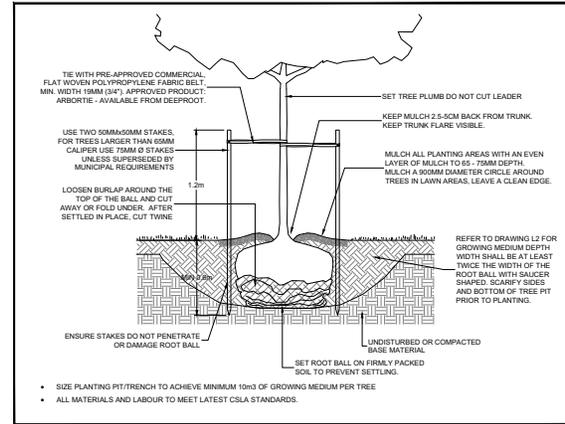
2 42" HT. WOOD PICKET FENCE WITH GATE / COLUMN
1/2"=1'-0"



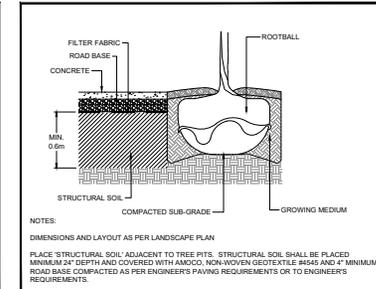
3 P.I.P. CONCRETE RETAINING WALL
1/2"=1'-0"



5 PAVERS ON GRADE
1"=1'-0"



4 TREE PLANTING DETAIL
1/2"=1'-0"



6 STRUCTURAL SOIL SECTION
1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.APR.04	NEW SITE PLAN	CO
11	23.JAN.20	REV. PUBLIC PLACE / MATERIALS PLAN	CO
12	23.JAN.21	COORDINATE ARBORIST INFORMATION	CO
13	22.FEB.22	NEW SITE PLAN	CO
14	22.MAY.23	NEW SITE PLAN / CITY COMMENTS	CO
15	22.AUG.23	REMOVE BIOWALL FROM 20TH	MM
16	22.AUG.23	NEW SITE PLAN / CITY COMMENTS	CO
17	22.MAY.27	UPDATE PER NEW SITE PLAN	CLS
18	22.APR.28	NEW SITE PLAN	CL
19	21.JUN.20	NEW SITE PLAN	CL
20	21.JAN.09	CITY COMMENTS	CL
21	21.JUN.02	NEW SITE PLAN / CIVIL COORDINATION	JR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE SURREY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: JR
DESIGN: JR
CHKD: MCY

L7

OF 7

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

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

DATE: **October 23, 2023** PROJECT FILE: **7820-0159-01**

RE: **Engineering Requirements
Location: 16620, 16648, and 16674 - 20 Avenue**

OCP AMENDMENT/NCP AMENDMENT

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

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.042 m on 20 Avenue.
- Dedicate 1.0 m on 167 Street.
- Dedicate 1.734 m on 166 Street.
- Dedicate required corner cuts.
- Register 0.5 m statutory right-of-way (SRW) at property line along all road frontages.

Works and Services

- Construct south side of 20 Avenue.
- Construct west side of 167 Street.
- Construct frontage water, sanitary and storm mains to service the site and road drainage.
- Construct downstream sanitary and storm mains as required through catchment analyses.
- Construct water, sanitary and storm service connections to service each lot.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.
Acting Development Support Manager
RH



Department: **Planning and Demographics**
 Date: **April 3, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **20 0159 00**

The proposed development of **62** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	53
---	----

Projected Number of Students From This Development In:	
Elementary School =	29
Secondary School =	15
Total Students =	44

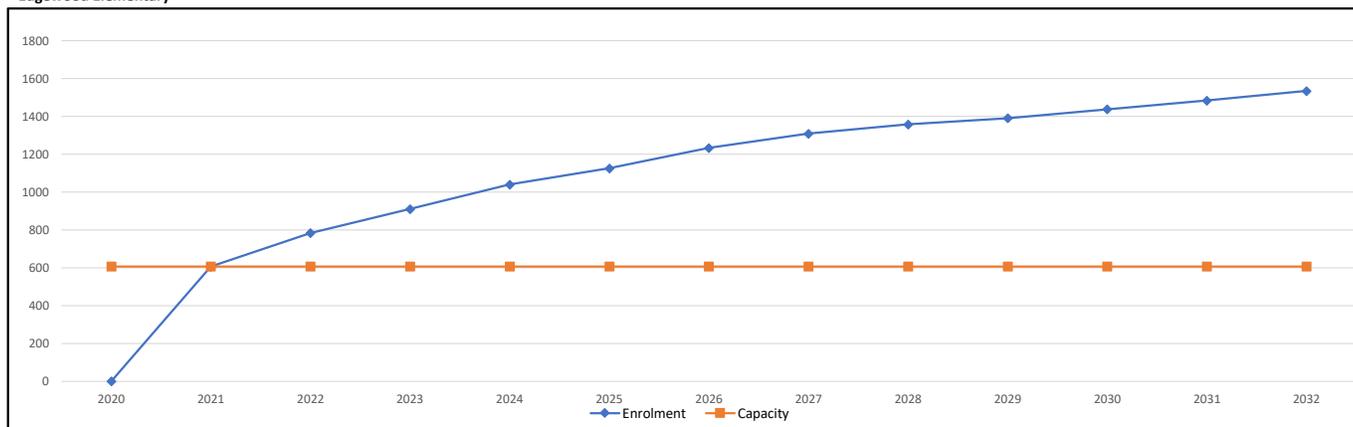
Current Enrolment and Capacities:	
Edgewood Elementary	
Enrolment	784
Operating Capacity	607
# of Portables	7
Grandview Heights Secondary	
Enrolment	1541
Operating Capacity	1500
# of Portables	0

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

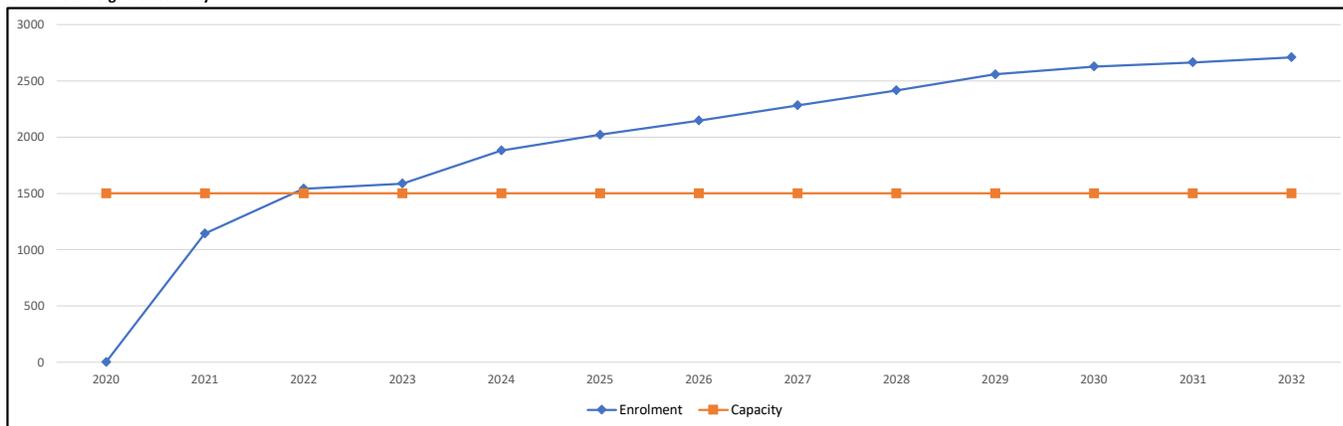
The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2022, the school has 7 portables on site. To support further enrolment growth in this area, a new Ta'talu Elementary school, located below 20th Avenue, is targeted to open in the fall of 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables, request additions to the school, or request a new secondary school from the Ministry of Education and Child Care.

Edgewood Elementary



Grandview Heights Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

NCP Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5 m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m" and for changes to the local road network.

Vehicle Overpass recommended in the South Surrey Transportation Modeling Study.

Transition Area (Specific policies regarding tree preservation, buffer, landscaping, setbacks and massing.)

Legend

WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS

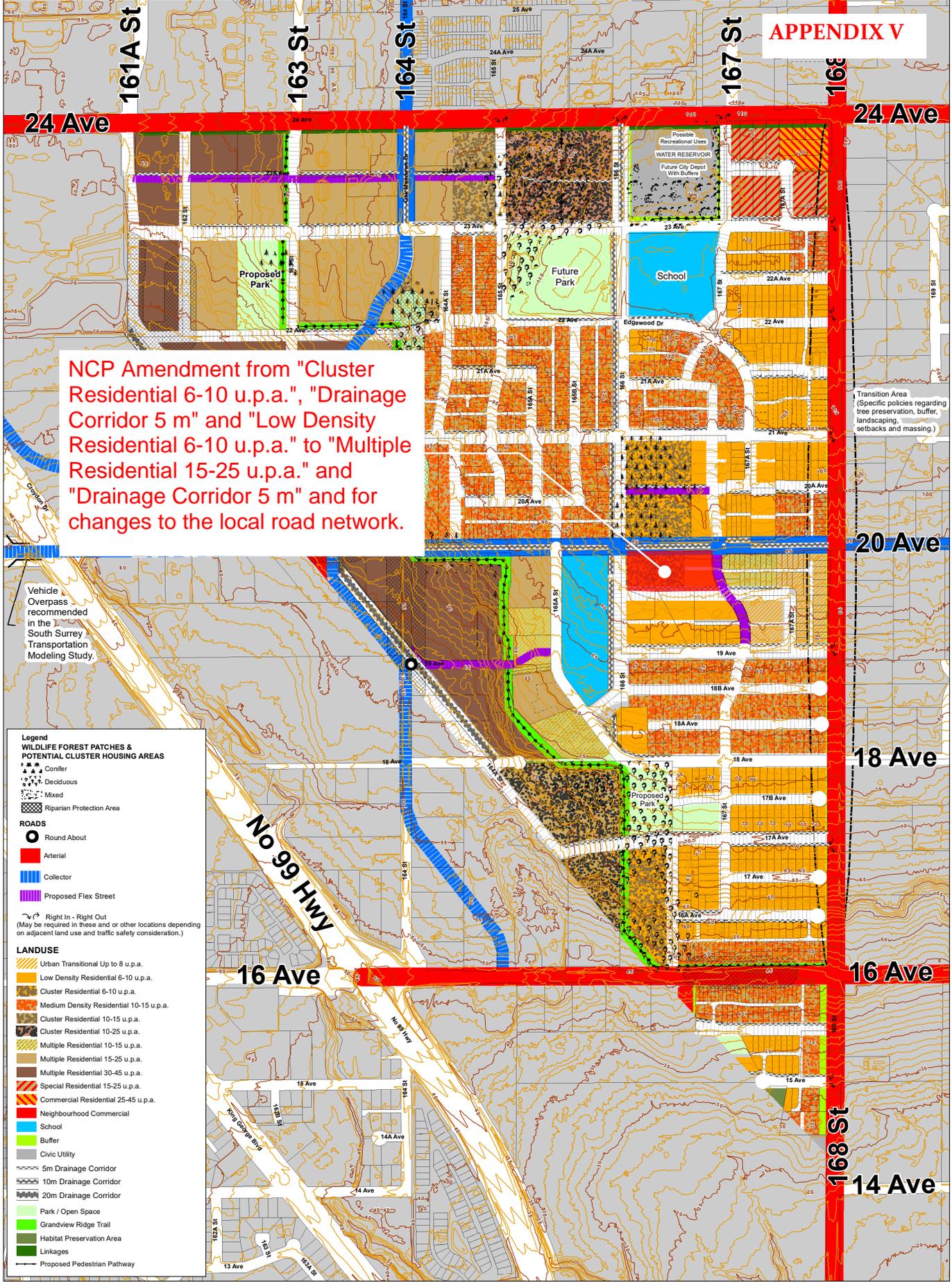
- Conifer
- Deciduous
- Mixed
- Riparian Protection Area

ROADS

- Round About
- Arterial
- Collector
- Proposed Flex Street
- Right In - Right Out (May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)

LANDUSE

- Urban Transitional Up to 8 u.p.a.
- Low Density Residential 6-10 u.p.a.
- Cluster Residential 6-10 u.p.a.
- Medium Density Residential 10-15 u.p.a.
- Cluster Residential 10-15 u.p.a.
- Cluster Residential 10-25 u.p.a.
- Multiple Residential 10-15 u.p.a.
- Multiple Residential 15-25 u.p.a.
- Multiple Residential 30-45 u.p.a.
- Special Residential 15-25 u.p.a.
- Commercial Residential 25-45 u.p.a.
- Neighbourhood Commercial
- School
- Buffer
- Civic Utility
- 5m Drainage Corridor
- 10m Drainage Corridor
- 20m Drainage Corridor
- Park / Open Space
- Grandview Ridge Trail
- Habitat Preservation Area
- Linkages
- Proposed Pedestrian Pathway



Grandview Heights NCP Area #2 (Sunnyside Heights)
 City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 14 September 2023



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application Nos.: 7920-0159-00/
 7920-0162-00

Planning Report Date: April 17, 2023

PROPOSAL:

- **NCP Amendment** from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5 m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 20-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network.
- **Rezoning** from RA to RM-30 and RF-13
- **Development Permit**
- **Development Variance Permit**

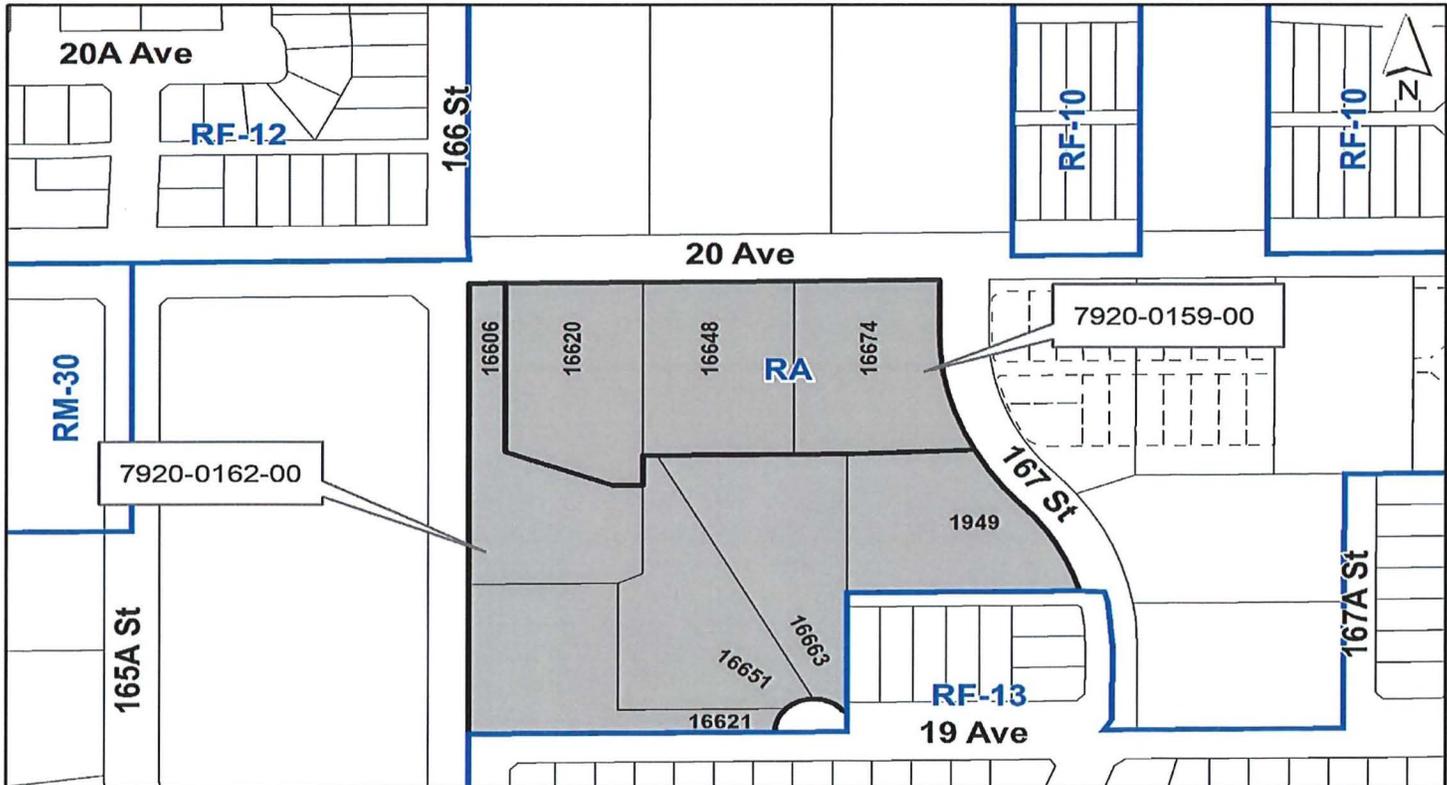
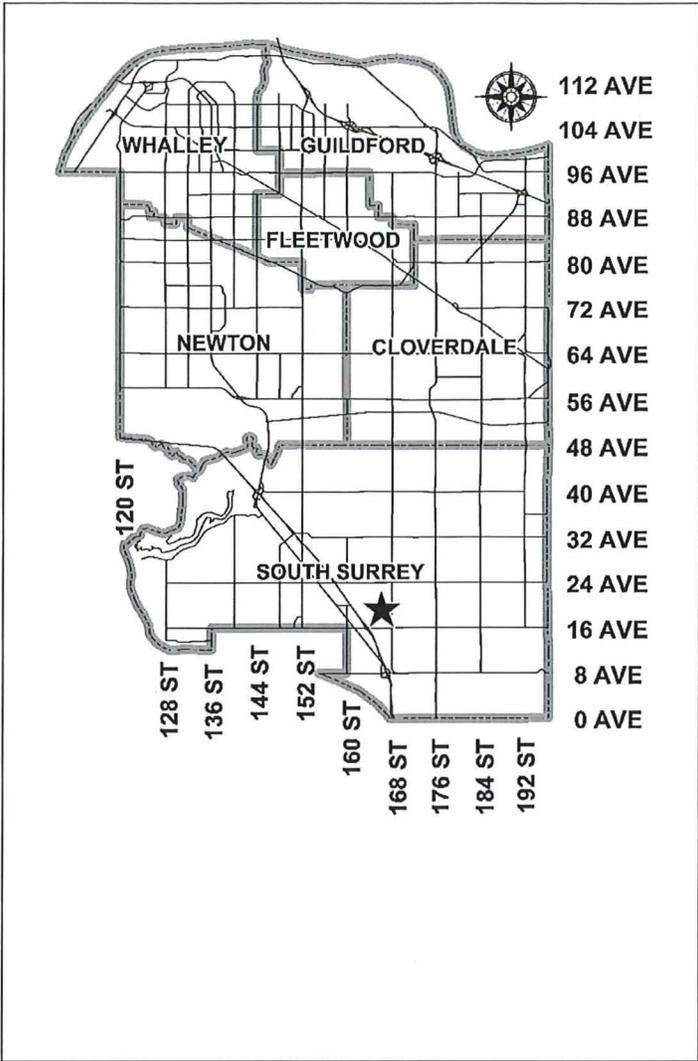
to permit the development of 166 townhouse units and 1 single family small lot.

LOCATION: 16674, 16648, 16620, 16606 – 20 Avenue
 1949 – 167 Street
 16663, 16651, 16621 – 19 Avenue

ZONING: RA

OCP DESIGNATION: Urban

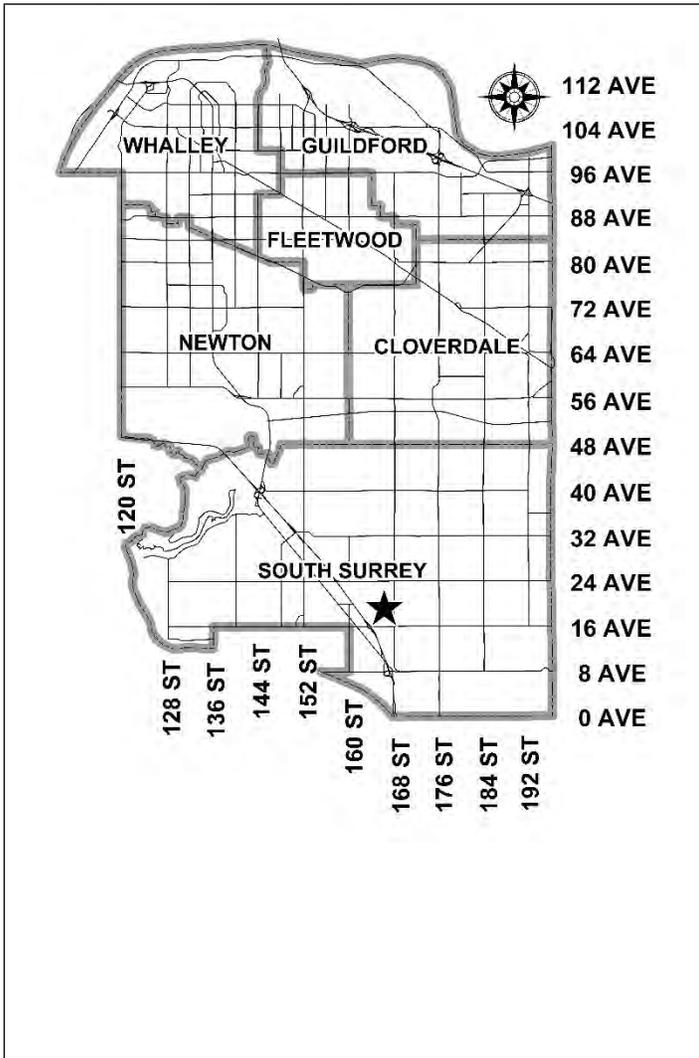
NCP DESIGNATION: Cluster Residential 6-10 u.p.a.,
 Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a.



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application Nos.: 7920-0159-00/
 7920-0162-00

Planning Report Date: April 17, 2023



PROPOSAL:

- **NCP Amendment** from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5 m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 20-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network.
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 166 townhouse units and 1 single family small lot.

LOCATION:

16674, 16648, 16620, 16606 – 20 Avenue
 1949 – 167 Street
 16663, 16651, 16621 – 19 Avenue

ZONING:

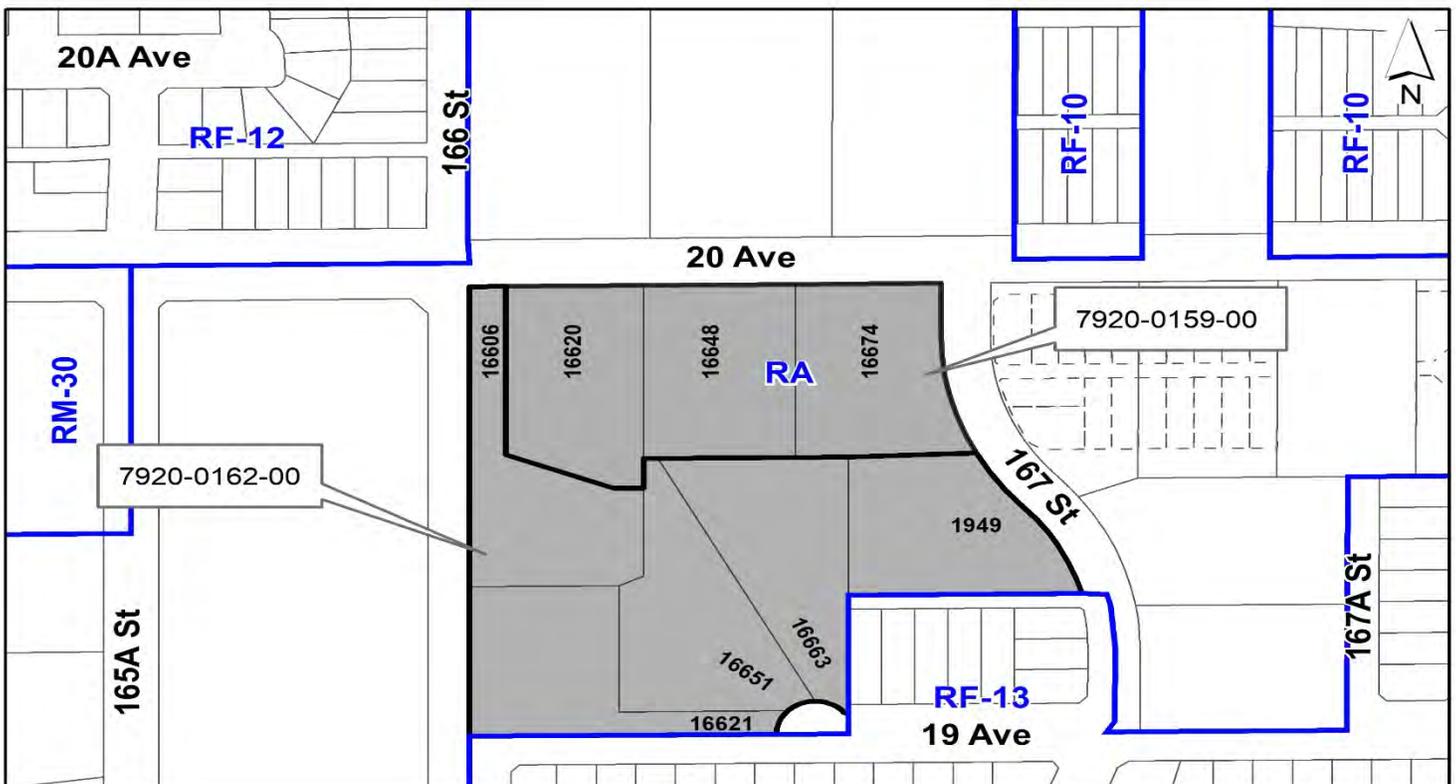
RA

OCF DESIGNATION:

Urban

NCP DESIGNATION:

Cluster Residential 6-10 u.p.a.,
 Drainage Corridor 5m, and Low
 Density Residential 6-10 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) Amendment from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 20-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network.
- Proposing to reduce the setback requirements of the Multiple Residential 30 Zone (RM-30) and the General Provisions.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed amendment to the Sunnyside Heights NCP will facilitate a variety of housing types in this neighbourhood that are more affordable than the larger single family dwellings that were anticipated under the NCP.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and will facilitate additional visitor parking stalls.
- Some area residents have raised objections to the proposal. In response, the applicant held a Public Information Meeting to solicit feedback from area residents. The applicant amended the proposal by reducing the number of overall units and reducing the number of units within a row along the rear lane at the southern boundary of the subject site to reduce the overall impact on the adjacent single family lots along 19 Avenue.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- Development Application Nos. 7920-0159-00 and 7920-0162-00 are running in conjunction and are being considered under a single report and a single CD By-law as they function as one larger development of underdeveloped properties in Sunnyside Heights bounded by 20 Avenue to the north, 19 Avenue to the south, 167 Street to the east, and future 166 Street to the west.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block C from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space for Development Application No. 7920-0159-00.
3. Council authorize staff to draft Development Permit Nos. 7920-0159-00 and 7920-0162-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7920-0159-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west front yard setback of the RM-30 Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
 - (b) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
 - (c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres; and
 - (d) to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4.
5. Council approve Development Variance Permit No. 7920-0162-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
 - (b) to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
 - (c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
 - (d) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;

- (e) to reduce the minimum south side yard setback of the RM-30 Zone from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
 - (f) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 11.
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption
 - (j) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
 - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (l) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m"

and for changes to the local road network, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family homes on acreage lots.	Cluster Residential 6-10 u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a	RA
North (Across 20 Avenue):	Vacant acreage lots under Development Application No. 7922-0149-00, which proposes rezoning to RM-30 and RF-10 to permit development of 171 townhouse units and 2 single family small lots.	Cluster Residential 6-10 u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a	RA
East (Across 167 Street):	Single family homes on acreage lots. Development Application No. 7921-0080-00 for rezoning to RF-10 and RF-13 to allow subdivision into 19 single family small lots, received Third Reading on February 14, 2022.	Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a	RA
South (Across 19 Avenue):	Single family small lots.	Medium Density Residential 10-15 u.p.a.	RF-13
West (Across 166 Street):	New elementary school (Ta'talu Elementary) under construction.	School	RA

Context & Background

- Development Application Nos. 7920-0159-00 and 7920-0162-00 are running in conjunction and are being considered under a single report and a single CD By-law as they function as one larger development of underdeveloped properties in Sunnyside Heights bounded by 20 Avenue to the north, 19 Avenue to the south, 167 Street to the east, and future 166 Street to the west. Staff requested the applicant propose a single development application, however, the applicant decided to proceed with two separate development applications.
- The 2.6-hectare subject site consists of eight properties situated along 20 Avenue, 167 Street, and 19 Avenue (16606, 16620, 16648, and 16674 – 20 Avenue, 1949 – 167 Street, and 16621, 16651, 16663 – 19 Avenue) and is located in Sunnyside Heights.

- Due to the unique existing property lines, several properties are under both development applications. The properties involved in each development application are as follows:
 - **7920-0159-00:** 16620, 16648, 16674 – 20 Avenue
 - **7920-0162-00:** 16606, 16620, 16674 – 20 Avenue, 16621, 16651, 16663 – 19 Avenue, 1949 – 167 Street
- Throughout this report, the northern Development Application No. 7920-0159-00 is referred to as “Site A” and southern Development Application No. 7920-0162-00 is referred to as “Site B”. Collectively they are also referred to as the “subject site” or “subject development”.
- The subject site is designated “Cluster Residential 6-10 u.p.a”, “Drainage Corridor 5m”, and “Low Density Residential 6-10 u.p.a” in the Sunnyside Heights Neighbourhood Concept Plan and zoned “One-Acre Residential Zone (RA)”.
- Previous Development Application No. 7918-0357-00 on one of the subject properties of Site A (16674 – 20 Avenue), proposed a rezoning from “One-Acre Residential Zone (RA)” to “Single Family Residential (13) Zone (RF-13)” and “Single Family Residential (10) Zone (RF-10)” to allow subdivision into eight single family small lots. Development Application No. 7918-0357-00 was in initial review when the subject development applications were submitted and therefore, the application will be closed.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following:
 - an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce “Multiple Residential 25-30 u.p.a.” as a new land use designation; to amend the designation for the site from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 25-30 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network, when the project is considered for final adoption.;
 - Rezoning a portion of the site identified as Block A and Block B on the Survey Plan, attached as Appendix I, from “One Acre Residential Zone (RA)” to “Multiple Residential Zone (RM-30)” and a portion of the site identified as Block C on the Survey Plan from “One Acre Residential Zone (RA)” to “Single Family Residential (13) Zone (RF-13)”;
 - to consolidate the properties into two separate townhouse lots (Site A and Site B) and one single family lot;
 - Development Permit for Form and Character; and
 - Development Variance Permit to permit the development of 166 townhouse units and one single family small lot.

- The “cluster” designation in the Sunnyside Heights NCP was identified for areas where high value tree stand locations existed. The NCP called for these areas to be preserved for open space with the remaining land developed at a higher density. The designation calls for approximately 30-40% of area in the designation on a property to be preserved for open space/tree retention. The cluster designation covers two properties of Development Application No. 7920-0159-00. Of this, the applicant proposes to retain approximately 12% of the cluster designated area, below the targeted 30-40%.
- The proposed density is 62 units per hectare (uph) (25 units per acre [upa]) for Site A and 65 units per hectare (uph) (26 units per acre [upa]) for Site B.
- A shortfall of outdoor amenity is proposed for Site B. 312 square metres of outdoor amenity is required based on 3 square metres/unit, and the applicant proposes to provide 191 square metres. Cash-in-lieu will be provided for the space shortfall, in accordance with the Zoning By-law.
- Staff worked with the applicant on a proposed change in land use from single-family to townhouses and provided several conditions for support, including:
 - To support the removal of 19A Avenue (east west local road shown in the NCP) and its associated on-street parking, the provision of an adequate amount of excess visitor parking;
 - To support the removal of 19A Avenue and its potential as an east-west connection and public realm infrastructure, a sufficient pathway dedication that can achieve the public realm and pedestrian/cycling functions that 19A Avenue would have provided;
 - Significant tree retention on-site in accordance with the NCP cluster designation;
 - Limit the increase in the number of projected students; and
 - Designing a sensitive interface to the existing single-family neighbourhood.
- Staff worked with the applicant to achieve these conditions, however, the current proposal only meets some of the parameters provided to support the change in land use:
 - In place of the 25 metre wide 19A Avenue public road right-of-way, the applicant proposes an 8-metre wide pedestrian corridor. Staff had requested a 10-metre wide corridor, as is standard for walkways. 10 metres would provide sufficient width for the corridor to achieve a 4 metre-wide walkway and 3 metre flanking landscape buffers inclusive of lighting, seating and other recreational opportunities. The proposed 8-metre wide corridor is undesirable from a Crime Prevention Through Environmental Design (CPTED) perspective as it reduces the walkway to a narrow tunnel-like walkway without sufficient separation between the buildings and walkway.

- The proposed increase in density has resulted in several other urban design issues that create undesirable conditions and reduced livability on the site. These issues are noted below:
 - The proposal does not include trees along internal drive-aisles, or at the front of each individual or shared back-to-back townhouse unit entryway as noted by Form and Character Development Permit design guideline DP1.1 48. The lack of inclusion of trees along drive aisles reduces greenery and the aesthetic appearance of the development.
 - Form and Character Development Permit design guideline DP1.1 107 calls for ground floor habitable rooms with a minimum depth of 3 metres to provide an active ground floor. Some of the buildings are proposed with smaller ground floor rooms such that they are no longer considered habitable rooms (2.0 to 2.5 metres in depth).
- Further discussion of the form and character and design issues are presented in the Development Permit section of the report.
- The proposed single family small lot exceeds the minimum lot area and lot depth of the RF-13 Zone, however, the applicant proposes a variance to reduce the lot width from 12 metres to 10.8 metres.
- The proposed lot area for the single family lot is significantly larger (413 square metres) than required for a Type I RF-13 Interior lot (336 square metres). Similarly, the lot depth of 40.8 metres far exceeds the minimum 28 metres in the RF-13 Zone.
- The applicant has provided a building envelope analysis demonstrating that a dwelling can be constructed on the narrower lot. No variances will be supported to reduce building setbacks on this lot should they be requested in the future.

	Proposed	
Lot Area	Site A	Site B
Gross Site Area:	12,213 square metres	20,111 square metres
Road Dedication:	1,230 square metres	5,003 square metres
Undevelopable Area:	960 square metres	960 square metres
Net Site Area:	10,023 square metres	16,068 square metres
	Site A	Site B
Number of Lots:	1 townhouse lot	1 townhouse lot plus 1 single family small lot
Building Height:	8.7 metres -13.0 metres	9.2 metres - 13.0 metres
Unit Density:	62 units per hectare (25 units per acre)	65 units per hectare (26 units per acre)
Floor Area Ratio (FAR):	0.80	0.88
Floor Area		
Residential:	7,987 square metres	10,821 square metres
Total:	7,987 square metres	10,821 square metres
Residential Units:		
3-Bedroom:	62	104
Total:	62	104

Referrals

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

School District: The School District has advised that there will be approximately 142 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

78 Elementary students at Edgewood Elementary School
40 Secondary students at Grandview Heights Secondary School

(Appendix IV)

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 between Fall 2024 and Spring 2025.

*A new elementary school (Ta'atalu Elementary School) is being constructed to the immediate west and is scheduled to open in fall 2025.

**A new secondary school opened in Fall 2021 in the Grandview neighbourhood (Grandview Heights Secondary). Due to the continued development of this area the school boundaries are still being reviewed.

Parks, Recreation & Culture:	<p>Should this application be supported by Council, Parks, Recreation and Culture will accept a voluntary amenity contribution in the amount of \$30,000 by the applicant in response to residents' concerns about increased density over what was planned for the neighbourhood. The voluntary contribution will be used for park amenities in the Sunnyside Heights neighbourhood.</p> <p>The closest active park/playground is 125G Neighbourhood Park, which will be fully constructed in consultation with area residents upon acquisition of lands associated with Development Application No. 7917-0506-00. The park has temporary amenities including play structures and open space and is 350 metres walking distance from the development. The closest natural area is Darts Hill Garden Park and is 620 metres walking distance from the development.</p>
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
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

Road Network & Infrastructure

- The applicant is required to provide road improvements to support the proposal along the site frontages of 19 Avenue, 20 Avenue, 166 Street, 167 Street, and a lane connection.
- The applicant is proposing an amendment to the NCP road network by replacing 19A Avenue between 166 Street and 167 Street with a pedestrian walkway. In support of the removal of 19A Avenue, the applicant is proposing to provide additional on-site visitor parking to exceed the minimum Zoning Bylaw parking requirements.
- A traffic circle is planned for 20 Avenue and 166 Street.

Traffic Impacts

- Due to the proposed number of units and change in land use, the applicant was required to conduct a Transportation Impact Analysis ("TIA"). Based on the TIA, using industry standard rates, the subject proposal is anticipated to generate approximately 103 trips during peak hour (one to two vehicles every minute). Compared to the density as per the current NCP designation, the proposal is anticipated to generate approximately 20 additional vehicle trips in the peak hour (one additional vehicle every three minutes).
- Based on the transportation impact assessment findings, the applicant is required to provide improvements at the intersection of 16 Avenue and 168 Street.

Access

- The subject site is proposed to be accessed via three entrances: 167 Street, 19 Avenue, and the rear lane.
- In response to concerns expressed by area residents, the proposed site access locations and lane configuration have been designed to minimize additional traffic to the existing lane.

Transit & Cycling

- The closest bus stop is located at 24 Avenue and 166 Street, approximately one kilometre from the subject site. The bus stop is serviced by TransLink Bus Route No. 531 with connections between White Rock and Willowbrook.
- The subject site is located along Sunnyside Greenway on 20 Avenue and approximately 220 metres from the Grandview Ridge Trail, a multi-use pathway that connects Sunnyside Heights to the commercial node at 24 Avenue and 160 Street.

Parkland and/or Natural Area Considerations

- As part of the community consultation process, residents in the neighbourhood sought additional amenities in the temporary portion of 125G Neighbourhood Park.
- Parks currently has all the temporary amenities they can provide in 125G Neighbourhood Park. Upon acquiring all lands associated with this neighbourhood park, Parks staff will undertake community engagement to determine the appropriate permanent amenities to be included in the park.
- Should this application be supported by Council, the applicant agreed to provide a cash-contribution to the City for park amenities in the amount of \$30,000.
- The cash contribution provided by the applicant, should this application proceed, would be directed towards park amenities within the Sunnyside Heights NCP, which may include the future build-out of 125G Neighbourhood Park or other parks identified within the Sunnyside Heights NCP.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. The applicant will amend the roof top patios to include a high albedo roof with a SRI value of 75 for those buildings with rooftop patios/flat roofs.
- To further reduce the urban heat island effect and provide thermal comfort for future residents, and in accordance with the Development Permit guidelines for Form and Character, staff requested the applicant provide trees within drive-aisles. The applicant proposes trees to be planted only in a small portion of two drive-aisles of Site B. The applicant proposes not to provide trees in the drive-aisle for the majority of the subject site.

School Capacity Considerations

- The School District has advised that this development will generate the following students:

Site A (north):

- approximately 53 school-age children, 44 of which are projected to attend schools in the Surrey School District.

Site B (south):

- approximately 89 school-age children, 74 of which are projected to attend schools in the Surrey School District.

- Together, these developments will generate 142 school-age children, 118 of which are projected to attend schools in the Surrey School District.
- At the time this application was first submitted staff worked with the School District to determine the number of projected students under the existing single family land use designation for this site. Under the existing single family land use designation a total of approximately 69 single family lots could be achieved. At that time, the School District advised that 69 single family lots would generate approximately 78 elementary students and 31 secondary students, which was relatively similar to the proposed townhouse applications.
- Staff are supportive of the change in land use to townhouses, however, it should be noted that the proposed townhouse developments represent a marginal increase to the expected student yields when this application was first considered by staff. The current proposal results in 78 elementary students and 40 secondary students as opposed to 78 elementary students and 31 secondary students under the single family scenario at that time. Staff had requested the density be slightly reduced (fewer townhomes) to lessen the impact of the increase in density on school capacity in the neighbourhood. The applicant has elected not to reduce the density beyond what is currently proposed.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated “General Urban” in the Regional Growth Strategy (RGS) and the proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject site is designated “Urban” in the Official Community Plan (OCP) and the proposed townhouses comply with this designation provided Council supports an amendment to the Sunnyside Heights Neighbourhood Concept Plan.

Themes/Policies

- Staff support the change in land use from single family to townhouses to accommodate a variety of housing types in the Sunnyside Heights neighbourhood in accordance with OCP policies B4.2 and B4.5, which seek to plan and design new neighbourhoods to accommodate a wide range of diverse households through a diversity of housing types and sizes.
- Despite staff's general support for a change in land use to townhouses, staff have reservations about the proposed density at this location due to the impact on student enrollment and site planning issues.
- The applicant proposes a significant increase in density from the existing land use designation that permits 6-10 units per acre. The applicant proposes 25 units per acre for Site A and 26 units per acre for Site B, which directly abuts the existing single family residences.
- A4 Efficient New Neighbourhoods (General): Plan and develop new neighbourhoods with an emphasis on compact forms of development that effectively utilize land, public infrastructure, and City resources; enhance neighbourhood quality; and reduce development pressures on agricultural and environmentally sensitive lands. Encourage the full and efficient build-out of existing planned urban areas in order to achieve planned capacities, use infrastructure efficiently, provide housing options, and provide amenities to residents.
 - *The proposed townhouse development will increase the variety of housing types within this part of the Sunnyside Heights plan area.*
- B4 Healthy Neighbourhoods (Streets & Walkways)/C2 Transportation (General): Design local streets to allow multiple modes of travel and enhanced pedestrian and cycling opportunities; and support easy, fluid, unobstructed movement of pedestrians throughout urban areas by planning local street networks using a finer-grained, modified grid pattern.
 - *The subject development contributes to a finer grain transportation network by providing a pedestrian corridor bisecting Site A and B, which will provide multi-modal transportation connections from 167 Street to 166 Street, connecting with the future elementary school to the west.*
- B5 Memorable Features: retain and enhance memorable natural and built features and places.
 - *The subject development proposes to retain 24 trees total across two development sites, including a significant stand of on-site trees at the northwest corner of the site and along 20 Avenue, maintaining some of the existing natural heritage.*

Secondary Plans

Land Use Designation

- The subject site is designated Cluster Residential 6-10 u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a in the Sunnyside Heights Neighbourhood Concept Plan.

- The applicant proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from “Cluster Residential 6-10 u.p.a.”, “Drainage Corridor 5m” and “Low Density Residential 6-10 u.p.a.” to “Multiple Residential 20-25 u.p.a.” and “Drainage Corridor 5 m” and for changes to the local road network.

Amendment Rationale

Rationale for Land-Use Redesignation

- The “cluster” designation in the Sunnyside Heights NCP were used in areas where significant tree coverage was observed with the intention that larger tree retention areas (30-40% of the “cluster development” sites) could be incorporated into the new neighbourhood.
- The proposed density for Site A is 25 units per acre and 26 units per acre for Site B. The proposed density meets the intent of the “Multiple Residential 20-25 u.p.a.” in the Sunnyside Heights NCP.
- The applicant’s proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single family homes and larger townhomes that could be built under the existing designation. It will allow for a mix of housing types within this neighbourhood.
- The developer suggests that the prices for larger homes would make it uneconomical to develop this site under a 6-10 upa scenario. The applicant’s proposal is generally consistent with current market trends, which have seen larger and more expensive homes decline in attainability in this area since the NCP was finalized in 2010.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Rationale for Elimination of 19A Avenue

- City staff considered the proposed removal of 19A Avenue provided the following conditions were met:
 - No tandem units were proposed to better accommodate all resident parking on-site;
 - Sufficient visitor parking that meets or exceeds the Zoning By-law requirement;
 - Substantial tree protection;
 - Dedication for a pedestrian and cycling walking, inclusive of landscape buffers.
- The applicant has demonstrated that the above conditions were met on the site.

- The proposed 8-metre wide corridor to be dedicated for public access is less than the requested 10 metres, however, the dedicated corridor retains its function as providing a finer-grained transportation network to provide pedestrian/cycling connections throughout the neighbourhood.

Themes/Objectives

- Staff support the change in land use from single family to townhouses to accommodate a variety of housing types in the Sunnyside Heights neighbourhood, however, staff have some reservations with the proposed density and several design elements.
- The cluster designation is intended to facilitate tree retention through development. In this case the NCP requires that 30-40% of the cluster designated area be preserved for open space and tree preservation purposes and conveyed to the City. Outside of this open space, the rest of the site may support higher-density development, with a maximum permitted density of 6-10 units per acre averaged over the entire area.
- The applicant is proposing to retain approximately 826 square metres of the cluster designated area for tree retention and outdoor amenity area for the development. This represents a total of 12% of the cluster designated area which is not proposed to be conveyed to the City. Therefore, the proposed increase in density for the site *includes* the tree retention/open space area, contrary to the intent of this designation in the NCP.
- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single-family homes that could be built under the existing designation.
- The smaller, more dense townhouse units are supportable from a land use perspective and are appropriate for the area.
- Multiple residential densities for townhouses in Sunnyside Heights have varied from 20-25 units per acre. The information below presents an overview of the densities approved for "Urban" designated in the OCP, multiple residential townhouse applications in Sunnyside Heights. All applications noted below were designated for townhouses:
 - 7912-0224-00 – 24.4 units per acre
 - 7913-0065-00 – 22 units per acre
 - 7914-0280-00 – 22.4 units per acre
 - 7915-0087-00 – 20 units per acre
 - 7918-0062-00 – 25 units per acre
 - 7919-0057-00 – 25 units per acre
 - 7919-0116-00 – 21.4 units per acre
- In contrast, the subject application is designated for single family and proposes to exceed the densities achieved for other sites in Sunnyside Heights that were already designated for townhouse developments in the NCP.
- The proposed road network change to remove 19 Avenue and the associated drainage corridor at this location is considered appropriate given the dedication of an 8 metre wide pedestrian

and cycling corridor bisecting the sites. Additional visitor parking is also provided on each site to accommodate the on-street parking that 19 Avenue would have provided.

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" for Block A and Block B (Appendix I) and from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- 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)", and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed	
		Site A	Site B
Unit Density:	75 uph	62 units per hectare (25 units per acre)	65 units per hectare (26 units per acre)
Floor Area Ratio:	1.0	0.80	0.88
Lot Coverage:	60%	35%	40%
Yards and Setbacks			
North:	Site A/B: 4.5 m	4.5 m *variance to 4.3 m for indoor amenity building	4.5 m *variance to 2.0 m for visitor parking stalls
East:	Site A/B: 4.5 m	4.5 m	4.5 m *variance to 4.4 m for Building 1 and 3.8 m for Building 24
South:	Site A/B: 4.5 m	4.5 m *variance to 4.3 m to Building 5 and 3.0 m for Building 14	4.5 m *variance to 4.2 m for Building 10 and 4.4 m for Building 9
West:	Site A/B: 4.5 m	4.5 m *variance to 4.2 m for Building 4	4.5 m *variance to 4.4 m for Building 8
Height of Buildings			
Principal buildings:	13 m	8.7 – 13.0 metres	9.2 – 13.0 metres
Indoor Amenity:	11 m	9.5 metres	7.5 metres
Amenity Space			
Indoor Amenity:	Site A: 186 square metres Site B: 312 square metres	The proposed 144 m ² [+ CIL of \$21,00] meets the Zoning By-law requirement.	The proposed 191 m ² [+ CIL of \$60,000] meets the Zoning By-law requirement.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed	
		Site A	Site B
Outdoor Amenity:	Site A: 186 square metres Site B: 312 square metres	The proposed 342 m ² meets the Zoning By-law requirement.	The proposed 272 m ² [+ CIL of \$32,000] meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed	
Number of Stalls			
Residential:	Site A: 124 Site B: 208	Site A: 124	Site B: 208
Residential Visitor:	Site A: 12 Site B: 21	Site A: 14	Site B: 23
Total:	Site A: 136 Site B: 229	Site A: 138	Site B: 231
Bicycle Spaces			
Residential Secure Parking:	n/a	n/a	n/a
Residential Visitor:	12	12	4

Setback Variances

- The applicant is requesting the following variances for Site A (north site):
 - (a) to reduce the minimum west front yard setback of the RM-30 Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
 - (b) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
 - (c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres; and
 - (d) to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4.
- The applicant is requesting the following variances for Site B (south site):
 - (a) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
 - (b) to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;

- (c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
 - (d) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
 - (e) to reduce the minimum south side yard setback of the RM-30 Zone from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
 - (f) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 11.
- The reduced front yard and street side yard setbacks for portions of the principal building face will facilitate usable and habitable ground floor rooms that provide improved activation of the ground floor. The small reduction is considered reasonable given it is only for a portion of the principal building face.
 - The reduced setback to the indoor amenity building is considered reasonable given its location amongst the retained trees and its connection to both the outdoor amenity area and publicly accessible open space at the intersection of 20 Avenue and 166 Street.
 - The increase to the number of permitted risers in the setback is needed to accommodate the grades of the sloping site and the minimal grading work proposed fronting units along 20 Avenue to retain the boulevard trees. The risers and exposed foundation are proposed to be closed and cladded with hardie brick to create an attractive front entry.
 - The reduced setback to Building 14 is the result of the meandering pedestrian corridor and will have minimal impact on the walkway.
 - On Site B, the proposed number of visitor parking stalls meets the minimum required under the Zoning By-law. Staff requested additional visitor parking stalls to accommodate the loss of on-street parking with the removal of 19A Avenue. The reduced setback to two of the visitor parking stalls will facilitate two additional visitor parking spaces. These stalls will be buffered from the pedestrian corridor with landscaping ensuring they have minimal impact on the public realm.
 - 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. The current rate is \$2,000 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Sunnyside Heights NCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for South Surrey is \$20,000 per unit for townhouses.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City’s needs with respect to the City’s Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 25, 2022 and the Development Proposal Signs were installed on February 11, 2022. Staff received 65 responses from neighbouring residents (*staff comments in italics*):
- The subject development application was also reviewed by the Grandview Heights Stewardship Association and the Little Campbell Watershed Society but no comments were provided.

Summary of Concerns Received via Phone and Email

Topic	Summary of Comments	Number of comments
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Topic	Summary of Comments	Number of comments
Traffic	Increased Traffic	45
	Parking	42
Density	Number of units too high for the area	57
	Livability	10
Schools	Over Capacity	3
Interface/Context/Design	Not consistent with surrounding context	10
Community Amenities/Infrastructure	Lack of amenities in neighbourhood	5
	Infrastructure	4
Trees	Lack of tree retention/open space	9
Safety	Crime	1
	Impact on property values	2

- Many responses to staff included concerns about traffic volumes and safety, and the ability of existing road infrastructure to accommodate the increase in traffic brought about by a higher-density development.
 - *Due to the proposed number of units and change in land use, staff requested the applicant undertake a Transportation Impact Analysis (TIA) to determine the potential impact on traffic and parking in the area. Based on the TIA, using industry standard rates, the subject proposal is anticipated to generate approximately 103 trips during peak hour (one to two vehicles every minute). Compared to the density as per the current NCP designation, the proposal is anticipated to generate approximately 20 additional vehicle trips in the peak hour (one additional vehicle every three minutes). As a result, some improvements to the arterial network will be required, including the extension of the eastbound left turn bay storage to 90 metres at 16 Avenue and 168 Street, and the provision of cash-in-lieu for future relocation of the northwest signal pole at 16 Avenue and 168 Street, to support future intersection improvements.*
 - *The townhouse developments will have primary access from 167 Street and Site B will have a secondary access via the residential lane, which will help to disperse traffic from future residents and not impact the existing single family residences to the southeast.*
- Lack of street parking in the neighbourhood was a complaint that was raised by residents who are concerned that more development will exacerbate the problem.
 - *The applicant proposes to eliminate the east-west road (19A Avenue) bisecting the site that is shown in the Sunnyside Heights NCP. This road would have provided some on-street parking which would be a benefit to area residents. To address this, the applicant proposes additional visitor parking stalls on Site A and Site B. In addition, all townhouse units will have side-by-side garage parking spaces, complying with the minimum Zoning By-law requirement.*
- Many neighbours believe that the proposed development is too dense.
 - *The properties are designated “Urban” in the Official Community Plan and “Cluster Residential (6-10 upa)” and “Low Density Residential (6-10 upa)” in the Sunnyside Heights NCP. The Cluster Residential designation is meant to allow for preservation of a significant stand of trees at the corner of 20 Avenue and future 166 Street. Due to the desired retention, a cluster residential designation was identified which would result in*

- higher densities on the “developable” portion of the site, leading to densities in the range of 15-25 units per acre. Given this density, it was expected to some extent, that a form of higher density residential would be developed at this corner.*
- *The proposed density is generally in keeping with similar townhouse developments in the neighbourhood, however, staff have expressed concerns about the form and character of the proposal that result in lower livability. Staff had requested a 10 metre wide pedestrian corridor to provide sufficient physical separation between each site and allow for a wider landscape buffer. The applicant instead proposes an 8 metre wide pedestrian corridor. Similarly, staff had requested trees to be planted in the drive-aisles, in accordance with the OCP Form and Character Design Guidelines, which is intended to lessen the impact of the urban heat island effect, contribute to carbon sequestration, and provide aesthetic value. The applicant has not been able to achieve sufficient width between the townhouse buildings and drive-aisle to accommodate trees in the drive-aisle, other than fronting several buildings on Site B.*
 - School capacity is a concern that was raised by many residents who oppose the proposed development. Edgewood Elementary School opened in January 2021 and was at 100% capacity. Portable classrooms are required to accommodate the existing students. Residents are concerned about potential strain on the school system that could be brought on by this development and others in the area.
 - *Insufficient school capacity has been a longstanding concern in the Sunnyside Heights neighbourhood. In 2017, through Corporate Report No. 129, Council put in place a six month moratorium on any development applications proposing NCP amendments until a new school site could be established. The new school, Edgewood Elementary, opened in January 2021 but as of September 2022, the school is operating overcapacity. To further support enrollment pressures in Sunnyside Heights, a new elementary school was identified, which is adjacent to the subject site. Ta'talu Elementary school is targeted to open in the fall of 2025. Until then, the School District will rely on portables to make up the seat shortfall and possible boundary changes.*
 - *Similarly, to relieve enrollment pressure at Earl Mariott Secondary school, a new 1,500 capacity high school, Grandview Heights Secondary, opened in September 2021. The school is operating marginally overcapacity, though enrollment is projected to grow in the next 10 years putting additional pressure on the School District to fund portables.*
 - *The School District conducted a detailed review of this proposal prior to a formal development application being submitted. At that time, they determined that, based on the existing single family designation a total of 78 elementary students and 31 secondary students could be expected. Under the existing proposal, the combined developments would result in 78 elementary students and 40 secondary students representing a marginal increase above the expected student yields at the time.*
 - *While the projected school enrollment from this development exceeds the capacities outlined by the School District, the proposal retains merit for its need to generate additional family-oriented housing that is more affordable the single family housing. The proposed development will not be constructed and occupied until the anticipated opening of the future Ta'talu Elementary School, west of the subject site.*
 - *Ta'talu Elementary School is anticipated to open in January 2025 with a capacity of 612 students.*
 - Some neighbours are concerned about a lack of privacy and an increase in noise that may be caused by the townhouse development. Others expressed concern about the building height and interface between a townhouse development and existing single family residences.
 - *The proposed townhouses along the residential lane on Site B are setback approximately 4.5 metres from the new property line. This is less than the approximate 6 to 7.5 m setback required for a single family development. The proposed building height of these*

- units is approximately 9.6 metres, which is only slightly taller than the maximum height permitted for a single family dwelling (9 metres).
- *The applicant worked with staff to reduce the number of units along the residential lane by breaking up the buildings into a maximum of 3 to 4 units. Two of the buildings directly behind the existing single family dwellings contain 3 units while the westerly building abutting the proposed single family lot contains 4 units. Staff had suggested that the applicant consider reducing the upper storey massing to reflect a single family residence (i.e., the upper storeys to be a maximum of 80% of the ground floor area), however, the applicant has elected not to accommodate this because it would significantly reduce the functionality and available bedrooms for these units.*
 - **Staff received several comments from residents who are concerned about community resources being stretched, including health care resources and community centres, in addition to schools which are mentioned separately above.**
 - *Some residents expressed concerns regarding infrastructure and community amenities for the neighbourhood. The proposed developments will provide both indoor and outdoor amenity areas for use by the residents of the separate stratas. A new neighbourhood park (125G Neighbourhood Park) has been secured by the City at 167 Street and 17B Avenue. A portion of lands directly to the west will be acquired and added to this park in the future. In the interim, the City implemented temporary amenities in the existing park to help serve the growing neighbourhood. 125G Neighbourhood Park is approximately 350 metres walking distance from the subject site. The subject site is also directly across (166 Street) from the new elementary school, which is planned to have playground, sports court, and sports field amenities. As part of Development Application No. 7922-0149-00 to the north of the subject site (across 20 Avenue), a 0.31 hectare park is to be conveyed to the City for the creation of a new neighbourhood park.*
 - *The applicant has also committed to providing a voluntary cash contribution in the amount of \$30,000 to the City to fund future park amenities in the neighbourhood.*
 - *Health care resources are managed by the Province, and while population increases do need to be met with corresponding increases in services, the City has no control over the allocation of health care resources.*
 - *Payment of CACs is required for all new residential units in the City. CACs are put towards libraries, parks, cultural facilities, recreational facilities, and police and fire services, among other things.*
 - **Residents are concerned about the number of trees that are proposed for removal, considering the site's current designation for cluster development.**
 - *The Sunnyside Heights NCP requires under the Cluster Residential designation that 30-40% of the site area be set aside for open space and tree preservation. The Cluster Residential designation is contained in the northwest corner of Site A. The applicant proposes to retain trees representing approximately 12% of the area designated for Cluster Residential. In addition, the applicant proposes to utilize the tree retention area with the existing cluster designation as the outdoor amenity area on Site A.*
 - *Staff have sought additional tree retention and/or outdoor amenity area to compensate for the impact that using tree preservation areas for outdoor amenity will have, however, the applicant does not propose additional tree preservation and/or outdoor amenity area for Site A. Having said that, the total proposed outdoor amenity area on Site A, excluding the tree preservation areas, does exceed the total required outdoor amenity area.*
 - *The majority of the higher value trees for retention are located either in the proposed for retention stand, or more central to the site where their retention would significantly impact the viability of the proposal. Therefore, staff worked with the applicant to retain a*

significant number of on-site and City boulevard trees along 20 Avenue. 21 trees are proposed for retention on Site A while 3 trees are proposed for retention on Site B. While the proposed retention is less than targeted by the Sunnyside Heights NCP, the proposal still preserves a significant number of trees.

- Some residents who oppose the applications fear that townhouse development could bring crime to the neighbourhood and decrease property values. Some residents also expressed concern regarding the perimeter on-site walkway along the residential lane.
 - *There is no evidence that townhouse development, compared to single family development, is associated with increased crime.*
 - *The proposed perimeter on-site walkway along the residential lane provides added surveillance over the lane and in conjunction with the ground floor habitable rooms of the lane fronting units, will increase the eyes on the street.*

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) for the proposed townhouse development. Notifications for the PIM were mailed on July 28, 2022. The notification was mailed to approximately 398 addresses to residents within 200 metres of the subject site.
- The virtual PIM was held via a Zoom Webinar platform on August 17, 2022 from 6:00pm to 7:30pm. A concurrent website was created to provide the same information presented at the PIM for those who were unable to attend the PIM.
- Approximately 27 people attended the virtual meeting, excluding panel members. The webinar included a presentation from the applicant's consultant team followed by a question-and-answer period. City Planning and Transportation staff were also in attendance to observe and answer any questions.
- 91 questions and comments were received during the PIM session. In addition, 17 emails and 15 comment forms were received via the website following the PIM session.

Summary of Concerns

Topic	Summary of Comments	Number of comments
Traffic	Increased Traffic	7
	Access flow & Congestion	2
	Safety	1
	Parking	3
Density	Number of units too high for the area	4
Schools	Over Capacity	3
Interface/Context/Design	Not consistent with surrounding context	6
Community Amenities	Lack of amenities in neighbourhood	2
Safety	Crime	2

Summary of Support

- A number of residents wrote in to register their support for the development. Of the 17 emails received following the PIM, 14 were in support. Of the 15 comment forms, 10 were in support. A summary of the comments registering support for the proposal are noted below:

Topic	Summary of Comments	Number of comments
Affordability	Smaller affordable homes Diversity in housing type/size (particularly for families)	14 11
Traffic	Pedestrian circulation	3
Interface/Context/Design	Townhouses are well designed	3
No reason given	No reason given	2

- Given the concerns expressed by attendees were similar to those expressed via correspondence with the City previously, those concerns and staff responses will not be replicated below.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development partially complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- There are several ways in which the proposal does not meet the Form and Character design guidelines of the OCP:
 - In most instances, buildings do not meet the 10-metre separation guideline between building faces;
 - Landscaping (trees) has not been proposed within all internal drive-aisles;
 - For the units fronting the pedestrian corridor, habitable rooms are proposed to be 2.4 metres in depth, not meeting the intent of 3 metres to be considered a habitable room.
- The applicant has worked with staff to resolve the following issues:
 - Improving the livability of townhouse units by reducing the number of back-to-back units, creating increased separation between units to allow for an increase in natural light, and providing ground floor habitable rooms, the majority of which have sufficient depth;
 - designing townhomes that are compatible with, and sensitive to, the existing single family neighbourhood character;

- revising on-site grading to facilitate the retention of City boulevard trees along 20 Avenue; and
 - achieving a marginal amount of landscaping (trees) in the drive-aisles.
- The proposed townhouse development for Site A consists of 62 units across fourteen separate buildings. Buildings 9 through 13 are proposed to be back-to-back units, the majority of which have side of unit natural light. The back-to-back units are limited to the interior of the site.
- A single vehicular access is proposed from 167 Street for Site A.
- The proposed townhouse development for Site B consists of 104 units across fourteen separate buildings. Buildings 18 through 23 are proposed to be back-to-back units, the majority of which have side of unit natural light. The back-to-back units are limited to the interior of the site.
- Site B is to be accessed via a main vehicular access from 167 Street. A secondary access is located via the residential lane at the southern end of the site. The access to the lane was shifted further south to limit the number of vehicles utilizing the east-west portion of the residential lane, thereby limiting the impact to existing single family residences.
- The buildings front onto all public roads, including the pedestrian corridor with front doors and habitable rooms lining the street frontage. With the exception of the units fronting the pedestrian corridor, the public fronting units meet the minimum 3.0 metre room depth to be considered a habitable room. The presence of a front door and habitable room will increase the street presence of these units.
- Access to Buildings 5, 6, 7, and 8 on Site A, and Buildings 2, 3, 4, and 5 on Site B is provided via a 1.5 metre on-site walkway adjacent to the 8 metre-wide pedestrian corridor.
- All units are proposed with double side-by-side garages and 3-bedrooms. The units range in size from 111 square metres to 167 square metres. The back-to-back units are proposed to have roof-top decks whereas all other units have front yards.
- The proposed indoor amenity building for Site A is located at the northwest corner of the site. Staff are typically unsupportive of locating amenity buildings along street frontages due to the inactivity of these buildings outside of their uses. In this context, staff were supportive of its location along the street frontage due to the constraints of the proposed tree retention and the ability to connect the indoor and outdoor amenity areas. Further design work is encouraged to enhance the activity and safety of the adjacent public streets and to provide connection and interest to this building.
- The buildings are proposed with three separate, yet coordinated colour schemes that provide variety and synergy across both sites. The buildings are proposed to have a modern appearance with oversized windows and a variety of roof types including gable, shed, and flat roofs for the back-to-back units. Building materials include hardie siding (in a variety of colours, including dark grey, white, dark red, brown, and dark blue), hardie bricks (in dark grey), and dark grey shingled roofs.

Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- On Site A, 61 replacement trees are proposed to be planted within the project, including a mixture of Sweet Gum, Persian Ironwood, and Wonder Dogwood.
- On Site B, 143 replacement trees are proposed to be planted within the project, including a mixture of Sweet Gum, Persian Ironwood, Columnar Bowhall Maple, and Wonder Dogwood.
- Other plantings include a variety of shrubs, grasses, and ground covers that are used to soften the hard surfaces on the site and help define the transitions between private and semi-private spaces.
- Decorative pavers are proposed at the driveway entrance as well as along all pedestrian crossings over the drive-aisle in order to delineate pedestrian movements on the site.

Indoor Amenity

Site A

- The RM-30 Zone requires that 186 square metres of indoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 144 square metres with \$21,000 of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning By-law. This fee has been calculated according to current By-law rates and is subject to change.
- The proposed indoor amenity building will be two-storeys with an additional outdoor amenity deck on the roof. The applicant has not confirmed the programming of the indoor amenity building at this time. Staff will work with the applicant to confirm the programming for the indoor amenity building.

Site B

- The RM-30 Zone requires that 312 square metres of indoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 354 square metres, exceeding the Zoning By-law requirement.
- The proposed indoor amenity building will be two-storeys. Staff will work with the applicant to refine the programming of the indoor amenity building.

Outdoor Amenity

Site A

- The RM-30 Zone requires that 186 square metres of outdoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 342 square metres, exceeding the Zoning By-law requirement.
- The proposed outdoor amenity area is located adjacent to the indoor amenity building at the northwest corner of the site. The amenity area includes a stand of trees proposed to be retained. This area contains a natural play area with stepping logs and bench and picnic seating. There is additional amenity area provided on the west side of the indoor amenity building where a barbeque, tables, and chairs are provided. The indoor amenity building also has a rooftop deck where that provides additional amenity for residents.

Site B

- The RM-30 Zone requires that 312 square metres of outdoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 191 square metres with \$60,000 of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning By-law. This fee has been calculated according to current By-law rates and is subject to change.
- The proposed outdoor amenity area is located adjacent to the indoor amenity building in the centre of the site. This area contains a play structure, a barbeque area with seating and tables, and landscaping. An additional amenity area is provided on the eastern boundary of the site adjacent to Building 24 and includes a small community garden with raised garden plots and a tool shed.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues, as follows:
 - Resolution of urban design issues resulting from detailed coordination with architectural, landscape and civil designs.
 - Refinement to the public realm frontages, including the publicly accessible open space areas to facilitate pedestrian permeability.
 - Refinement to the massing and materiality of the units fronting the pedestrian corridor.
 - Provision of a high albedo roof for units that propose a rooftop patio.
- The applicant has 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

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The tables below provides a summary of the tree

retention and removal by tree species for both Development Application No. 7920-0159-00 (Table 1) and 7920-0162-00 (Table 2):

Table 1: Summary of Tree Preservation by Tree Species for Site A (7920-0159-00):

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	3	3	0
Bitter Cherry	1	1	0
Paperback Birch	4	4	0
Common Fig	1	1	0
Honey Locust	3	1	2
Red Maple	4	0	4
Bigleaf Maple	2	2	0
Japanese Maple	1	1	0
Norway Maple	1	1	0
Plum	1	1	0
Coniferous Trees			
Deodar Cedar	2	2	0
Douglas Fir	25	10	15
Emerald Cedar	2	2	0
Norway Spruce	2	2	0
Shore Pine	1	1	0
Western Red Cedar	11	11	0
Total (excluding Alder and Cottonwood Trees)	65	44	21
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		59	
Total Retained and Replacement Trees		80	
Contribution to the Green City Program		\$12,800	

- The Arborist Assessment states that there are a total of 65 mature trees on the site, excluding Alder and Cottonwood trees. Three existing trees, approximately 4% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 21 trees can be retained as part of this development proposal. This includes seven City boulevard trees along 20 Avenue. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed 20 Avenue off-site road works and services was altered in order to maximize tree preservation on the site and for City boulevard trees on 20 Avenue. This will require further detailed refinement in consultation with Parks staff and Engineering staff and supervision by an arborist during construction.

- 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 91 replacement trees on the site. Since only 59 replacement trees can be accommodated on the site, the deficit of 32 replacement trees will require a cash-in-lieu payment of \$12,800, representing \$400 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Sweet Gum, Persian Ironwood, and Wonder Dogwood.
- In summary, a total of 80 trees are proposed to be retained or replaced on the site with a contribution of \$12,800 to the Green City Program.

Table 2: Summary of Tree Preservation by Tree Species for Site B (7920-0162-00):

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	21	21	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Maidenhair	1	1	0
Paperbark Birch	7	7	0
Cherry	2	2	0
Cotoneaster	1	1	0
Honey Locust	4	2	2
Norway Maple	3	3	0
Pine	1	1	0
Scots Pine	1	1	0
Plum	2	2	0
Coniferous Trees			
Deodar Cedar	4	4	0
Douglas Fir	2	2	0
Threadleaf Cypress	1	1	0
Giant Sequoia	1	0	1
Norway Spruce	3	3	0
Western Red Cedar	54	54	0
Total (excluding Alder and Cottonwood Trees)	113	110	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		143	
Total Retained and Replacement Trees		146	
Contribution to the Green City Program		\$39,200	

- The Arborist Assessment states that there are a total of 113 mature trees on the site, excluding Alder and Cottonwood trees. 21 existing trees, approximately 16% of the total trees on the site,

are Alder and Cottonwood trees. It was determined that 3 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 241 replacement trees on the site. Since only 123 replacement trees can be accommodated on the site, the deficit of 98 replacement trees will require a cash-in-lieu payment of \$39,200, representing \$400 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Sweet Gum, Persian Ironwood, Columnar Bowhall Maple, and Wonder Dogwood.
- In summary, a total of 146 trees are proposed to be retained or replaced on the site with a contribution of \$39,200 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Block Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan
Appendix VII.	Development Variance Permit Nos. 7920-0159-00/7920-0162-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

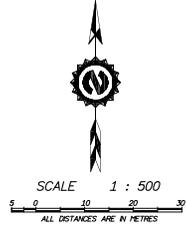
KS/ar

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
 No: _____ OF: LOTS 60 & 61 PLAN 66460
 LOTS 55, 56 AND 57 PLAN 58054
 AND LOTS 42, 43, & 47 PLAN 57371
 ALL OF SECTION 13 TOWNSHIP 1 NWD

FOR REZONING PURPOSES

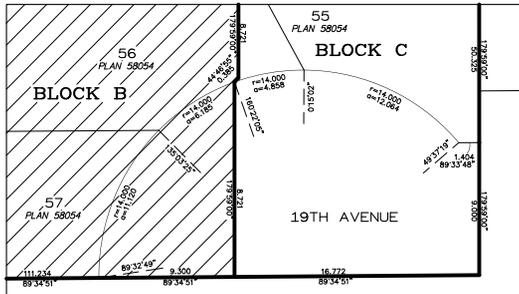
LEGEND

ha DENOTES HECTARES
 m² DENOTES SQUARE METRES



The intended plot size of this plan is 864mm in width and 568mm in height (A size) when plotted at a scale of 1:500.

DETAIL: NOT TO SCALE



Property boundary dimensions shown hereon are derived from field survey.

CERTIFIED CORRECT
 DATED THIS 6th DAY OF APRIL, 2023.

[Signature]

B.C.L.S.

H. Adam Fullerton



THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

16620-20 AVE TOWNHOUSES

16620, 16648 & 16674 - 20 AVE, SURREY, BC. CANADA



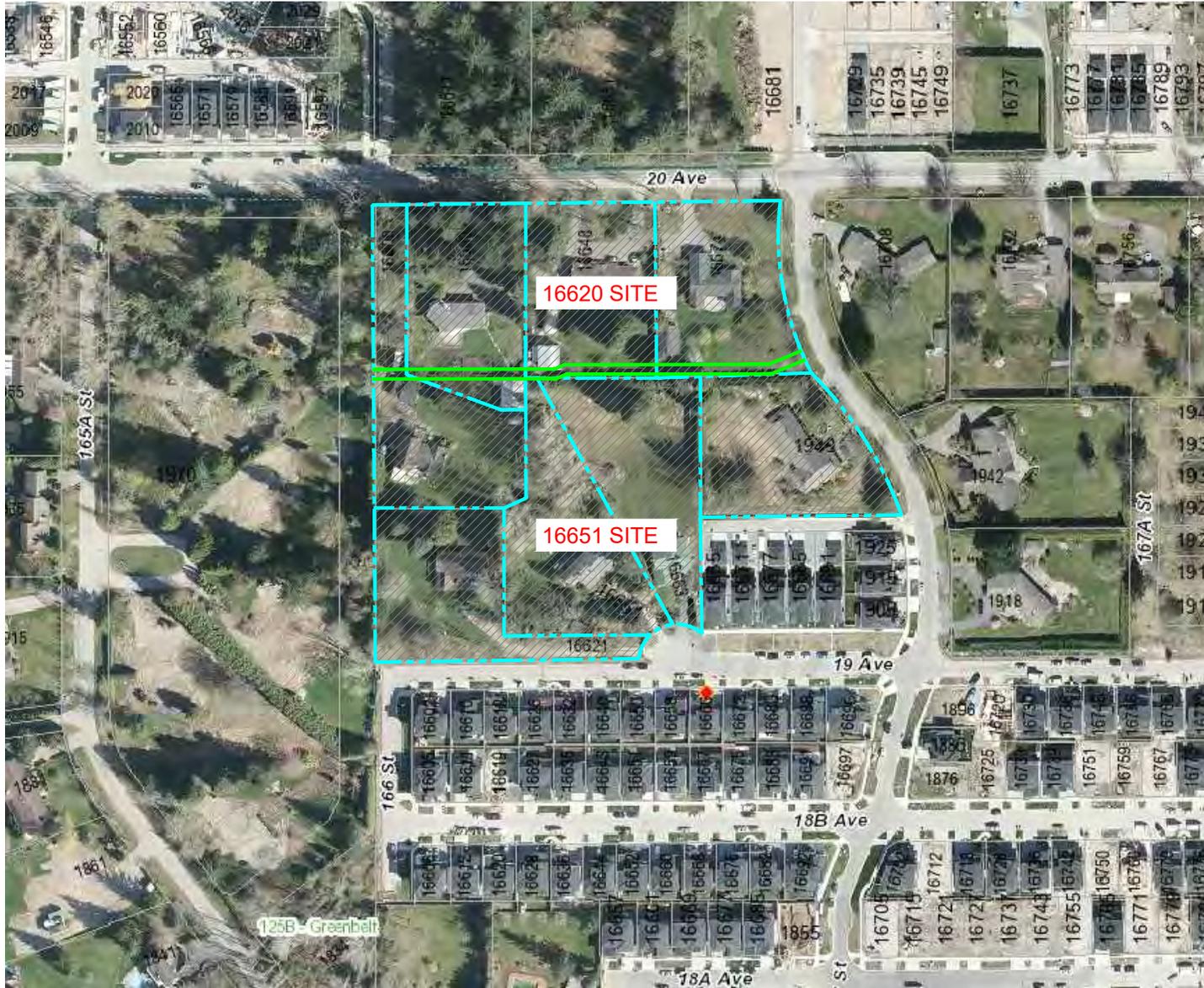
DATA SHEET

TOWN HOUSES		11-Apr-23	
PROJECT NAME:		16620-20 AVE TOWNHOUSES	
ADDRESS:		16620,16648 & 16674-20 AVE, SURREY, BC. CANADA	
LEGAL DESCRIPTION			
ACTUAL SITE AREA			
	131467.92	SFT or 12213.77	SQM or 3.02 Acres
AREA TRANSFERRED TO 16651(SOUTH SITE)	10335.00	SFT or 960.1529	SQM or 0.24 Acres
GROSS SITE AREA	121132.92	SFT or 11253.62	SQM or 2.78 Acres
ROAD DEDICATION	9775.37	SFT or 908.1616	SQM or 0.22 Acres
PEDESTARIAN CORRIDOR DEDICATION	3467.00	SFT or 322.0948	SQM or 0.08 Acres
NET SITE AREA	107890.55	SFT or 10023.36	SQM or 2.48 Acres
FLOOR AREA RATIO:			
F A R = NET AREA (EXCLUDING GARAGE & ROOF GARDEN AREAS) / NET SITE AREA			
	85981.00	/	107890.55 0.80 FSR
F A R = NET AREA (EXCLUDING GARAGE & ROOF GARDEN AREAS) / GROSS SITE AREA			
	85981.00	/	121132.92 0.71 FSR
LOT COVERAGE = LOWER FLOOR AREA / NET SITE AREA			
	37770.00	/	107890.55 35%
BUILDING 1 (04 UNITS)	7302.00	SFT	678.38 SQM
BUILDING 2 (06 UNITS)	10914.00	SFT	1013.94 SQM
BUILDING 3 (06 UNITS)	10914.00	SFT	1013.94 SQM
BUILDING 4 (06 UNITS)	11285.00	SFT	1048.41 SQM
BUILDING 5 (05 UNITS)	10556.00	SFT	980.59 SQM
BUILDING 6 (04 UNITS)	7226.00	SFT	671.50 SQM
BUILDING 7 & 8 (06 UNITS)	10864.00	SFT	1009.30 SQM
BUILDING 9 (04 UNITS)	7088.00	SFT	658.50 SQM
BUILDING 10 (04 UNITS)	7088.00	SFT	658.50 SQM
BUILDING 11 (06 UNITS)	10632.00	SFT	987.75 SQM
BUILDING 12 (04 UNITS)	7088.00	SFT	658.50 SQM
BUILDING 13 (04 UNITS)	7088.00	SFT	658.50 SQM
BUILDING 14 (03 UNITS)	5488.00	SFT	509.85 SQM
TOTAL AREA	113534.00	SFT	8855.33 SQM
TOWN HOUSES AREAS			
		AREAS	
S.NO	TYPE	NO UNITS	
		GARAGE	MAIN FLOOR (EXCL GARAGE)
		SECOND FLOOR	THRD FLOOR
		ROOF GARDEN	TOTAL UNIT AREA (EXCL GARAGE / ROOF GRDN)
		FAR AREA (EXCL GARAGE / ROOF GRDN)	
1	UNIT-A	2	417
2	UNIT-B (ROOF TOP GARDEN)	22	495.00
3	UNIT-C (ROOF TOP GARDEN)	4	406.00
4	UNIT-C1 (ROOF TOP GARDEN)	6	411.00
5	UNIT-D	6	410.00
6	UNIT-D1	9	415.00
7	UNIT-D2	4	410.00
8	UNIT-D3	8	413.00
9	UNIT-E (ROOF TOP GARDEN)	5	452.00
TOTAL UNITS		62	
			TOTAL TOWN HOUSES FAR AREA
			85981
			7987.90
TOTAL NUMBER OF UNITS PROPOSED		62	Nos
NUMBER OF UNITS PER ACRE (NET SITE AREA)		25	Nos
NUMBER OF UNITS PER ACRE (GROSS SITE AREA)		22	Nos
NUMBER OF UNITS PER HECTARE (GROSS SITE AREA)		55	Nos
NUMBER OF UNITS PER HECTARE (NET SITE AREA)		62	Nos
AMENITY AREA REQUIRED		SQM	SFT
AMENITY AREA (OUTDOOR AREA)		NO.	
OF UNITS *3 SQ M PER UNIT		186.00	2002.09
AMENITY AREA (INDOOR AREA)		NO.	
OF UNITS *3 SQ M PER UNIT		186.00	2002.09
AMENITY AREA PROVIDED		SQM	SFT
AMENITY AREA (OUTDOOR AREA)		342.12	3682.55
AMENITY AREA (INDOOR AREA, 2 STORY)		117.44	1264.11
TOWN HOUSES REQUIRED PARKING		SQM	SFT
UNITS PARKING REQUIRED (2 PER UNIT)		62	*2
UNITS PARKING PROVIDED			124
VISITOR PARKING REQUIRED (0.2 PER UNIT)		62	*0.2
VISITOR PARKING PROVIDED			12
			14
TOTAL STALLS			136

SHEET INDEX

CONTEXT MAP N.T.S





1
DP-2.12

CONTEXT SHEET

N.T.S.



**Kasian Architecture
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8	2023-01-11	ISSUED FOR DP REVISION
7	2023-12-09	ISSUED FOR DP REVISION
6	2023-11-19	ISSUED FOR DP REVISION
5	2023-08-24	ISSUED FOR DP REVISION
4	2023-05-04	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-08-24	ISSUED FOR DP REVISION
1	2020-02-06	ISSUED FOR PRELIMINARY DESIGN
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PROJECT

16651-19 AVE AND 16620-20 AVE
TOWNHOUSES
16620, 16648 & 16674, 20 AVE, 1949-1677TH ST,
16663, 16651 & 16621-19 AVE,
16606-20AVE, SURREY, B.C

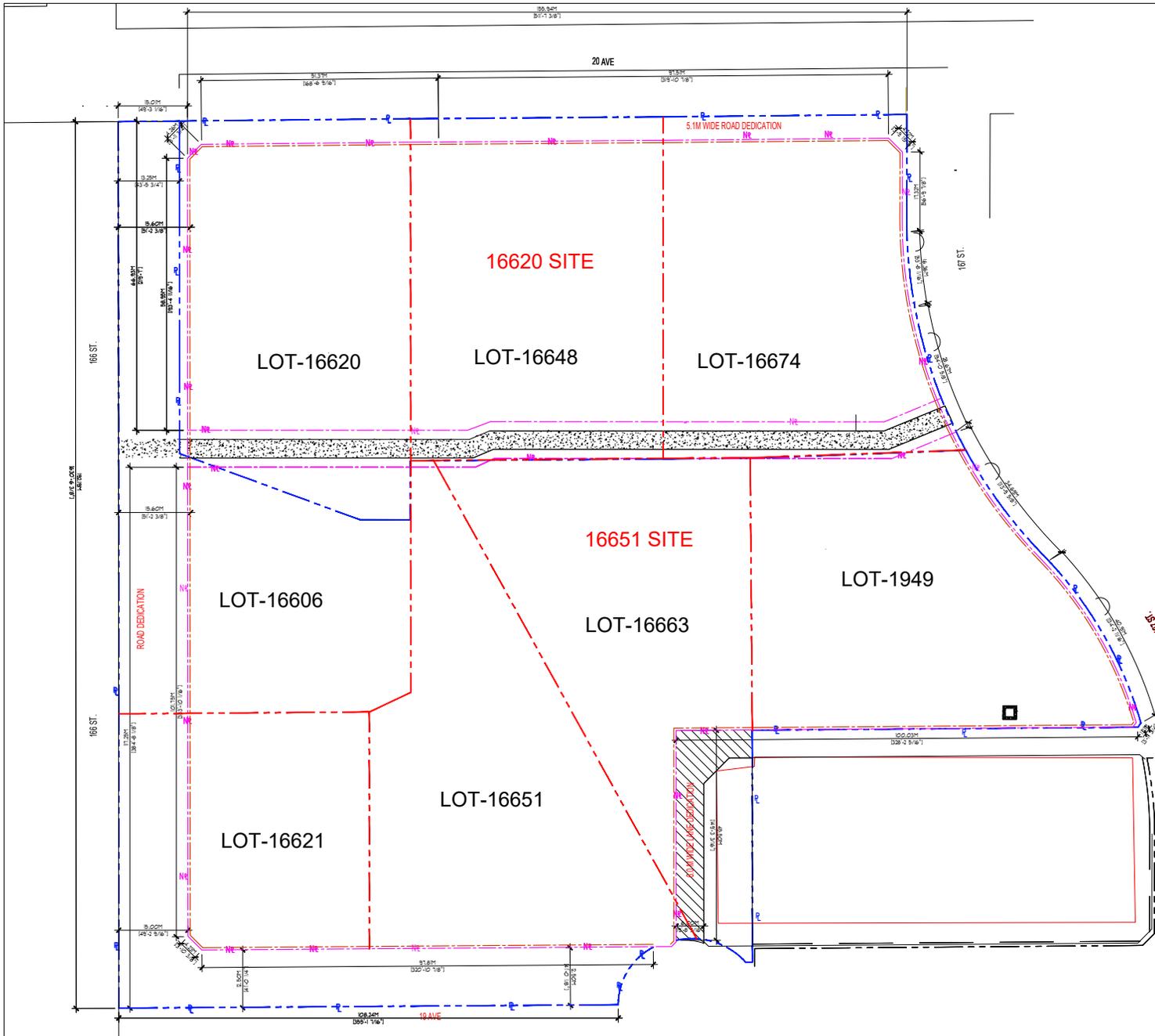
DRAWING TITLE

CONTEXT SHEET
SITE-A & B

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	722009	PLAT DATE	2023-04-11	DRAWN	Author
DRAWING NO.	DP-2.12	SCALE	AS INDICATED	REVISION	Checker
					09



1 BASE PLAN
 DP-213
 1/32" = 1'-0"



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9	2023-01-30	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2022-12-09	ISSUED FOR DP REVISION		
6	2023-11-10	ISSUED FOR DP REVISION		
5	2022-08-24	ISSUED FOR DP REVISION		
4	2023-05-04	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-08-24	ISSUED FOR DP SUBMISSION		
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PROJECT
 16651-19 AVE AND 16620-20 AVE TOWNHOUSES
 16620, 16648 & 16674, 20 AVE, 1949-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

DRAWING TITLE
 BASE PLAN
 SITE A (NORTH) & B(SOUTH)

DRAWING ISSUE
 ISSUED FOR DP REVISION

PROJECT NO.	PLAT DATE	DRAWN	AD
722009	2023-04-11		
SCALE	AS INDICATED	REVIEWED	CY
DRAWING NO.	REVISION	09	
DP-2.13			



NO.	DATE	DESCRIPTION
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8	2023-01-11	ISSUED FOR DP REVISION
7	2023-12-09	ISSUED FOR DP REVISION
6	2023-11-19	ISSUED FOR DP REVISION
5	2023-08-24	ISSUED FOR DP REVISION
4	2023-05-04	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-08-24	ISSUED FOR DP SUBMISSION
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN
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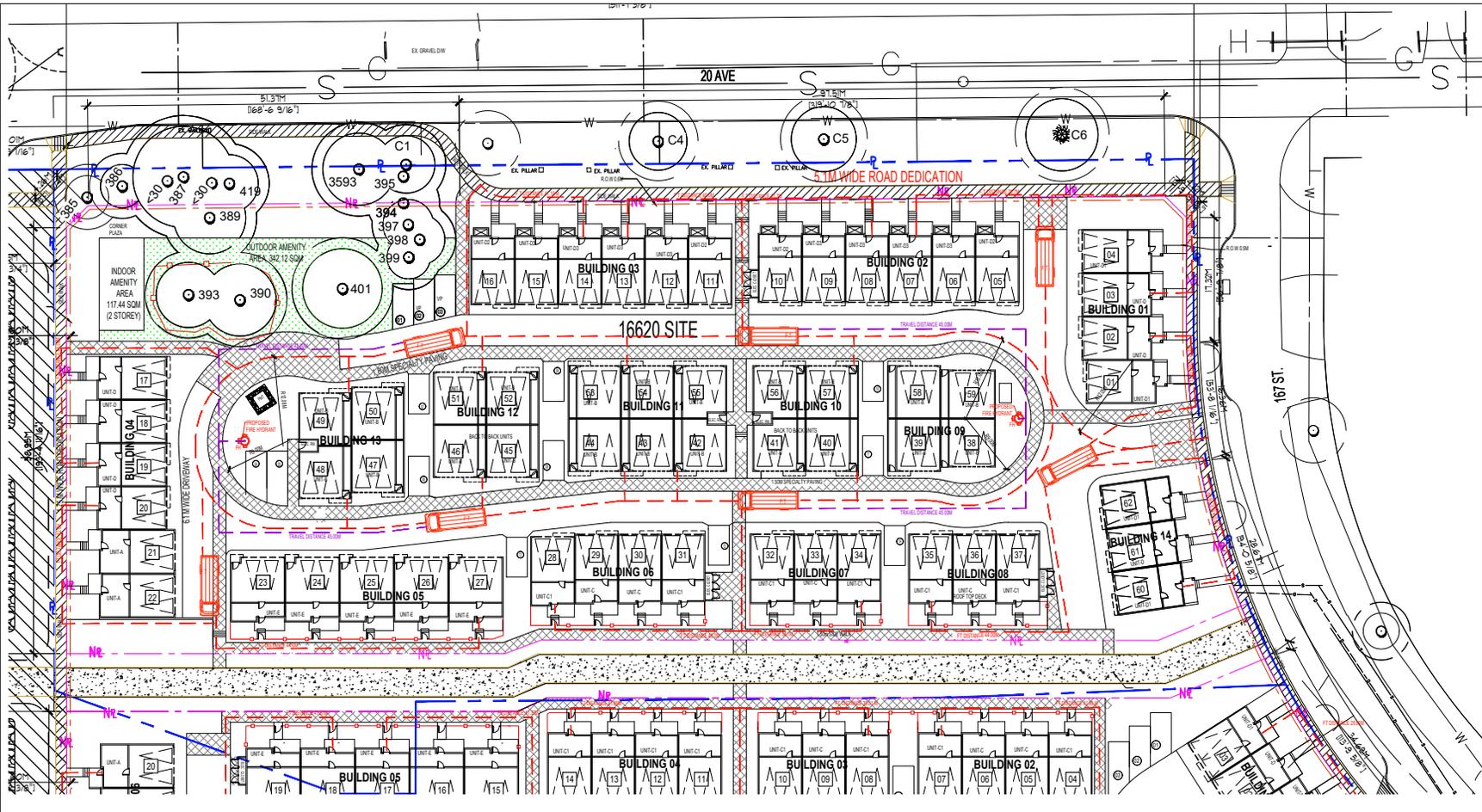
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PROJECT
16620 - 20 AVE TOWNHOUSES
16620, 16648 & 16674, 20 AVE, 1949-167TH ST,
16663, 16651 & 16621-19 AVE,
16606-20AVE, SURREY, B.C

DRAWING TITLE
SITE - A (NORTH)
FIRE TRUCK ACCESS ROUTE

DRAWING ISSUE
ISSUED FOR DP REVISION

PROJECT NO.	PLT DATE	DRAWN	AD
722009	2023-04-11		
DRAWING NO.	SCALE	REVISION	CY
	AS INDICATED		



1 FIRE TRUCK ACCESS ROUTE
DP-2.14 1/24" = 1'-0"





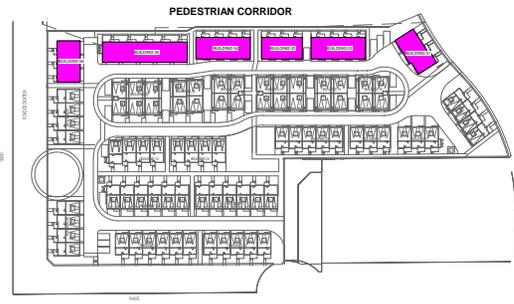
APR 11 2023



1 STREET SCAPE VIEW - PEDESTRIAN
CORRIDOR - 1
1" = 1'-20"



2 STREET SCAPE VIEW - PEDESTRIAN
CORRIDOR - 2
1" = 1'-20"



KEY PLAN

NO.	DATE	DESCRIPTION
10	2023-04-11	ISSUED FOR DP REVISION
9	2023-03-07	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2022-12-09	ISSUED FOR DP REVISION
6	2022-11-10	ISSUED FOR DP REVISION
5	2022-09-24	ISSUED FOR DP REVISION
4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR DP SUBMISSION
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN

DATE: 11/11/2023 DRAWING ISSUE: REVIEW

CONSULTANT: REVIEW DRAWING ISSUE: REVIEW

FORMAT STAMP

SCALE

PROJECT

16620 & 16651 - 20 AVE
TOWNHOUSES

SURREY, B.C

DRAWING TITLE

STREET SCAPE VIEW
-PEDESTRIAN CORRIDOR

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO. PLOT DATE 11-04-2023 DRAWN Author

722009 SCALE 1" = 1'-20' REVIEWED Checker

DRAWING NO. DP 2.15F REVISION 10



NO	DATE	DESCRIPTION
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9	2023-03-04	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2022-12-09	ISSUED FOR DP REVISION
6	2022-11-10	ISSUED FOR DP REVISION
5	2022-09-24	ISSUED FOR DP REVISION
4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR DP SUBMISSION
1	2020-02-26	ISSUED FOR PRELIMINARY DESIGN

DATE: 11/17/2023 DRAWING TITLE: REVISION - DRAWING ISSUE REVIEW

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SCALE

PROJECT

16620 - 20 AVE TOWNHOUSES

SURREY, B.C.

DRAWING TITLE

BUILDING SCHEME MAP

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO: 722009 PLOT DATE: 11-04-2023 DRAWN: AD

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

DRAWING NO: DP 2.16A REVISION: 10



SITE COLOUR ALLOCATION LAYOUT



COLOUR SCHEME - A



COLOUR SCHEME - B



COLOUR SCHEME - C



NO	DATE	REVISION
10	2023-04-11	ISSUED FOR DP REVISION
9	2023-03-07	ISSUED FOR DP REVISION
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7	2022-12-09	ISSUED FOR DP REVISION
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4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR DP REVISION
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PROJECT

16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16665
& 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE

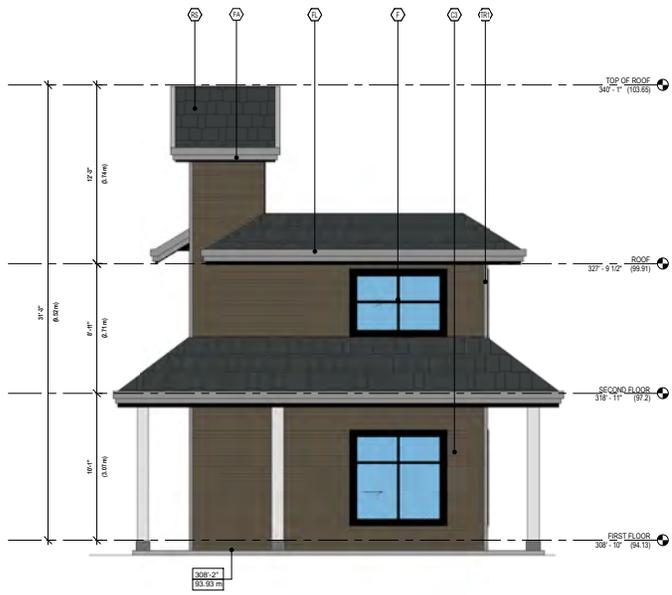
**AMENITY BUILDING (SITE-A)
ELEVATIONS**

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO	DATE	DRAWN	SS
722009	11-04-2023	SCALE	REVIEWED
		As indicated	CY

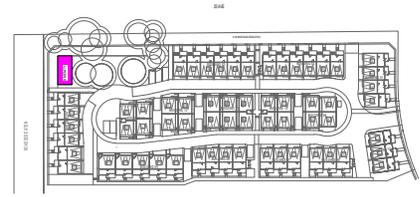
DRAWING NO	REVISION
DP-6.02	10



1 NORTH ELEVATION
DP-6.02/ 1/4" = 1'-0"



2 SOUTH ELEVATION
DP-6.02/ 1/4" = 1'-0"



KEY PLAN

MATERIAL LEGEND:

MATERIAL	COLOR
(FL) FLASHING	LIGHT GREY
(TR) TRIM	LIGHT GREY
(FA) FASCIA	LIGHT GREY
(CS) HARDY SIDING	WOODSTOCK BROWN
(W) WINDOWS	BLACK
(D) DOORS	BLACK
(RS) ROOF SHINGLE	DARK GREY

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



AP# 11 2023

NO	DATE	ISSUED FOR	BY	REVIEW
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-08	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2022-12-08	ISSUED FOR DP REVISION		
6	2023-11-10	ISSUED FOR DP REVISION		
5	2022-09-24	ISSUED FOR DP REVISION		
4	2022-09-24	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-09-04	ISSUED FOR DP REVISION		
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN		

REVISION: CORRECTING ISSUE

CONSULTANT

FORMAT STAMP

SCALE

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PROJECT

16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE

**BUILDING-02 (SITE-A)
ELEVATIONS (UNIT-D2 & D3)**

DRAWING SCALE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN	VS
722009	4/11/2023		

DRAWING NO.	SCALE	1/8" = 1'-0"	REVIEWED	CY

DP-6.21

10

MATERIAL LEGEND:

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR3 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARDI SIDING	WHITE
C2 HARDI BRICKS	DARK GREY
C3 HARDI SIDING	WOODSTOCK BROWN
C4 HARDI SIDING	DARK GREY
C5 HARDI PANEL	DARK GREY
F WINDOWS	BLACK
D DOORS	BLACK
RD1 ROLL-UP DOOR	DARK GREY
RD2 ROLL-UP DOOR	WHITE
RS ROOF SHINGLE	DARK GREY

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



1 NORTH ELEVATION (20th AVENUE)
DP-6.21 1/8" = 1'-0"



2 SOUTH ELEVATION
DP-6.21 1/8" = 1'-0"

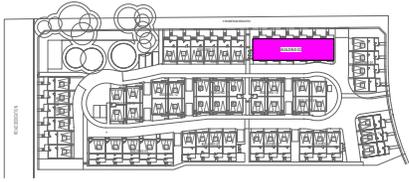


3 EAST ELEVATION
DP-6.21 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.21 1/8" = 1'-0"

AVERAGE EXISTING GARDE
 $95.38 + 94.56 + 96.56 + 96.12 = 95.75$
 4
 MAX BUILDING HEIGHT
 $95.75 + 13 = 108.75$



KEY PLAN



APR 11 2023

MATERIAL LEGEND:

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
GR RAILING	RAILING	
TR1 TRIM	BLACK	
TR2 TRIM	LIGHT GREY	
FA FASCIA	LIGHT GREY	
C1 HARD SIDING	WHITE	
C2 HARD BRICKS	DARK GREY	
C3 HARD SIDING	EVENING BLUE	
C4 HARD SIDING	DARK GREY	
C5 HARD PANEL	DARK GREY	
E WINDOWS	BLACK	
P DOORS	BLACK	
RD1 ROLL-UP DOOR	DARK GREY	
RD2 ROLL-UP DOOR	WHITE	
RS ROOF SHINGLE	DARK GREY	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

NO	DATE	ISSUED FOR	REVISION
10	2023-04-11	ISSUED FOR	DP REVISION
9	2023-03-08	ISSUED FOR	DP REVISION
8	2023-01-11	ISSUED FOR	DP REVISION
7	2022-12-08	ISSUED FOR	DP REVISION
6	2022-11-10	ISSUED FOR	DP REVISION
5	2022-09-24	ISSUED FOR	DP REVISION
4	2022-09-24	ISSUED FOR	DP REVISION
3	2021-12-03	ISSUED FOR	DP REVISION
2	2021-08-04	ISSUED FOR	DP PRELIMINARY DESIGN
1	2020-03-08	ISSUED FOR	PRELIMINARY DESIGN

REVISION: CORRECTING/REVISION/ORDINANCE/ISSUE

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PROJECT

16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE

BUILDING-03 (SITE-A)
ELEVATIONS (UNIT-D2 & D3)

DRAWING SCALE

ISSUED FOR DP REVISION

PROJECT NO.	PLAT DATE	DRAWN	VS
722009	11-04-2023		

SCALE	1/8" = 1'-0"	REVISION	CY

REVISION: DP-6.31 10



1 NORTH ELEVATION (20th AVENUE)
DP-6.31 1/8" = 1'-0"



2 SOUTH ELEVATION
DP-6.31 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.31 1/8" = 1'-0"

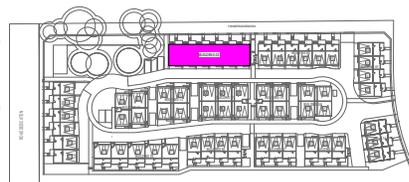


4 WEST ELEVATION
DP-6.31 1/8" = 1'-0"

AVERAGE EXISTING GARDE

$$\frac{84.82 + 96.33 + 96.56 + 94.82}{4} = 95.63$$

MAX BUILDING HEIGHT

$$95.75 + 13 = 108.63$$


KEY PLAN



APR 11 2023

1500 West Georgia Street, Suite 1005
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NO	DATE	ISSUED FOR	BY	REVISION
1	2023-03-28	ISSUED FOR DP REVISION		
2	2023-04-11	ISSUED FOR DP REVISION		
3	2023-04-11	ISSUED FOR DP REVISION		
4	2023-04-11	ISSUED FOR DP REVISION		
5	2023-04-11	ISSUED FOR DP REVISION		
6	2023-04-11	ISSUED FOR DP REVISION		
7	2023-04-11	ISSUED FOR DP REVISION		
8	2023-04-11	ISSUED FOR DP REVISION		
9	2023-04-11	ISSUED FOR DP REVISION		
10	2023-04-11	ISSUED FOR DP REVISION		
11	2023-04-11	ISSUED FOR DP REVISION		
12	2023-04-11	ISSUED FOR DP REVISION		
13	2023-04-11	ISSUED FOR DP REVISION		
14	2023-04-11	ISSUED FOR DP REVISION		
15	2023-04-11	ISSUED FOR DP REVISION		
16	2023-04-11	ISSUED FOR DP REVISION		
17	2023-04-11	ISSUED FOR DP REVISION		
18	2023-04-11	ISSUED FOR DP REVISION		
19	2023-04-11	ISSUED FOR DP REVISION		
20	2023-04-11	ISSUED FOR DP REVISION		
21	2023-04-11	ISSUED FOR DP REVISION		
22	2023-04-11	ISSUED FOR DP REVISION		
23	2023-04-11	ISSUED FOR DP REVISION		
24	2023-04-11	ISSUED FOR DP REVISION		
25	2023-04-11	ISSUED FOR DP REVISION		
26	2023-04-11	ISSUED FOR DP REVISION		
27	2023-04-11	ISSUED FOR DP REVISION		
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29	2023-04-11	ISSUED FOR DP REVISION		
30	2023-04-11	ISSUED FOR DP REVISION		
31	2023-04-11	ISSUED FOR DP REVISION		
32	2023-04-11	ISSUED FOR DP REVISION		
33	2023-04-11	ISSUED FOR DP REVISION		
34	2023-04-11	ISSUED FOR DP REVISION		
35	2023-04-11	ISSUED FOR DP REVISION		
36	2023-04-11	ISSUED FOR DP REVISION		
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38	2023-04-11	ISSUED FOR DP REVISION		
39	2023-04-11	ISSUED FOR DP REVISION		
40	2023-04-11	ISSUED FOR DP REVISION		
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44	2023-04-11	ISSUED FOR DP REVISION		
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46	2023-04-11	ISSUED FOR DP REVISION		
47	2023-04-11	ISSUED FOR DP REVISION		
48	2023-04-11	ISSUED FOR DP REVISION		
49	2023-04-11	ISSUED FOR DP REVISION		
50	2023-04-11	ISSUED FOR DP REVISION		
51	2023-04-11	ISSUED FOR DP REVISION		
52	2023-04-11	ISSUED FOR DP REVISION		
53	2023-04-11	ISSUED FOR DP REVISION		
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56	2023-04-11	ISSUED FOR DP REVISION		
57	2023-04-11	ISSUED FOR DP REVISION		
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59	2023-04-11	ISSUED FOR DP REVISION		
60	2023-04-11	ISSUED FOR DP REVISION		
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63	2023-04-11	ISSUED FOR DP REVISION		
64	2023-04-11	ISSUED FOR DP REVISION		
65	2023-04-11	ISSUED FOR DP REVISION		
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93	2023-04-11	ISSUED FOR DP REVISION		
94	2023-04-11	ISSUED FOR DP REVISION		
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96	2023-04-11	ISSUED FOR DP REVISION		
97	2023-04-11	ISSUED FOR DP REVISION		
98	2023-04-11	ISSUED FOR DP REVISION		
99	2023-04-11	ISSUED FOR DP REVISION		
100	2023-04-11	ISSUED FOR DP REVISION		

MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
CA FASCIA	LIGHT GREY
C1 HARD SIDING	WHITE
C2 HARD BRICKS	DARK GREY
C3 HARD SIDING	COUNTRYLANE RED
C4 HARD SIDING	DARK GREY
C5 HARD SIDING	DARK GREY
CA HARD PANEL	DARK GREY
F WINDOWS	BLACK
D DOORS	BLACK
(RD1) ROLL-UP DOOR	DARK GREY
(RD2) ROLL-UP DOOR	WHITE
RS ROOF SHINGLE	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GARDE

$$\frac{93.11 + 93.74 + 93.00 + 91.65}{4} = 92.87$$

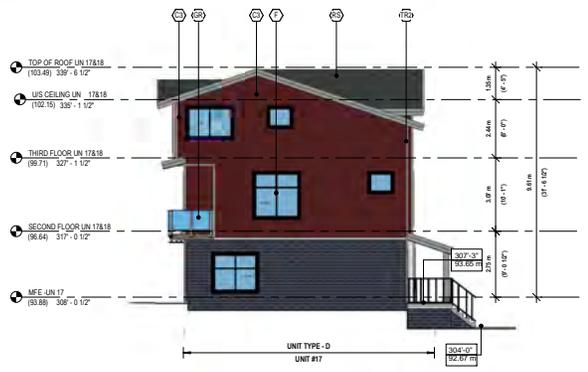
MAX BUILDING HEIGHT

$$95.75 + 13 = 108.87$$


1 WEST ELEVATION (166 ST)
DP-6.41 1/8" = 1'-0"



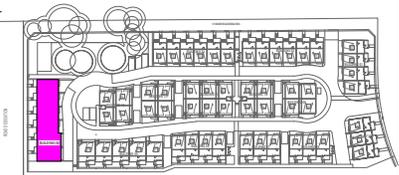
2 EAST ELEVATION
DP-6.41 1/8" = 1'-0"



3 NORTH ELEVATION
DP-6.41 1/8" = 1'-0"



4 SOUTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.41 1/8" = 1'-0"



16620-20AVE TOWNHOUSES

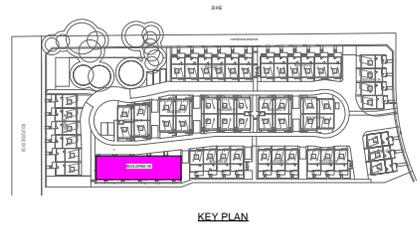
16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

BUILDING-4 (SITE-A)
ELEVATIONS (UNIT-D & A)

ISSUED FOR DP REVISION

PROJECT NO.	722009	SCALE	1/8" = 1'-0"	DATE	11-04-2023	DESIGNER	SS
REVISION		REVISION		REVISION		REVISION	CY

DP-6.41 10



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NO.	DATE	DESCRIPTION	BY	CHKD
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-09	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2023-11-30	ISSUED FOR DP REVISION		
6	2023-11-10	ISSUED FOR DP REVISION		
5	2022-09-24	ISSUED FOR DP REVISION		
4	2022-09-24	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-06-04	ISSUED FOR DP REVISION		
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN		
01	2019-11-15	REVISED FOR ISSUING		

1 SOUTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.51
1/8" = 1'-0"

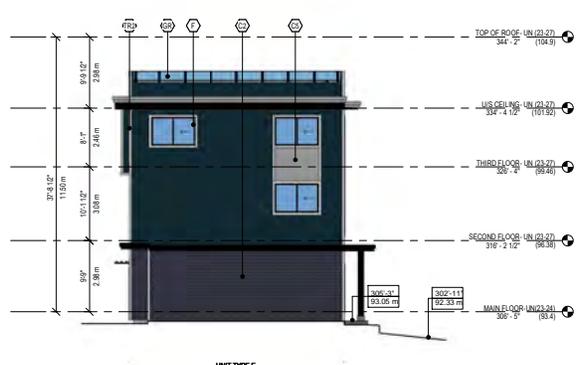


AVERAGE EXISTING GARDE	
93.11 + 92.44 + 92.82 + 92.89	= 92.81M
4	
MAX BUILDING HEIGHT	
92.89 + 13	= 105.81M

2 NORTH ELEVATION
DP-6.51
1/8" = 1'-0"



3 EAST ELEVATION
DP-6.51
1/8" = 1'-0"



4 WEST ELEVATION
DP-6.51
1/8" = 1'-0"

MATERIAL	COLOR	
FL	FLASHING	LIGHT GREY
GR	RAILING	RAILING
TR1	TRIM	BLACK
TR2	TRIM	LIGHT GREY
FA	FASCIA	LIGHT GREY
C1	HARDI SIDING	WHITE
C2	HARDI BRICKS	DARK GREY
C3	HARDI SIDING	EVENING BLUE
C4	HARDI PANEL	DARK GREY
C5	HARDI SIDING	GREY
C7	HARDI SIDING	GREY
F	WINDOWS	BLACK
D	DOORS	BLACK
RD1	ROLL-UP DOOR	DARK GREY
RD2	ROLL-UP DOOR	WHITE

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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PROJECT
16620-20AVE TOWNHOUSES
16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

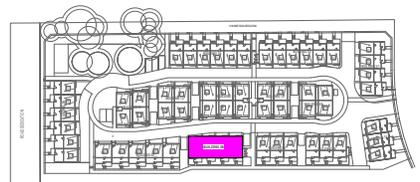
DRAWING TITLE
BUILDING-05 (SITE-A) ELEVATIONS (UNIT-E)

DRAWING ISSUE
ISSUED FOR DP REVISION

PROJECT NO. 722009	PLOT DATE 11-04-2023	DRAWN VS	VS
SCALE 1/8" = 1'-0"	REVIEWED CY	REVISION	



APR 11 2023



KEY PLAN



1 SOUTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.61 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.61 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.61 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.61 1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	[Symbol]
GR RAILING	RAILING	[Symbol]
TR1 TRIM	BLACK	[Symbol]
TR2 TRIM	LIGHT GREY	[Symbol]
FA FASCIA	LIGHT GREY	[Symbol]
C1 HARD SIDING	WHITE	[Symbol]
C2 HARD BRICKS	DARK GREY	[Symbol]
C3 HARD SIDING	WOODSTOCK BROWN	[Symbol]
F WINDOWS	BLACK	[Symbol]
P DOORS	BLACK	[Symbol]
RD1 ROLL-UP DOOR	DARK GREY	[Symbol]
RD2 ROLL-UP DOOR	WHITE	[Symbol]
RS ROOF SHINGLE	DARK GREY	[Symbol]

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED.

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16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

BUILDING-06 (SITE-A)
ELEVATIONS (UNIT-C & C1)

ISSUED FOR DP REVISION

PROJECT NO. 722009	PLAT DATE 11-04-2023	DRAWN SS
DRAWING NO.	SCALE 1/8" = 1'-0"	REVIEWED CY

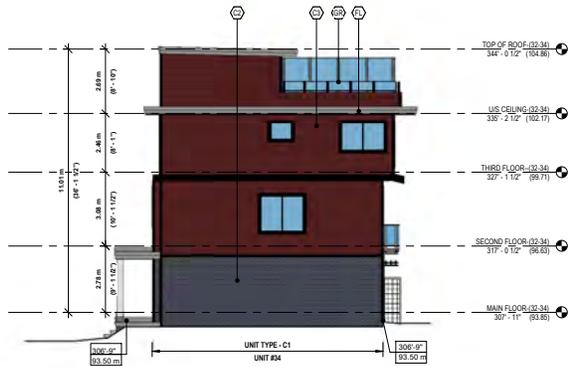
DP-6.61 10



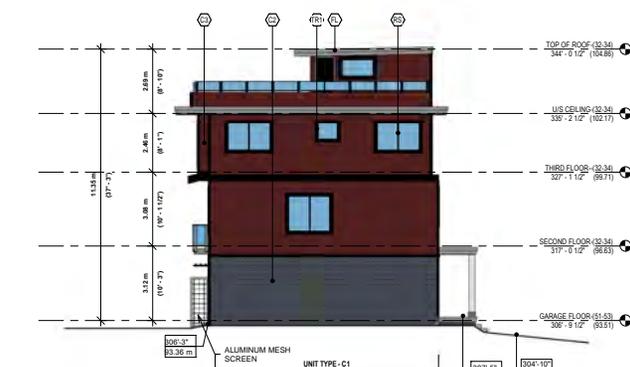
1 SOUTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.71 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.71 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.71 1/8" = 1'-0"



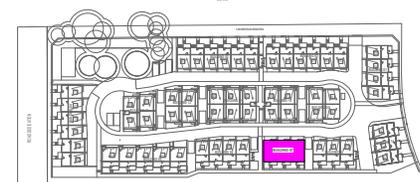
4 WEST ELEVATION
DP-6.71 1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
GR RAILING	RAILING	
TR1 TRIM	BLACK	
TR2 TRIM	LIGHT GREY	
FA FASCIA	LIGHT GREY	
C1 HARDI SIDING	WHITE	
C2 HARDI BRICKS	DARK GREY	
C3 HARDI SIDING	COUNTRYLANE RED	
E WINDOWS	BLACK	
P DOORS	BLACK	
RD1 ROLL-UP DOOR	DARK GREY	
RD2 ROLL-UP DOOR	WHITE	
RS ROOF SHINGLE	DARK GREY	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GARDE
 $93.34 + 93.48 + 93.07 + 93.21 = 93.27$
 4
 MAX BUILDING HEIGHT
 $93.27 + 13 = 106.27$



KEY PLAN



Kasian Architecture
Interior Design
and Planning Ltd



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Vancouver, BC Canada V6G 2Z6
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www.kasian.com

NO	DATE	ISSUED FOR DP REVISION	REVISION/ORDINANCE ISSUE	REVIEW
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-09	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2022-12-08	ISSUED FOR DP REVISION		
6	2022-11-10	ISSUED FOR DP REVISION		
5	2022-09-24	ISSUED FOR DP REVISION		
4	2022-08-24	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-08-04	ISSUED FOR DP REVISION		
1	2020-06-02	ISSUED FOR PRELIMINARY DESIGN		

CONSULTANT

FORMAT STAMP

SEAL

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PROJECT
16651-19AVE TOWNHOUSES
 16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE
**BUILDING-07 (SITE-A)
 ELEVATIONS (UNIT-C & C1)**

DRAWING ISSUE
ISSUED FOR DP REVISION

PROJECT NO.	DATE	SCALE	SCALE	SCALE	SCALE
722009	11-04-2023	1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"

REVISION
DP-6.71

10



1 SOUTH ELEVATION
DP-6.10/ 1/8" = 1'-0"



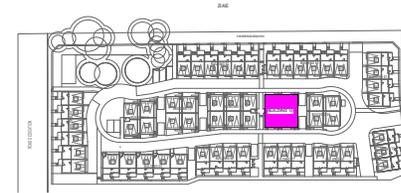
2 NORTH ELEVATION
DP-6.10/ 1/8" = 1'-0"



3 WEST ELEVATION
DP-6.10/ 1/8" = 1'-0"



4 EAST ELEVATION
DP-6.10/ 1/8" = 1'-0"



KEY PLAN

AVERAGE EXISTING GARDE
 $94.74 + 94.86 + 92.53 + 93.47$
 $4 = 94.15M$
 MAX BUILDING HEIGHT
 $94.15 - 13 = 107.15M$

MATERIAL LEGEND:

MATERIAL	COLOR	
(FL) FLASHING	LIGHT GREY	
(GR) RAILING	RAILING	
(TR) TRIM	BLACK	
(TR2) TRIM	LIGHT GREY	
(FA) FASCIA	LIGHT GREY	
(C1) HARDI SIDING	WHITE	
(C2) HARDI BRICKS	DARK GREY	
(C3) HARDI SIDING	WOODSTOCK BROWN	
(CA) HARDI PANEL	DARK GREY	
(W) WINDOWS	BLACK	
(D) DOORS	BLACK	
(RD1) ROLL-UP DOOR	DARK GREY	
(RD2) ROLL-UP DOOR	WHITE	
(MC) PRIVACY SCREEN	NATURAL CEDAR	

NOTE: COLOURS FROM SHERWIN WILLIAMS
NOTE: UNLESS NOTED



APR 11 2023

NO.	DATE	ISSUED FOR	REVISION
1	2023-01-09	ISSUED FOR DP REVISION	
2	2023-01-11	ISSUED FOR DP REVISION	
3	2023-01-11	ISSUED FOR DP REVISION	
4	2023-01-11	ISSUED FOR DP REVISION	
5	2023-09-24	ISSUED FOR DP REVISION	
6	2023-09-24	ISSUED FOR DP REVISION	
7	2023-12-03	ISSUED FOR DP REVISION	
8	2023-12-03	ISSUED FOR DP REVISION	
9	2023-12-03	ISSUED FOR DP REVISION	
10	2023-04-11	ISSUED FOR DP REVISION	
11	2023-01-09	ISSUED FOR DP REVISION	
12	2023-01-11	ISSUED FOR DP REVISION	
13	2023-01-11	ISSUED FOR DP REVISION	
14	2023-09-24	ISSUED FOR DP REVISION	
15	2023-09-24	ISSUED FOR DP REVISION	
16	2023-09-24	ISSUED FOR DP REVISION	
17	2023-09-24	ISSUED FOR DP REVISION	
18	2023-09-24	ISSUED FOR DP REVISION	
19	2023-09-24	ISSUED FOR DP REVISION	
20	2023-09-24	ISSUED FOR DP REVISION	
21	2023-09-24	ISSUED FOR DP REVISION	
22	2023-09-24	ISSUED FOR DP REVISION	
23	2023-09-24	ISSUED FOR DP REVISION	
24	2023-09-24	ISSUED FOR DP REVISION	
25	2023-09-24	ISSUED FOR DP REVISION	
26	2023-09-24	ISSUED FOR DP REVISION	
27	2023-09-24	ISSUED FOR DP REVISION	
28	2023-09-24	ISSUED FOR DP REVISION	
29	2023-09-24	ISSUED FOR DP REVISION	
30	2023-09-24	ISSUED FOR DP REVISION	
31	2023-09-24	ISSUED FOR DP REVISION	
32	2023-09-24	ISSUED FOR DP REVISION	
33	2023-09-24	ISSUED FOR DP REVISION	
34	2023-09-24	ISSUED FOR DP REVISION	
35	2023-09-24	ISSUED FOR DP REVISION	
36	2023-09-24	ISSUED FOR DP REVISION	
37	2023-09-24	ISSUED FOR DP REVISION	
38	2023-09-24	ISSUED FOR DP REVISION	
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54	2023-09-24	ISSUED FOR DP REVISION	
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89	2023-09-24	ISSUED FOR DP REVISION	
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93	2023-09-24	ISSUED FOR DP REVISION	
94	2023-09-24	ISSUED FOR DP REVISION	
95	2023-09-24	ISSUED FOR DP REVISION	
96	2023-09-24	ISSUED FOR DP REVISION	
97	2023-09-24	ISSUED FOR DP REVISION	
98	2023-09-24	ISSUED FOR DP REVISION	
99	2023-09-24	ISSUED FOR DP REVISION	
100	2023-09-24	ISSUED FOR DP REVISION	

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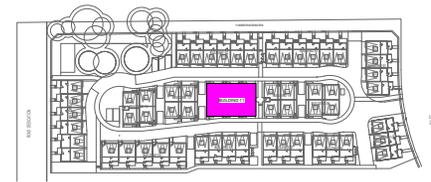
PROJECT
16620-20AVE TOWNHOUSES
 16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C
 DRAWING TITLE
BUILDING-10 (SITE-A) ELEVATIONS (UNIT-B)

ISSUED FOR DP REVISION

PROJECT NO.	PLAT DATE	DATE	REVISION
722009	11-04-2023	11-04-2023	SS
	SCALE	1/8" = 1'-0"	REVIEWED
			CY
DRAWING NO.			REVISION
DP-6.101			10



APR 11 2023



KEY PLAN



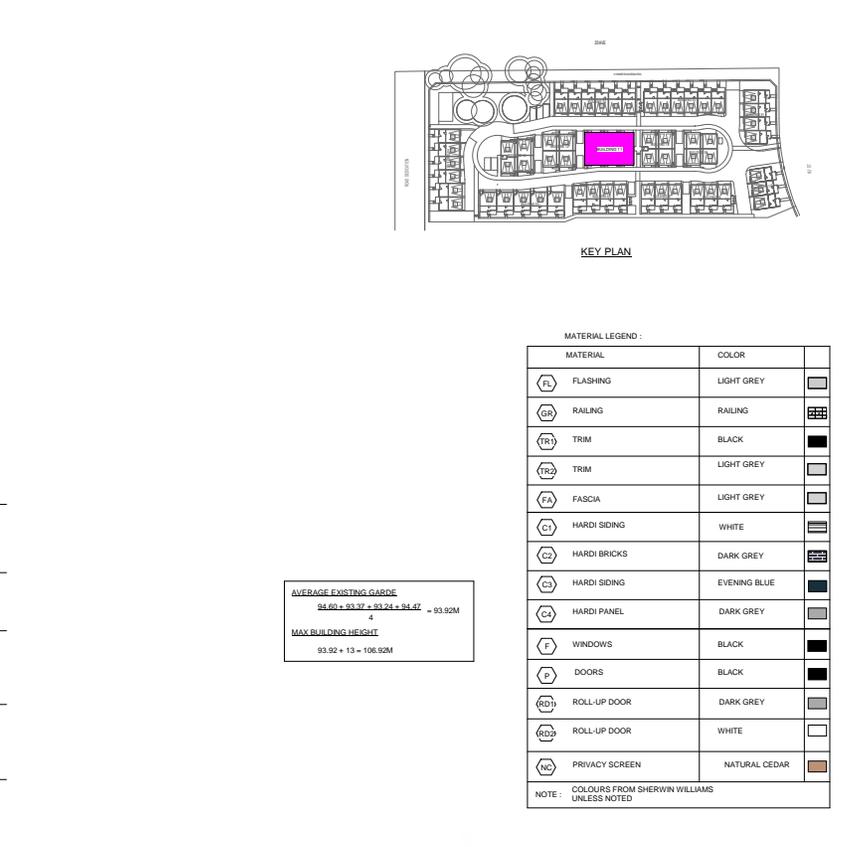
1 SOUTH ELEVATION
DP-6.111 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.111 1/8" = 1'-0"



3 WEST ELEVATION
DP-6.111 1/8" = 1'-0"



4 EAST ELEVATION
DP-6.111 1/8" = 1'-0"

AVERAGE EXISTING GARDE
84.60 + 93.37 + 93.24 + 94.47 = 93.92M
MAX BUILDING HEIGHT
93.92 + 13 = 106.92M

MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARDI SIDING	WHITE
C2 HARDI BRICKS	DARK GREY
C3 HARDI SIDING	EVENING BLUE
C4 HARDI PANEL	DARK GREY
F WINDOWS	BLACK
P DOORS	BLACK
RD1 ROLL-UP DOOR	DARK GREY
RD2 ROLL-UP DOOR	WHITE
NC PRIVACY SCREEN	NATURAL CEDAR

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

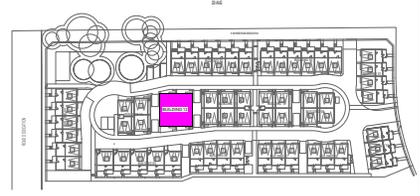
BUILDING-11 (SITE-A)
ELEVATIONS (UNIT-B)

ISSUED FOR DP REVISION

PROJECT NO. 722009	DATE 11-04-2023	DESIGNER SS
SCALE 1/8" = 1'-0"	REVISIONS CY	
DRAWING NO. DP-6.111	REVISION 10	



APR 11 2023



KEY PLAN



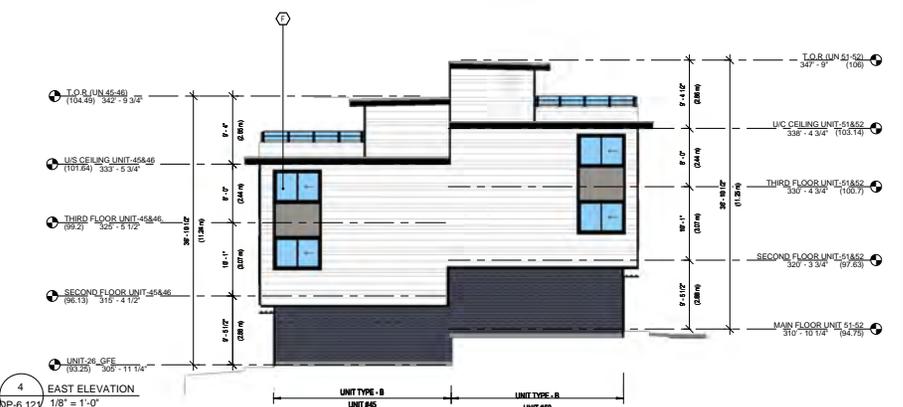
1 SOUTH ELEVATION
DP-6.12 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.12 1/8" = 1'-0"



3 WEST ELEVATION
DP-6.12 1/8" = 1'-0"



4 EAST ELEVATION
DP-6.12 1/8" = 1'-0"

AVERAGE EXISTING GARDE
 $\frac{92.99 + 93.02 + 94.66 + 94.56}{4} = 93.80M$
MAX BUILDING HEIGHT
 $93.80 + 13 = 106.80M$

MATERIAL LEGEND :		
MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
CR RAILING	RAILING	
TR1 TRIM	BLACK	
TR2 TRIM	LIGHT GREY	
FA FASCIA	LIGHT GREY	
C1 HARD SIDING	WHITE	
C2 HARD BRICKS	DARK GREY	
C3 HARD SIDING	COUNTRYLANE RED	
C4 HARD PANEL	DARK GREY	
P WINDOWS	BLACK	
D DOORS	BLACK	
RD1 ROLL-UP DOOR	DARK GREY	
RD2 ROLL-UP DOOR	WHITE	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

NO.	DATE	DESCRIPTION	BY	CHKD	REVISED
10	2023-04-11	ISSUED FOR DP REVISION			
9	2023-03-09	ISSUED FOR DP REVISION			
8	2023-01-11	ISSUED FOR DP REVISION			
7	2023-11-10	ISSUED FOR DP REVISION			
6	2023-11-10	ISSUED FOR DP REVISION			
5	2022-09-24	ISSUED FOR DP REVISION			
4	2022-09-24	ISSUED FOR DP REVISION			
3	2021-12-03	ISSUED FOR DP REVISION			
2	2021-06-04	ISSUED FOR DP SUBMISSION			
1	2020-07-09	ISSUED FOR PRELIMINARY DESIGN			
REVISION	DATE	DESCRIPTION	BY	CHKD	REVIEW

CONSULTANT

FORMAT STAMP

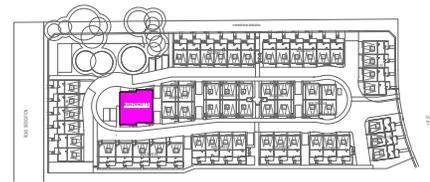
SEAL

PROJECT NO: 16620-20AVE TOWNHOUSES
PROJECT: 16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C.
DRAWING TITLE: BUILDING-12 (SITE-A) ELEVATIONS (UNIT-B)
DRAWING SCALE: ISSUED FOR DP REVISION

PROJECT NO:	722009	PLAUT DATE:	11-04-2023	DRAWN:	SS
DRAWING NO:	DP-6.121	SCALE:	1/8" = 1'-0"	REVIEWED:	CY
REVISION:	10				



APR 11 2023



KEY PLAN



1 SOUTH ELEVATION
DP-6.13 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.13 1/8" = 1'-0"



3 WEST ELEVATION
DP-6.13 1/8" = 1'-0"



4 EAST ELEVATION
DP-6.13 1/8" = 1'-0"

AVERAGE EXISTING GARDE
 $\frac{94.05 + 94.15 + 92.90 + 93.07}{4} = 93.54M$
MAX BUILDING HEIGHT
 $93.54 + 13 = 106.50M$

MATERIAL LEGEND:

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARD SIDING	WHITE
C2 HARD BRICKS	DARK GREY
C3 HARD SIDING	WOODSTOCK BROWN
C4 HARD PANEL	DARK GREY
F WINDOWS	BLACK
P DOORS	BLACK
RD1 ROLL-UP DOOR	DARK GREY
RD2 ROLL-UP DOOR	WHITE

NOTE: COLOURS FROM SHERWIN WILLIAMS
UNLESS NOTED

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16620-20AVE TOWNHOUSES

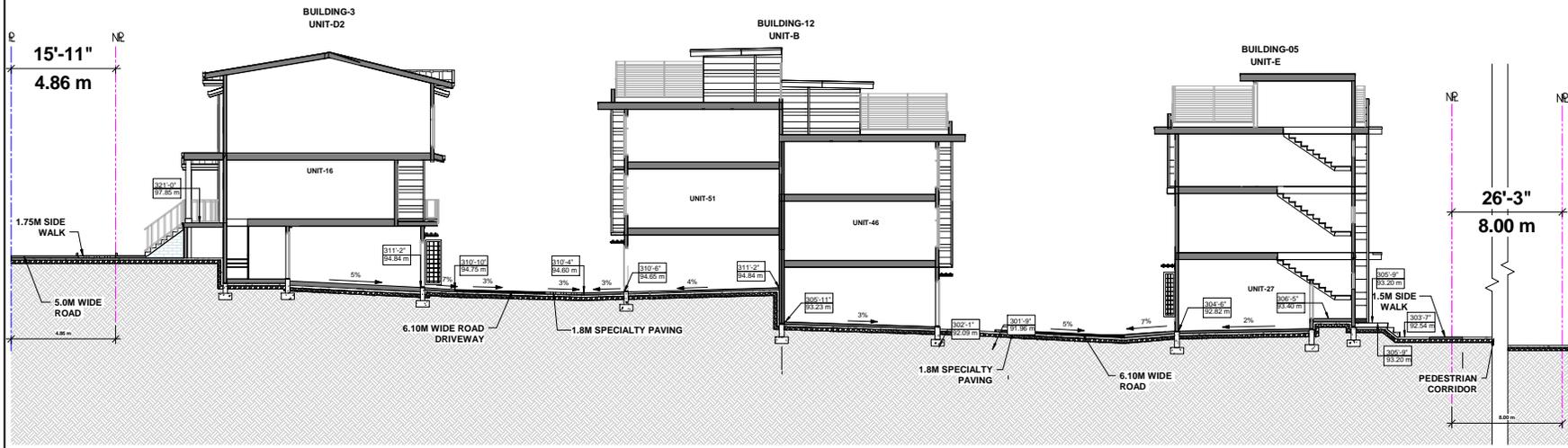
16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

BUILDING-13 (SITE-A)
ELEVATIONS (UNIT-B)

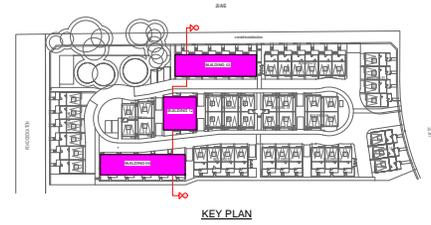
ISSUED FOR DP REVISION

PROJECT NO.	722009	PLAT DATE	11-04-2023	DRAWN	SS
SCALE	1/8" = 1'-0"	REVIEWED	CY		

DP-6.131 10



1 SECTION 1 Site A
DP-4.01 1/8" = 1'-0"



10	2023-04-11	ISSUED FOR DP REVISION	REVIEW
9	2023-03-09	ISSUED FOR DP REVISION	REVIEW
8	2023-01-11	ISSUED FOR DP REVISION	REVIEW
7	2022-12-09	ISSUED FOR DP REVISION	REVIEW
6	2022-11-10	ISSUED FOR DP REVISION	REVIEW
5	2022-09-24	ISSUED FOR DP REVISION	REVIEW
4	2022-09-24	ISSUED FOR DP REVISION	REVIEW
3	2021-12-03	ISSUED FOR DP REVISION	REVIEW
2	2021-08-24	ISSUED FOR DP SUBMISSION	REVIEW
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN	REVIEW

CONSULTANT: KASIAN ARCHITECTURE AND PLANNING LTD. REVISION: DRAWING ISSUE

FORNIT STAMP

SCALE

PROJECT

16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE

SITE-A-SITE SECTION-1

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	722009	PLOT DATE	11-04-2023	DRAWN	VS
DRAWING NO.	DP-4.01	SCALE	As indicated	REVIEWED	CY

10



NO.	DATE	DESCRIPTION	BY	CHKD.
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-09	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2022-12-09	ISSUED FOR DP REVISION		
6	2022-11-10	ISSUED FOR DP REVISION		
5	2022-09-24	ISSUED FOR DP REVISION		
4	2022-09-24	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-06-04	ISSUED FOR DP SUBMISSION		
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN		

DATE: 11/11/2023
SCALE: 1/8" = 1'-0"
CONTRACT: REVISION - DRAWING ISSUE REVIEW

PROJECT: 16620-20 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651
& 16621-19 AVE, 16606-20AVE, SURREY, B.C

16620-20 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651
& 16621-19 AVE, 16606-20AVE, SURREY, B.C

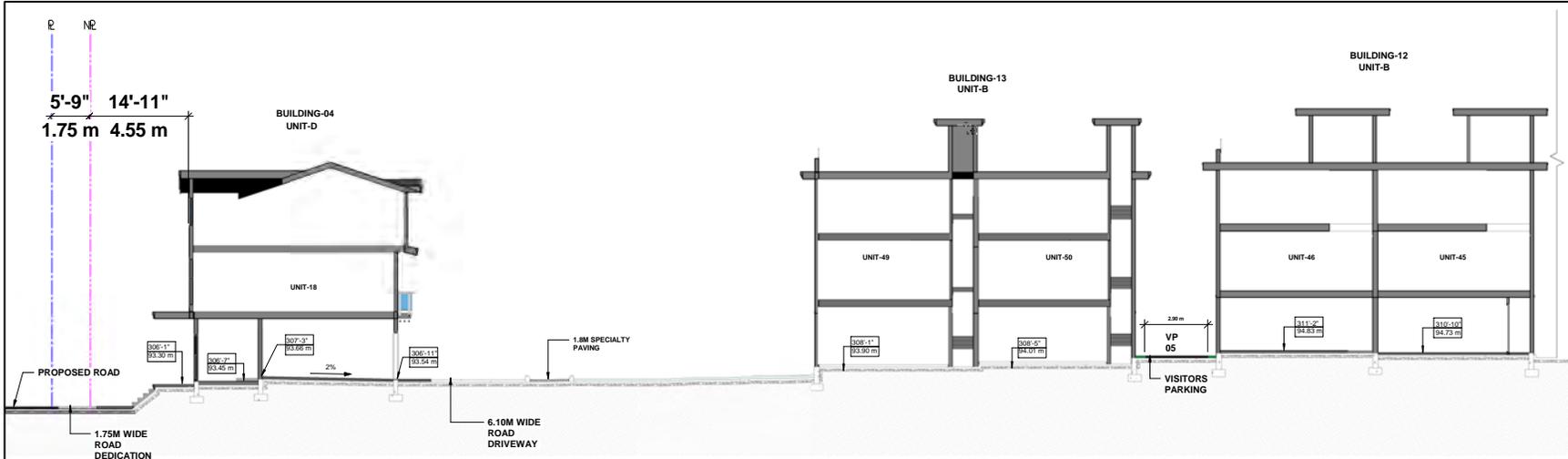
16620-20 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651
& 16621-19 AVE, 16606-20AVE, SURREY, B.C

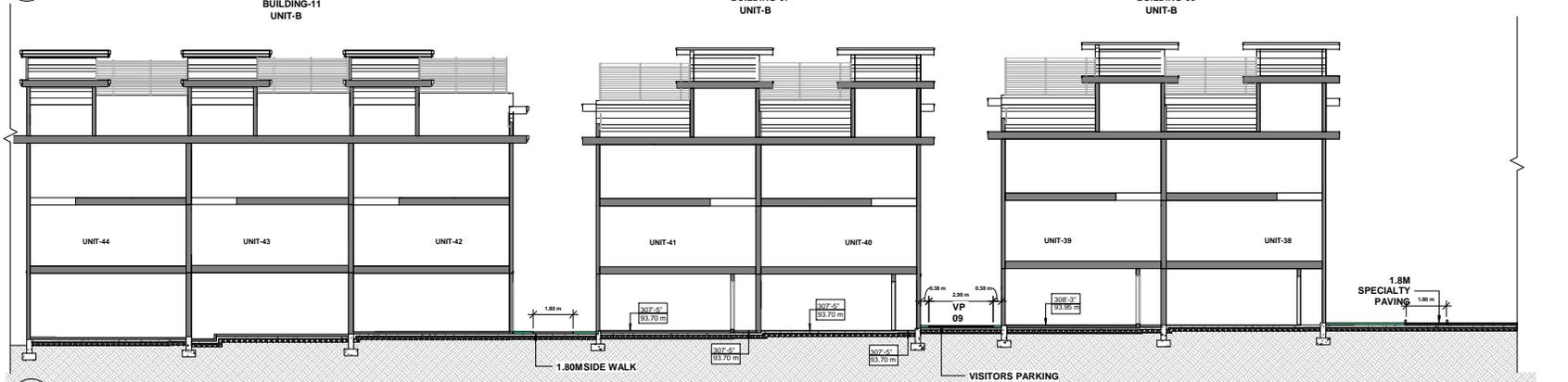
16620-20 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651
& 16621-19 AVE, 16606-20AVE, SURREY, B.C

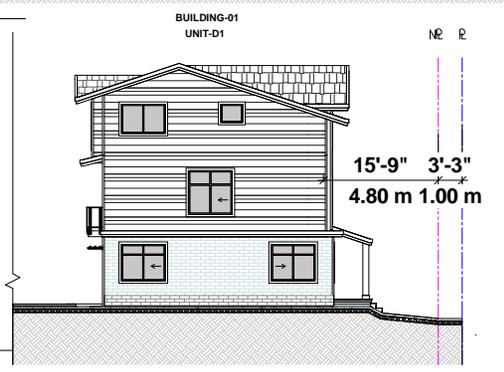
16620-20 AVE TOWNHOUSES



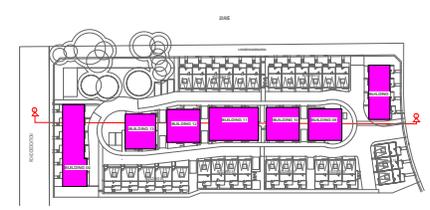
1 SECTION 02_PART-01
DP-4.02/ 1/8" = 1'-0"



2 SECTION 02_PART-01
DP-4.02/ 1/8" = 1'-0"



3 SECTION 02_PART-03
DP-4.02/ 1/8" = 1'-0"



KEY PLAN

PROJECT NO.	PLAT DATE	DRAWN	VS
722009	11-04-2023		
SCALE	REVIEWED	REVISION	CY
As indicated			
DRAWING NO.	DP-4.02		10

16651-19 AVE TOWNHOUSES

1949 - 167 ST., 16663, 16651, & 16621 - 19 AVE, 16606 - 20 AVE,
SURREY, BC. CANADA



DATA SHEET

TOWNHOUSES	11-Apr-23		
PROJECT NAME:	16651-19 AVE TOWNHOUSES		
ADDRESS:	1949-167TH STREET, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, BC. CANADA.		
LEGAL DESCRIPTION			
ACTUAL SITE AREA	216479.24	SFT or(20111.58)	SQM or 4.97 Acres
AREA RECEIVED FROM 16620 SITE (NORTH SITE)	10335.00	SFT or(960.1529)	SQM or 0.24 Acres
GROSS SITE AREA	226814.24	SFT or(21071.73)	SQM or 5.21 Acres
ROAD DEDICATION	42250.27	SFT or(3925.179)	SQM or 0.97 Acres
LANE DEDICATION	3760.19	SFT or(349.3331)	SQM or 0.08 Acres
PEDES TARIAN CORRIDOR DEDICATION	7850.00	SFT or(729.2889)	SQM or 0.18 Acres
NET SITE AREA	172953.78	SFT or(6067.93)	SQM or 3.97 Acres

FLOOR AREA RATIO:			
F.A.R. = NET AREA (EXCLUDING GARAGE & ROOF GARDEN AREAS) / NET SITE AREA	149937.00	172953.78	0.87 FSR
F.A.R. = NET AREA (EXCLUDING GARAGE & ROOF GARDEN AREAS) / GROSS SITE AREA	149937.00	226814.24	0.66 FSR
LOT COVERAGE = LOWER FLOOR AREA / NET SITE AREA			
	63513.00	172953.78	37%

BUILDING	NO. UNITS	SFT	SQM
BUILDING 1	(03 UNITS)	5488.00	509.85 SQM
BUILDING 2	(04 UNITS)	7228.00	671.50 SQM
BUILDING 3	(03 UNITS)	5432.00	504.65 SQM
BUILDING 4	(04 UNITS)	7228.00	671.50 SQM
BUILDING 5	(05 UNITS)	10860.00	1011.71 SQM
BUILDING 6	(03 UNITS)	8165.00	757.53 SQM
BUILDING 7	(04 UNITS)	8260.00	767.38 SQM
BUILDING 8	(04 UNITS)	8260.00	767.38 SQM
BUILDING 9	(06 UNITS)	10936.00	1015.99 SQM
BUILDING 10	(05 UNITS)	9121.00	847.37 SQM
BUILDING 11	(06 UNITS)	12582.00	1168.91 SQM
BUILDING 12	(06 UNITS)	12582.00	1168.91 SQM
BUILDING 13	(04 UNITS)	8388.00	779.27 SQM
BUILDING 14	(04 UNITS)	8388.00	779.27 SQM
BUILDING 15	(05 UNITS)	9116.00	846.90 SQM
BUILDING 16	(03 UNITS)	5488.00	509.85 SQM
BUILDING 17	(03 UNITS)	5488.00	509.85 SQM
BUILDING 18 TO 23	(28 UNITS)	48844.00	4351.95 SQM
BUILDING 24	(04 UNITS)	5488.00	509.85 SQM
TOTAL AREA		193402.00	17987.83 SQM

S.NO	TYPE	NO. UNITS	GARAGE		MAIN FLOOR (EXCL. GARAGE)		SECOND FLOOR		THIRD FLOOR		ROOF GARDEN		TOTAL UNIT AREA (EXCL. GARAGE / ROOF GRDN.)		FAR AREA (EXCL. GARAGE / ROOF GRDN.)	
			SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM
1	UNIT-A	11	417.00	38.74	263	24.43	800	63.17	705.00	65.50	1848	153.16	18128.00	1684.15		
2	UNIT-B (ROOF TOP GARDEN)	28	476.00	44.22	586	54.58	599.00	55.65	509.60	47.34	1197.00	111.20	33516.00	3113.74		
3	UNIT-C (ROOF TOP GARDEN)	8	406.00	37.72	201.00	18.67	571.00	53.05	618.00	57.41	544.00	50.54	1380.00	129.14		
4	UNIT-C1 (ROOF TOP GARDEN)	10	411.00	38.18	203.00	18.86	578.00	53.70	626.00	58.16	544.00	50.54	1407.00	130.71		
5	UNIT-D	5	410.00	38.09	203.00	18.86	577.00	53.61	624.00	57.97	1404.00	130.44	7020.00	652.18		
6	UNIT-D1	6	415.00	38.55	203.00	19.05	585.00	54.38	632.00	58.71	1422.00	132.11	8532.00	792.85		
7	UNIT-D2	4	416.00	38.65	205.00	18.70	585.00	54.35	632.00	58.71	1422.00	132.11	5688.00	528.43		
8	UNIT-D3	7	411.00	38.18	202.00	18.77	577.00	53.61	625.00	58.06	1404.00	130.44	9828.00	913.05		
9	UNIT-E (ROOF TOP GARDEN)	5	463.00	43.01	254.00	23.60	727.00	67.54	734.00	68.19	649.00	60.29	1715.00	159.33		
10	UNIT-F	8	424.00	39.39	278.00	25.83	675.00	62.71	720.00	66.89	1673.00	155.43	13394.00	1243.41		
11	UNIT-F1	12	424.00	39.39	278.00	25.83	675.00	62.71	720.00	66.89	1673.00	155.43	20076.00	1865.12		
TOTAL UNITS	104															
													TOTAL TOWNHOUSES FAR AREA	149937	10821.07	

TOWNHOUSES AREAS	AREAS		
TOTAL NUMBER OF UNITS PROPOSED		104	Nos
NUMBER OF UNITS PER ACRE (NET SITE AREA)		26	Nos
NUMBER OF UNITS PER ACRE (GROSS SITE AREA)		20	Nos
NUMBER OF UNITS PER HECTARE (NET SITE AREA)		65	Nos
NUMBER OF UNITS PER HECTARE (GROSS SITE AREA)		49	Nos

AMENITY AREA REQUIRED	SQM	SFT	
AMENITY AREA (OUTDOOR AREA)	NO OF UNITS * 3 SQ M PER UNIT	312.00	3358.34
AMENITY AREA (INDOOR AREA)	NO OF UNITS * 3 SQ M PER UNIT	312.00	3358.34

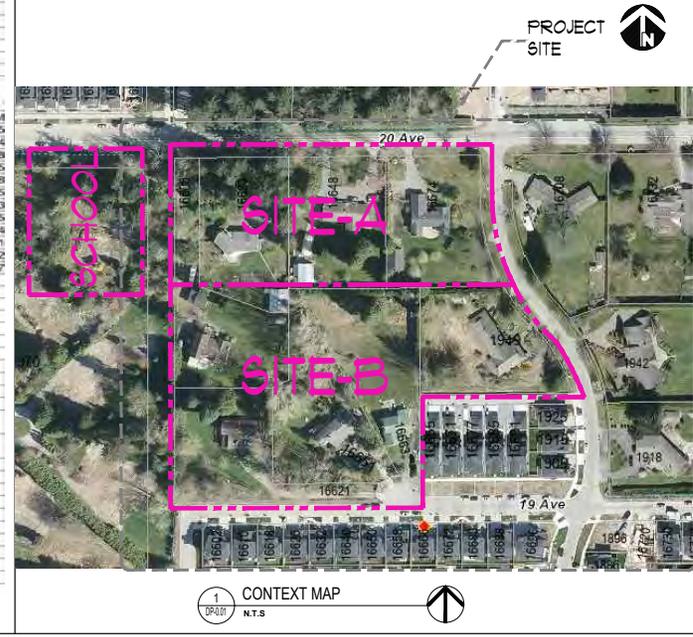
AMENITY AREA PROVIDED	SQM	SFT
AMENITY AREA (OUTDOOR AREA)	272.10	2928.80
AMENITY AREA (INDOOR AREA, 2 STOREY)	191.46	2060.86

TOWNHOUSES PARKING			
UNITS PARKING REQUIRED (2 PER UNIT)	104	*2	208 STALLS
UNITS PARKING PROVIDED			208 STALLS
VISITOR PARKING REQUIRED	104	*0.2	21 STALLS
VISITOR PARKING PROVIDED			23 STALLS
TOTAL STALLS			231

SHEET INDEX

SHEET NO.	ARCHITECTURAL
DP-0 SERIES	DATA SHEET
DP-2 SERIES	SITE PLANS
DP-3 SERIES	FLOOR PLANS
DP-4 SERIES	SITE SECTIONS
DP-5 SERIES	BUILDING ELEVATIONS
DP-6 SERIES	BUILDING COLORED ELEVATIONS
DP-7 SERIES	SIGNAGE DETAILS

CONTEXT MAP NTS



PROJECT STAMP

SCALE

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16651- 20 AVE TOWNHOUSES
16620, 16648 & 16674, 20 AVE, 1949-167TH ST,
16663, 16651 & 16621-19 AVE,
16606-20AVE, SURREY, B.C

DATA SHEET
SITE - B (SOUTH)

ISSUED FOR DP REVISION

PROJECT NO.	722009	PLAT DATE	2023-04-11	DRAWN	AD
SCALE	AS INDICATED	REVISION		CY	
DRAWING NO.		REVISION		BY	
					09

DP-0.01



APR 11 2023

NO.	DATE	DESCRIPTION
10	2023-04-11	ISSUED FOR DP REVISION
9	2023-01-30	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2022-12-09	ISSUED FOR DP REVISION
6	2022-11-19	ISSUED FOR DP REVISION
5	2022-08-24	ISSUED FOR DP REVISION
4	2022-08-04	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-08-24	ISSUED FOR DP REVISION
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN
REV.	1111111111	REVISION / DRAWING ISSUE

CONTRACT NO. _____
PROJECT NAME _____

PROJECT STAMP _____
SCALE _____

DATE _____

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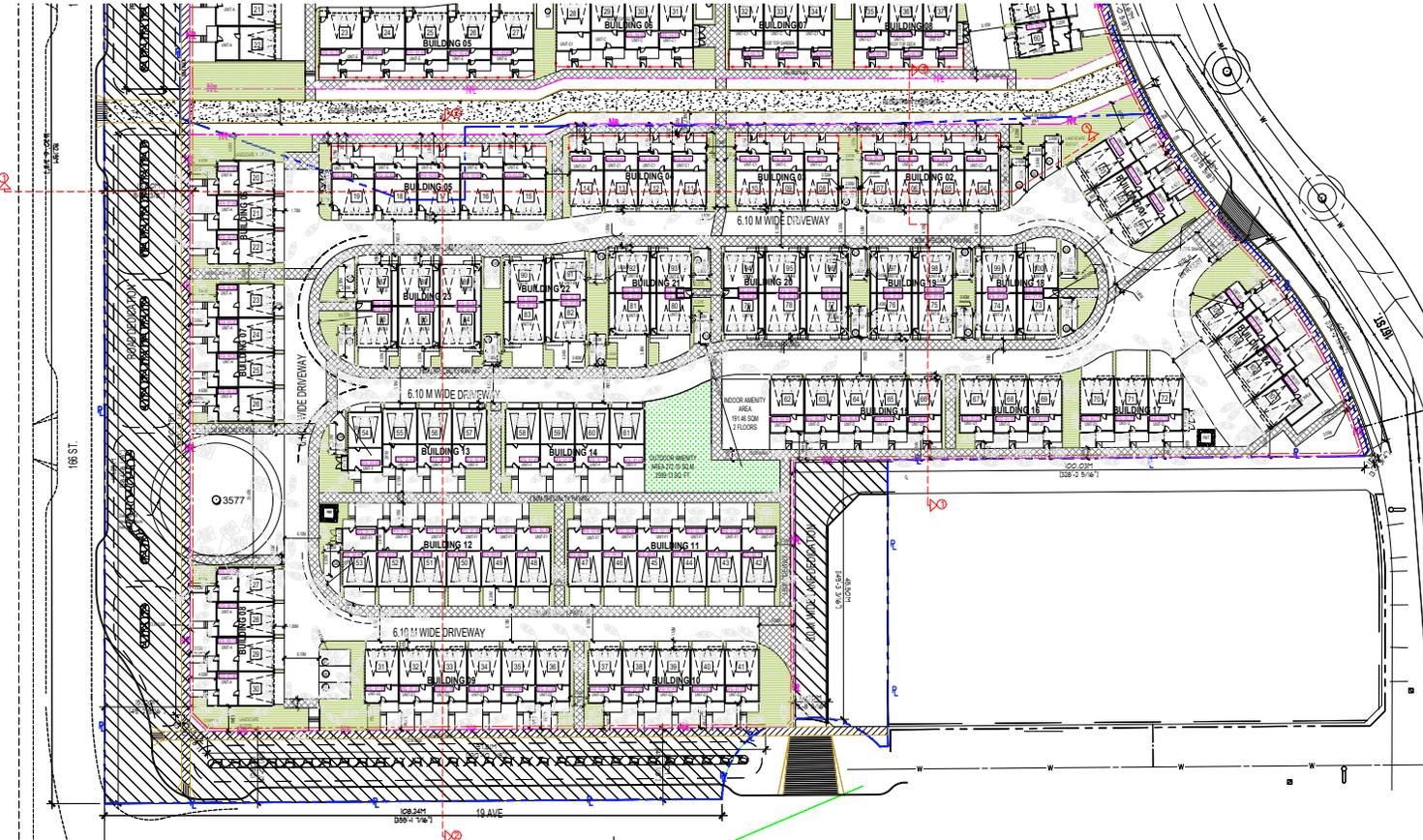
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PROJECT
16651- 20 AVE TOWNHOUSES
16620, 16648 & 16674, 20 AVE, 1949-167TH ST,
16663, 16651 & 16621-19 AVE,
16606-20 AVE, SURREY, B.C

DRAWING TITLE
**SITE PLAN
SITE - B (SOUTH)**

DRAWING ISSUE
ISSUED FOR DP REVISION

PROJECT NO.	PLAT DATE	DRAWN
722009	2023-04-11	AD
DRAWING NO.	SCALE	REVISION
DP-211	AS INDICATED	CY
		REVISION
		09



1 SITE PLAN
1/32" = 1'-0"



APR 11 2023

NO.	DATE	DESCRIPTION	BY	CHKD
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-30	ISSUED FOR DP REVISION		
8	2023-03-27	ISSUED FOR DP REVISION		
7	2023-03-09	ISSUED FOR DP REVISION		
6	2023-11-30	ISSUED FOR DP REVISION		
5	2023-08-24	ISSUED FOR DP REVISION		
4	2023-08-24	ISSUED FOR DP REVISION		
3	2023-12-03	ISSUED FOR DP REVISION		
2	2023-08-24	ISSUED FOR DP SUBMISSION		
1	2023-02-08	ISSUED FOR PRELIMINARY DESIGN		
REV	17/07/2020	REVISION - DRAWING ISSUE		

CONSULTANT

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PROJECT

16651- 20 AVE TOWNHOUSES
16620, 16648 & 16674, 20 AVE, 1949-167TH ST,
16663, 16651 & 16621-19 AVE,
16606-20AVE, SURREY, B.C

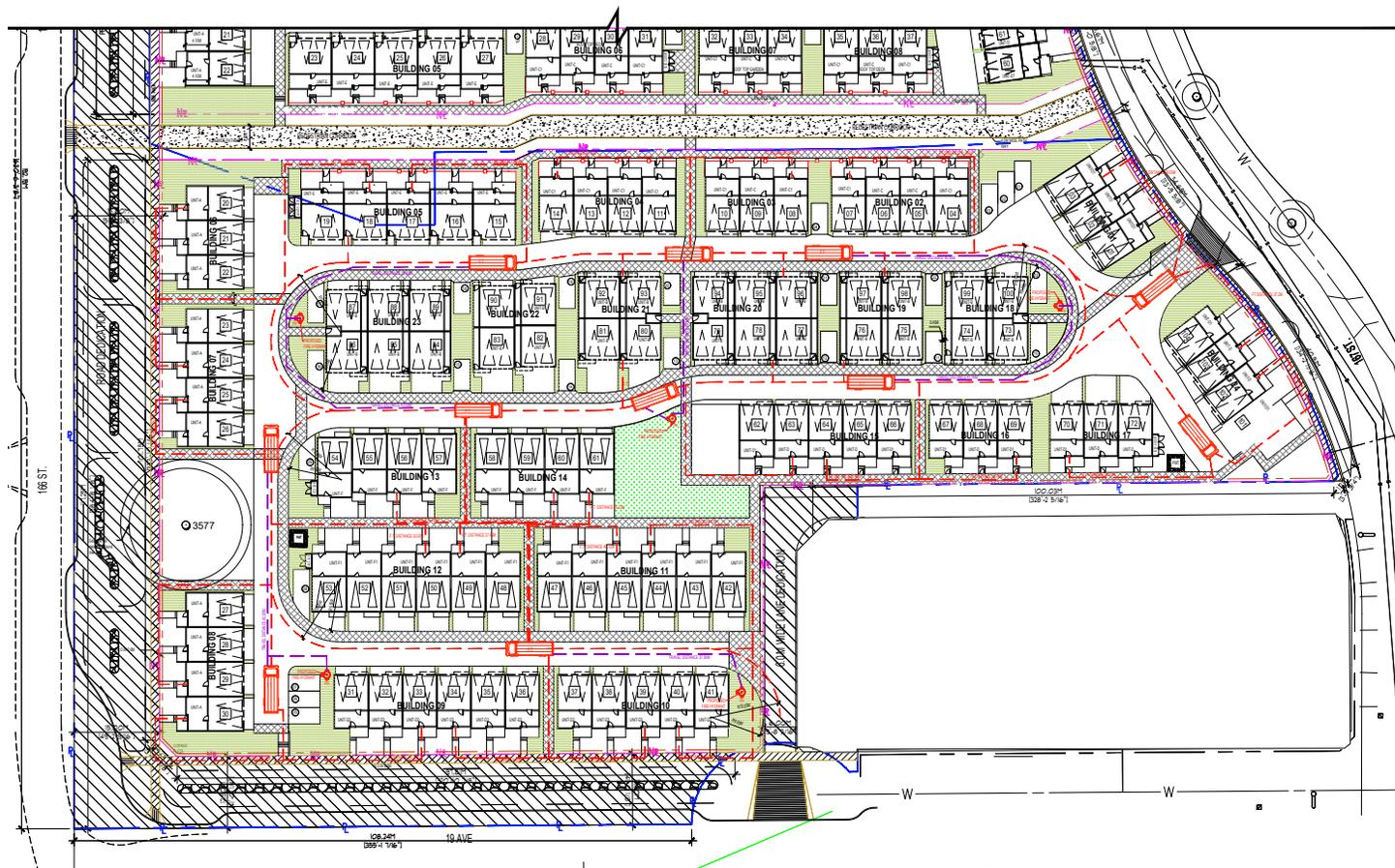
DRAWING TITLE

**FIRE TRUCK ACCESS ROUTE
SITE - B (SOUTH)**

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	DATE	BY	CHKD
722009	2023-04-11	AD	
DRAWING NO.	SCALE	REVISION	CY
DP-2.14B	AS INDICATED		09





APR 11 2023

10	2023-04-11	ISSUED FOR DP REVISION
9	2023-03-08	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2023-12-09	ISSUED FOR DP REVISION
6	2023-11-03	ISSUED FOR DP REVISION
5	2022-09-24	ISSUED FOR DP REVISION
4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR DP REVISION
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN

REV: 11177-08A-00 REVISION / DRAWING ISSUE REVIEW

CONSULTANT

6.00 m

FORMAT STAMP

SCALE

PROJECT

16620 - 20 AVE TOWNHOUSES

SURREY, B.C

DRAWING TITLE

STREET SCAPE VIEW - 19 AVE SITE B

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO. 722009

PLOT DATE 11-04-2023

DRAWN BY SS

SCALE 1" = 1'-20"

REVIEWED BY CY

DRAWING NO. DP-2.15E

REVISION 10

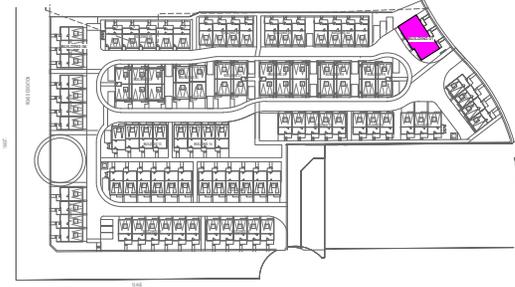


① STREET SCAPE VIEW - 19 AVE
1" = 1'-20"





APR 11 2023



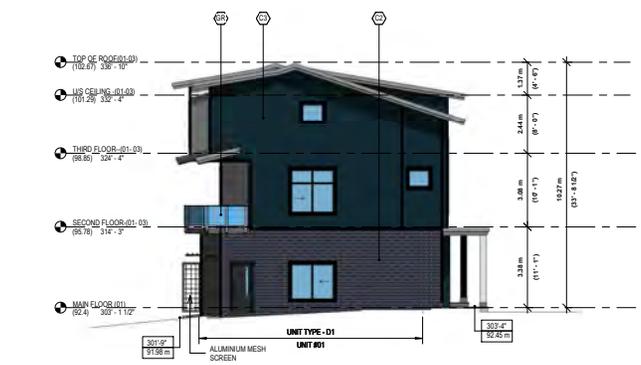
KEY PLAN



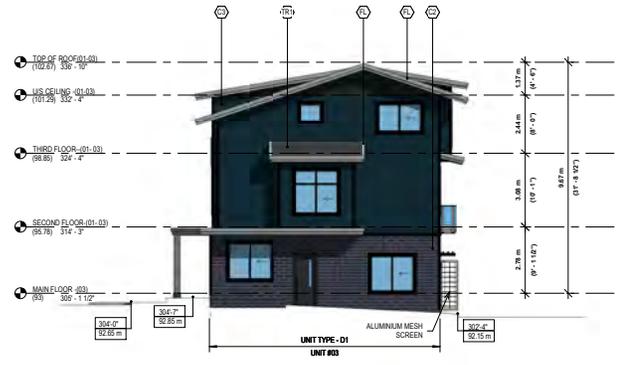
1 EAST ELEVATION (167 ST)
DP-6.11 1/8" = 1'-0"



2 WEST ELEVATION
DP-6.11 1/8" = 1'-0"



3 SOUTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.11 1/8" = 1'-0"



4 NORTH ELEVATION
DP-6.11 1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
GR RAILING	RAILING	
TR-1 TRIM	BLACK	
TR-2 TRIM	LIGHT GREY	
FA FASCIA	LIGHT GREY	
C1 HARD SIDING	WHITE	
C2 HARD BRICKS	DARK GREY	
C3 HARD SIDING	EVENING BLUE	
C4 HARD SIDING	DARK GREY	
C5 HARD PANEL	DARK GREY	
F WINDOWS	BLACK	
D DOORS	BLACK	
RD1 ROLL-UP DOOR	DARK GREY	
RD2 ROLL-UP DOOR	WHITE	
RS ROOF SHINGLE	DARK GREY	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GRADE	
92.81M + 92.28M + 92.07M + 92.12M	= 92.31M
4	
MAXIMUM BUILDING HEIGHT	
92.31M + 13M	= 105.31M

NO.	DATE	DESCRIPTION
10	2023-04-11	ISSUED FOR DP REVISION
9	2023-03-20	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2022-12-09	ISSUED FOR DP REVISION
6	2022-11-03	ISSUED FOR DP REVISION
5	2022-09-24	ISSUED FOR DP REVISION
4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR DP SUBMISSION
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN

DATE: 11/11/2023 09:00 REVISION: DRAWING ISSUE REVIEW

CONSULTANT

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PROJECT

16651-19 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

DRAWING TITLE

BUILDING-01 (SITE-B) ELEVATIONS (UNIT-C & C1)

DRAWING ISSUE

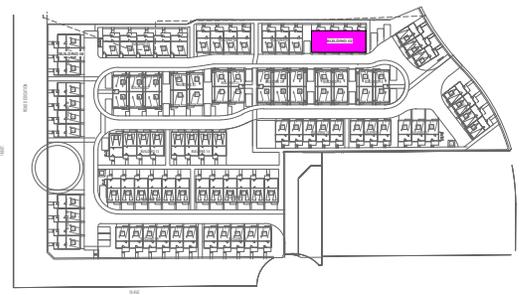
ISSUED FOR DP REVISION

PROJECT NO.	11-04-2023	DRAWN	SS
Project Number	SCALE	1/8" = 1'-0"	REVIEWED
DRAWING NO.	DP-6.11	REVISION	

DP-6.11 10



APR 11 2023



KEY PLAN

MATERIAL LEGEND

MATERIAL	COLOR	
(FL) FLASHING	LIGHT GREY	
(GR) RAILING	RAILING	
(TR1) TRIM	BLACK	
(TR2) TRIM	LIGHT GREY	
(FA) FASCIA	LIGHT GREY	
(C1) HARD SIDING	WHITE	
(C2) HARD BRICKS	DARK GREY	
(C3) HARD SIDING	COUNTRYLANE RED	
(F) WINDOWS	BLACK	
(P) DOORS	BLACK	
(RD1) ROLL-UP DOOR	DARK GREY	
(RD2) ROLL-UP DOOR	WHITE	

NOTE: COLUMNS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GRADE
 $\frac{92.30M + 92.30M + 91.87M + 91.87M}{4} = 92.24M$

MAXIMUM BUILDING HEIGHT
 $92.24M + 13M = 105.24M$



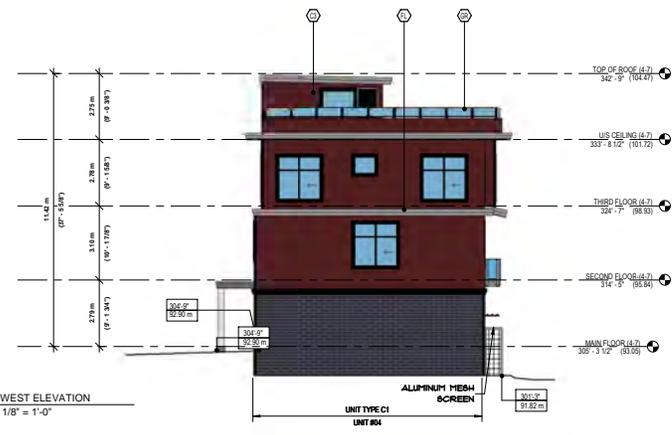
1 NORTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.21 1/8" = 1'-0"



2 SOUTH ELEVATION
DP-6.21 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.21 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.21 1/8" = 1'-0"

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PROJECT
16651-19AVE TOWNHOUSES
 16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE
**BUILDING-02 (SITE-B)
 ELEVATIONS (UNIT-C & C1)**

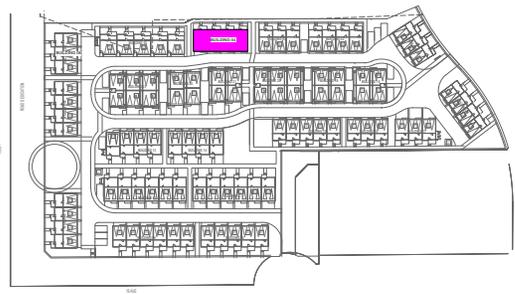
DRAWING SCALE
ISSUED FOR DP REVISION

PROJECT NO. 722009	PLLOT DATE 11-04-2023	DRAWN SS	REVISION CY
DRAWING NO.	SCALE 1/8" = 1'-0"	REVIEWED	REVISION

DP-6.21 10



MAY 24, 2022



KEY PLAN



1 NORTH ELEVATION/PEDESTRIAN CORRIDOR
DP-6.41 1/8" = 1'-0"



2 SOUTH ELEVATION
DP-6.41 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.41 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.41 1/8" = 1'-0"

AVERAGE EXISTING GRADE	
92.75M + 92.50M + 91.86M + 92.90M	= 92.35M
MAXIMUM BUILDING HEIGHT	
92.35M + 13M	= 105.35M

MATERIAL	COLOR	
FL	FLASHING	LIGHT GREY
CR	RAILING	RAILING
TR1	TRIM	BLACK
TR2	TRIM	LIGHT GREY
FA	FASCIA	LIGHT GREY
C1	HARD SIDING	WHITE
C2	HARD BRICKS	DARK GREY
C3	HARD SIDING	EVENING BLUE
F	WINDOWS	BLACK
D	DOORS	BLACK
RD1	ROLL-UP DOOR	DARK GREY
RD2	ROLL-UP DOOR	WHITE
NS	PRIVACY SCREEN	NATURAL CEDER

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

NO.	DATE	ISSUED FOR	REVISION
10	2023-04-11	ISSUED FOR DP REVISION	
9	2023-03-07	ISSUED FOR DP REVISION	
8	2023-01-11	ISSUED FOR DP REVISION	
7	2022-12-09	ISSUED FOR DP REVISION	
6	2022-11-03	ISSUED FOR DP REVISION	
5	2022-09-24	ISSUED FOR DP REVISION	
4	2022-09-24	ISSUED FOR DP REVISION	
3	2022-12-03	ISSUED FOR DP REVISION	
2	2022-06-04	ISSUED FOR DP REVISION	
1	2022-02-04	ISSUED FOR PRELIMINARY DESIGN	

REVISION: 11/27/2022

CONSULTANT: REVIEW: DRAWING ISSUE: REVIEW:

FORMIT STAMP

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16651-19 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

BUILDING-04 (SITE-B)
ELEVATIONS (UNIT-C & C1)

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLLOT DATE	DRAWN	VS
722009	11-04-2023		

DRAWING NO.	SCALE	1/8" = 1'-0"	REVIEWED	CY
DP-6.41				



MATERIAL LEGEND:

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARDI SIDING	WHITE
C2 HARDI BRICKS	DARK GREY
C3 HARDI SIDING	COUNTRYLANE RED
C4 HARDI PANEL	DARK GREY
C5 HARDI SIDING	GREY
C7 HARDI SIDING	GREY
F WINDOWS	BLACK
P DOORS	BLACK
RD1 ROLL-UP DOOR	DARK GREY
RD2 ROLL-UP DOOR	WHITE

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GARDE
 $92.10 + 92.70 + 92.10 + 91.70$
 $\div 4$
92.15M
 MAX BUILDING HEIGHT
 $92.15 + 13 = 105.15M$

NO.	DATE	REVISION
10	2023-04-11	ISSUED FOR DP REVISION
9	2023-03-04	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2022-11-20	ISSUED FOR DP REVISION
6	2022-11-10	ISSUED FOR DP REVISION
5	2022-09-24	ISSUED FOR DP REVISION
4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-08-04	ISSUED FOR DP SUBMISSION
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN

DATE: 11/17/2023 09:00 AM REVISION: DRAWING ISSUE

FORMIT STAMP

SCALE

PROJECT

16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

BUILDING- 05 (SITE-B)
ELEVATIONS (UNIT - E)

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLLOT DATE	11-04-2023	DRAWN	VS
722009	SCALE	1/8" = 1'-0"	REVIEWED	CY

DRAWING NO. **DP-6.51** REVISION **10**



1 NORTH ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.51 1/8" = 1'-0"



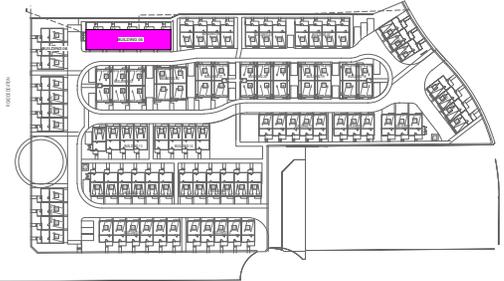
2 SOUTH ELEVATION
DP-6.51 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.51 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.51 1/8" = 1'-0"



KEY PLAN



APR 11 2023

NO	DATE	ISSUED FOR	REVISION
10	2023-04-11	ISSUED FOR DP REVISION	
9	2023-03-08	ISSUED FOR DP REVISION	
8	2023-01-11	ISSUED FOR DP REVISION	
7	2022-12-08	ISSUED FOR DP REVISION	
6	2023-11-10	ISSUED FOR DP REVISION	
5	2022-09-24	ISSUED FOR DP REVISION	
4	2022-09-24	ISSUED FOR DP REVISION	
3	2021-12-03	ISSUED FOR DP REVISION	
2	2021-06-04	ISSUED FOR DP SUBMISSION	
1	2020-07-08	ISSUED FOR PRELIMINARY DESIGN	
101	2020-07-08	REVISION/ORDINANCE ISSUE	REVIEW

CONSULTANT

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PROJECT

16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE

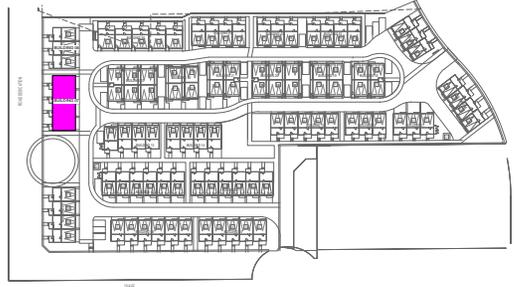
**BUILDING- 7 (SITE-B)
ELEVATIONS (UNIT-A)**

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	722009	DATE	11-04-2023	DRAWN	SS
SCALE	1/8" = 1'-0"	REVIEWED		CY	

DRAWING NO. **DP-6.71** REVISION **10**



MATERIAL LEGEND:

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR-1 TRIM	BLACK
TR-2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C-1 HARD SIDING	WHITE
C-2 HARD BRICKS	DARK GREY
C-3 HARD SIDING	COUNTRYLANE RED
C-4 HARD SIDING	DARK GREY
C-5 HARD PANEL	DARK GREY
NC NATURAL CEDAR	CEDAR
W WINDOWS	BLACK
P DOORS	BLACK
RD-1 ROLL-UP DOOR	DARK GREY
RD-2 ROLL-UP DOOR	WHITE
RS ROOF SHINGLE	DARK GREY

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GRADE

90.41M + 90.91M + 90.07M + 90.05M = 90.36M

4

MAXIMUM BUILDING HEIGHT

90.36M + 13M = 103.36M



1 EAST ELEVATION
DP-6.81 1/8" = 1'-0"

AVERAGE EXISTING GRADE
 $\frac{86.94M + 87.92M + 89.45M + 86.94M}{4} = 87.81M$
 MAXIMUM BUILDING HEIGHT
 $87.81M + 13M = 100.81M$



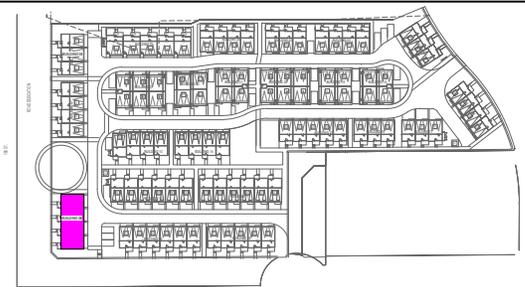
2 WEST ELEVATION (166 ST.)
DP-6.81 1/8" = 1'-0"



3 NORTH ELEVATION
DP-6.81 1/8" = 1'-0"



4 SOUTH ELEVATION (19 AVE)
DP-6.81 1/8" = 1'-0"



KEY PLAN

MATERIAL LEGEND :

MATERIAL	COLOR	
(FL) FLASHING	LIGHT GREY	
(GR) RAILING	RAILING	
(TR) TRIM	BLACK	
(TR2) TRIM	LIGHT GREY	
(FA) FASCIA	LIGHT GREY	
(C1) HARDI SIDING	WHITE	
(C2) HARDI BRICKS	DARK GREY	
(C3) HARDI SIDING	EVENING BLUE	
(C4) HARDI SIDING	DARK GREY	
(C5) HARDI PANEL	DARK GREY	
(HC) 6" HARDI SIDING	CEDAR	
(F) WINDOWS	BLACK	
(D) DOORS	BLACK	
(RD) ROLL-UP DOOR	DARK GREY	
(RD2) ROLL-UP DOOR	WHITE	
(RS) ROOF SHINGLE	DARK GREY	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



APR 11 2023

NO	DATE	ISSUED FOR	REVISION
10	2023-04-11	ISSUED FOR DP REVISION	
9	2023-03-08	ISSUED FOR DP REVISION	
8	2023-03-11	ISSUED FOR DP REVISION	
7	2023-12-08	ISSUED FOR DP REVISION	
6	2023-11-10	ISSUED FOR DP REVISION	
5	2022-09-24	ISSUED FOR DP REVISION	
4	2022-09-24	ISSUED FOR DP REVISION	
3	2021-12-03	ISSUED FOR DP REVISION	
2	2021-06-04	ISSUED FOR DP SUBMISSION	
1	2020-03-08	ISSUED FOR PRELIMINARY DESIGN	

DATE: 2023-03-08 REVISION: 08-DRAWING ISSUE REVIEW

CONSULTANT

FORMAT STAMP

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PROJECT

16651-19 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16666-20 AVE, SURREY, B.C

BUILDING- 8 (SITE-B)
ELEVATIONS (UNIT-A)

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLAT DATE	DATE	REVISION
722009	11-04-2023	20:57:15	SS
	SCALE	1/8" = 1'-0"	CY

DP-6.81

10



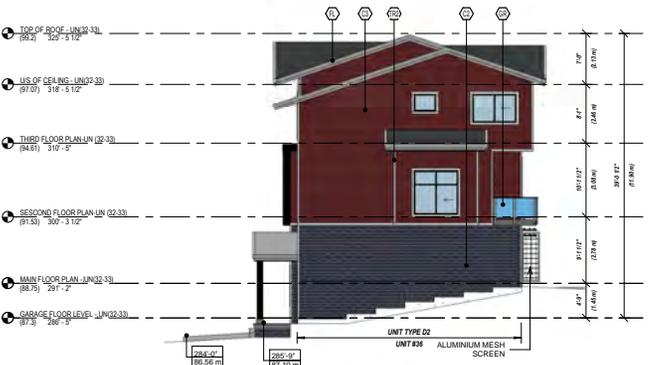
APR 11 2023



1 SOUTH ELEVATION (19TH AVENUE)
DP-6.91 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.91 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.91 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.91 1/8" = 1'-0"

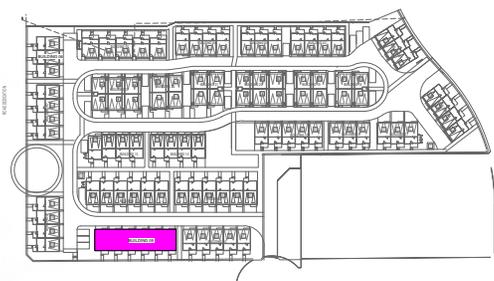
AVERAGE EXISTING GRADE

87.90M + 87.21M + 87.15M + 89.10M	= 87.84M
4	
MAXIMUM BUILDING HEIGHT	
87.84M + 13M	= 100.84M

MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	[Symbol]
GR RAILING	RAILING	[Symbol]
TR1 TRIM	BLACK	[Symbol]
TR2 TRIM	LIGHT GREY	[Symbol]
FA FASCIA	LIGHT GREY	[Symbol]
C1 HARDI SIDING	WHITE	[Symbol]
C2 HARDI BRICKS	DARK GREY	[Symbol]
C3 HARDI SIDING	COUNTRYLANE RED	[Symbol]
C4 HARDI SIDING	DARK GREY	[Symbol]
C5 HARDI PANEL	DARK GREY	[Symbol]
NC NATURAL CEDAR	CEDAR	[Symbol]
F WINDOWS	BLACK	[Symbol]
P DOORS	BLACK	[Symbol]
RD1 ROLL-UP DOOR	DARK GREY	[Symbol]
RD2 ROLL-UP DOOR	WHITE	[Symbol]
RS ROOF SHINGLE	DARK GREY	[Symbol]

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



PROJECT

16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

**BUILDING-9 (SITE-B)
ELEVATIONS (UNIT-D2 & D3)**

DRAWING TITLE

ISSUED FOR DP REVISION

PROJECT NO.	11-04-2023	DRAWN	SS
722009	SCALE	20:49:36	REVIEWED
DRAWING NO.	1/8" = 1'-0"		CY

DP-6.91 10



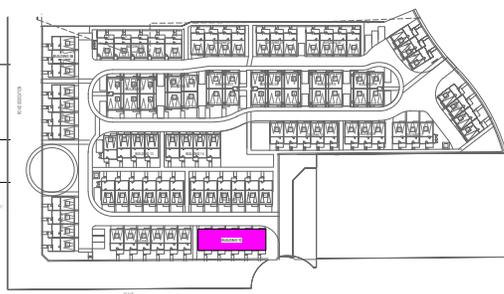
MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARDI SIDING	WHITE
C2 HARDI BRICKS	DARK GREY
C3 HARDI SIDING	EVENING BLUE
C4 HARDI SIDING	DARK GREY
WD 6" HARDI SIDING	CEDAR
W WINDOWS	BLACK
D DOORS	BLACK
DD1 ROLL-UP DOOR	DARK GREY
DD2 ROLL-UP DOOR	WHITE
RS ROOF SHINGLE	DARK GREY

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED.

AVERAGE EXISTING GRADE
 $\frac{89.04 + 87.15 + 88.35 + 87.10}{4} = 87.91M$

MAXIMUM BUILDING HEIGHT
 $87.91M + 1.5M = 100.91M$



Kasian Architecture
 Interior Design
 and Planning Ltd



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 Vancouver, BC Canada V6G 2Z6
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 www.kasian.com

DATE	DESCRIPTION	REVISION
2023-04-11	ISSUED FOR DP REVISION	
2023-03-08	ISSUED FOR DP REVISION	
2023-01-11	ISSUED FOR DP REVISION	
2022-12-08	ISSUED FOR DP REVISION	
2023-11-10	ISSUED FOR DP REVISION	
2022-09-24	ISSUED FOR DP REVISION	
2022-08-24	ISSUED FOR DP REVISION	
2021-12-03	ISSUED FOR DP REVISION	
2021-08-04	ISSUED FOR DP SUBMISSION	
2020-07-06	ISSUED FOR PRELIMINARY DESIGN	

CONSULTANT

FORMAT STAMP

SCALE

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PROJECT

16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE

**BUILDING-10 (SITE-B)
 ELEVATIONS (UNIT-D2 & D3)**

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLAT DATE	11-04-2023	DRAWN	SS
722009	SCALE	20:59:52	REVIEWED	CY
DRAWING NO.	1/8" = 1'-0"			
DP-6.101				10



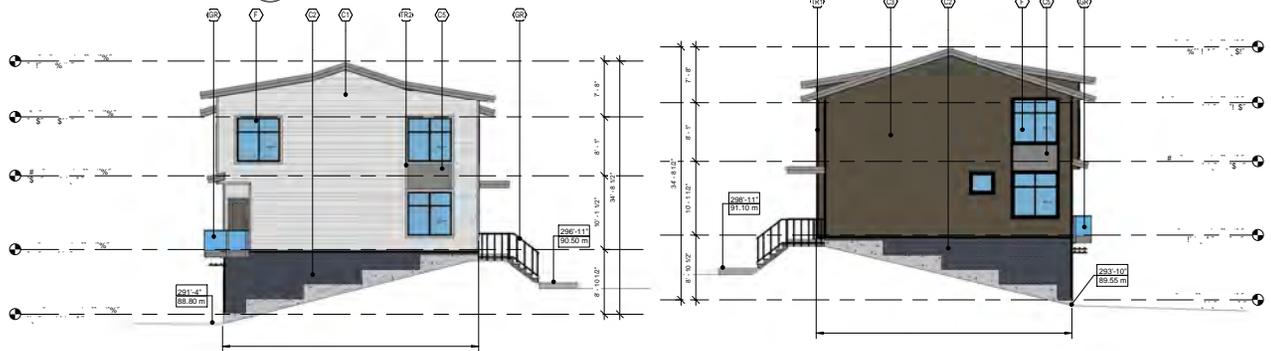
APR 11 2023



1 NORTH ELEVATION
RP-6.111 1/8" = 1'-0"



2 SOUTH ELEVATION
RP-6.111 1/8" = 1'-0"



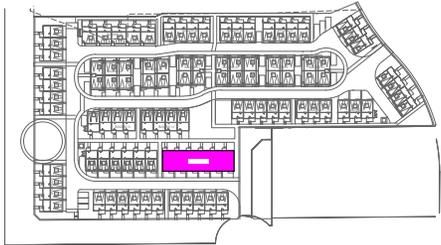
3 EAST ELEVATION
RP-6.111 1/8" = 1'-0"

4 WEST ELEVATION
RP-6.111 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
GR RAILING	RAILING
TR1 TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARDI SIDING	WHITE
C2 HARDI BRICKS	DARK GREY
C3 HARDI SIDING	WOODSTOCK BROWN
C4 HARDI SIDING	DARK GREY
C5 HARDI PANEL	DARK GREY
F WINDOWS	BLACK
P DOORS	BLACK
RD1 ROLL-UP DOOR	DARK GREY
RD2 ROLL-UP DOOR	WHITE
RS ROOF SHINGLE	DARK GREY

NOTE :
COLOURS FROM SHERWIN WILLIAMS
UNLESS NOTED



KEY PLAN

NO	DATE	DESCRIPTION	BY	CHKD	APPD
10	2023-04-11	ISSUED FOR DP REVISION			
9	2023-03-08	ISSUED FOR DP REVISION			
8	2023-01-11	ISSUED FOR DP REVISION			
7	2023-12-09	ISSUED FOR DP REVISION			
6	2023-11-10	ISSUED FOR DP REVISION			
5	2022-09-24	ISSUED FOR DP REVISION			
4	2022-09-24	ISSUED FOR DP REVISION			
3	2021-12-08	ISSUED FOR DP REVISION			
2	2021-06-04	ISSUED FOR DP REVISION			
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN			

CONSULTANT: KASIAN ARCHITECTURE AND PLANNING LTD
REVISION: DRAWING ISSUE REVIEW

FORMAT STAMP

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PROJECT
16651-19 AVE TOWNHOUSES
16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

DRAWING TITLE
**BUILDING-11 (SITE-B)
ELEVATIONS (UNIT-F1)**

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO	PLAT DATE	DRAWN	Author
722009	11-04-2023	20:38:55	REVIEWED

DRAWING NO: **DP-6.111** REVISION: **10**



APR 11 2023

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2022-08-24	ISSUED FOR DP REVISION		
2	2022-08-24	ISSUED FOR DP REVISION		
3	2022-08-24	ISSUED FOR DP REVISION		
4	2022-08-24	ISSUED FOR DP REVISION		
5	2022-08-24	ISSUED FOR DP REVISION		
6	2022-11-03	ISSUED FOR DP REVISION		
7	2022-12-09	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
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12	2023-04-11	ISSUED FOR DP REVISION		
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20	2023-04-11	ISSUED FOR DP REVISION		
21	2023-04-11	ISSUED FOR DP REVISION		
22	2023-04-11	ISSUED FOR DP REVISION		
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24	2023-04-11	ISSUED FOR DP REVISION		
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48	2023-04-11	ISSUED FOR DP REVISION		
49	2023-04-11	ISSUED FOR DP REVISION		
50	2023-04-11	ISSUED FOR DP REVISION		

DATE: 11/04/2023 REVISION: DRAWING ISSUE REVIEW

CONSULTANT: _____ REVISION: _____ DRAWING ISSUE: _____ REVIEW: _____

FORMIT STAMP: _____

SCALE: _____

PROJECT: _____

16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE: _____

DRAWING ISSUE: _____

ISSUED FOR DP REVISION

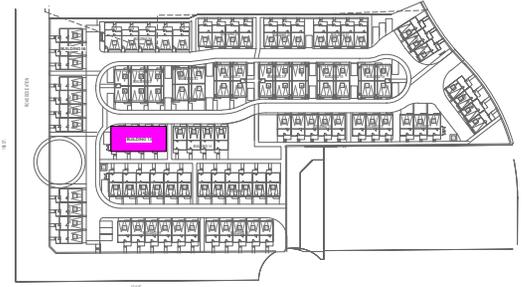
PROJECT NO: _____ PLOT DATE: 11-04-2023 DRAWN: _____ Author

722009 SCALE: 20:26:45 REVISION: _____ Checker

DRAWING NO: _____

DP-6.131

10



KEY PLAN



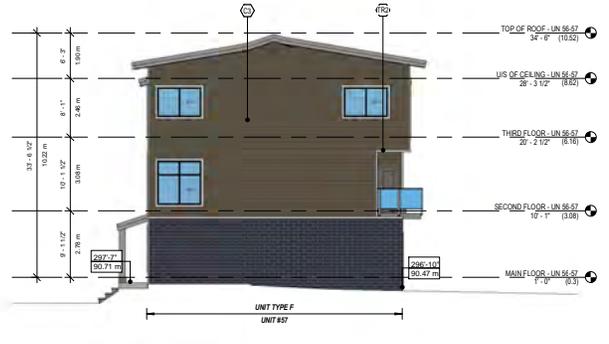
1 SOUTH ELEVATION
DP-6.131/ 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.131/ 1/8" = 1'-0"



3 WEST ELEVATION
DP-6.131/ 1/8" = 1'-0"



4 EAST ELEVATION
DP-6.131/ 1/8" = 1'-0"

AVERAGE EXISTING GRADE	
90.03M + 90.17M + 91.24M + 90.50M	= 90.48M
MAXIMUM BUILDING HEIGHT	
90.48M + 13M	= 103.48M

MATERIAL LEGEND :		
MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
RAILING	RAILING	
TRIM	BLACK	
TRIM	LIGHT GREY	
FASCIA	LIGHT GREY	
HARDI SIDING	WHITE	
HARDI BRICKS	DARK GREY	
HARDI SIDING	WOODSTOCK BROWN	
WINDOWS	BLACK	
DOORS	BLACK	
ROLL-UP DOOR	DARK GREY	
ROLL-UP DOOR	WHITE	
ROOF SHINGLE	DARK GREY	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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PROJECT: _____

16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE: _____

DRAWING ISSUE: _____

BUILDING-13 (SITE-B)
ELEVATIONS (UNIT-F)

DRAWING ISSUE: _____

ISSUED FOR DP REVISION

PROJECT NO: _____ PLOT DATE: 11-04-2023 DRAWN: _____ Author

722009 SCALE: 20:26:45 REVISION: _____ Checker

DRAWING NO: _____

DP-6.131

10



NO.	DATE	DESCRIPTION	BY	CHKD
1	2023-04-11	ISSUED FOR DP REVISION		
2	2023-04-11	ISSUED FOR DP REVISION		
3	2023-01-11	ISSUED FOR DP REVISION		
4	2022-12-09	ISSUED FOR DP REVISION		
5	2022-11-10	ISSUED FOR DP REVISION		
6	2022-09-24	ISSUED FOR DP REVISION		
7	2022-09-24	ISSUED FOR DP REVISION		
8	2022-09-24	ISSUED FOR DP REVISION		
9	2022-09-24	ISSUED FOR DP REVISION		
10	2023-04-11	ISSUED FOR DP REVISION		
11	2023-02-09	ISSUED FOR PRELIMINARY DESIGN		
12	2023-02-09	REVISION - DRAWING ISSUE		

CONSULTANT REVIEW

FORMIT STAMP

SCALE

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PROJECT

16651-19 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

DRAWING TITLE

**BUILDING-14 (SITE-B)
ELEVATIONS (UNIT-F)**

DRAWING ISSUE

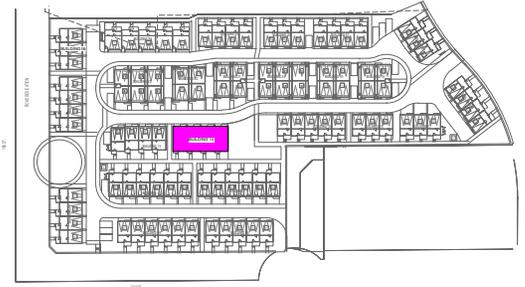
ISSUED FOR DP REVISION

PROJECT NO.	PLLOT DATE	DRAWN	Author
722009	11-04-2023	20:28:50	
	SCALE	1/8" = 1'-0"	REVIEWED
			Checker

DRAWING NO.

DP-6.141

10



KEY PLAN



1 SOUTH ELEVATION
BP-6.141 1/8" = 1'-0"



2 NORTH ELEVATION
BP-6.141 1/8" = 1'-0"



3 WEST ELEVATION
BP-6.141 1/8" = 1'-0"



4 EAST ELEVATION
BP-6.141 1/8" = 1'-0"

AVERAGE EXISTING GRADE	
91.24M + 90.91M + 90.40M + 90.50M	= 90.76M
MAXIMUM BUILDING HEIGHT	
90.76M + 13M	= 103.76M

MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
OR RAILING	RAILING	
TR1 TRIM	BLACK	
TR2 TRIM	LIGHT GREY	
FA FASCIA	LIGHT GREY	
C1 HARD SIDING	WHITE	
CB HARD BRICKS	DARK GREY	
CR HARD SIDING	COUNTRYLANE RED	
W WINDOWS	BLACK	
D DOORS	BLACK	
RD1+ ROLL-UP DOOR	DARK GREY	
RD2 ROLL-UP DOOR	WHITE	
RS ROOF SHINGLE	DARK GREY	

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



APR 11 2023

NO	DATE	ISSUED FOR	BY	REVISION
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-08	ISSUED FOR DP REVISION		
8	2023-01-11	ISSUED FOR DP REVISION		
7	2022-12-08	ISSUED FOR DP REVISION		
6	2022-11-10	ISSUED FOR DP REVISION		
5	2022-09-24	ISSUED FOR DP REVISION		
4	2022-08-24	ISSUED FOR DP REVISION		
3	2021-12-03	ISSUED FOR DP REVISION		
2	2021-08-04	ISSUED FOR DP REVISION		
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN		

DATE: 2023-04-11 PROJECT: 16651-19 AVE TOWNHOUSES

CONSULTANT: KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. REVISION: 10

FORMAT: STAMP

SCALE:

DATE:

PROJECT:

DESCRIPTION:

ISSUED FOR:

DATE:

SCALE:

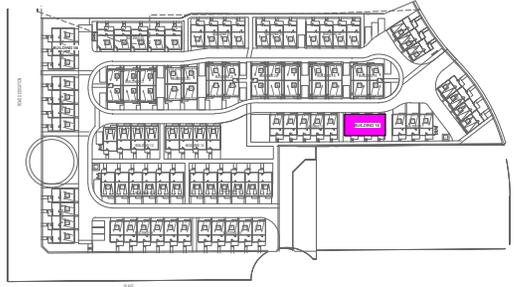
PROJECT:

DESCRIPTION:

MATERIAL LEGEND:

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	
GR RAILING	RAILING	
TR1 TRIM	BLACK	
TR2 TRIM	LIGHT GREY	
FA FASCIA	LIGHT GREY	
CS1 HARDI SIDING	WHITE	
CS2 HARDI BRICKS	DARK GREY	
CS3 HARDI SIDING	WOODSTOCK BROWN	
CS4 HARDI PANEL	DARK GREY	
F WINDOWS	BLACK	
D DOORS	BLACK	
RD1 ROLL-UP DOOR	DARK GREY	
RS ROOF SHINGLE	DARK GREY	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



KEY PLAN

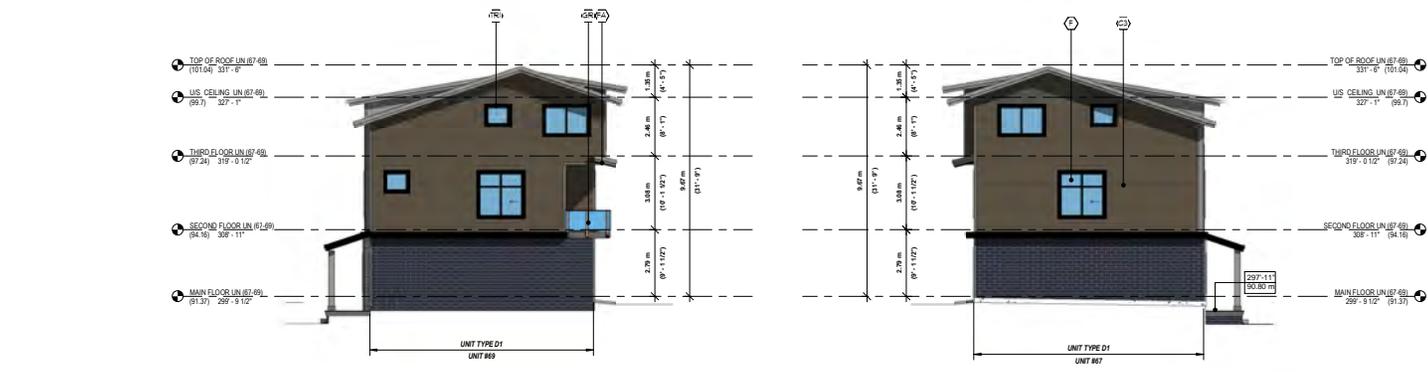
AVERAGE EXISTING GRADE	
$\frac{91.24M + 91.24M + 90.50M + 90.38M}{4}$	= 90.84M
MAXIMUM BUILDING HEIGHT	
$90.84M + 1.3M$	= 103.84M



1 SOUTH ELEVATION
DP-6.161 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.161 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.161 1/8" = 1'-0"

4 WEST ELEVATION (PEDESTRIAN CORRIDOR)
DP-6.161 1/8" = 1'-0"

16651-19 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

BUILDING-16 (SITE-B)
ELEVATIONS (UNIT-D & D1)

ISSUED FOR DP REVISION

PROJECT NO.	11-04-2023	DATE	SS
722009	SCALE	20:06:01	REVISION
	1/8" = 1'-0"		CY

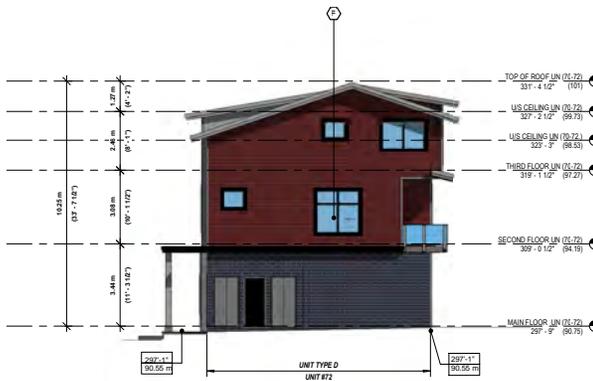
DP-6.161 10



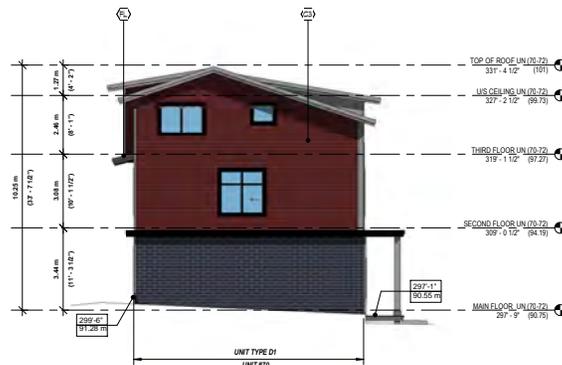
1 SOUTH ELEVATION
 DP-6.17' 1/8" = 1'-0"



2 NORTH ELEVATION
 DP-6.17' 1/8" = 1'-0"



3 EAST ELEVATION
 DP-6.17' 1/8" = 1'-0"

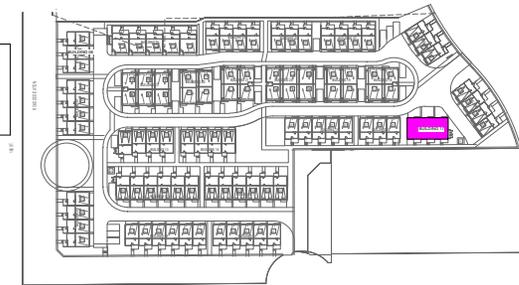


4 WEST ELEVATION
 DP-6.17' 1/8" = 1'-0"

AVERAGE EXISTING GRADE	
$91.26M + 91.12M + 90.42M + 90.42M$	$= 90.8M$
4	
MAXIMUM BUILDING HEIGHT	
$90.8M + 1.9M$	$= 103.8M$

MATERIAL LEGEND:		
MATERIAL	COLOR	
(FL) FLASHING	LIGHT GREY	
(GR) RAILING	RAILING	
(TR1) TRIM	BLACK	
(TR2) TRIM	LIGHT GREY	
(FA) FASCIA	LIGHT GREY	
(C1) HARD SIDING	WHITE	
(C2) HARD BRICKS	DARK GREY	
(C3) HARD SIDING	COUNTRYLANE RED	
(F) WINDOWS	BLACK	
(P) DOORS	BLACK	
(RD1) ROLL-UP DOOR	DARK GREY	
(RS) ROOF SHINGLE	DARK GREY	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



KEY PLAN



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NO.	DATE	ISSUED FOR	REVISION
10	2023-04-11	ISSUED FOR DP REVISION	
9	2023-03-09	ISSUED FOR DP REVISION	
8	2023-01-11	ISSUED FOR DP REVISION	
7	2022-12-08	ISSUED FOR DP REVISION	
6	2022-11-10	ISSUED FOR DP REVISION	
5	2022-09-24	ISSUED FOR DP REVISION	
4	2022-08-24	ISSUED FOR DP REVISION	
3	2021-12-03	ISSUED FOR DP REVISION	
2	2021-08-08	ISSUED FOR PRELIMINARY DESIGN	
1	2021-07-08	ISSUED FOR PRELIMINARY DESIGN	

DATE: 2023-04-11 REVISION: CONTRACT ISSUE

CONSULTANT: _____

DESIGNER: _____

PROJECT STAMP: _____

SCALE: _____

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16651-19 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

BUILDING-17 (SITE-B)
 ELEVATIONS (UNIT-D & D1)

ISSUED FOR DP REVISION

PROJECT NO.	11-04-2023	DRAWN	SS
722009	SCALE	20:12:43	REVIEWED
		1/8" = 1'-0"	CY

DRIVING NO. DP-6.171 REVISION 10



1 SOUTH ELEVATION
DP-6.181 1/8" = 1'-0"



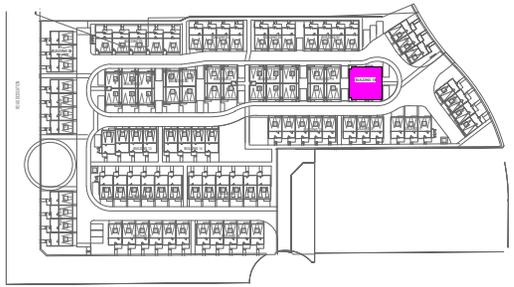
2 NORTH ELEVATION
DP-6.181 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.181 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.181 1/8" = 1'-0"



KEY PLAN

MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	[Symbol]
SR RAILING	RAILING	[Symbol]
TR1 TRIM	BLACK	[Symbol]
TR2 TRIM	LIGHT GREY	[Symbol]
FA FASCIA	LIGHT GREY	[Symbol]
C1 HARDI SIDING	WHITE	[Symbol]
C2 HARDI BRICKS	DARK GREY	[Symbol]
C3 HARDI SIDING	WOODSTOCK BROWN	[Symbol]
F WINDOWS	BLACK	[Symbol]
D DOORS	BLACK	[Symbol]
RD1 ROLL-UP DOOR	DARK GREY	[Symbol]
RD2 ROLL-UP DOOR	WHITE	[Symbol]
NC PRIVACY SCREEN	NATURAL CEDAR	[Symbol]

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GRADE
91.23M + 92.24M + 91.87M + 91.83M = 91.79M
4
MAXIMUM BUILDING HEIGHT
91.79M + 13M = 104.79M



APR 11 2023

NO.	DATE	DESCRIPTION	BY	CHKD.
10	2023-04-11	ISSUED FOR DP REVISION		
9	2023-03-30	ISSUED FOR DP REVISION		
8	2023-12-09	ISSUED FOR DP REVISION		
7	2023-11-10	ISSUED FOR DP REVISION		
6	2023-08-14	ISSUED FOR DP REVISION		
5	2023-08-24	ISSUED FOR DP REVISION		
4	2023-12-03	ISSUED FOR DP REVISION		
3	2021-08-04	ISSUED FOR DP SUBMISSION		
2	2020-02-09	ISSUED FOR PRELIMINARY DESIGN		
1	11-26-15	DP REVISIONS		

DATE: 2023-04-11
PROJECT: 16620-20 AVE TOWNHOUSES
REVISION: REVIEW

CONSULTANT: [Blank]

FORMAT STAMP: [Blank]

SCALE: [Blank]

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16620-20 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

BUILDING-18 (SITE-B)
ELEVATIONS (UNIT-B)

ISSUED FOR DP REVISION

PROJECT NO.	722009	PLANT DATE	11-04-2023	DRAWN	SS
SCALE	1/8" = 1'-0"	REVISION	19:53:18	REVIEWED	CY



1 SOUTH ELEVATION
DP-6.191 1/8" = 1'-0"



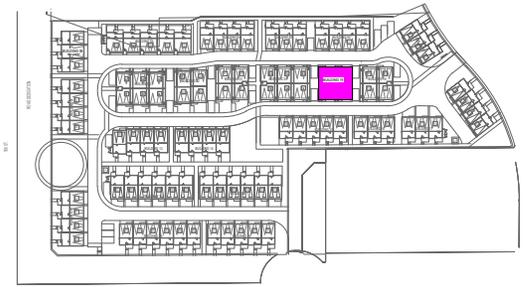
2 NORTH ELEVATION
DP-6.191 1/8" = 1'-0"



3 WEST ELEVATION
DP-6.191 1/8" = 1'-0"



4 EAST ELEVATION
DP-6.191 1/8" = 1'-0"



KEY PLAN

MATERIAL LEGEND :	
MATERIAL	COLOR
FL FLASHING	LIGHT GREY
RAILING	RAILING
TRIM	BLACK
TRIM	LIGHT GREY
FASCIA	LIGHT GREY
HARDI SIDING	WHITE
HARDI BRICKS	DARK GREY
HARDI SIDING	EVENING BLUE
HARDI SIDING	DARK GREY
HARDI PANEL	DARK GREY
WINDOWS	BLACK
DOORS	BLACK
ROLL-UP DOOR	DARK GREY
ROLL-UP DOOR	WHITE
ROOF SHINGLE	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GRADE
 $\frac{91.24M + 92.24M + 91.87M + 91.87M}{4} = 91.80M$
 MAXIMUM BUILDING HEIGHT
 $91.80M + 13M = 104.80M$



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APR 13 2023

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16620-20AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

BUILDING-19 (SITE-B)
ELEVATIONS (UNIT-B)

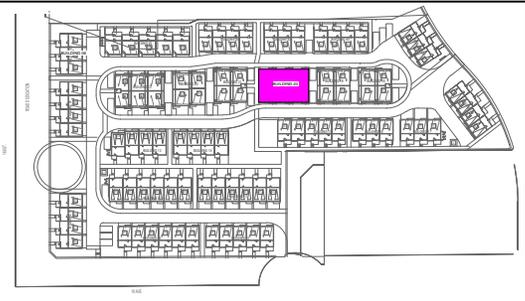
ISSUED FOR DP REVISION

PROJECT NO.	722009	PLAT DATE	11-04-2023	DRAWN	SS
SCALE	1/8" = 1'-0"	REVIEWED		REVISION	CY

DP-6.191 10



APR 11 2023



KEY PLAN

MATERIAL LEGEND:

MATERIAL	COLOR	
(FL) FLASHING	LIGHT GREY	
(RR) RAILING	RAILING	
(TR) TRIM	BLACK	
(TR2) TRIM	LIGHT GREY	
(FA) FASCIA	LIGHT GREY	
(C1) HARDI SIDING	WHITE	
(C2) HARDI BRICKS	DARK GREY	
(C3) HARDI SIDING	COUNTRYLANE RED	
(F) WINDOWS	BLACK	
(D) DOORS	BLACK	
(RD1) ROLL-UP DOOR	DARK GREY	
(RD2) ROLL-UP DOOR	WHITE	

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

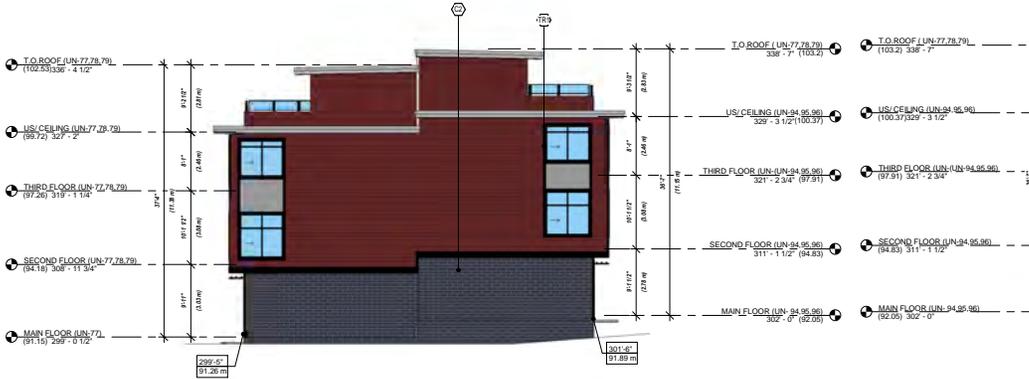
AVERAGE EXISTING GRADE
 $91.87M + 91.87M + 91.24M + 91.24M = 91.55M$
 4
 MAXIMUM BUILDING HEIGHT
 $91.55M + 13M = 104.55M$



1 SOUTH ELEVATION
DP-6.201 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.201 1/8" = 1'-0"



3 EAST ELEVATION
DP-6.201 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.201 1/8" = 1'-0"

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16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

BUILDING-20 (SITE-B)
ELEVATIONS

DRAWING TITLE

ISSUED FOR DP REVISION

PROJECT NO.	11-04-2023	DRAWN	SS
722009	SCALE 1/8" = 1'-0"	REVIEWED	CY

DP-6.201 10



1 SOUTH ELEVATION
DP-6.231 1/8" = 1'-0"



2 NORTH ELEVATION
DP-6.231 1/8" = 1'-0"

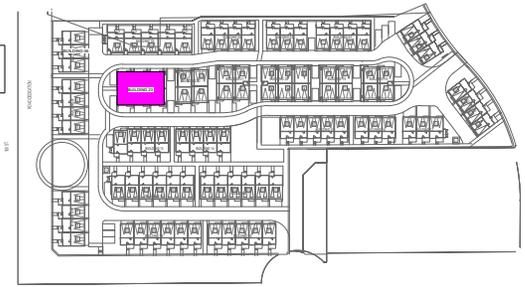


3 EAST ELEVATION
DP-6.231 1/8" = 1'-0"



4 WEST ELEVATION
DP-6.231 1/8" = 1'-0"

AVERAGE EXISTING GRADE
 FINISH FLOOR = 300.7' ± = 91.14 M
 MAX BUILDING HEIGHT = 104.14 M
 341.44 ± 1.5



KEY PLAN

MATERIAL LEGEND:

MATERIAL	COLOR
FL FLASHING	LIGHT GREY
RA RAILING	RAILING
TR TRIM	BLACK
TR2 TRIM	LIGHT GREY
FA FASCIA	LIGHT GREY
C1 HARD SIDING	WHITE
C2 HARD BRICKS	DARK GREY
C3 HARD SIDING	EVENING BLUE
C4 HARD PANEL	DARK GREY
F WINDOWS	BLACK
D DOORS	BLACK
RD1H ROLL-UP DOOR	DARK GREY
RD3H ROLL-UP DOOR	WHITE
RS ROOF SHINGLE	DARK GREY

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED



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APR 11 2023

NO.	DATE	REVISION
1	2023-04-11	ISSUED FOR DP REVISION
2	2023-04-11	ISSUED FOR DP REVISION
3	2023-01-11	ISSUED FOR DP REVISION
4	2022-12-09	ISSUED FOR DP REVISION
5	2022-11-10	ISSUED FOR DP REVISION
6	2022-09-24	ISSUED FOR DP REVISION
7	2022-09-24	ISSUED FOR DP REVISION
8	2021-12-03	ISSUED FOR DP REVISION
9	2021-08-04	ISSUED FOR DP REVISION
10	2020-02-04	ISSUED FOR PRELIMINARY DESIGN

DATE: 11/11/2023 00:00 REVISION: DRAWING ISSUE REVIEW

CONSULTANT

FORMIT STAMP

SCALE

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PROJECT

16651-19 AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C

DRAWING TITLE

BUILDING-23 (SITE-B) ELEVATIONS

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO: 722009

PLLOT DATE: 11-04-2023

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

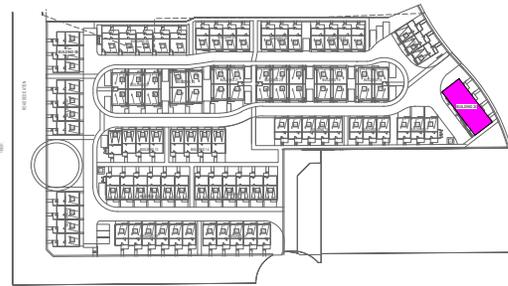
DRAWING NO: DP-6.231

REVISION: CY

10



APR 11 2023



KEY PLAN



MATERIAL LEGEND:

MATERIAL	COLOR	
FL FLASHING	LIGHT GREY	[Symbol]
GR RAILING	RAILING	[Symbol]
TR1 TRIM	BLACK	[Symbol]
TR2 TRIM	LIGHT GREY	[Symbol]
FA FASCIA	LIGHT GREY	[Symbol]
C1 HARD SIDING	WHITE	[Symbol]
C2 HARD BRICKS	DARK GREY	[Symbol]
C3 HARD SIDING	WOODSTOCK BROWN	[Symbol]
C4 HARD SIDING	DARK GREY	[Symbol]
C5 HARD PANEL	DARK GREY	[Symbol]
F WINDOWS	BLACK	[Symbol]
D DOORS	BLACK	[Symbol]
RD1 ROLL-UP DOOR	DARK GREY	[Symbol]
RD2 ROLL-UP DOOR	WHITE	[Symbol]
RS ROOF SHINGLE	DARK GREY	[Symbol]

NOTE: COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

AVERAGE EXISTING GRADE	
90.70M + 90.20M + 91.34M + 91.63M	= 90.98M
MAXIMUM BUILDING HEIGHT	
90.98M + 13M	= 103.98M

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
10	2023-04-11	ISSUED FOR DP REVISION			
9	2023-03-09	ISSUED FOR DP REVISION			
8	2023-01-11	ISSUED FOR DP REVISION			
7	2022-12-09	ISSUED FOR DP REVISION			
6	2022-11-10	ISSUED FOR DP REVISION			
5	2022-09-24	ISSUED FOR DP REVISION			
4	2022-09-24	ISSUED FOR DP REVISION			
3	2021-12-03	ISSUED FOR DP REVISION			
2	2021-06-04	ISSUED FOR DP REVISION			
1	2020-02-09	ISSUED FOR PRELIMINARY DESIGN			

CONSULTANT: [Signature] REVIEW: [Signature]

FORMIT STAMP: [Blank]

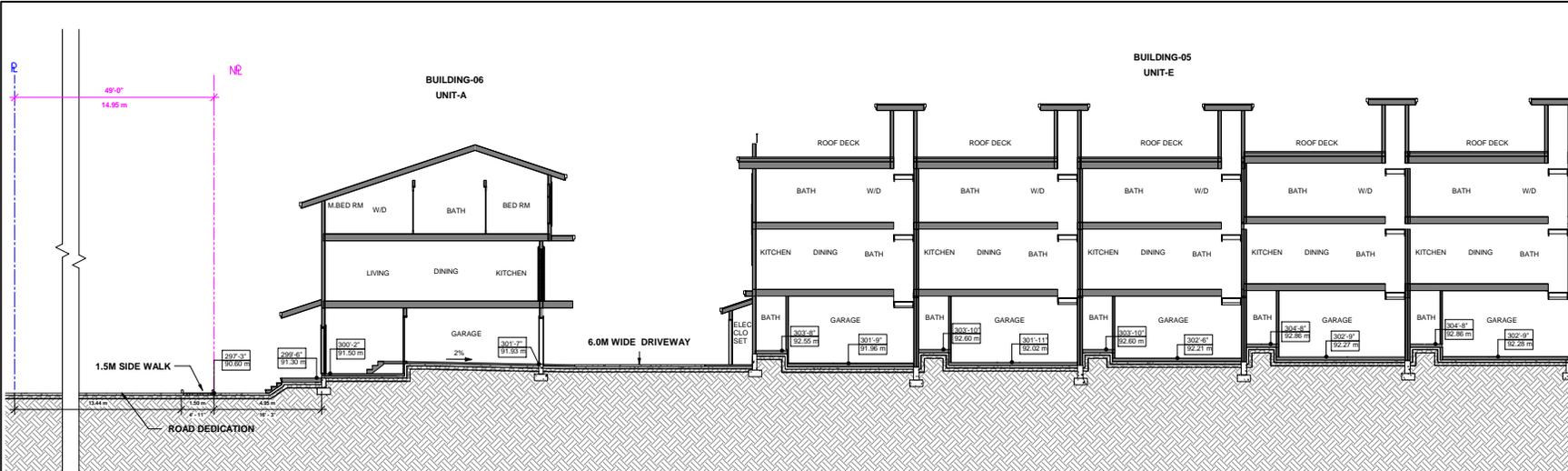
SCALE: [Blank]

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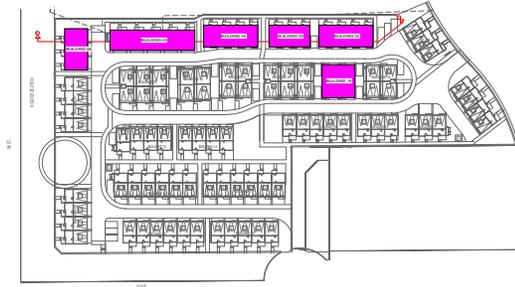
PROJECT: **16651-19 AVE TOWNHOUSES**
16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20 AVE, SURREY, B.C.
DRAWING TITLE: **BUILDING-24 (SITE-B) ELEVATIONS (UNIT-C & C1)**

DRAWING ISSUE: **ISSUED FOR DP REVISION**

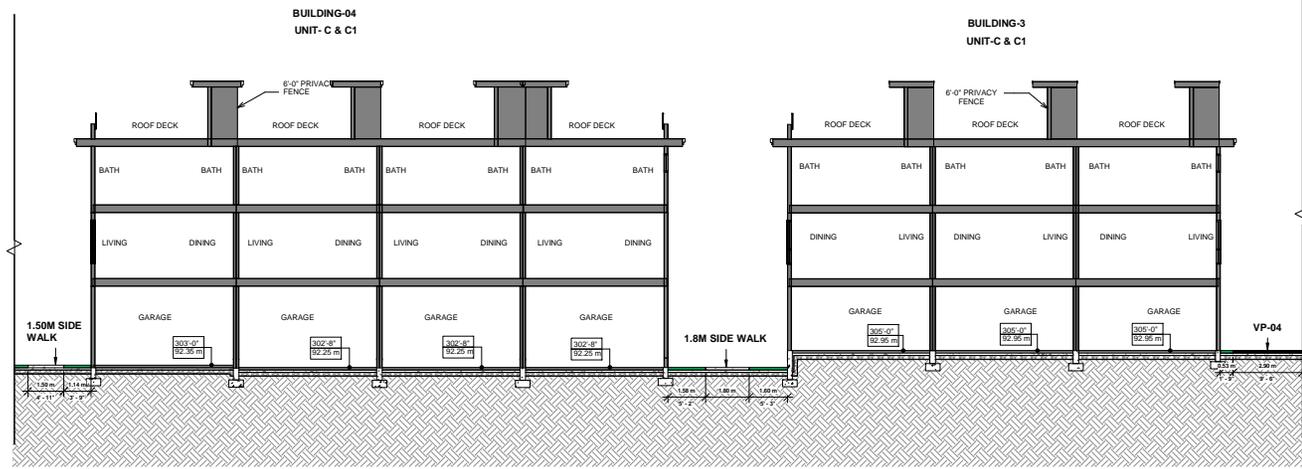
PROJECT NO.	11-04-2023	DRAWN	SS
Project Number	SCALE 1/8" = 1'-0"	REVIEWED	CY
DRAWING NO.	DP-6.241	REVISION	10



1 SECTION 01_PART-01
DP-4.04/ 1/8" = 1'-0"



KEY PLAN



2 SECTION 01_PART-02
DP-4.04/ 1/8" = 1'-0"



10	2023-04-11	ISSUED FOR DP REVISION
9	2023-02-04	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2022-12-20	ISSUED FOR DP REVISION
6	2022-11-03	ISSUED FOR DP REVISION
5	2022-09-24	ISSUED FOR DP REVISION
4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR DP SUBMISSION
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN

REV	11/17/2020	REVISION - DRAWING ISSUE	REVIEW
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CONSULTANT

FORMAT STAMP

SCALE

PROJECT

16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE

SITE-B-SITE SECTION-1

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	722009	PLOT DATE	11-04-2023	DRAWN	SS
SCALE	As indicated	REVIEWED		REVISION	CY

DRAWING NO.	DP-4.04	REVISION	10
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NO.	DATE	DESCRIPTION
10	2023-04-11	ISSUED FOR DP REVISION
9	2023-03-09	ISSUED FOR DP REVISION
8	2023-01-11	ISSUED FOR DP REVISION
7	2022-12-09	ISSUED FOR DP REVISION
6	2022-11-10	ISSUED FOR DP REVISION
5	2022-09-24	ISSUED FOR DP REVISION
4	2022-09-24	ISSUED FOR DP REVISION
3	2021-12-03	ISSUED FOR DP REVISION
2	2021-06-04	ISSUED FOR DP SUBMISSION
1	2020-02-08	ISSUED FOR PRELIMINARY DESIGN
REV.	11/11/2020	REVISION - DRAWING ISSUE

CONSULTANT: REVIEW

FORMAT STAMP:

SCALE:

PROJECT:

16651-19AVE TOWNHOUSES

16620, 16648 & 16674-20 AVE, 1940-167TH ST, 16663, 16651 & 16621-19 AVE, 16606-20AVE, SURREY, B.C

DRAWING TITLE:

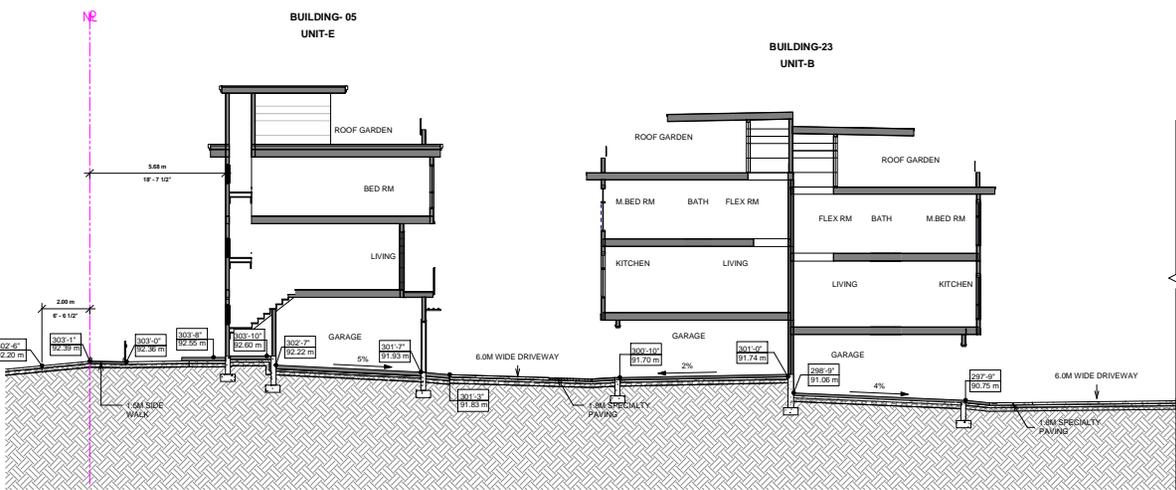
SITE-B-SITE SECTION-2

DRAWING ISSUE:

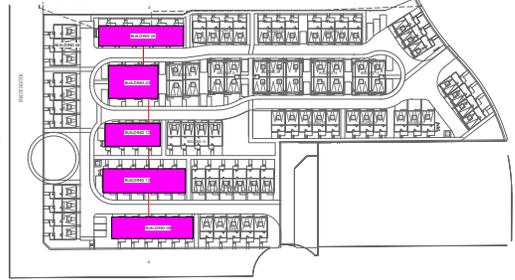
ISSUED FOR DP REVISION

PROJECT NO.	722009	DATE	11-04-2023	DRAWN	SS
SCALE	As indicated	REVIEWED		REVISION	CY

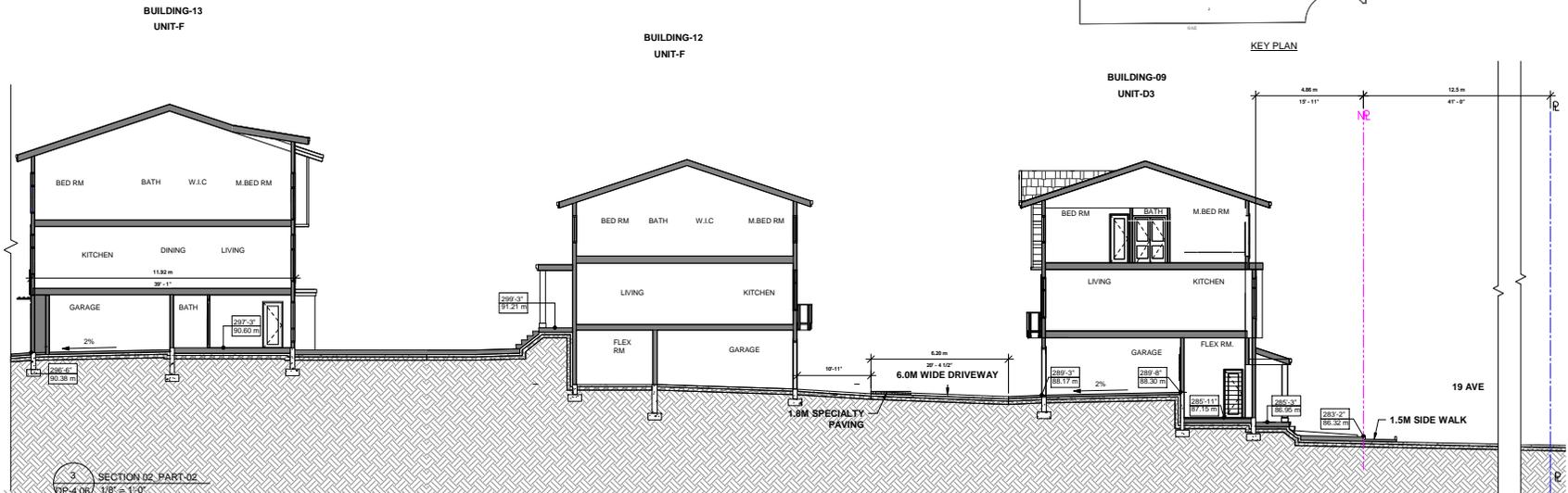
DRAWING NO.	DP-4.06	REVISION	10
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1 SECTION 02 PART-01
DP-4.06 1/8" = 1'-0"



KEY PLAN



3 SECTION 02 PART-02
DP-4.06 1/8" = 1'-0"

PROJECT NO.	722009	DATE	11-04-2023	DRAWN	SS
SCALE	As indicated	REVIEWED		REVISION	CY

DRAWING NO.	DP-4.06	REVISION	10
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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
12	23.APR.04	NEW SITE PLAN	CO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	CO
10	23.JAN.13	COORDINATE ARCHIST INFORMATION	CO
9	22.FEB.12	NEW SITE PLAN	CO
8	22.MAY.13	NEW SITE PLAN / CITY COMMENTS	CO
7	22.AUG.10	REMOVE BIODIVALE FROM 20TH	MAN
6	23.AUG.08	NEW SITE PLAN / CITY COMMENTS	CO
5	22.MAY.07	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.18	NEW SITE PLAN	CO
3	21.JUN.10	NEW SITE PLAN	CO
2	21.JAN.09	CITY COMMENTS	CO
1	21.JUN.02	NEW SITE PLAN / CIVIL COORDINATION	CO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE
SURREY

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 21.MAY.11 DRAWING NUMBER:

SCALE: 1:250

DRAWN: JR

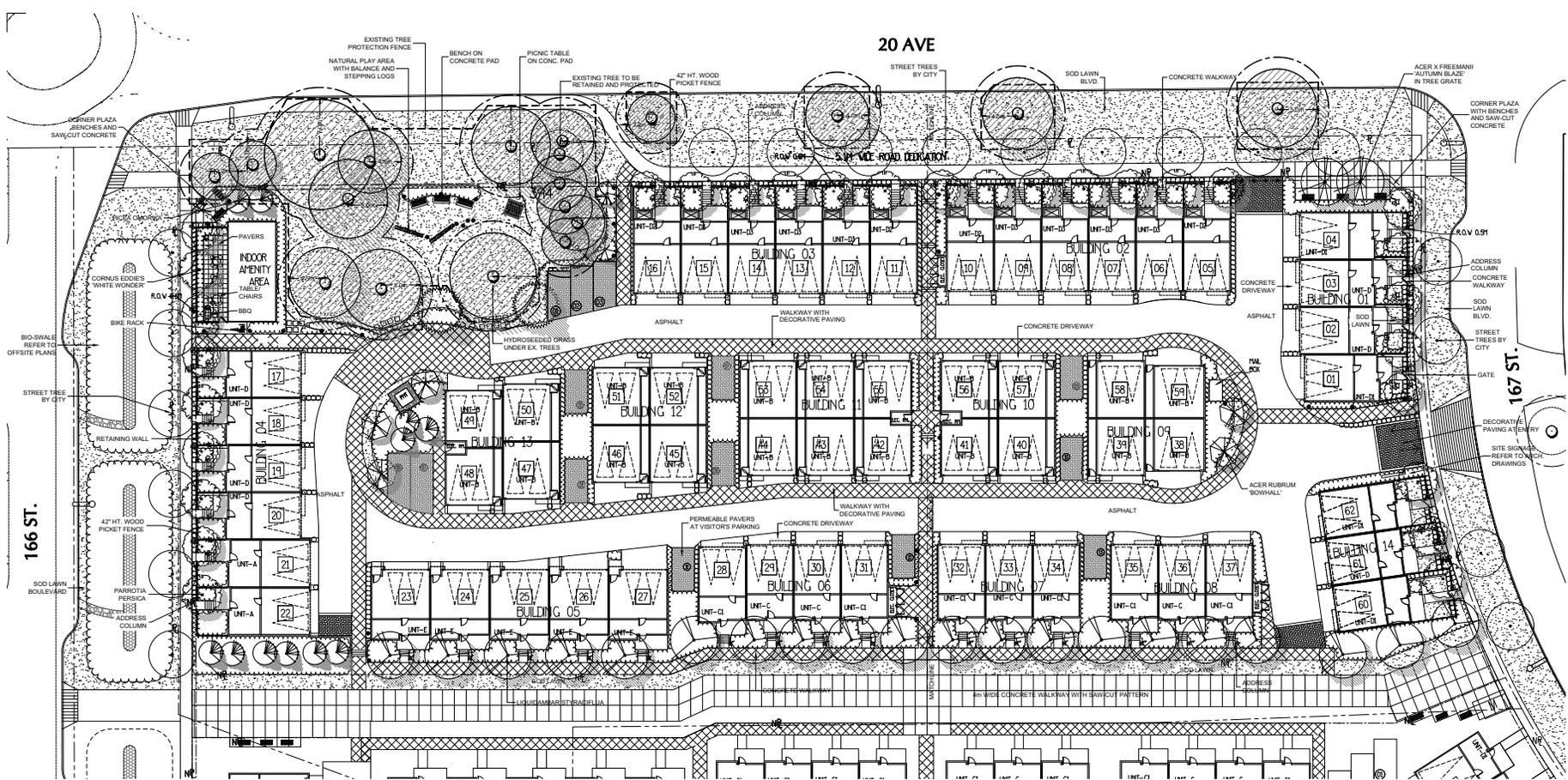
DESIGN: JR

CHKD: MCV

PMG PROJECT NUMBER:

L1

OF 7



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 20-102	PLANTED SIZE / REMARKS
	5	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE		6CM CAL; 2M STD; BBB
	2	ACER X FREEMANI 'AUTUMN GLAZE' IN TREE GRATE	AUTUMN GLAZE MAPLE		6CM CAL; 1.5M STD; BBB
	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS		2.5M HT; BBB
	14	CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD		5CM CAL; 6TD FORM; BBB
	20	LIQUIDAMBAR STYRACIUM	SWEET GUM		6CM CAL; 2M STD; BBB
	2	METASEQUOIA GLYPTOSTROBILIS	DAWN REDWOOD		3.0M HT; BBB
	16	PARROTIA PERSICA	PERSIAN IRONWOOD		5CM CAL; 1.5M STD; BBB
	11	PICEA OMORICA	SERBIAN SPRUCE		2.5M HT; BBB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADIAN STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

- PERMEABLE PAVERS AT VISITOR'S PARKING; AQUARIUS STANDARD; DESERT SAND; HERRINGBONE PATTERN
- STAMPED CONCRETE AT WALKWAYS; HERRINGBONE PATTERN
- CONCRETE PAVERS AT ROAD ENDS; ABBOTSFORD CONCRETE STANDARD; DESERT SAND; HERRINGBONE PATTERN WITH CONCRETE BORDER

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
12	23.APR.04	NEW SITE PLAN	COO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	COO
10	23.JAN.13	COORDINATE ADDRESS INFORMATION	COO
9	22.FEB.23	NEW SITE PLAN	COO
8	22.MAY.13	NEW SITE PLAN / CITY COMMENTS	COO
7	22.AUG.20	REMOVE BIOWALK FROM 20TH	MMH
6	23.AUG.20	NEW SITE PLAN / CITY COMMENTS	COO
5	22.MAY.27	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.18	NEW SITE PLAN	FI
3	21.JUN.20	NEW SITE PLAN	FI
2	21.JUN.20	CITY COMMENTS	FI
1	21.JUN.20	NEW SITE PLAN / CIVIL COORDINATION	FI

CLIENT:

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A
16666 - 19TH AVENUE SURVEY

DRAWING TITLE:
LANDSCAPE GRADING PLAN

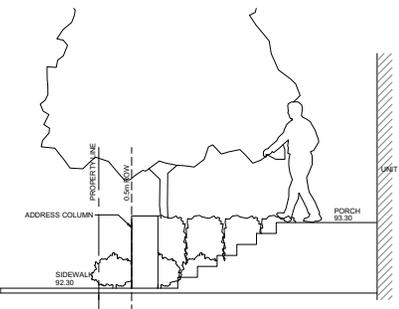
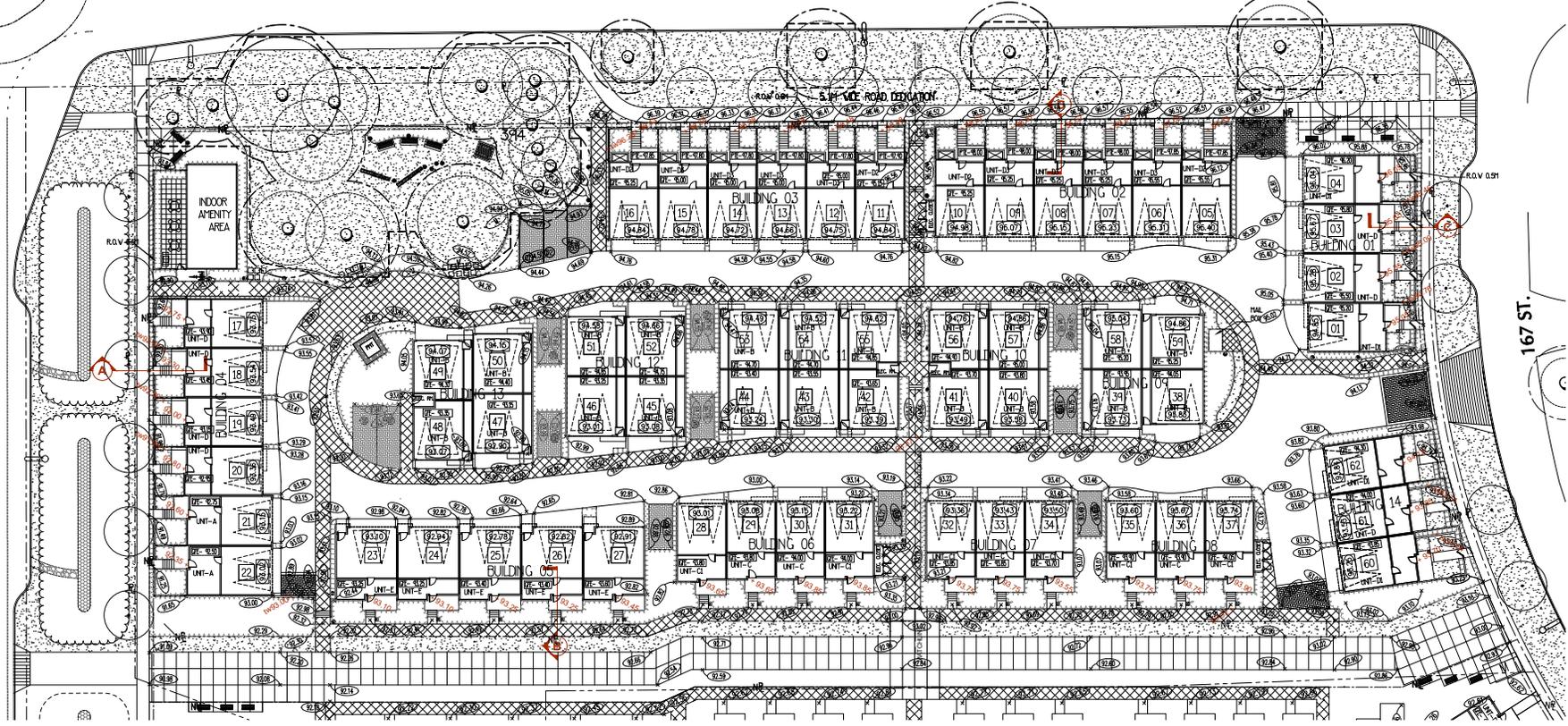
DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: 1:250
DRAWN: JR
DESIGN: JR
CHKD: MCV OF 7

L3

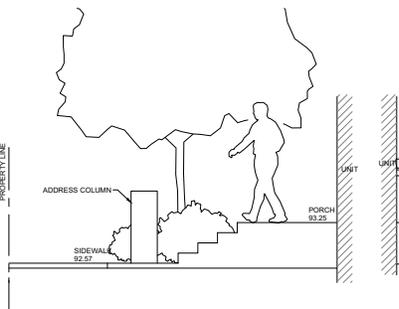


167 ST.

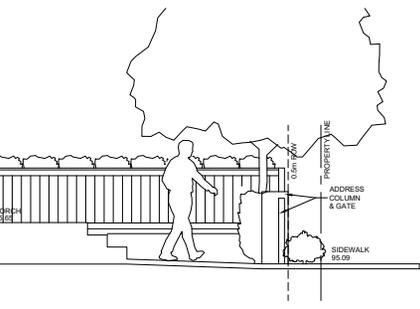
166 ST.



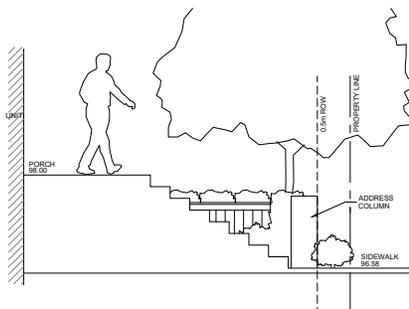
A FRONT PORCH TYPICAL CONDITION WEST
N.T.S.



B FRONT PORCH TYPICAL CONDITION SOUTH
N.T.S.

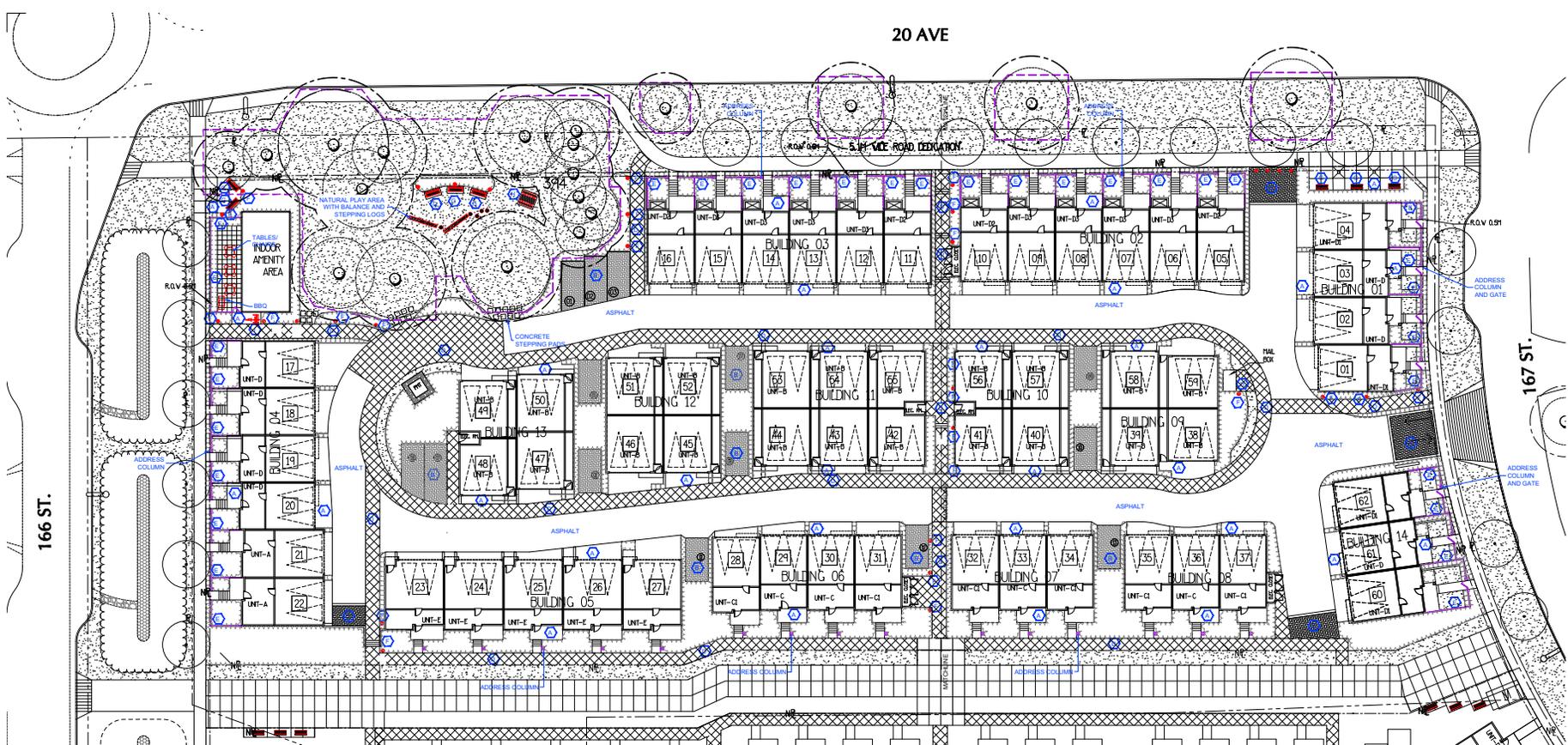


C FRONT PORCH TYPICAL CONDITION EAST
N.T.S.



D FRONT PORCH TYPICAL CONDITION NORTH
N.T.S.

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
12	23.APR.04	NEW SITE PLAN	COO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	COO
10	23.JAN.13	COORDINATE ADDRESS INFORMATION	COO
9	22.FEB.17	NEW SITE PLAN	COO
8	22.MAY.13	NEW SITE PLAN / CITY COMMENTS	COO
7	22.AUG.10	REMOVE SIGNAGE FROM 20TH	MAN
6	23.AUG.08	NEW SITE PLAN / CITY COMMENTS	COO
5	22.MAY.17	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.18	NEW SITE PLAN	KL
3	21.JUN.10	NEW SITE PLAN	KL
2	21.JUN.09	CITY COMMENTS	JR
1	21.JUN.02	NEW SITE PLAN / CIVIL COORDINATION	JR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A
16666 - 19TH AVENUE SURVEY

DRAWING TITLE:
LANDSCAPE MATERIALS PLAN

DATE: 23.JAN.20 DRAWING NUMBER:
SCALE: 1:250
DRAWN: JR
DESIGN: JR
CHKD: MCV OF 7



BENCHES: WISHBONE INDUSTRIES, MODENA PARK BENCH MAL-6, IN TEXTURED SILVER



TABLE & CHAIRS: MAGLIN BISTRO TABLE FR11700-RD SERIES, CHAIR FR11700-MSF-A SERIES 2, IN SILVER



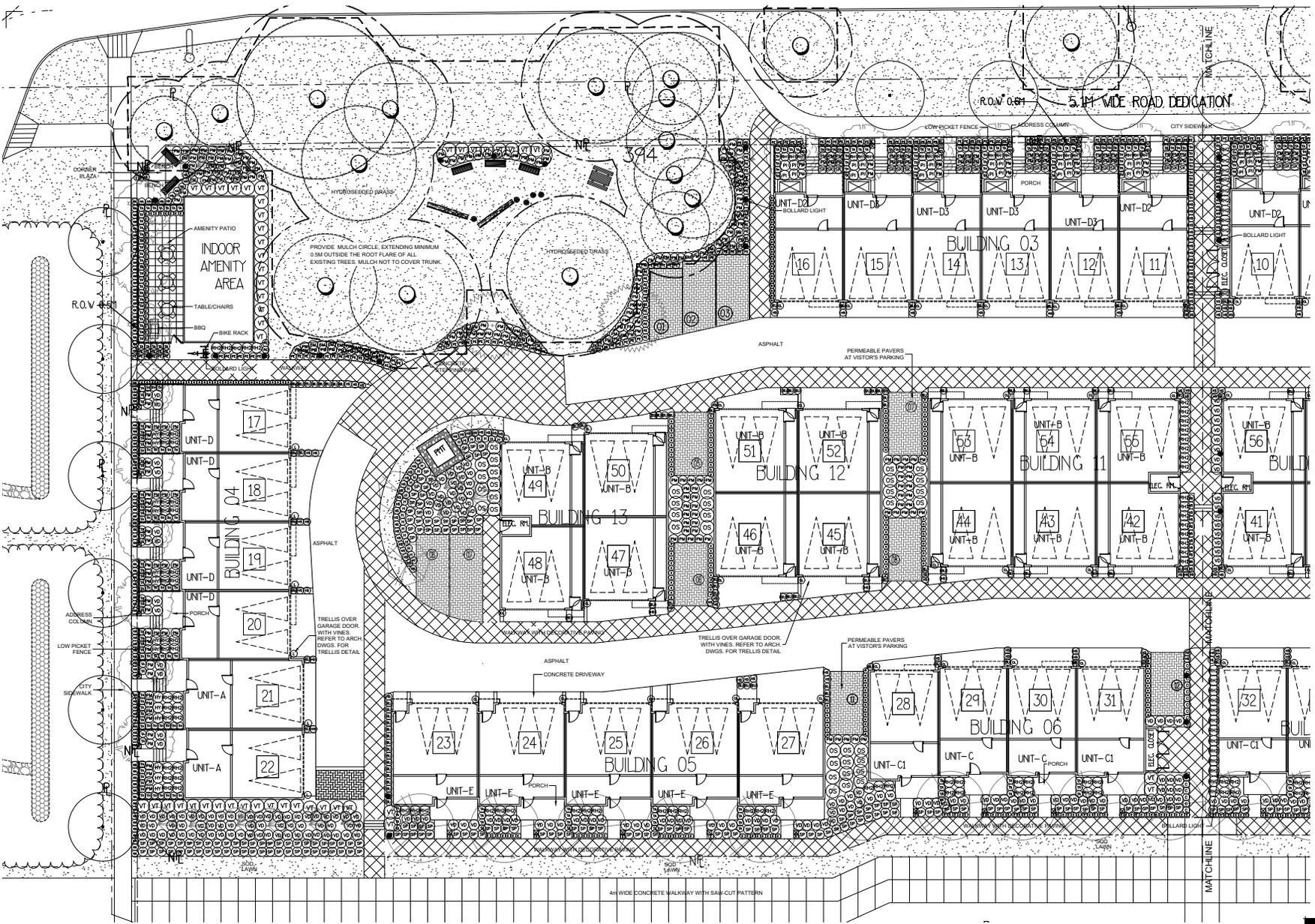
PICNIC TABLE: MAGLIN PARKER PICNIC TABLE PKPT700-6, IN BLACK



BIKE RACK: CORA EXPO 8 BIKE CAPACITY W5008, IN BLACK

KEY	ITEM	DESCRIPTION
(Symbol)	CONCRETE	BROOM FINISHED
(Symbol)	PERMEABLE PAVERS	AQUAPAVE STANDARD, DESERT SAND, HERRINGBONE PATTERN
(Symbol)	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STANDARD, DESERT SAND, HERRINGBONE PATTERN WITH CONCRETE BORDER
(Symbol)	STAMPED CONCRETE	STAMPED CONCRETE AT WALKWAYS: HERRINGBONE PATTERN; NATURAL COLOUR
(Symbol)	FENCE	42" HT. WOOD PICKET. REFER TO DETAIL
(Symbol)	LIGHT BOLLARD	BY OTHERS
(Symbol)	BENCH	WISHBONE INDUSTRIES, MODENA PARK BENCH MAL-6, IN TEXTURED SILVER
(Symbol)	PICNIC TABLE	MAGLIN 200 SERIES CLUSTER SEATING, ON CONCRETE PAD
(Symbol)	BIKE RACK	BIKE RACK: CORA EXPO W5008, BLACK

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
12	23.APR.04	NEW SITE PLAN	COO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	COO
10	23.JAN.11	COORDINATE ARBORIST INFORMATION	COO
9	22.OCT.21	NEW SITE PLAN	COO
8	22.MAY.13	NEW SITE PLAN / CITY COMMENTS	COO
7	22.AUG.20	REMOVE SIDEWALK FROM 20TH	MAN
6	23.AUG.20	NEW SITE PLAN / CITY COMMENTS	COO
5	22.MAY.27	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.18	NEW SITE PLAN	TI
3	21.JUN.20	NEW SITE PLAN	TI
2	21.JUN.09	CITY COMMENTS	TI
1	21.JUN.02	NEW SITE PLAN / CIVIL COORDINATION	TI

CLIENT:

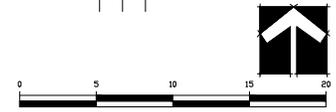
PROJECT:
**GRANDVIEW ASSEMBLY
TOWNHOUSE, SITE A**

16666 - 19TH AVENUE
SURREY

DRAWING TITLE:
**SHRUB
PLAN**

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHKD: MCV OF 7

L5



SCALE:

PLANT SCHEDULE		PMG PROJECT NUMBER: 20-102		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
82		AZALEA JAPONICA 'HINO CRIMSON'	AZALEA, SINGLE DEEP CRIMSON	#2 POT; 25CM
140		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT; 40CM
36		HYDRANGEA SIERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA, LACECAP BLUE	#3 POT; 40CM
71		OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#2 POT; 50CM
48		PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#2 POT; 30CM
36		RHODODENDRON 'BOW BELLS'	RHODODENDRON, PINK	#2 POT; 20CM
134		RHODODENDRON 'UNIQUE'	RHODODENDRON, YELLOW, APRIL	#2 POT; 50CM
36		SKIMMIA PSEUSINIA	DWARF SKIMMIA	#2 POT; 20CM
250		SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT; 40CM
269		TAKEUS X MEDIA 'M. EDIE'	EDDIE'S YEW	1.0M S&B
158		TRJAU OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT, S&B
278		VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
67		VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 30CM
GRASS				
26		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
97		HAKONEGLORA MACRA 'NICOLAS'	NICOLAS JAPANESE FOREST GRASS	#1 POT
254		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
218		PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
VINE				
49		CLEMATIS JACKMANI 'RUBRA'	CLEMATIS, CRIMSON	#3 POT; 75CM; STAKED
13		LONICERA JAPONICA	HONEYSUCKLE	#3 POT; 75CM; STAKED
PERENNIAL				
362		ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
11		HELLEBORUS X HYBRIDUS	LENTEN ROSE	15CM POT
42		HEMEROCALLIS 'STELLA D'OR'	DAWGLY YELLOW	#1 POT; 1-2 FAN
GC				
251		GALLIUM TERRESTRIS	SALAL	#1 POT; 25CM
378		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DIMENSIONS, CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



NO.	DATE	REVISION DESCRIPTION	DR.
12	22.APR.04	NEW SITE PLAN	CO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	CO
10	23.JAN.21	COORDINATE AIRBORNE INFORMATION	CO
9	22.FEB.22	NEW SITE PLAN	CO
8	22.MAY.23	NEW SITE PLAN / CITY COMMENTS	CO
7	22.AUG.20	REMOVE BIODIVERSITY FROM 20TH	MM
6	23.AUG.20	NEW SITE PLAN / CITY COMMENTS	CO
5	22.MAY.27	UPDATE PER NEW SITE PLAN	CLS
4	22.APR.28	NEW SITE PLAN	FI
3	21.JUN.20	NEW SITE PLAN	FI
2	21.JUN.20	CITY COMMENTS	FI
1	21.JUN.20	NEW SITE PLAN / CIVIL COORDINATION	JR

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE SURVEY

DRAWING TITLE:
SHRUB PLAN

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHKD: MCY

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE SURVEY

DRAWING TITLE:
SHRUB PLAN

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHKD: MCY

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE SURVEY

DRAWING TITLE:
SHRUB PLAN

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHKD: MCY

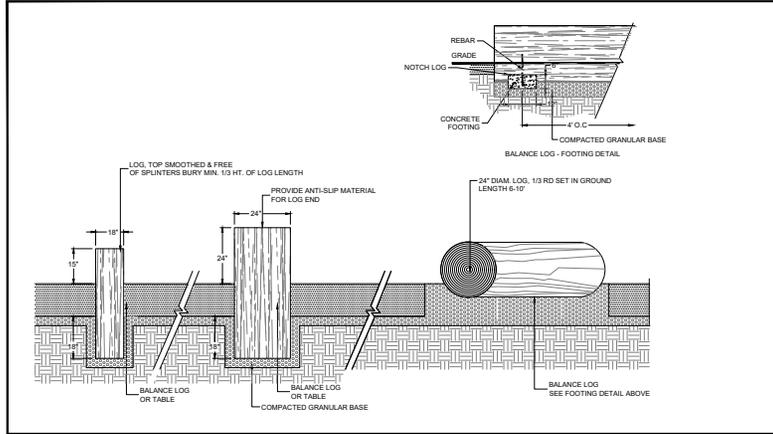
PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE SURVEY

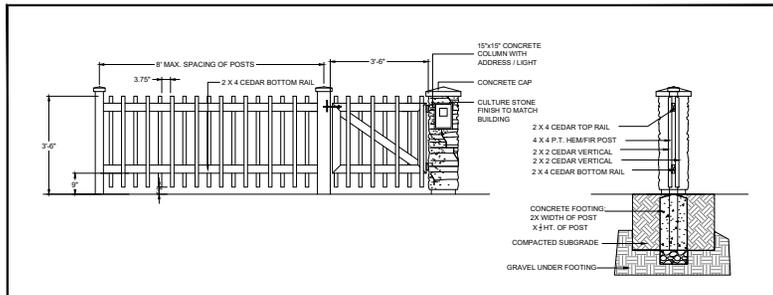
DRAWING TITLE:
SHRUB PLAN

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHKD: MCY

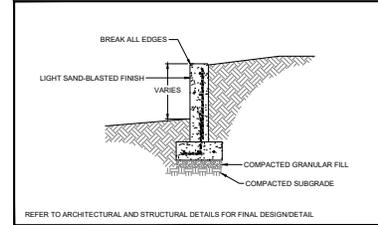
SEAL:



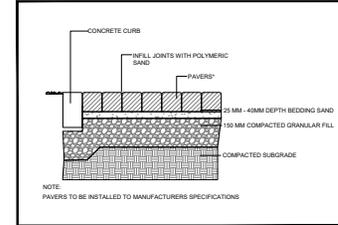
1 BALANCE / STEPPING LOGS
1/2"=1'-0"



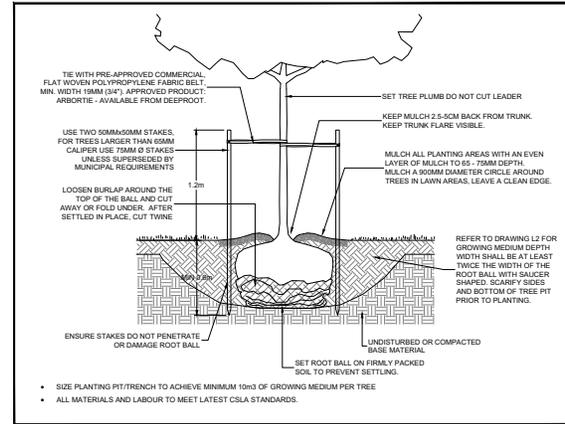
2 42" HT. WOOD PICKET FENCE WITH GATE / COLUMN
1/2"=1'-0"



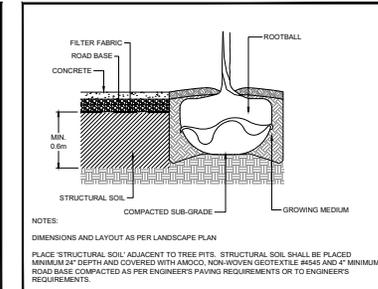
3 P.I.P. CONCRETE RETAINING WALL
1/2"=1'-0"



5 PAVERS ON GRADE
1"=1'-0"



4 TREE PLANTING DETAIL
1/2"=1'-0"



6 STRUCTURAL SOIL SECTION
1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
10	22.APR.04	NEW SITE PLAN	CO
11	23.JAN.20	REV. PUBLIC PLAZA / MATERIALS PLAN	CO
12	23.JAN.21	COORDINATE ARBORIST INFORMATION	CO
13	22.FEB.22	NEW SITE PLAN	CO
14	22.MAY.23	NEW SITE PLAN / CITY COMMENTS	CO
15	22.AUG.23	REMOVE BIOWALL FROM 20TH	MM
16	22.AUG.23	NEW SITE PLAN / CITY COMMENTS	CO
17	22.MAY.27	UPDATE PER NEW SITE PLAN	CLS
18	22.APR.28	NEW SITE PLAN	CL
19	21.JUN.20	NEW SITE PLAN	CL
20	21.JAN.09	CITY COMMENTS	CL
21	21.JUN.02	NEW SITE PLAN / CIVIL COORDINATION	JR

CLIENT:

PROJECT:
GRANDVIEW ASSEMBLY TOWNHOUSE, SITE A

16666 - 19TH AVENUE SURREY

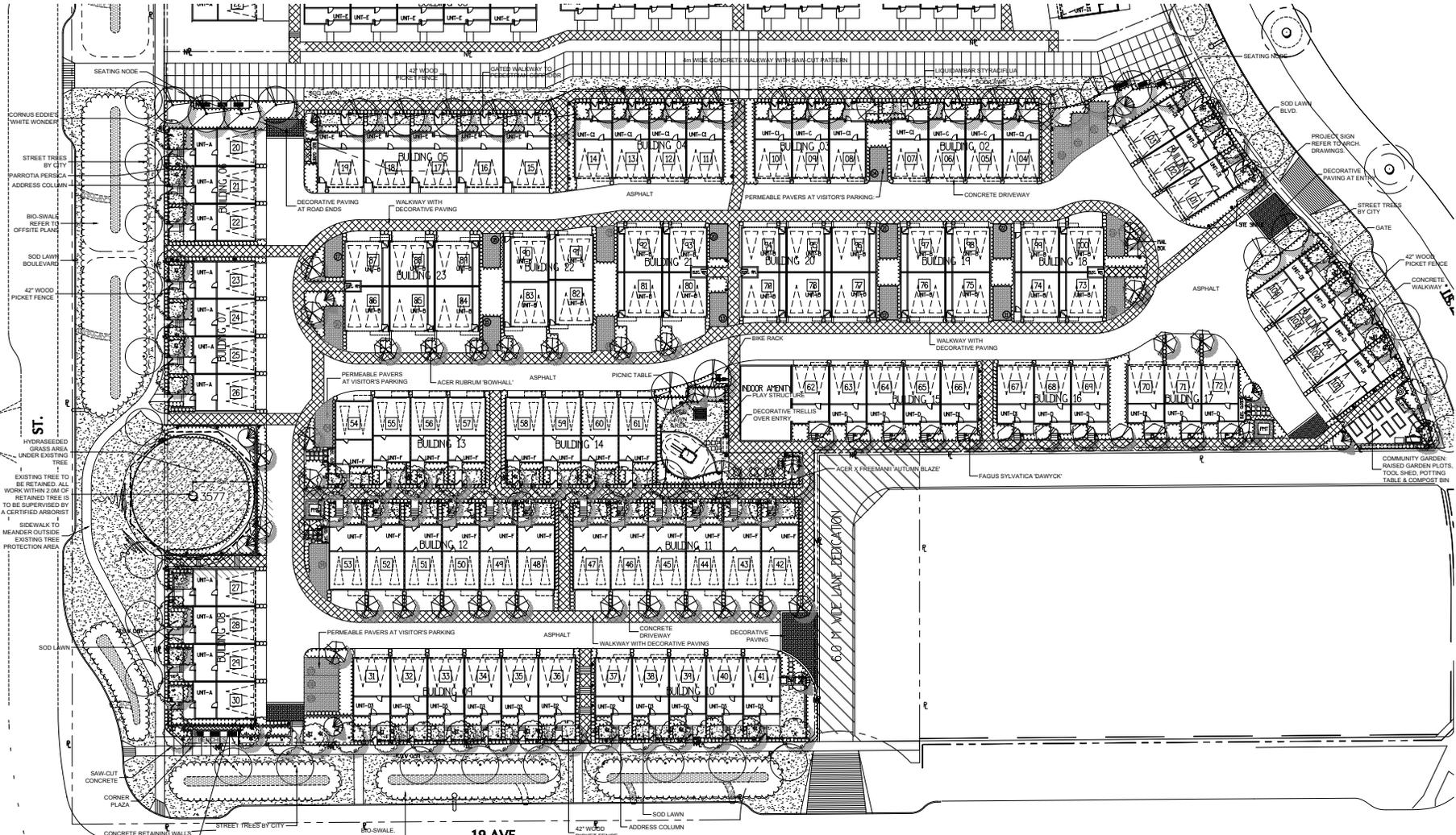
DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 21.MAY.11 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: JR
DESIGN: JR
CHKD: MCY

L7

OF 7

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 APR 04	NEW SITE PLAN	EO
9	23 JAN 03	REV. PUBLIC PLANS / MATERIALS PLAN	EO
8	23 JAN 04	NEW SITE PLAN	EO
7	22 NOV 03	NEW SITE PLAN	EO
6	22 SEP 03	NEW SITE / CITY COMMENTS	EO
5	22 AUG 03	NEW SITE PLAN / CITY COMMENTS	EO
4	22 MAY 03	NEW SITE PLAN / CITY COMMENTS	EO
3	21 OCT 03	NEW SITE PLAN / CITY COMMENTS	EO
2	23 JUN 03	NEW SITE PLAN	EO
1	21 APR 03	NEW SITE PLAN	EO

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT SITE B
16651 19TH AVENUE SURREY, BC

SURVEY FILE NO. 20-0162
DRAWING TITLE:

LANDSCAPE PLAN

DATE: 20 SEP 18 DRAWING NUMBER:
SCALE: 1:300
DRAWN: DO
DESIGN: DO
CHKD: MCV OF 8

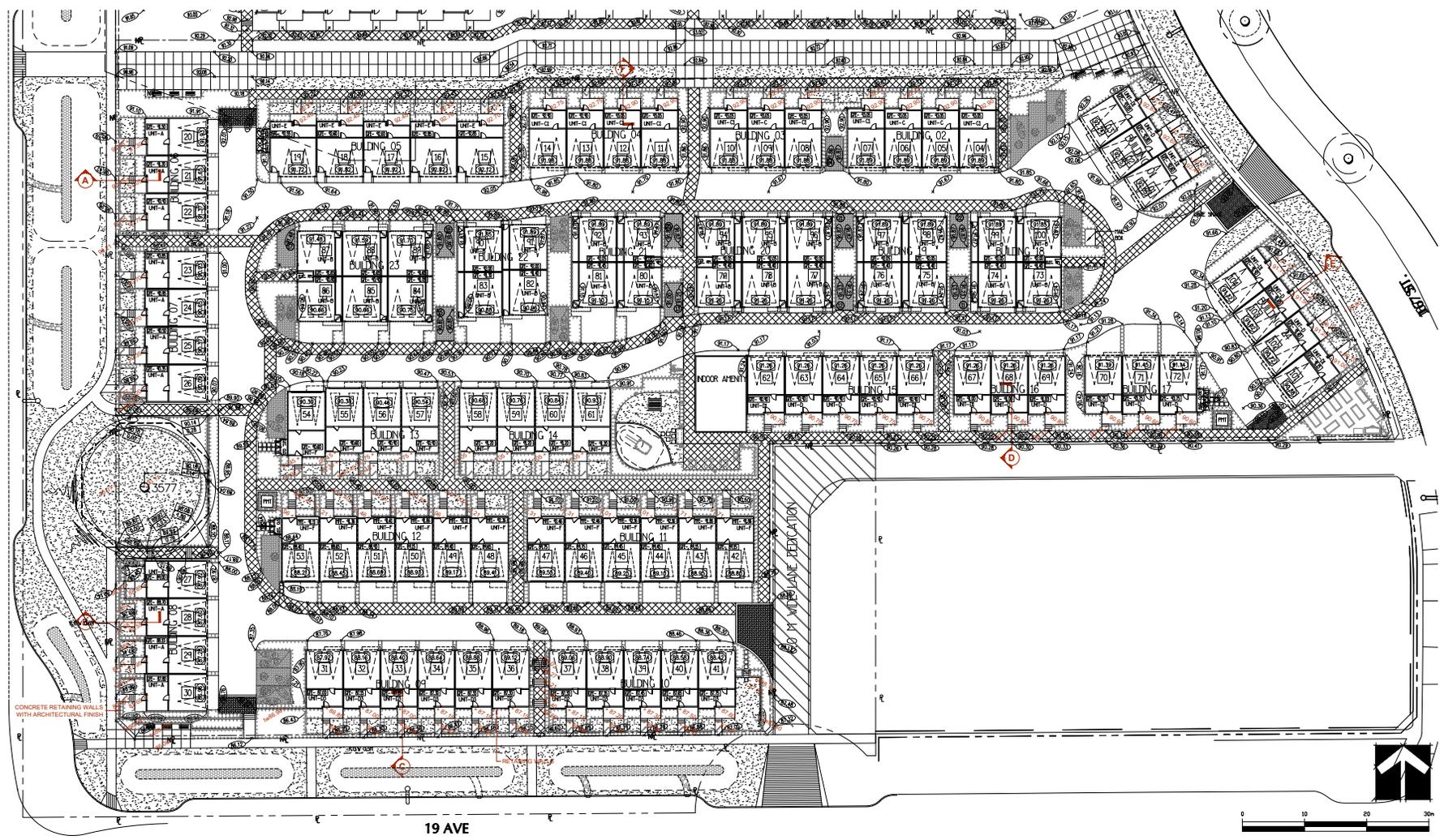
PLANT SCHEDULE				PMG PROJECT NUMBER: 20-013
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
30		ACER RUBRUM 'BOWHALL'	COLLARIAN BOWHALL MAPLE	6CM CAL 2M STD: B&B
1		ACER X 'FRIEMANN' 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL 1.8M STD: B&B
4		CHAMAECYPARIS NODIFLORUS 'PENDULA'	WEeping HOOTHIA CYPRESS	30 HT: B&B
28		CORNUS EDGEE'S 'WHITE WONDER'	EDGEE'S WHITE WONDER DOGWOOD	6CM CAL STD FORM: B&B
13		FAGUS SYLVATICA 'DAWYCK'	DAWYCK BEECH	6CM CAL B&B
36		LIQUIDAMBAR STRACIFLUA	SWEET GUM	6CM CAL 2M STD: B&B
29		PARROTIA PERECA	PERSIAN BIRCHWOOD	6CM CAL 1.8M STD: B&B
8		PICEA OROCEA	SERBIAN SPRUCE	30 HT: B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER COLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *** SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. ** AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. ** SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 48 HRS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BC-SOL-02 NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



SEAL:

166 ST.



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 APR 04	NEW SITE PLAN	DO
9	23 JAN 03	REV. PUBLIC PLACE/FINAL/ISSUE PLAN	DO
8	23 JAN 04	NEW SITE PLAN	DO
7	22 NOV 03	NEW SITE PLAN	DO
6	23 SEP 03	NEW SITE / CITY COMMENTS	DO
5	22 AUG 03	NEW SITE PLAN / CITY COMMENTS	DO
4	22 MAY 03	NEW SITE PLAN / CITY COMMENTS	DO
3	21 OCT 03	NEW SITE PLAN / CITY COMMENTS	DO
2	23 JUN 03	NEW SITE PLAN	SI
1	21 APR 03	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT
SITE B**

16651 19TH AVENUE
SURREY, BC

SURREY FILE NO. 20-0162

DRAWING TITLE:

**LANDSCAPE
GRADING PLAN**

DATE: 20.SEP.18 DRAWING NUMBER:

SCALE: 1:300

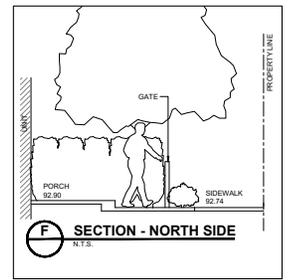
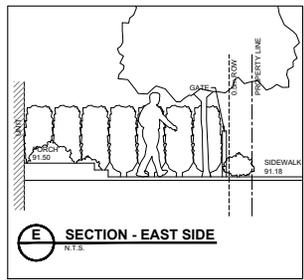
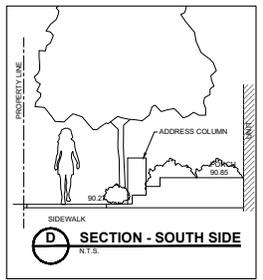
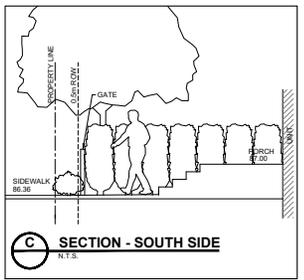
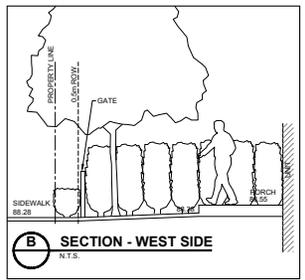
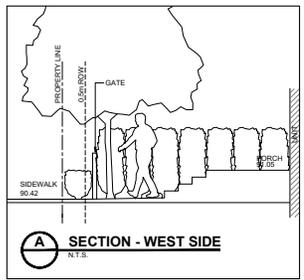
DRAWN: DO

DESIGN: DO

CHKD: MCV

PMG PROJECT NUMBER:

19 AVE

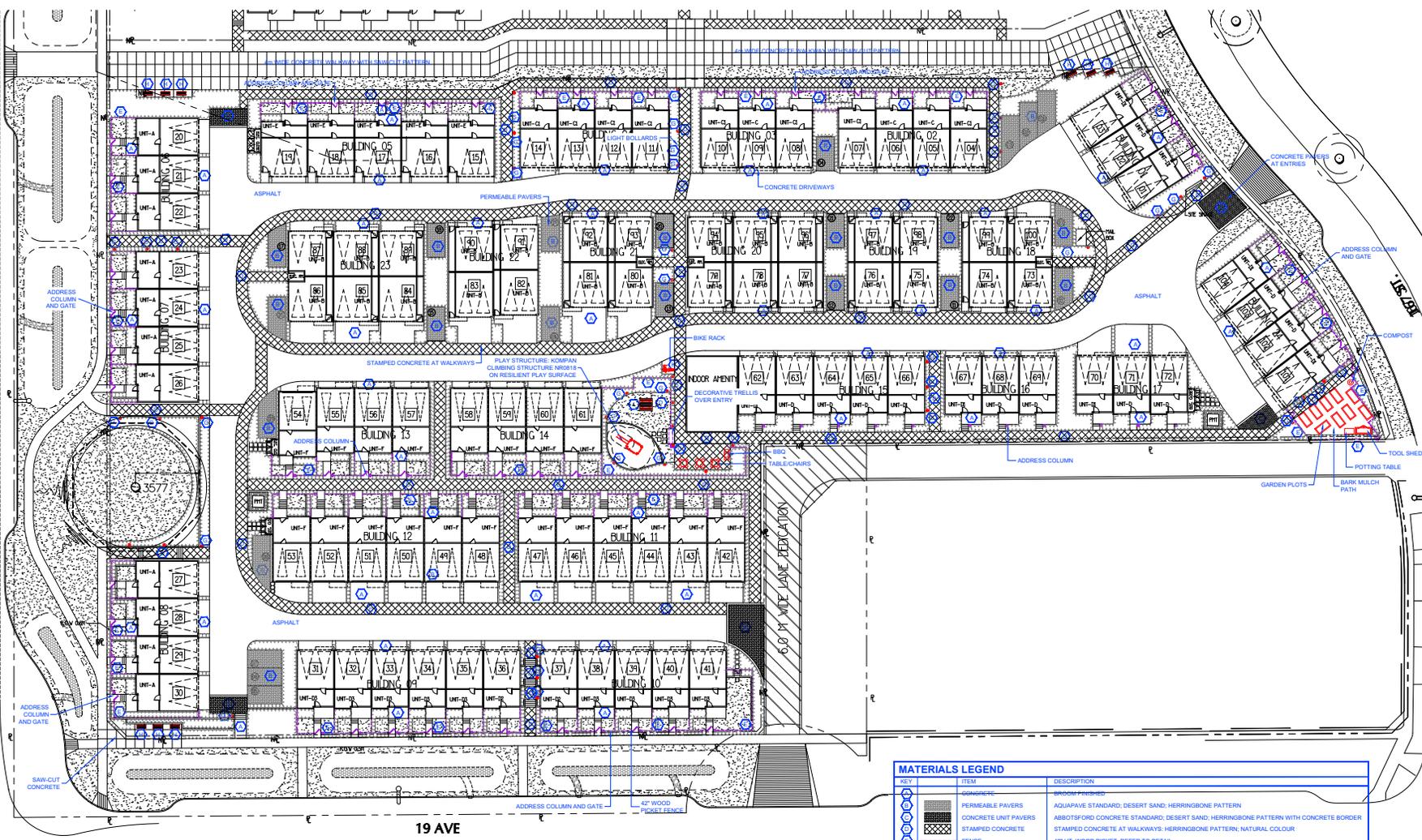


L3

OF 8

SEAL:

166 ST.



19 AVE

MATERIALS LEGEND	
KEY	DESCRIPTION
(Symbol)	GRANITE
(Symbol)	PERMEABLE PAVERS
(Symbol)	CONCRETE UNIT PAVERS
(Symbol)	STAMPED CONCRETE
(Symbol)	FENCE
(Symbol)	LIGHT BOLLARD
(Symbol)	BENCH
(Symbol)	PICNIC TABLE
(Symbol)	BIKE RACK
(Symbol)	WINDOW FINISHES
(Symbol)	AQUAPAVE STANDARD, DESERT SAND, HERRINGBONE PATTERN
(Symbol)	ABBOTSFORD CONCRETE STANDARD, DESERT SAND, HERRINGBONE PATTERN WITH CONCRETE BORDER
(Symbol)	STAMPED CONCRETE AT WALKWAYS, HERRINGBONE PATTERN, NATURAL COLOUR
(Symbol)	42" HT. WOOD PICKET. REFER TO DETAIL
(Symbol)	BY OTHERS
(Symbol)	*WISHBONE INDUSTRIES, MODENA PARK BENCH MAL-6, IN TEXTURED SILVER
(Symbol)	*MAGLIN 200 SERIES CLUSTER SEATING, ON CONCRETE PAD
(Symbol)	BIKE RACK: CORA EXPO WISBONE BLACK

NO.	DATE	REVISION DESCRIPTION	DR.
10	23 APR 04	NEW SITE PLAN	DO
9	23 JAN 03	REV. PUBLIC PLACE MATERIALS PLAN	DO
8	23 JAN 04	NEW SITE PLAN	DO
7	22 NOV 08	NEW SITE PLAN	DO
6	22 SEP 07	NEW SITE / CITY COMMENTS	DO
5	22 AUG 03	NEW SITE PLAN / CITY COMMENTS	DO
4	22 MAY 03	NEW SITE PLAN / CITY COMMENTS	DO
3	21 OCT 15	NEW SITE PLAN / CITY COMMENTS	DO
2	23 JUN 03	NEW SITE PLAN	DO
1	21 APR 00	NEW SITE PLAN	DO

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT SITE B

16651 19TH AVENUE
SURREY, BC

SURREY FILE NO. 20-0162

DRAWING TITLE:

LANDSCAPE MATERIALS

DATE: 23 JAN 20 DRAWING NUMBER:

SCALE: 1:300

DRAWN: DO

DESIGN: DO

CHKD: MCY

OF 8



CORNER PLAZA BENCH: WISHBONE INDUSTRIES, MODENA PARK BENCH, MAL-6, IN TEXTURED SILVER



PICNIC TABLE: MAGLIN 200 SERIES CLUSTER SEATING



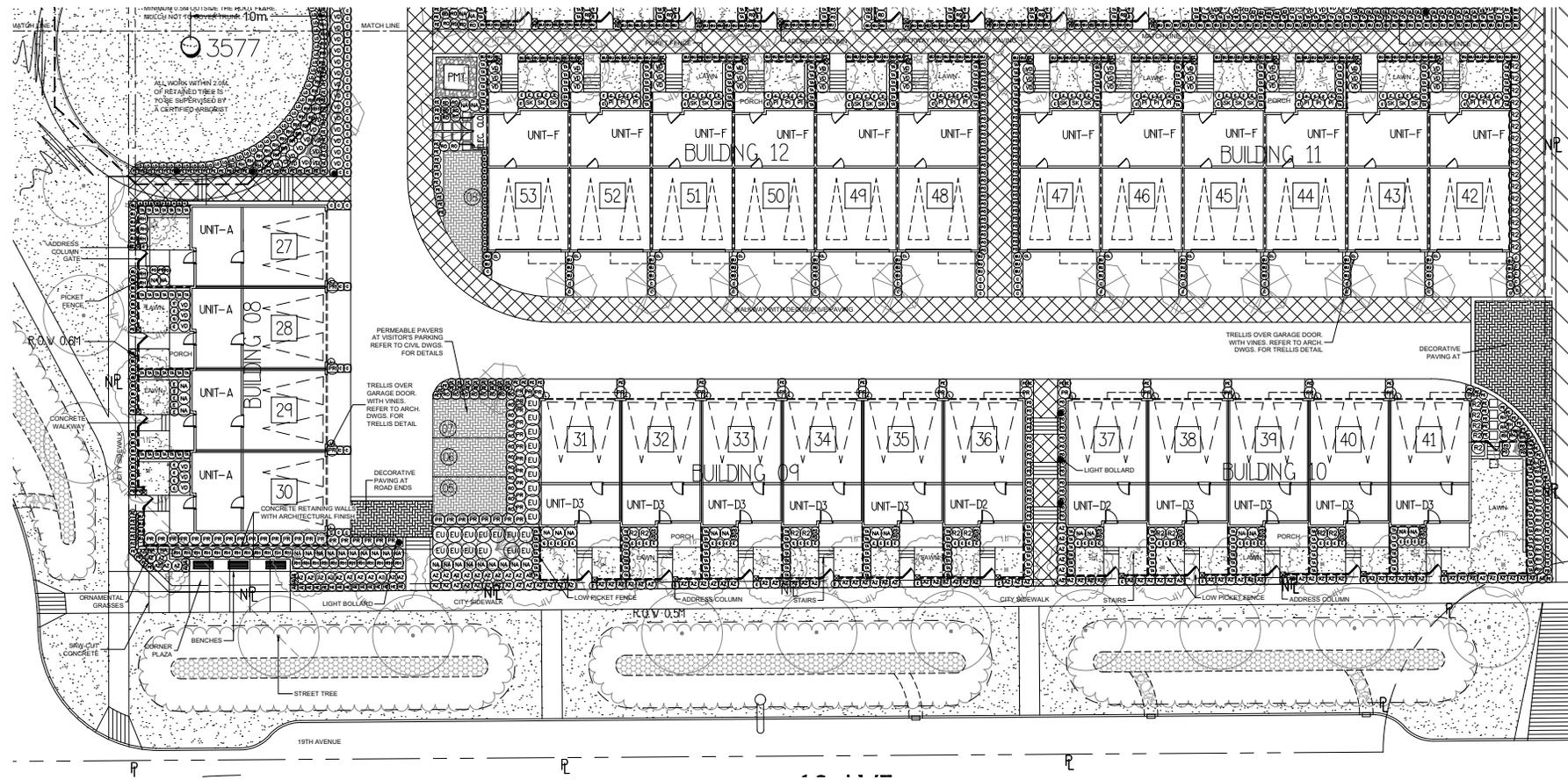
BIKE RACK: CORA EXPO



PLAY STRUCTURE: KOMPAN CLIMBING STRUCTURE NR0818



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 APR 04	NEW SITE PLAN	DO
11	23 JAN 05	REV. PUBLIC PLAZA/FUNCTIONAL PLAN	DO
8	23 JAN 04	NEW SITE PLAN	DO
7	22 NOV 03	NEW SITE PLAN	DO
6	23 SEP 03	NEW SITE / CITY COMMENTS	DO
5	22 AUG 03	NEW SITE PLAN / CITY COMMENTS	DO
4	22 MAY 03	NEW SITE PLAN / CITY COMMENTS	DO
3	21 OCT 03	NEW SITE PLAN / CITY COMMENTS	DO
2	23 JUN 03	NEW SITE PLAN	DI
1	21 APR 03	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PLANT SCHEDULE				PMG PROJECT NUMBER: 20-103
REV.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
176		AZALEA JAPONICA 'RING CRIMSON'	AZALEA, SINGLE DEEP CRIMSON	#2 POT, 25CM
503		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#2 POT, 25CM
6		CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT, 50CM
84		EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 50CM
37		HYDRANGEA ARBORESCENS 'VANILLA BELLE'	HYDRANGEA	#2 POT, 80CM
52		HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIG LEAF HYDRANGEA, BLUE	#3 POT, 80CM
125		NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT, 50CM
89		PIERIS JAPONICA 'TAWAHMENSIS' 'SNOWDRIFT'	JAPANESE ANDROMEDA	#3 POT, 50CM
133		PRUNUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT, 30CM
99		RHOODODENDRON 'ANAH KRUSCHKE'	RHOODODENDRON, BLUE	#3 POT, 50CM
181		RHOODODENDRON 'BOY BELLS'	RHOODODENDRON, PINK	#2 POT, 20CM
275		ROSA 'NOASAN'	CARPET ROSE, YELLOW	#2 POT, 40CM
116		SPIRAEA JAPONICA (10% MALE)	JAPANESE SPIRAEA	#2 POT, 30CM
193		TAXUS X MEDIA 'HICKET'	HICKET YEW	1M B&B
193		VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT, 50CM
59		VIBURNUM TRINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT, 50CM
GRASS				
15		CALAMAGRODONTIS ACUTIFLORA 'OVERDAM'	FEATHER REED GRASS	#2 POT
330		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
389		PENISETUM ALPEGROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT

PLANT SCHEDULE				PMG PROJECT NUMBER: 20-103
REV.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
VINE				
42		CLEMATIS JACKMANII 'RUBRA'	CLEMATIS, CRIMSON	#3 POT, 75CM, STAKED
62		LONICERA JAPONICA 'PURPUREA'	PURPLE-LEAF HONEYSUCKLE	#3 POT, 75CM, STAKED
PERENNIAL				
19		HEMEROCALLIS 'RED MAGIC'	DAYLILY, RED AND YELLOW	#1 POT, 1.2 FAN
71		HOSTA 'FORTUNE' 'FRANCE'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT, 1.1 EYE
143		LAVENDULA ANGSTUFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
GEOPHYTE				
380		ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH, PINK	#1 POT
31		ERICA X DARLEYENSIS 'KRAMER'S RED'	WINTER HEATH, RED	#1 POT
389		GAILTHERIA SHALLOM	SALAL	#1 POT, 20CM
425		LONGISERA PILGATA	PIRETEE HONEYSUCKLE	#1 POT, 25CM
445		POLYSTICHUM MUNTZII	WESTERN SWORD FERN	#1 POT, 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MADE. PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PROJECT:
TOWNHOUSE DEVELOPMENT SITE B

16655 19TH AVENUE
SURREY, BC

SURREY FILE NO. 20-0162

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

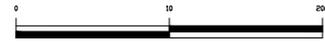
DATE: 20 SEP 18 DRAWING NUMBER:

SCALE: 1:150

DRAWN: DO

DESIGN: DO

CHKD: MCV OF 8



L5

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
10	23 APR 04	NEW SITE PLAN	ED
9	22 JAN 03	REV. PUBLIC PLANS / MATERIALS PLAN	ED
8	23 JAN 04	NEW SITE PLAN	ED
7	22 NOV 06	NEW SITE PLAN	ED
6	22 SEP 07	NEW SITE / CITY COMMENTS	ED
5	22 AUG 03	NEW SITE PLAN / CITY COMMENTS	ED
4	22 MAY 03	NEW SITE PLAN / CITY COMMENTS	ED
3	21 OCT 05	NEW SITE PLAN / CITY COMMENTS	ED
2	22 JUN 03	NEW SITE PLAN	ED
1	21 APR 00	NEW SITE PLAN	ED

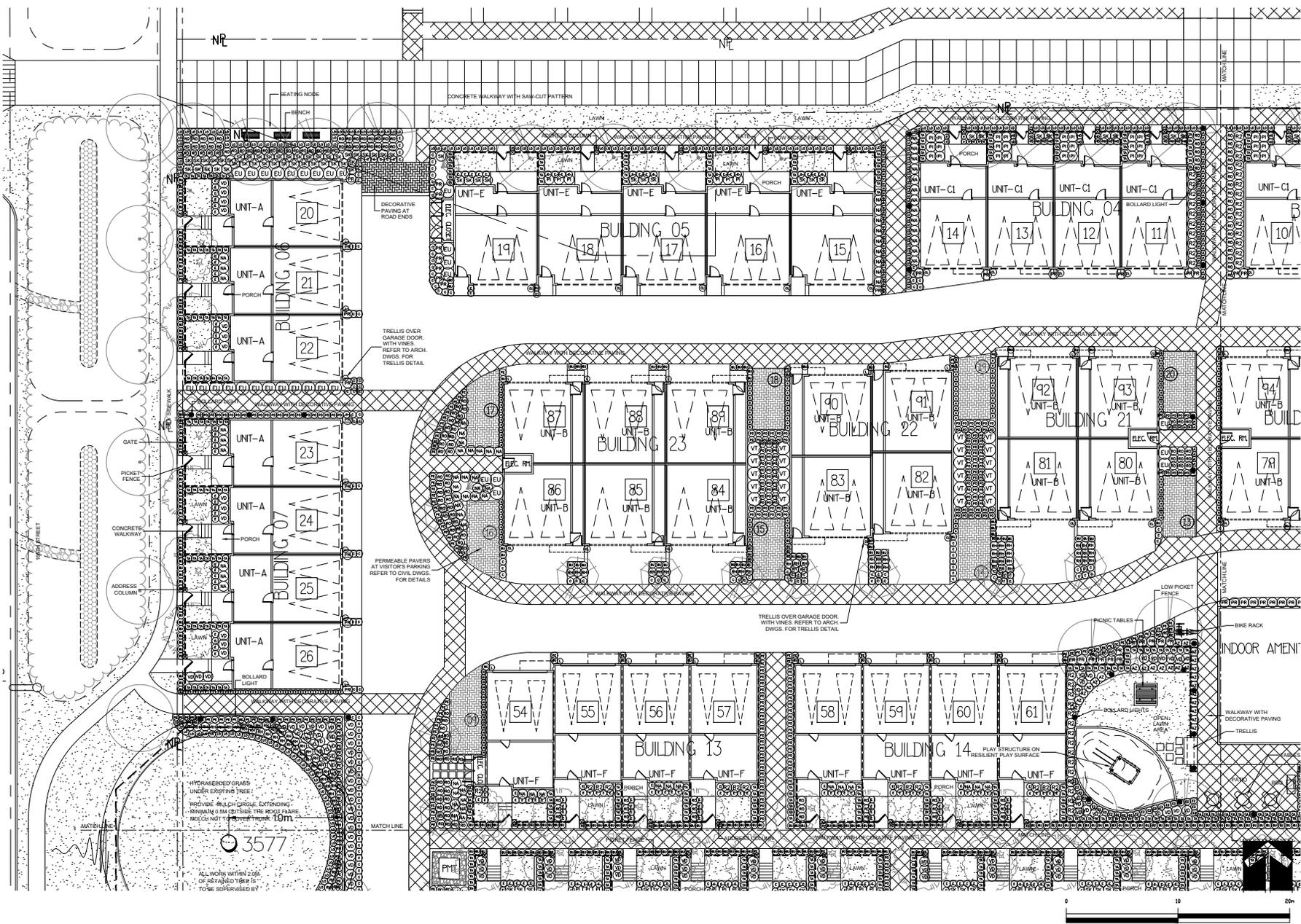
NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT
SITE B**
16655 19TH AVENUE
SURREY, BC
SURREY FILE NO. 20-0162
DRAWING TITLE:
**LANDSCAPE
SHRUB PLAN**

DATE: 20 SEP 18 DRAWING NUMBER:
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHKD: MCV OF 8



*HYDRATED GYPSUM UNDER EXPOSURE SHALL BE: IMPROVE MULCH GRADE, EXTENDING MINIMUM 10M FROM THE ROOT PLANE, BECAUSE NOT TO EXCEED 10cm.

3577

ALL WORK WITHIN 20M OF EXISTING TREES TO BE SUPERVISED BY



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	23 APR 04	NEW SITE PLAN	DO
11	23 JAN 05	REV. PUBLIC PLACE MATERIALS PLAN	DO
8	23 JAN 04	NEW SITE PLAN	DO
7	22 NOV 03	NEW SITE PLAN	DO
6	22 SEP 03	NEW SITE / CITY COMMENTS	DO
5	22 AUG 03	NEW SITE PLAN / CITY COMMENTS	DO
4	22 MAY 03	NEW SITE PLAN / CITY COMMENTS	DO
3	21 OCT 03	NEW SITE PLAN / CITY COMMENTS	DO
2	23 JUN 03	NEW SITE PLAN	DO
1	21 APR 03	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT SITE B

16651 19TH AVENUE
SURREY, BC

SURREY FILE NO. 20-0162

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: 20 SEP 18 DRAWING NUMBER:

SCALE: 1:150

DRAWN: DO

DESIGN: DO

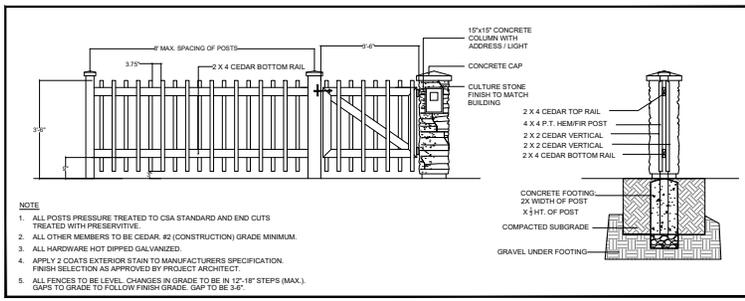
CHKD: MCV

L7

OF 8

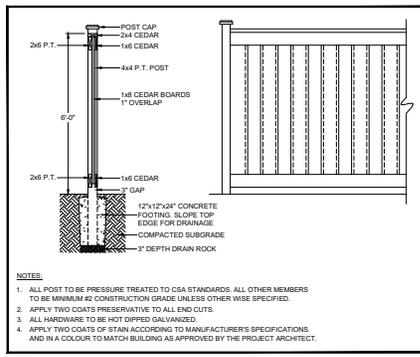


SCALE:



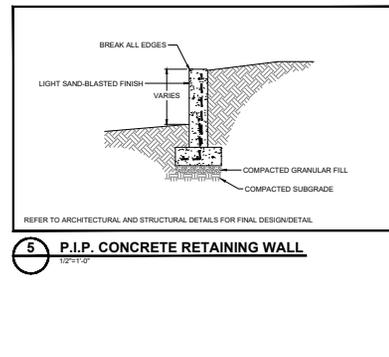
- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".

1 42" HT. WOOD PICKET FENCE WITH GATE / COLUMN
1/2"=1'-0"

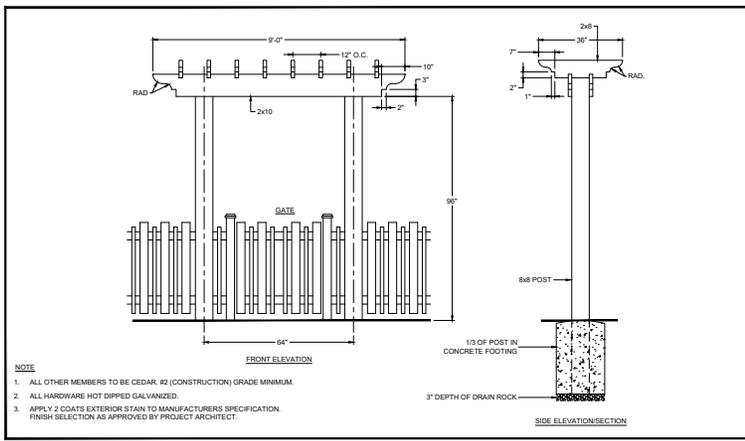


- NOTE**
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
 2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
 3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

4 6' HT. SOLID WOOD FENCE
1/2"=1'-0"

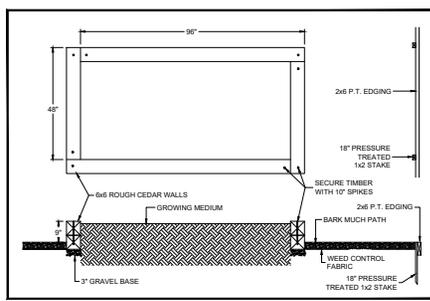


5 P.I.P. CONCRETE RETAINING WALL
1/2"=1'-0"

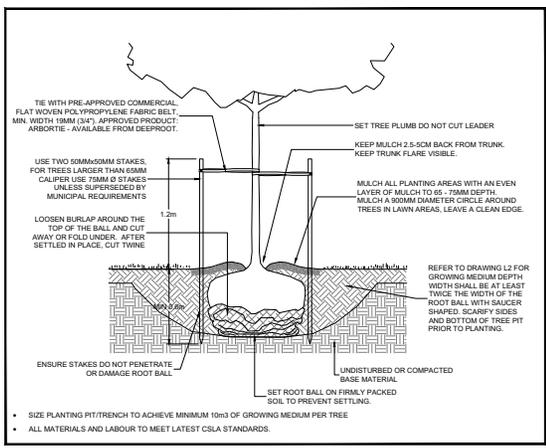


- NOTE**
1. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
 2. ALL HARDWARE HOT DIPPED GALVANIZED.
 3. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

2 AMENITY AREA WOOD TRELLIS
1/2"=1'-0"

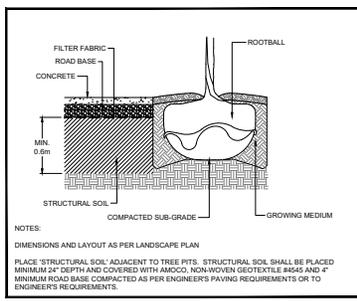


6 GARDEN PLOT
1/2"=1'-0"



- NOTE**
- SIZE PLANTING PIT/TRENCH TO ACHIEVE MINIMUM 10m³ OF GROWING MEDIUM PER TREE
 - ALL MATERIALS AND LABOUR TO MEET LATEST CSLA STANDARDS.

3 TREE PLANTING DETAIL
1/2"=1'-0"



- NOTE**
- DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN
 - PLACE STRUCTURAL SOIL ADJACENT TO TREE PITS. STRUCTURAL SOIL SHALL BE PLACED MINIMUM 24" DEPTH AND COVERED WITH AMCO, NON-WOVEN GEOTEXTILE #645 AND 4" MINIMUM ROAD BASE COMPACTED AS PER ENGINEER'S PAVING REQUIREMENTS OR TO ENGINEER'S REQUIREMENTS.

4 STRUCTURAL SOIL SECTION
1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
10	23 APR 04	NEW SITE PLAN	DO
9	23 JAN 05	REV. FENCE PLAN MATERIALS PLAN	DO
8	23 JAN 04	NEW SITE PLAN	DO
7	22 NOV 08	NEW SITE PLAN	DO
6	22 SEP 03	NEW SITE CITY COMMENTS	DO
5	22 AUG 03	NEW SITE PLAN / CITY COMMENTS	DO
4	22 MAY 03	NEW SITE PLAN / CITY COMMENTS	DO
3	21 OCT 05	NEW SITE PLAN / CITY COMMENTS	DO
2	21 JUN 05	NEW SITE PLAN	BU
1	21 APR 00	NEW SITE PLAN	DO

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT SITE B
16651 19TH AVENUE SURREY, BC

SURREY FILE NO. 20-0162

LANDSCAPE DETAILS

DATE: 21 JUN 07 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: DO
DESIGN: DO
CHKD: MCV OF 8

L8

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

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

DATE: **November 03, 2022** PROJECT FILE: **7820-0159-00 & 7820-0162-00**

RE: **Engineering Requirements
Location: 16620, 16648, and 16674 - 20 Ave
16621, 16651 & 16663 - 19 Ave; 16606 - 20 Avenue; 1949 - 167 Street**

NCP AMENDMENT

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

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.042 m on 20 Avenue;
- Dedicate 1.0 m on 167 Street;
- Dedicate 15.0 m on 166 Street;
- Dedicate 12.5 m on 19 Avenue;
- Dedicate 3.0-m x 3.0-m corner cuts at 20 Avenue intersection with 166 & 167 Streets;
- Dedicate 1.0-metre x 1.0-metre corner cut at 19 Avenue and lane;
- Dedicate 3.0-metre x 3.0-metre corner cut at 19 Avenue and 166 Street;
- Dedicate 6.0 m for residential lane;
- Dedicate 8.0 m for walkway; and
- Register 0.5 statutory right-of-way (SRW) at property line along all road frontages.

Works and Services

- Construct south side of 20 Avenue;
- Construct west side of 167 Street;
- Construct east side of 166 Street;
- Construct north side of 19 Avenue;
- Construct residential lane;
- Construct walkway
- Construct storm mains along frontage roads to service the site and provide road drainage. Include a service connection, complete with inspection chamber, to the site;
- Construct/upgrade water and sanitary mains along frontage roads to service the site. Include service connections, complete with water meter chamber and/or inspection chamber, to the site;

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager



Department: **Planning and Demographics**
 Date: **April 3, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **20 0159 00**

The proposed development of **62** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	53
---	----

Projected Number of Students From This Development In:	
Elementary School =	29
Secondary School =	15
Total Students =	44

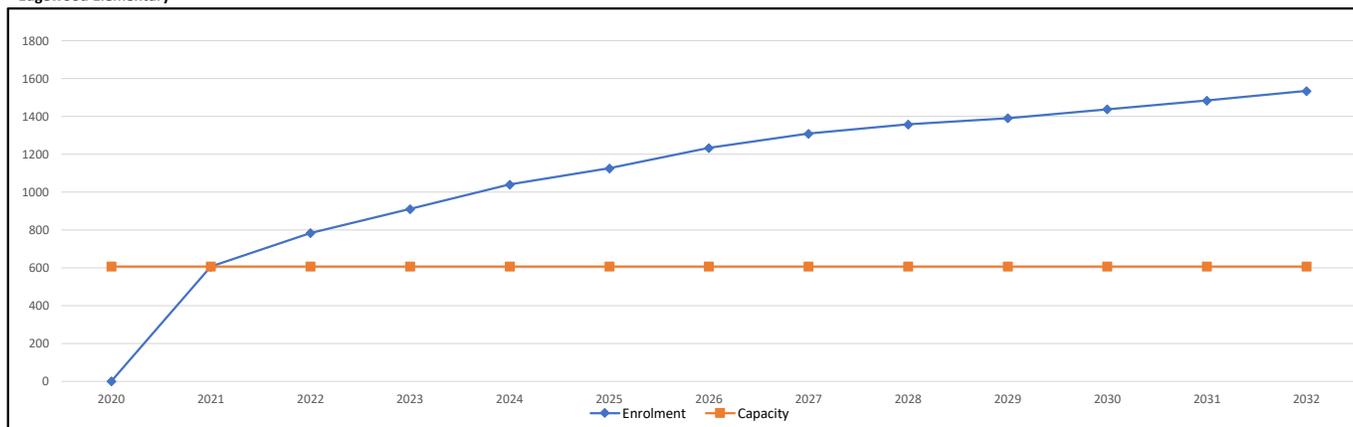
Current Enrolment and Capacities:	
Edgewood Elementary	
Enrolment	784
Operating Capacity	607
# of Portables	7
Grandview Heights Secondary	
Enrolment	1541
Operating Capacity	1500
# of Portables	0

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

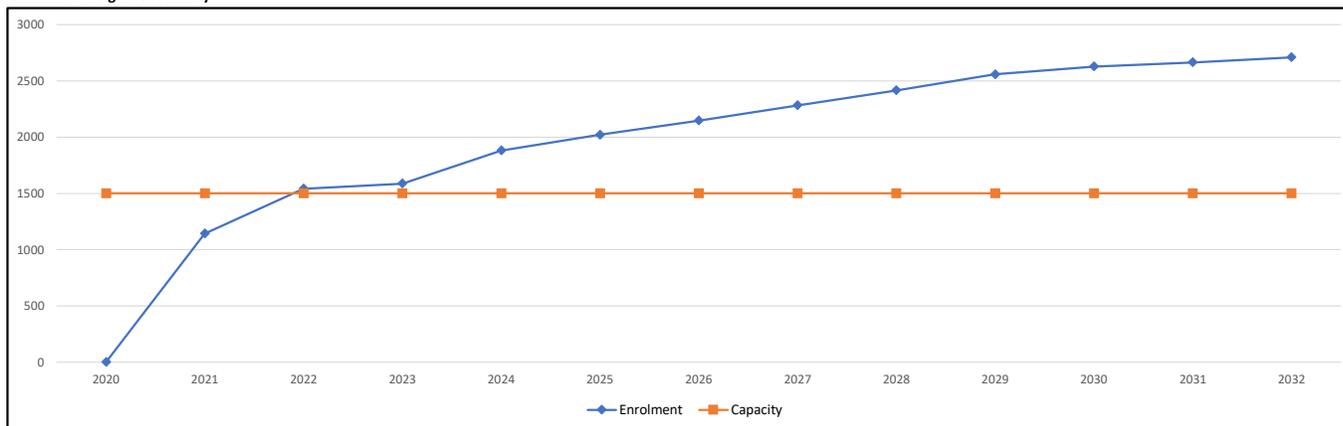
The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2022, the school has 7 portables on site. To support further enrolment growth in this area, a new Ta'talu Elementary school, located below 20th Avenue, is targeted to open in the fall of 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables, request additions to the school, or request a new secondary school from the Ministry of Education and Child Care.

Edgewood Elementary



Grandview Heights Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Development Impact Analysis on Schools For:
Application #: **20 0162 00**

The proposed development of **104** Townhouse units and **1** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	89
---	----

Projected Number of Students From This Development In:	
Elementary School =	49
Secondary School =	25
Total Students =	74

Current Enrolment and Capacities:	
Edgewood Elementary	
Enrolment	784
Operating Capacity	607
# of Portables	7
Grandview Heights Secondary	
Enrolment	1541
Operating Capacity	1500
# of Portables	0

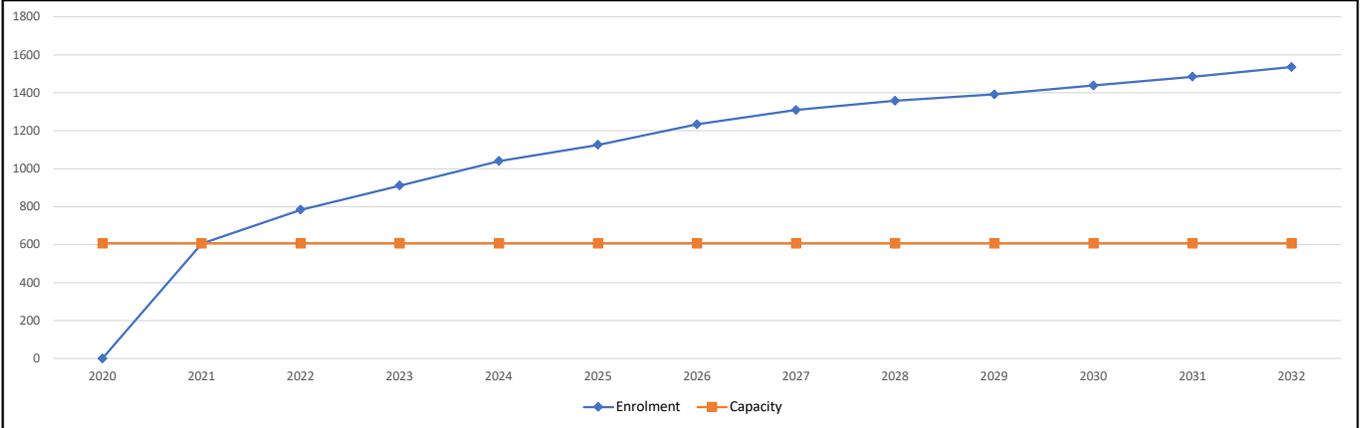
Summary of Impact and Commentary

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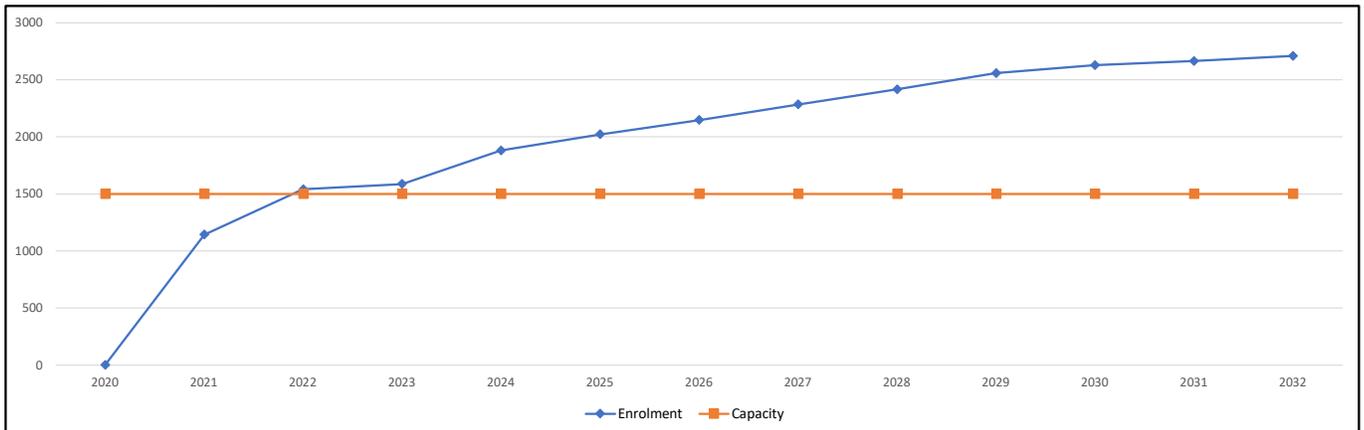
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Edgewood Elementary



Grandview Heights Secondary



Population : The projected population of children aged 0-17 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 20-0159-00

Address: 16620/16648-16674 - 20 Avenue

Registered Arborist: Tim Vandenberg

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)	68
Protected Trees to be Removed	47
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	21
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = <u>3</u> - All other Trees Requiring 2 to 1 Replacement Ratio 44 X two (2) = <u>88</u>	91
Replacement Trees Proposed	59
Replacement Trees in Deficit	32
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 	Date: April 11, 2023
--	----------------------



Tree Preservation Summary

Surrey Project No: 20-0162-00

Address: 16666 – 19 Avenue (16606, 16621, 16651, 16663 – 19 Avenue & 1949 167 Street), Surrey, BC

Registered Arborist: Tim Vandenberg

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)	134
Protected Trees to be Removed	131
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 21 X one (1) = <u>21</u> - All other Trees Requiring 2 to 1 Replacement Ratio 110 X two (2) = <u>220</u>	241
Replacement Trees Proposed	143
Replacement Trees in Deficit	98
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

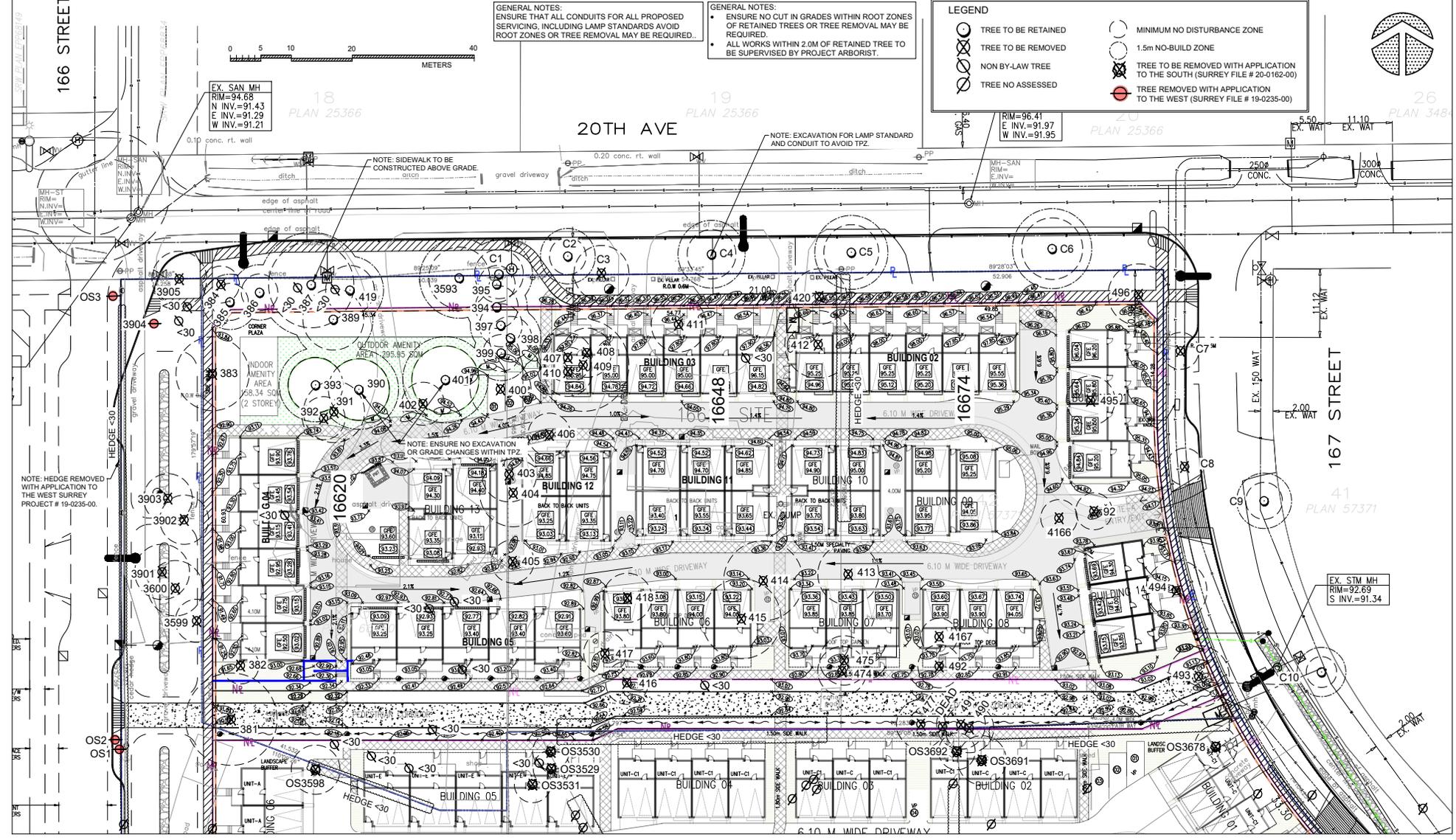
Signature of Arborist: 	Date: April 11, 2023
--	----------------------



166 STREET

20TH AVE

167 STREET



GENERAL NOTES:

- ALL CONDUITS FOR ALL PROPOSED SERVICING, INCLUDING LAMP STANDARDS AVOID ROOT ZONES OR TREE REMOVAL MAY BE REQUIRED.

GENERAL NOTES:

- ENSURE NO CUT IN GRADES WITHIN ROOT ZONES OF RETAINED TREES OR TREE REMOVAL MAY BE REQUIRED.
- ALL WORKS WITHIN 2.0M OF RETAINED TREE TO BE SUPERVISED BY PROJECT ARBORIST.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE TO BE REMOVED WITH APPLICATION TO THE SOUTH (SURREY FILE # 20-0162-00)
- TREE REMOVED WITH APPLICATION TO THE WEST (SURREY FILE # 19-0235-00)

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JUN24/20	MK	REVISED SITE PLAN	6	JUN24/21	MK	REVISED SITE PLAN	11	SEPT13/22	MK	REVISED SITE PLAN
2	AUG28/20	MK	REVISED SITE PLAN	7	APR19/22	MK	REVISED SITE PLAN	12	NOV09/22	MK	REVISED SITEKEY/CIVIL PLAN
3	NOV24/20	MK	REVISED SITE PLAN	8	APR21/22	MK	REVISED KEY/CIVIL PLAN	13	JAN10/23	MK	REVISED SITEKEY/CIVIL PLAN
4	APR19/21	MK	REVISED SITE PLAN	9	JUL12/22	MK	REVISED SITEKEY/CIVIL PLAN	14	MAR17/23	MK	REVISED SITE PLAN
5	APR28/21	MK	REVISED KEY/CIVIL PLAN	10	AUG28/22	MK	REVISED SITEKEY/CIVIL PLAN				

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

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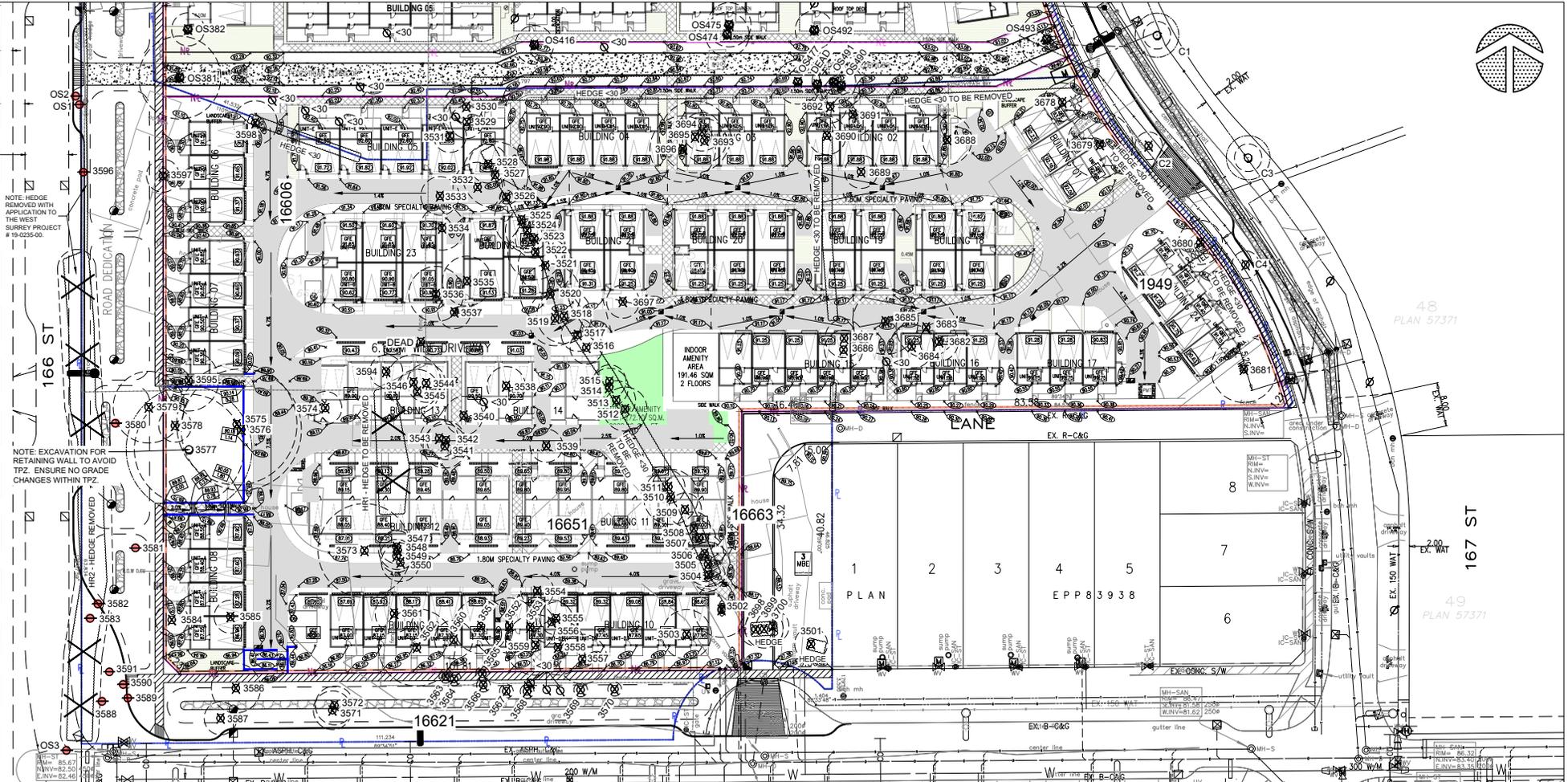
PROJECT TITLE
16666-19 AVE TOWNHOUSE
SITE A - # 20-0159-00
(16620, 16648, 16674-20 AVE)
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT _____

DRAWN MK
SCALE AS SHOWN
DATE JUNE 2, 2020

T-1
SHEET 1 OF 2



NOTE: HEDGE REMOVED WITH APPLICATION TO THE WEST SURVEY PROJECT # 19-0235-00.

NOTE: EXCAVATION FOR RETAINING WALL TO AVOID TPZ. ENSURE NO GRADE CHANGES WITHIN TPZ.

MHI-SA
RIM: 85.67
N.I.N.V: 82.52
S.I.N.V: 82.46
W.I.N.V: 82.47

MHI-ST
RIM: 86.91
N.I.N.V: 86.28
S.I.N.V: 82.22
W.I.N.V: 82.24

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE TO BE REMOVED WITH APPLICATION TO THE NORTH (SURREY FILE # 20-0159-00)
- TREE REMOVED WITH APPLICATION TO THE WEST (SURREY FILE # 19-0235-00)

GENERAL NOTES:
• ALL WORKS WITHIN 2.0M OF RETAINED TREE TO BE SUPERVISED BY PROJECT ARBORIST.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JUN24/20	MK	REVISED SITE PLAN	6	JUN04/21	MK	REVISED SITE PLAN	11	SEPT13/22	MK	REVISED SITE PLAN
2	AUG28/20	MK	REVISED SITE PLAN	7	APR19/22	MK	REVISED SITE PLAN	12	NOV09/22	MK	REVISED SITEKEY/CIVIL PLAN
3	NOV24/20	MK	REVISED SITE PLAN	8	APR21/22	MK	REVISED KEY/CIVIL PLAN	13	JAN01/23	MK	REVISED SITEKEY/CIVIL PLAN
4	APR19/21	MK	REVISED SITE PLAN	9	JUL21/22	MK	REVISED SITEKEY/CIVIL PLAN	14	MAR17/23	MK	REVISED SITE PLAN
5	APR29/21	MK	REVISED KEY/CIVIL PLAN	10	AUG28/22	MK	REVISED SITEKEY/CIVIL PLAN				

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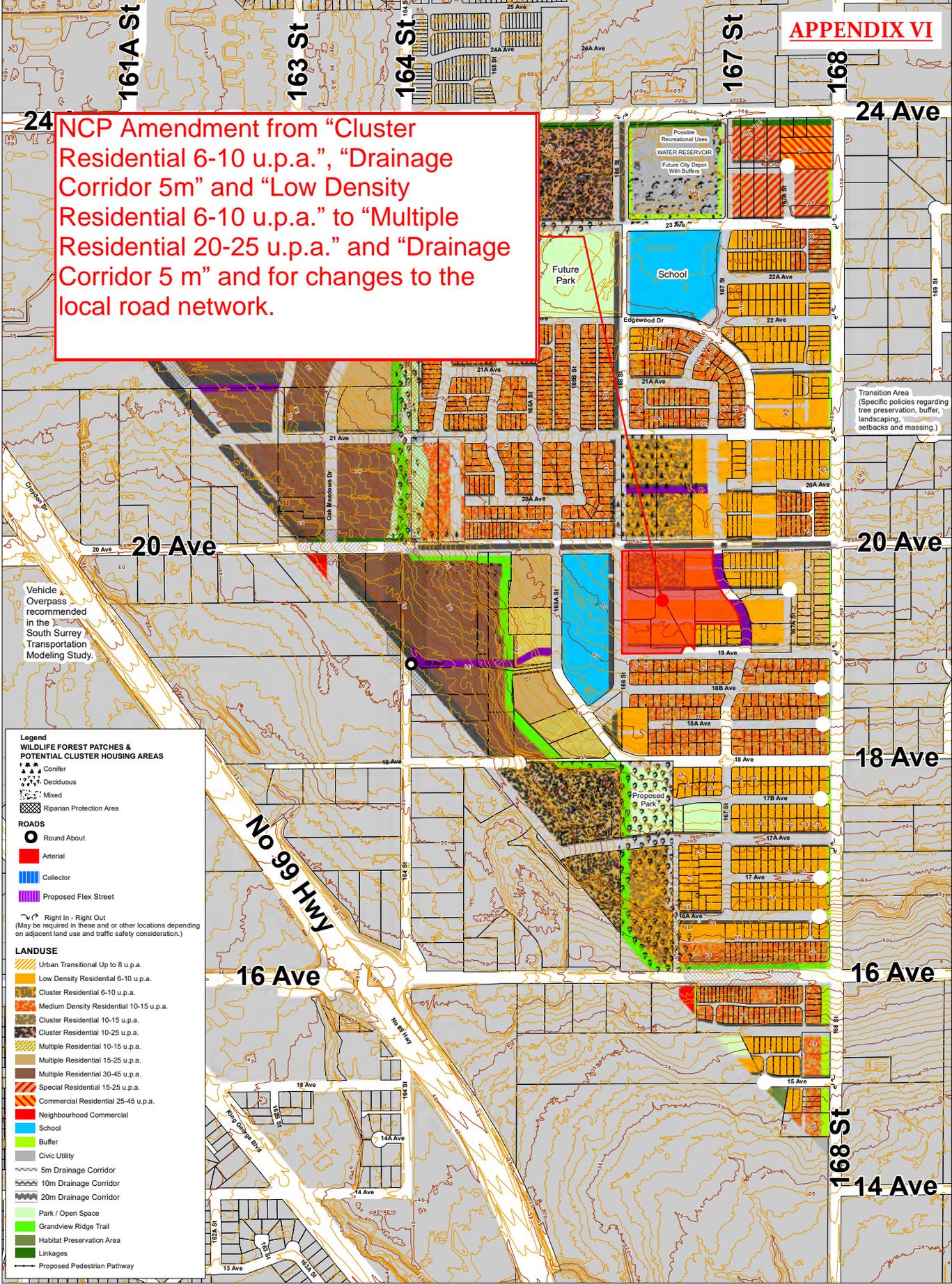
PROJECT TITLE
16666-19 AVE TOWNHOUSE
SITE B - # 20-0162-00
(16606-20 AVE, 16621, 16651, 16663-19 AVE, 1949-167 ST)
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

DRAWN MK
SCALE AS SHOWN
DATE JUNE 2, 2020

T-1
SHEET # OF 2

NCP Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m" and for changes to the local road network.



Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 15 February 2023

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0159-00

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: 005-577-811

Lot 42 Section 13 Township 1 New Westminster District Plan 57371

16674 - 20 Avenue

Parcel Identifier: 005-577-829

Lot 43 Section 13 Township 1 New Westminster District Plan 57371

16648 - 20 Avenue

Parcel Identifier: 003-766-357

Lot 60 Section 13 Township 1 New Westminster District Plan 66460

16620 - 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 Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)”, the minimum west front yard setback is reduced for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
 - (b) In Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)”, the minimum south side yard on a flanking street setback is reduced for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
 - (c) In Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)”, the minimum north side yard on a flanking street setback is for the indoor amenity building from 4.5 metres to 4.3 metres; and
 - (d) Section B.26 (b) “Setbacks” of Part 4 “General Provisions” is varied to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings attached as Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.
6. 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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

SCHEDULE A



Kasian Architecture
Interior Design
and Planning Ltd

1550 West Georgia Street, Suite 105
Vancouver, BC Canada V6G 2Z6
T: 604 683 4146 F: 604 683 2627
www.kasian.com

Proposed variance reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres

Proposed variance to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4

Proposed variance to reduce the minimum west front yard setback of the RM-30 Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face

Proposed variance to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the the principal building face and for Building 14 from 4.5 metres to 3.0 metres

SITE LEGEND

- PROPERTY LINE
- TY LINE
- INTEGRITY AREA
- BUFFER AREA
- LIVING
- CORRIDOR

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2023-02-09	ISSUED FOR PRELIMINARY DESIGN		
2	2023-02-09	ISSUED FOR PRELIMINARY DESIGN		
3	2021-12-03	ISSUED FOR DP REVISION		
4	2022-02-24	ISSUED FOR DP REVISION		
5	2022-09-24	ISSUED FOR DP REVISION		
7	2022-11-10	ISSUED FOR DP REVISION		
8	2022-12-09	ISSUED FOR DP REVISION		
9	2023-01-11	ISSUED FOR DP REVISION		
10	2023-01-26	ISSUED FOR DP REVISION		

DATE: 2023-03-28
DRAWN: [Name]
CHECKED: [Name]
REVISION: [Name]

PROJECT STAMP

SCALE

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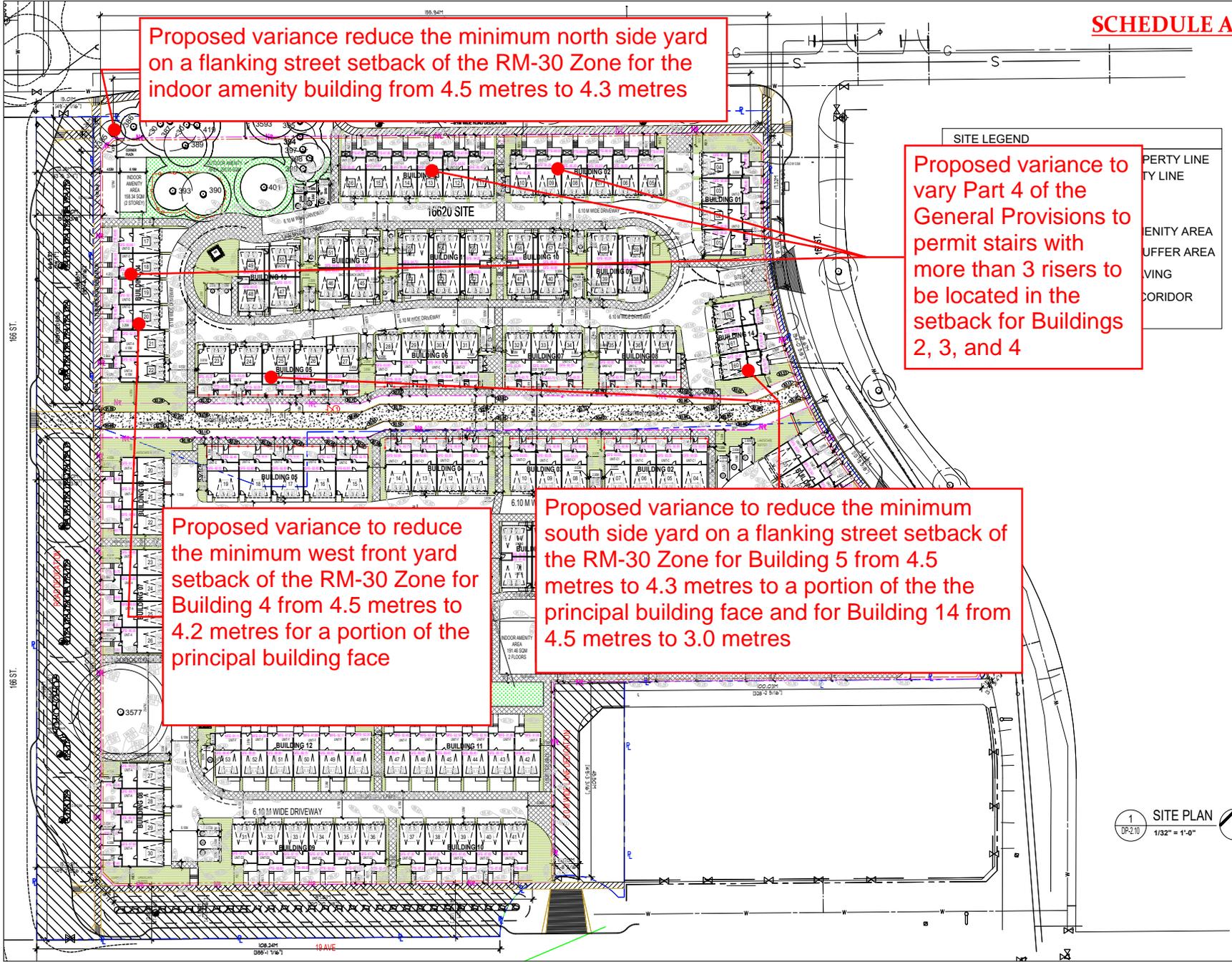
PROJECT
16651-19 AVE AND 16620-20 AVE
TOWNHOUSES
16620, 16648 & 16674, 20 AVE, 1949-167TH ST,
16663, 16651 & 16621-19 AVE,
16606-20 AVE, SURREY, B.C.

DRAWING TITLE
**OVERALL SITE PLAN
SITE - A (NORTH)
& B (SOUTH)**

DRAWING ISSUE
ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN	AD
722009	2023-03-28		
DRAWING NO.	SCALE	REVIEWED	REVISION
DP-2.10	AS INDICATED		

1 SITE PLAN
1/32" = 1'-0"



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0162-00

Issued To:

Address of Owner:

(the "Owners")

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: 005-577-811
Lot 42 Section 13 Township 1 New Westminster District Plan 57371
16674 - 20 Avenue

Parcel Identifier: 005-577-845
Lot 47 Section 13 Township 1 New Westminster District Plan 57371
1949 - 167 Street

Parcel Identifier: 003-862-470
Lot 55 Section 13 Township 1 New Westminster District Plan 58054
16663 - 19 Avenue

Parcel Identifier: 005-650-585
Lot 56 Section 13 Township 1 New Westminster District Plan 58054
16651 - 19 Avenue

Parcel Identifier: 005-650-593
Lot 57 Section 13 Township 1 New Westminster District Plan 58054
16621 - 19 Avenue

Parcel Identifier: 003-766-357
Lot 60 Section 13 Township 1 New Westminster District Plan 66460
16620 - 20 Avenue

Parcel Identifier: 003-766-471
Lot 61 Section 13 Township 1 New Westminster District Plan 66460
16606 - 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 Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)”, the minimum east front yard setback is reduced for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
- (b) In Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)”, the minimum west front yard setback is reduced for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
- (c) In Part 22, Section H. Off-Street Parking and Loading/Unloading of the “Multiple Residential 30 Zone (RM-30)”, the minimum north side yard on a flanking street setback is reduced from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
- (d) In Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)”, the minimum south side yard on a flanking street setback is reduced for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
- (e) In Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)”, the minimum south side yard setback is reduced from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
- (f) In Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)”, the minimum east rear yard setback is reduced from 6.0 metres to 3.0 metres to Building 11.

5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings attached as Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

6. 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.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

SCHEDULE A



Kasian Architecture
Interior Design
and Planning Ltd
1550 West Georgia Street, Suite 1050
Vancouver, BC Canada V6G 2Z8
T 604 683 4146 F 604 683 2627
www.kasian.com

SITE LEGEND

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE

Proposed variance to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;

Proposed variance to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24

Proposed variance to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 11.

Proposed variance to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face

Proposed variance to reduce the minimum south side yard setback of the RM-30 Zone from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17

Proposed variance to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;

16651-19 AVE AND 16620-20 AVE
TOWNHOUSES
16620, 16648 & 16674, 20 AVE, 1949-167TH ST,
16663, 16651 & 16621-19 AVE,
16606-20 AVE, SURREY, B.C

CALL SITE PLAN
E - A (NORTH)
B (SOUTH)

DR DP REVISION

DATE	2023-03-28	DRAWN	AD
FILE	AS INDICATED	REVIEWED	CY